



CITY OF GARDEN CITY

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~ Minutes ~

Design Committee

12:00 PM

Monday, January 12, 2015

Mayor's Conference Room – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER: 12:08 PM

II. ROLL CALL

- a. Present: Richard Childress, M. A. Goldy
- b. Absent: Diana Caldwell, Kim Warren
- c. Garden City Development Services Staff: Jenah Thornborrow, Jeff Lowe
- d. Guest: Beverly Callaway

III. CHANGES TO AGENDA: NONE

IV. CONSENT AGENDA: NONE

V. OLD BUSINESS: NONE

VI. PUBLIC HEARING: NONE

VII. NEW BUSINESS:

PRE-APPLICATION - WESTVET CLINIC: The WestVet Clinic, represented by Larson Architects, is proposing to expand the existing building located at 5019 Sawyer Street with an 18,000 SF addition. The proposal includes expanding the site boundaries, additional parking and landscaping, and a new building pad site.

Lowe provided a brief description of the overall project to include a PUD, site expansion with a new pad site, addition to an existing building, and landscaping with tree mitigation.

Dawna Jenkins with Larson Architects stated that nineteen trees would be removed and 46 trees installed with the project.

Childress emphasized that the objective is to make the site look good, but don't let tree mitigation be an issue – the applicant could install trees in the existing landscape to help make up the caliper difference. If an applicant has done everything they can to mitigate, but there remains the need to provide more (caliper inches) then perhaps there can be a cap.

There was discussion on the placement of a future building on the proposed pad on Chinden; the façade should have a face to both Chinden and 50th Street. In addition to Chinden, a new building should also have a strong presence facing 50th Street, which would be accomplished, in part, by moving the structure closer to the property line on 50th Street. A pedestrian element, such as a plaza area, could be added.

Parking was discussed and particularly the large lot proposed west of the existing clinic. The Committee would rather see parking facilities that are minimal in area and not constructed to accommodate events that occur rarely. Jenkins mentioned that the animal care facility does have training seminars and that the parking would be utilized for those events.

Childress recognized that with some of the parking concerns in the area (some businesses are lacking adequate spaces) this is a good opportunity to provide shared parking with other businesses.

The Committee did have some concerns with the proposed pad site adjacent to Chinden to be developed to be viable, that there may not be enough versatility in the layout. They would like the applicant to consider not placing parking between the building and the corner of 50th and Chinden.

Regarding the proposed addition to the animal clinic, the Committee likes the design and architectural lines. Childress would like to have the 50th Street façade have a “front elevation design” and incorporate a pedestrian access into the design. Jenkins said she would look at the possibility of putting in a pedestrian access on the 50th Street side.

The Committee is fine with the overall character of the proposed project and requested the applicant to come back to address the following items:

- Investigate opportunities for sharing the parking lot (proposed west of the existing facility) with other businesses.
- Place a greater emphasis on a “front elevation design” along the 50th Street side of the proposed building addition. Add a pedestrian entry to help reach this objective.
- Investigate the versatility of the future pad site relative to size and location. Look at the vision of the Green Boulevard (Chinden) to move away from the status quo of the current retail marketing scheme. A future building should be located and designed with facades facing both Chinden and 50th Street; architectural features and landscaping should be placed between the building and the streets; parking should not be located at the corner.
- Address landscaping and tree mitigation.

VIII. DISCUSSION: NONE

IX. ADJOURNMENT: 12:55 PM



DESIGN REVIEW COMMITTEE MEMBER

3.2.2015
DATE