



## CITY OF GARDEN CITY

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**File Number: DSRFY2020 - 20**  
**Application Scope: Formal Design Review Committee Hearing Application**  
**Location: 106 East 36<sup>th</sup> Street.**  
**Applicant: Chad Slichter**  
**Report Date: June 8, 2020**  
**Revision Date: July 16, 2020**  
**2<sup>nd</sup> Revision Date: August 5, 2020**



Staff Report  
Prepared by Hanna Veal

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## A. Meeting Summary:

The applicant requested that the preapplication conference be held the same day as the formal hearing on July 6<sup>th</sup>, 2020. A summary of the items discussed includes:

- Relocation of the stairs to make plaza more prominent and meet street frontage requirements.
- Make the plaza element in the design to be more prominent.
- West elevation blank building wall needs to be further refined, material delineation or change.
- Committee requests to see service drive and gate design renderings.
- Integrate the warmer materials such as wood in elevations adjacent to Osage 36th street and the plaza.

## B. Applicant Revised Materials Summary:

- Added/updated full band starting at west elevation and wrapping full length of south elevation and east elevation, ending where brick veneer starts.
  - Warm toned band updated from B-groove siding to ribbed corten steel.
- Enlarge the preexisting green screens for vines. Applied to full face of northwestern wall to provide architectural relief.
- Fabricated mural below stairs and at service gate. Applicant stated they are working with fabrication artist Todd Hanson for Hansons design to create mural for the stairs and gate for the service drive.
- “Operable gate” indicated in updated site plan.
- Exit only signage along 36<sup>th</sup> St. added to site plan.
- Applicant recommends leaving the stairs in current location after looking at multiple options for relocation.

## C. July 20, 2020 Design Review Committee meeting moved to July 22, 2020 Special Meeting due to a noticing error.

## D. July 22, 2020 Meeting Summary and applicant’s response to accommodate Committee’s request:

- Art and stairs do not allow public interaction with street as patio is intended to provide.
  - Shifted stair back to building’s East Elevation. Stair now ascends along east elevation and wraps at Northeast corner of building; stair will then continue to ascend along north elevation until reaching the level 2 deck.
- Gate can be a defining element rather than a screening element of the patio.

- Gate has been modified to be harmonious with planter/trellis at East Elevation. Please see updated perspectives and attached images of proposed gate screening.
- Patio can extend into service drive.
  - Noted, client will investigate as program develops.
- The trellis aspect must be a species that takes up the height of the trellis.
  - Species is called Parthenocissus quinquefolia or commonly referred to as “Virginia Creeper” which can reach heights of up to 60’-0”. Please refer to attached plant fact sheet.
- Trash enclosure height 6’ stucco finish.
  - Please refer to updated perspectives. Trash enclosure is 6’-0” in height, with a stucco finish matching the building and a concrete cap.
- Mechanical yard component corrugated Corten enclosure to fully screen – need to see.
  - Please refer to updated perspectives. Mechanical Yard is to be corrugated Corten steel matching Corten located throughout site.
- Include either a living wall or warm materials along north side wall.
  - Please refer to updated perspectives. Trellis added to northwest corner. Additionally, a planter/trellis has been added to 35’ linear feet of the Level 2 deck edge along the north side.
- Shading overhead extending from deck could be a canvas canopy.
  - Please refer to updated perspectives. Canvas canopy shading added to Level 2 Deck.

## B. Project Information

### Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	<a href="#">8-6B-3 Design Review Committee</a>	July 6, 2020
Public Hearing	<a href="#">8-6B-3 Design Review Committee</a>	July 6, 2020
Second Public Hearing	<a href="#">8-6B-3 Design Review Committee</a>	August 17, 2020

