



CITY OF GARDEN CITY

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File Number: DSRFY2020 - 6
Application Scope: Design Review
Location: 5320 N. Sawyer Ave
Applicant: Victor Ferral
Report Date: 5/18/2020



Staff Report
Report prepared by Chris Samples

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A. Report Summary

- Two nonresidential structures proposed on site with existing commercial laundry facility
- Parking and master sign plan remaining issues of concern

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Design Review for two nonresidential structures	8-6B-3 Design Review Committee	None

Project Details:

- 1) Proposed development: Structures associated with nonresidential uses
- 2) Number of buildings: 2
- 3) Parking spaces: 34
- 4) Trash Enclosure: Outdoor enclosure
- 5) Fencing: None shown

Site Conditions:

- 1) Address: 5320 N. Sawyer Ave, Garden City, ID 83714
- 2) Parcel Number: R1055420071
- 3) Property Size: 1.978 Acres
- 4) Zoning District: LI
- 5) Comprehensive Plan Land Use Map Designation: Light Industrial Bradley Technology District
- 6) Legal Lot of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
 - a) Service Provider
 - b) Commercial Uses
- 9) Existing Use: Commercial Laundry Facility
- 10) Easements on site:
 - a) 15' Public Utility, Irrigation, and Drainage Easement
- 11) Site Access: N. Alworth St., N. Sawyer Ave.
- 12) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

The applicant appears to have addressed the Design Committee's concerns discussed at the two pre-application conferences. The only issues of concern are the need for a parking study for any uses and the need for a master sign plan. Both can be remedied through conditions of approval.

D. Required Decisions; Required Findings; Decision Maker Actions; Appeals

Required Decisions: The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	6/1/2020

A pre-application meeting was held with the applicant on 2/18/2020 and 4/6/2020. The Design Committee made the following requests at the 2/18/2020 meeting:

1. Verification that trees cannot be planted in the utility easement along N. Sawyer Ave. is required. Otherwise, street trees must be planted.
2. If possible, move building closer to street and have patios and landscaping in front setback.
3. Take future fairgrounds redevelopment into account when designing façade along N. Alworth Street.
4. Consider closing middle access for better interior flow, allow more landscaping, and screening of operations from street.
5. Consider going taller with buildings to better relate to street.
6. Consider need for additional trash enclosure.
7. Consider splitting up rooflines longer than 50'. Consider providing more roofline articulation.
8. Vary the materials to not look like a metal building.
9. Break up massing so buildings are not one large structure.
10. Lose prefabricated appearance of buildings as notice in GCC 8-4C-5C.
11. Provide pedestrian interconnectivity between buildings such as striping or other pedestrian path.

The Design Committee made the following requests at the 4/6/2020 meeting:

1. Provide landscaping that meets Garden City Code 8-4I.
2. Incorporate more fenestration and modulation into the elevations.
3. Consider reevaluating the middle access point or consider screening such as landscaping the loading bay doors at the middle access.
4. Consider changes to the roofline pitches for more roofline variation.
5. Provide additional material changes and identify them in the materials.
6. Consider raising the height of the structures for more street presence.
7. Change the look of the structures to have a less prefabricated design pursuant to 8-4C-5.
8. Add architectural elements to reduce prefabricated look and to increase change in depth and scale the buildings down to a pedestrian friendly look along the street.
9. Provide documentation that utility easement along N. Sawyer prohibits trees within required landscape areas.

Required Findings:

To approve a design review, the Design Committee must find the application meets the following findings:

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;
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.

Decision Options:

The Design Committee may take one of the following actions:

1. Approve the application as presented;
2. Approve the application with conditions;
3. Deny the application.
4. Request the applicant return with revised materials for additional review;

Appeal of Decision:

At the hearing, the Design Committee will make a motion to decide the application. The Design Committee will review and approve the legal findings at the next scheduled hearing and a decision will be formally rendered.

Pursuant to Garden City Code 8-6B-3 (Design Committee) and Garden City Code 8-6A-6 (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

The following agency comments were provided:

Agency	Comment Date	Summary
Garden City Public Works	4/22/2020	<ul style="list-style-type: none">• Trees may be planted along Alworth Street• Trees shall not be planted along N. Sawyer Ave and within utility easement due to water line and the easement itself

F. Public Comment

The following public comments were provided:

None

G. Code/Policy Checklist

Sections with compliance issues noted will be analyzed in detail in section E: Code/Policy Analysis of this report. Sections without any compliance issues noted will not be further detailed in this report.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Staff Comment
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Design Committee	No compliance issues noted	No comment
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Design Committee	No compliance issues noted	No comment
8-4C Design Provisions for Nonresidential Structures	Design Committee	No compliance issues noted	No comment
8-4D Parking and Off Street Loading Provisions	Design Committee, Planning Official	Compliance issues noted	A parking analysis by the planning official is necessary to determine parking counts based on use.
8-4E Transportation and Connectivity Provisions	Design Committee	No compliance issues noted	No compliance issues noted
8-4F Sign Provisions	Design Committee	Compliance issues noted	A master sign plan is required for new nonresidential development.
8-4I Landscaping and Tree Protection Provisions	Design Committee	No compliance issues noted	Public works has provided comment prohibiting trees within the utility easement along N. Sawyer Ave.
Title 8, Chapter 7: References			
8-7A Definitions	Design Committee	N/A	No terms were referenced.

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	No compliance issues	Comprehensive Plan designations noted
Garden City Sidewalk Policy	No compliance issues	Sidewalks installed
Garden City Street Light Policy	No compliance issues	Streetlight installed

H. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-4D Parking and Off-Street Loading Provisions</u>	
8-4D-5 Required Number of Off-Street Parking Spaces	The applicant has not identified a use for the site. This section requires a parking analysis approved by the planning official for each use. This is usually handled during the building permit process. A condition of approval to this effect can enforce this provision.
<u>8-4F Sign Provisions</u>	
8-4F-13 Master Sign Program	A master sign program is required for new nonresidential development. A condition of approval requiring this plan prior to the issuance of sign permits can enforce this provision.

Garden City Plan/Policy Analysis	
Plan/Policy	Analysis
<u>Comprehensive Plan</u>	<p>The property is located in the Light Industrial Bradley Technology District:</p> <p>The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare,</p>

	noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.
<u>Garden City Sidewalk Policy</u>	Sidewalks are installed along N. Alworth St. and N. Sawyer Ave.
<u>Garden City Street Light Policy</u>	A streetlight is installed within 400' of the property.