



CITY OF GARDEN CITY

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~ Minutes ~

Design Committee

12:00 PM

Monday, February 22, 2016

Garden City Council Chambers – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER: 12:03 PM

II. ROLL CALL

- a. Present: Kim Warren, Brett Labrie, Bev Callaway
- b. Absent: Diana Caldwell
- c. Garden City Development Services Staff: Erika Akin, Jenah Thornborrow, Jeff Lowe

III. CHANGES TO AGENDA: None

IV. CONSENT AGENDA:

- a. **Minutes of 2/1/2016 – Callaway moved to approve the minutes with change identified by Warren; Labrie seconded. All aye**

V. OLD BUSINESS:

DSR2016FY-3: WestVet Clinic, represented by Leslie Brown with Golden West Advertising, is proposing a Master Sign Plan for a previously approved Animal Care Facility. The project is located on the northwest corner of the intersection of Chinden Boulevard and 50th Street at 5000 Chinden Boulevard and 5024 and 5019 Sawyer Avenue.

Leslie Brown of Golden West Signs explained the changes in the individual signs since the previous meeting. The italics on the 24 hour emergency were removed to address DR comment. The monument sign on Chinden was changed to show signs for future tenant with letters larger than four inches to be code compliant. The base of the monument sign was widened to better balance the sign face. Callaway suggested a defined planter area around the base of the monument sign. Warren recommended landscaping choices that were taller, perhaps chest high grasses to add visual weight at the base of the sign. Actual landscaping plant choices will be evaluated at a future DR meeting with the landscape plan for the building. Labrie commented that the proportions are better in the revised monument sign and the wall signage works with the requested separation of the logo from the business name. **Labrie motioned to approve the proposed signs as revised with landscaping around the sign base on Chinden to be reviewed with pad development. Warren seconded, all aye.**

VI. NEW BUSINESS:

- VII. Pre Application Meeting for DSR2016FY-2: LIFE'S KITCHEN**, represented by Executive Director Jeremy Maxand, CSHQA and Stack Rock Group, is requesting guidance for the new facility to be located at the corner of East 34th and Clay. The site is currently vacant land, zoned C-2 and in the Live Work Create Comprehensive Plan Designation. The project includes new construction of a 9,500 square foot building with commercial kitchen, classroom and café space, site improvements, and landscaping.

Executive Director Jeremy Maxand, Board members John Adams, Mike McGinnis, Jamie Ripley, CSHQA representatives Martin Hale and Scott Hopkins, and Will from Stack Rock were present to discuss the project with the Design Review Committee. Maxand explained the general premise of Life's Kitchen helping at risk youth and the group's plan to construct a new facility in Garden City. Multiple color renderings of the proposed structure, site improvements and landscaping were presented. Thornborrow identified the need for a detached sidewalk per Garden City Code. Hale spoke to the difficulty with detached sidewalk combined with the need to raise the building five to six feet to be out of the proposed floodplain. He mentioned that the grade change may make detached sidewalks difficult to provide on this site. Maxand brought up the issue of accessibility with detached sidewalks. Most accessible vans are side deployed making the transition from vehicle to sidewalk more challenging if the sidewalks are detached. Thornborrow asked if a more urban streetscape has been considered. Discussion amongst the group of the appropriateness of detached sidewalks in an urban environment versus a residential setting. Will claimed the closest sidewalks to the property are attached (sidewalks are not installed on any directly adjacent property currently). Suggestions are made of the addition of bulb outs similar to 36th St to add landscaping near the street while retaining the accessibility. Applicants are encouraged to be creative in finding a solution that works for the site, is compliant with code and provides accessibility for all. Placement of the HVAC units was discussed. Lowe mentioned the code requirement 8-4A-5 that they be screened from public street as well as adjacent properties. Hale said they will be rooftop units but the actual placement has not yet been determined. Warren responded to Akin's question about the qualities of American Hornbeam proposed on the landscape plan. Her research indicated they make good street trees with "crackling fall color" according to an internet source. Bike parking was discussed for both patrons and participants in the program. Stack Rock will submit plans showing bike parking at the front door, northwest entrance as well as the employee access from the parking lot. Labrie wrapped up by stating the project is heading in the right direction for the pre application meeting. The Committee will evaluate the project again when a formal application is submitted.

DSRFY2016-4 Landscaping Plan Park Hampton LLC/Hall Capital LLC, are approved for a Conditional Use Permit to utilize a number of existing buildings for Vehicle Service. The site is proposed to be developed as a race car shop to include preparation, repair and restoration of vehicles, a retail area for patrons, and the sale vehicles related to the operation of the shop. In addition, the applicant will combine the subject lots into one lot through a Property Boundary Adjustment application. The 2.06 –acre site is located at 108 & 116 E. 44th Street, and 4410 & 4444 N. Osage and is within the C-2 General Commercial Zoning District, and is in the Mixed Use Commercial area of the Comprehensive Plan.

Wood presented a schematic of the site showing the building footprints, proposed parking areas, landscape areas and new curb gutter sidewalk along East 44th. Discussion occurred amongst the Committee about how an attached sidewalk was approved. Wood agreed to talk to the engineers on the project about why the city did not look at this before the attached curb gutter and sidewalk were

installed. In general, the Committee considered the materials lacking information to fully review the design of the site. Questions arose about how the site works. What is the internal circulation pattern for vehicles and people? How do pedestrians move through the site? Where do the residents of the homes park? Are the access points all allowed by ACHD? Are they necessary? What are the buildings uses and how do they integrate into the whole plan? Warren requested that the applicant return with more refined plans including engineering, drainage, full landscaping plans and site circulation.

Labrie and Warren indicate that the parking areas would benefit from redesign - the angled parking along the south side on Osage and the dead end parking lots in front of the residences can be improved through thoughtful design. Wood mentioned a strong relationship with Cinder Winery across 44th. Labrie requested that this synergistic relationship be encouraged through the design of the site. Warren recommended designing the project to pull the energy across the street. Applicant was encouraged to have his team refine the plans and tie in pedestrian needs, storm water management, engineering, site layout and landscaping into a cohesive whole that relates to the neighborhood. The Committee considered this meeting to be a pre application meeting.

VIII. DISCUSSION

Sidewalk Policy draft document given to the Committee members for review and comment. Policy document is a work in progress to determine standards and set threshold for sidewalk requirements when projects may not have straight forward interpretation of Code provisions. Planning and Zoning Commission comments requested by Committee members.

IX. ADJOURNMENT 1:37 PM