### Project Details:

- 1) Proposed development: New construction for permitted uses: food products small scale processing and drinking establishment limited services.
- 2) Site Coverage:
  - a) Building: 21% of the site
  - b) Landscaping: 21% of the site
  - c) Paved Areas: 56% of the site (33% Asphalt Paving, 12% Permeable Pavers, 3% ACHD Row, 10% Concrete Sidewalk)
- 3) Total number of vehicular parking spaces: #
  - a) Enclosed: 0
  - b) Surface: 13
  - c) On-Street: 0
  - d) Off-site with a cross parking agreement: 0
- 4) Total number of bicycle parking: 19
  - a) Enclosed: 0
  - b) Surface: 19
- 5) Trash Enclosure: 6'0 in height with stucco finish matching the building and a concrete cap towards rear of the property.
- 6) Fencing:
  - a) Proposed fully screened mechanical enclosure near parking lot.
  - b) Proposed raised planters and green screen for Vines
- 7) Sidewalk:
  - a) Existing sidewalk along 36<sup>th</sup> Street.
  - b) Proposed detached sidewalk along Osage Street.
- 8) Landscaping:
  - a) Street Trees:
    - i) 5 street trees proposed on Osage
    - ii) 1 street tree proposed on 36<sup>th</sup>. Tree not proposed closer to southeast corner of site due to utility lines.
  - b) Parameter Landscaping: 1 tree per 15 lineal feet, 8 trees along North buffer and 3 along west buffer.
  - c) Parthenacissus quinquefolia "Virginia Creeper" proposed on building trellises.
- 9) Connections:
  - a) Sidewalk connection at intersection of Osage and 36<sup>th</sup> Street.
- 10) Closest VRT Stop:

- a) Chinden and 36<sup>th</sup> Street (within 400ft)
- b) 36<sup>th</sup> and Clay (within 400 ft)

**Site Conditions:**

- 1) Street Address: 106 East 36<sup>th</sup> Street Garden City, ID 83714
- 2) Parcel Number(s): R2734520006
- 3) Property Description: LOT 4 BLK 11 EXC R/W FAIRVIEW ACRES SUB #3
- 4) Legal Lot of Record: Yes
- 5) Property Size: 0.505 acres (21,997.8 sqft)
- 6) Zoning District: C-2
- 7) Zoning Overlay(s):
  - a) Neighborhood Commercial Node
- 8) Comprehensive Plan Land Use Map Designation:
  - a) Activity Node: Neighborhood Destination
  - b) Mixed Use Commercial
- 9) Floodplain Designation:
  - a) 2003 FIRM: outside of the Special Flood Hazard Area
  - b) 2017 Draft FIRM: AE 100-Year
- 10) Adjacent Uses:
  - a) Dwelling
  - b) Eating Establishment, Full Service
  - c) Commercial Entertainment Facility
  - d) Vehicle Service
  - e) Retail Store
- 11) Existing Use: None
  - a) Located on Osage, Fairview Acres Sub 01 Plat, Utility, Drainage, IRR easement – Row
  - b) Fairview Acres Sub 05 Plat, Utility, Drainage, Irrigation easement
- 12) Site Access:
  - a) Front: 36<sup>th</sup> Street
  - b) Side: Osage
  - c) Rear: N/A
- 13) Sidewalks: Attached sidewalk on 36<sup>th</sup>.
- 14) Wetlands on site: None identified

## C. Discussion

There are no significant concerns to note in discussion.

## D. Decision Process

### General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

**Required Decisions:** The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: 6/15/2020 Design Review formal hearing: July 6, 2020 Second Design Review formal Hearing: August 17, 2020

### Required Findings:

Findings are not required at a pre-application conference.

For the approval of a Design Review Application, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;
2. The proposed design adheres to standards for the protection of health, safety, and general welfare;
3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;
4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation;

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5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
  6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
  7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.

**Preapplication Conference Options:**

Pursuant to [GCC 8-6B-3](#), the purpose of the preapplication conference is threefold: to provide direction based on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

- Determine the application is ready for a formal application with the Design Review Committee.
- Delegate the decision to the Planning Official as an administrative decision.
- Request the applicant return with more information.

The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the projects changes.

The applicant has requested that the Design Review Committee review this application and find it to be ready for a formal application concurrently with the preapplication conference.

**Decision**

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one

of several actions:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

**Appeals of Decision:**

A pre-application conference is not a decision and cannot be appealed.

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide

the application. Written objections received after the 15-day objection period will not be accepted.

