



CITY OF GARDEN CITY

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File Number: DSRFY2021 - 0003
Application Scope: Pre-application Conference with a Request for a Public Hearing
Location: 5320 N. Sawyer Ave.
Applicant: David Blodgett
Report Date: December 7, 2020



01 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



Staff Report
 Prepared by Hanna Veal

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A. Meeting Summary:

This summary will be updated to reflect the previous meetings as this application progresses.

- The Preapplication meeting was requested to be held in conjunction with the public hearing on December 7, 2020. A summary of the items discussed includes:
 - TBD

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	Completed on December 7, 2020
Public Hearing	8-6B-3 Design Review Committee	Is scheduled for December 7, 2020

Project Details:

- 1) Proposed development: façade changes to the existing laundry and dry cleaning commercial plant building.
- 2) Site Coverage: Site is 29,664sqft
 - a) Building: 40% of the site (12,000sqft)
- 3) Total number of vehicular parking spaces: No changes are being proposed in this application. Application indicates future changes that were previously approved in [DSRFY2020-06](#).
 - a) Surface: 6 depicted in the submitted site plan
- 4) Total number of bicycle parking: This application associated with this parcel of land does not propose bicycle racks. However, no changes are being proposed in this application from the previously approved DSRFY2020-06.
- 5) Trash Enclosure: Outdoor enclosure in adjacent property. Approved in DSRFY2020-06.
- 6) Fencing: No fencing proposed
- 7) Sidewalk:
 - a) Existing attached sidewalks in good repair on or adjacent to the property.
- 8) Landscaping:
 - a) Street Trees: Landscaping plans previously approved with DSRFY2020-06.
 - b) Parameter Landscaping: Landscaping plans previously approved with DSRFY2020-06.

Site Conditions:

- 1) Street Address: 5320 N. Sawyer Ave.
- 2) Parcel Number(s): R1055420074
- 3) Property Description: PAR #0074 POR LOT 1 BLK 2 BRADLEY PARK SUB NO 01 #0071-B
- 4) Legal Lot of Record: Lot Line Adjustment in progress
- 5) Property Size: 0.681 acres
- 6) Zoning District: LI
- 7) Comprehensive Plan Land Use Map Designation:
 - a) Light Industrial Bradley Technology District
- 8) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 9) Adjacent Uses:
 - a) Service Provider
 - b) Commercial Uses

10) Existing Use: Commercial Laundry Facility

11) Easements on site:

a) 15' Public Utility, Irrigation and Drainage Easement

12) Site Access:

a) Front: N. Alworth St.,

b) Side: N. Sawyer Ave.

13) Sidewalks: Sidewalks are installed and are in good repair.

14) Wetlands on site: none identified

C. Discussion

This design review application is specifically for the proposed façade changes to the existing Country Linens building located at 5320 N. Sawyer Ave. A previous application, [DSRFY2020-06](#), was approved on June 1, 2020 at this same address, but the proposal was for two new structures at the site, not the existing Country Linens building. DSRFY2020-06 included site plans for landscaping, parking, trash enclosures, bicycle facilities, and pedestrian connectivity, to which the entire property will share. This new design review application, DSRFY2021-0003, while being a separate application, uses those submitted site plans from DSRFY2020-06 to ensure and exemplify site circulation. In the applicant's letter of intent, they state that the site plans have not changed from the previously approved DSRFY2020-6, and that DSRFY2021-0003 is specifically for the façade changes.

Staff has determined that while DSRFY2020-06 site plans show the existing structure that DSRFY2021-0003 is speaking to, the application is separate nature and is reviewed as such.

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: December 7, 2020 Design Review formal hearing: December 7, 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;
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.
8. There has been no denial of any application on this property within one year.

Preapplication Conference Options:

Pursuant to [GCC 8-6B-3](#), a preapplication conference with the Design Review Committee is required. 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 project 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

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS		
Garden City Engineer	11/22/2020	Standard Comments
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	11/20/2020	This property is not in the FALWUA service area.
North Ada County Fire and Rescue	None received to date	
Meridian School District	None received to date	

F. Public Comment

No public comments were provided as of the drafting of this document.

Commenter	Comment Date	Summary
No public comments		

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
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			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.
8-1B-2 Nonconforming Structures		May not be complaint	Site setbacks have not been identified in any submitted plans.
8-1B-3 Nonconforming Uses		No compliance issues noted	CUPFY2019-08 was approved on May 15, 2019 for the use of Laundry and Dry-Cleaning Commercial Plant in the C-2 District. However, City Council moved to approve the property rezone to LI with the property was also rezoned to LI with ZONFY2019-01 . In LI the use of Laundry and Dry-Cleaning Commercial Plant is permitted.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	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.
8-2B-2 Allowed Uses		No compliance issues noted	Laundry and Dry-Cleaning Commercial Plants require a CUP. CUPFY2019-08 was approved.
8-2B-3 Form Standards	DC	May not be complaint	<p>The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5'</p> <p>The allowable maximum height is: n/a</p> <p>The minimum lot size is: n/a</p> <p>There may encroachments as the site plans did not show that setback requirements have been met.</p> <p>All improvements are more than 70' from the Boise River.</p> <p>The property appears to not meet the minimum street frontage.</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	No compliance issues noted	No proposed fencing.