Pursuant to [8-6A-9 Appeals](#), there is a 15-day appeal period to appeal the decision to the City Council. This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above. An appeal is \$210 and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be accepted.

### E. Agency Comments

Agency	Date	Comment Summary
Central District Health	06/17/2020	Applicant that they will require plans to be submitted for a plan review for any food and beverage establishment.
Kevin Wallis Environmental Manager of Garden City	07/17/2020	Says it will require a 1,500 gallon double chambered grease interceptor.

### F. Public Comment

Name	Organization	Comment summary
Peg Temple	Fairview Acres Lateral Water User Associate	Want applicant to be aware that there is an irrigation pipe along the property down 36 <sup>th</sup> . If any work affects the pipe, they need a construction application. If work will not affect the irrigation, they are still responsible for irrigation and maintenance of pipe even if they do not hook into its irrigation.

### G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
<b>Title 8, Chapter 1: General Regulations</b>			
<a href="#">8-1A-4 Applicability</a>			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			

8-2B-1 Purpose		No compliance issues noted	Commercial District: the purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. More intense commercial activities are intended to be located along arterial streets in the highway commercial (C-1) district. Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
<a href="#">8-2B-2 Allowed Uses</a>		No compliance issues noted	Food products small scale processing is permitted.  Drinking establishment limited services is permitted.
<a href="#">8-2B-3 Form Standards</a>	DC	No compliance issues noted	The required setbacks are: Front: 5', Interior Side: 5', Rear: 5', Street side: 5'  The allowable maximum height is: n/a  The minimum lot size is: n/a  There are not encroachments  All improvements are more than 70' from the Boise River.  All properties meet the minimum street frontage.
<b>Title 8, Chapter 3: Overlay Zoning District Regulations</b>			
<a href="#">8-3B Flood Hazard</a>		No compliance issues noted	Structure is not located within the 2003 FEMA identified floodplain; however, it is located within the FEMA 2017 proposed floodplain revisions for Garden City. It is recommended that the structure be built to the 2017 standards for safety and future insurance rates.
<b>Title 8, Chapter 4: Design and Development Regulations</b>			
<a href="#">8-4A-3 Fences and Walls</a>	DC	No compliance issues noted	Trash enclosure at 6' high with stucco finish matching the building and a concrete cap. Mechanical yard is to be corrugated Corten steel matching Corten located throughout the site.
<a href="#">8-4A-4 Outdoor Lighting</a>	DC	No compliance issues noted	No comment
<a href="#">8-4A-5 Outdoor Service and Equipment Areas</a>	DC	No Compliance issues noted	No comment
<a href="#">8-4A-7 Stormwater Systems</a>	DC	No compliance issues noted	Storm water within the site development limits will be retained onsite. Onsite retention system will include subsurface seepage beds, swales, and permeable pavers.

<a href="#">8-4A-8 Utilities</a>	DC	No compliance issues noted	New sewer service will be provided to the site from the existing were located within Osage St.
<a href="#">8-4C Design Provisions for Nonresidential Structures</a>	DC	No Compliance issues noted	<p><i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i></p> <p><i>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</i></p> <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <p>Stucco, Stacked bond brick veneer: Bordeaux, Standing seam roof panels: charcoal grey, Aluminum storefront/sectional doors: black, Accents: deck edge, guardrail, planters, trellis, canopy: steel Accent: Corrugated corten steel.</p> <p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <p><i>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</i></p> <p>Vertical mullions not more than 4'-0" apart for longer window runs to provide human scale portions. The Canopy wrapping the building will provide shade and relief for the windows at the first floor along the east, south and west elevations.</p> <p>The windows near the northwest corner will have a wood tone V-Groove siding accent connecting them to one another and wrapping the corner. This runs from the Entry door on the west wraps the corner to the south and travels along the south elevation for 15'-0".</p> <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
<b>8-4D Parking and Off Street Loading Provisions</b>			
<a href="#">8-4D-3 Parking Design and Improvement Standards</a>	DC	No Compliance issues noted	19 Bicycle Stalls proposed. Raised planter will be custom fabricated steel planter with integral bicycle locking loops mounted every 2' along the frontage.
<a href="#">8-4D-4 Parking Use Standards</a>	DC	No compliance issues noted	No comment
<a href="#">8-4D-5 Required Number of Off-</a>	DC	May be complaint based on	Code States: B. Nonresidential And Mixed Uses: The minimum and maximum number of required off street vehicle parking for

<a href="#">Street Parking Spaces</a>		parking need determination	nonresidential uses and mixed use shall be determined by the planning official based on the following criteria: 1. The specific use(s) proposed and/or on the property; 2. Uses in the vicinity of the property; 3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s); 4. The availability of on street, shared, and/or public parking within the vicinity of the use; and 5. The availability of public transit, vanpooling or other alternative transportation to serve the use.
<a href="#">8-4D-6 Standards for Alternatives to On Site Parking</a>	DC	No compliance issues noted	Not requested by applicant
<a href="#">8-4D-7 Off Street Loading Standards</a>	DC	No compliance issues noted	No off-street loading disclosed.
<b>8-4E Transportation and Connectivity Provisions</b>			
<a href="#">8-4E-6 Sidewalk Standards</a>	DC	No compliance issues noted	No comment
<b>8-4F Sign Provisions</b>			
<a href="#">8-4F-13 Master Sign Program</a>	DC	No compliance issues noted	A master sign program is required for any new commercial building. This application appears to only be for Split Rail Winery. There will need to be a master sign plan if there is an additional tenant.
<a href="#">8-4G Sustainable Development Provisions</a>		No compliance issues	Met the required 18 points.
<b>8-4I Landscaping and Tree Protection Provisions</b>			
<a href="#">8-4I-3 General Landscaping Standards and Irrigation Provisions</a>	DRC	No compliance issues noted	Landscaping will be irrigated utilizing surface water pumped from the Fairview acres ditch, which has a live irrigation structure located along the site frontage at the southeast property corner.
<a href="#">8-4I-4 Landscaping Provisions for Specific Uses</a>	DC	May not be compliant	No Street trees along 36 <sup>th</sup> due to utility lines. Committee members expressed that a substitution could be met with other landscaping. Applicant stated that the required street tree on 36 <sup>th</sup> was moved to be included in the perimeter landscaping.
<a href="#">8-4I-5 Perimeter Landscaping Provisions</a>	DC	No compliance issues noted	No comment
<a href="#">8-4I-6 Parking Lot Landscaping Provisions</a>	DC	No compliance issues noted	No comment
Title 8, Chapter 6, Article A: Administration			

<a href="#">8-6A-3 General Application Process</a>		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
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<b>Other Items Reviewed</b>	
Plan/Policy	Discussion/ Analysis
<a href="#">Garden City Comprehensive Plan</a>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> <li><b>a)</b> Activity Node: Neighborhood Destination</li> <li><b>b)</b> Mixed Use Commercial</li> </ul> <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 1.4 Objective: Create a premier destination place to live, work, and recreate.</li> </ul> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> <li><b>a.)</b> 2.3 Objective: Promote quality design and architecturally interesting buildings.</li> <li><b>b.)</b> 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting.</li> </ul> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</li> </ul> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.</li> </ul> <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> <li><b>a.)</b> 12.1 Objective: Support a positive business environment</li> <li><b>b.)</b> 12.2 Objective: Continue to support commercial and industrial land uses.</li> <li><b>c.)</b> 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.</li> </ul> <p>The application may not be supported by:</p> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street. (See also Action Steps 2.4.1 and 2.4.2</li> </ul>
<a href="#">Garden City Sidewalk Policy</a>	There is a pre-existing sidewalk along 36 <sup>th</sup> Street. And a proposed detached sidewalk along Osage Street.
<a href="#">Garden City Street Light Policy</a>	<p>There are two streetlights adjacent to the lot on Osage between 36<sup>th</sup> and 37<sup>th</sup>.</p> <p>There is a streetlight adjacent to the lot on 36<sup>th</sup>.</p> <p>Total of about nine streetlights within 400 ft of the center of Ada County Parcel 106.</p>