8-4A-4 Outdoor Lighting	DC	No compliance issues noted	No lighting plans was submitted as no lighting changes are being proposed to the previously approved DSRFY2020-06. Applicant submitted a waiver.
8-4A-5 Outdoor Service and Equipment Areas	DC	No compliance issues noted	The site is proposed to share an enclosed trash receptacle area to the south of the existing building. This plan was approved in DSRFY2020-06.
8-4A-7 Stormwater Systems	DC	No compliance issues noted	Plans have not changed from DSRFY2020-06.
8-4A-8 Utilities	DC	Compliant as conditioned	All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with GCC 8-4A-8. This was previously made a condition in DSRFY2020-06.
8-4C Design Provisions for Nonresidential Structures	DC	May not be complaint	<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> <ul style="list-style-type: none"> • Setbacks were not disclosed in submitted materials. The maximum front setback is fifteen feet (15') from curb edge for a minimum of sixty percent (60%) of the length of the street frontage. • Side elevation façade of 90' and rear elevation façade of 160' are not code compliant. Code states that Facades should have no wall plane wider than two and one-half (2 1/2) times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet (6'). • The 90' side elevation and the 160' rear elevation are blank walls. However, the previously approved landscaping plan from DSRFY2020-06 already proposes landscaping to cover up the blank wall. <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> <ul style="list-style-type: none"> • Proposed materials include: Wood siding or fiberon siding, metal awnings, prefinished metal siding over furring, prefinished metal coping cap. • Existing CMU paint to stay. <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> <ul style="list-style-type: none"> • A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building. • Flat roofed designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline. <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC	No compliance issues noted	Parking plan previously approved with DSRFY2020-06.
8-4D-4 Parking Use Standards	DC	No compliance issues noted	Parking Plan previously approved with DSRFY2020-06.
8-4D-5 Required Number of Off-Street Parking Spaces	DC	No compliance issues noted	Parking Plan previously approved with DSRFY2020-06.
8-4D-7 Off Street Loading Standards	DC	May not be compliant	The site requires 1 type B loading area. Type B spaces shall be not less than fifteen feet (15') in width and sixty-five feet (65') in length. All spaces shall have fourteen feet (14') of vertical clearance. The site plan does not depict the length of the loading zone nor the height clearance.
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC	May not be complaint	DSRFY2020-06 previously approved the public street connections. However, the site plans submitted for DRFY2021-0003 shows the property boundary line running directly through the access drive, essentially cutting it in half, and sharing it with the adjacent property.
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted – compliant as conditioned	Previously approved DSRFY2020-06 approved the property's internal circulation.
8-4E-6 Sidewalk Standards	DC	No compliance issues noted	Existing attached sidewalks along frontage of Sawyer Ave.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	No compliance issues noted-compliant as conditioned	Previously approved DSRFY2020-06 approved the property's pedestrian and bicycle accessibility standards.
8-4F Sign Provisions			
8-4F-13 Master Sign Program	DC	Compliant as conditioned.	A master sign program is required for any new commercial building.

			A waiver for a master sign program was submitted, however it was made a condition for approval in DSRFY2020—06 and has been made a condition for approval for this application.
8-4H Flood Hazard-	Planning Official	No compliance issues noted	The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	No compliance issues noted	Landscaping Plan previously approved with DSRFY2020-06.
8-4I-4 Landscaping Provisions for Specific Uses	DC	No compliance issues noted	Landscaping Plan previously approved with DSRFY2020-06.
8-4I-5 Perimeter Landscaping Provisions	DC	No compliance issues noted	Landscaping Plan previously approved with DSRFY2020-06.
8-4I-6 Parking Lot Landscaping Provisions	DC	No compliance issues noted	Landscaping Plan previously approved with DSRFY2020-06.
8-4I-7 Tree Preservation Provisions	DC	No compliance issues noted	Landscaping Plan previously approved with DSRFY2020-06.
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		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.
8-6A-4 Required Application Information			Application waivers requested pursuant to 8-6A-4A. Applicant requested waivers for the lighting plan, topographic survey, grading plan, will serve letter, sustainability checklist, information required for the master sign plan, information required for the irrigation/ditch form.
8-6A-5 Administrative Process with Notice		No compliance issues noted	A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction. If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final. Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.

			Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.
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Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Previous entitlement that might affect this project	<p><u>DSRFY2020-06:</u> A previously approved design review application for the property at 5320 N. Sawyer. It encompassed two additional structures, as well as a whole site landscape plan, pedestrian connectivity plan, and a parking plan along other required application material. This application includes those site plans and does not propose to change them. Refer to the discussion section of this document. As well as the applicant's submitted letter of intent.</p> <p><u>CUPFY2019-08:</u> Conditional Use Permit for the commercial Laundry Facility in the existing building. Title 8 use: Laundry and Dry cleaning, Commercial Plant.</p> <p><u>LLAFY2020-04:</u> Lot Line Adjustments to create the separate lots for each building to exist on.</p> <p><u>ZONFY2019-01:</u> Zoning map amendment from C-2 to LI.</p>
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <p>a) Light Industrial Bradley Technology District: 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, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.</p> <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <p>a.) 1.4 Objective: Create a premier destination place to live, work, and recreate.</p> <p>Goal 2. Improve the City Image</p> <p>a.) 2.3 Objective: Promote quality design and architecturally interesting buildings.</p> <p>b.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting.</p> <p>Goal 4. Emphasize the "Garden" in Garden City</p> <p>a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</p> <p>Goal 7. Connect the City</p> <p>a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.</p>

	<p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> a.) 12.1 Objective: Support a positive business environment b.) 12.2 Objective: Continue to support commercial and industrial land uses.
Garden City Sidewalk Policy	Existing attached sidewalk on N. Sawyer Ave.
Garden City Street Light Policy	A streetlight is installed within 400ft in accordance with the policy.