



## CITY OF GARDEN CITY

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~ MINUTES ~

### Design Committee

12:00 PM

Monday, March 7, 2016

Mayor's Conference Room – City Hall  
6015 Glenwood Street, Garden City, Idaho

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#### I. CALL TO ORDER AT 12:03

#### II. ROLL CALL

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

#### III. CHANGES TO AGENDA

#### IV. CONSENT AGENDA:

- a. **Minutes of 2/22/2016 Labrie motion to approve as presented, Callaway seconded, all aye.**

#### V. OLD BUSINESS:

**DSRFY2016-5: Waterfront District Restaurant**, Gary Asin, represented by Doug Cooper of McKibben + Cooper Architects, is requesting Design Review Committee approval for a new one-story, 1,826 square foot restaurant at 3588 North Prospect Way in The Waterfront District. The property is currently vacant, zoned M Mixed Use and lies within the Live Work Create Comprehensive Plan land use designation.

Gary Asin, the property owner, and Doug Cooper, the architect were present to discuss the application. Responses to the Committee's concerns at the last meeting were discussed. Most are comprised of clarification of the plans and their understanding of the easements and site constraints. Asin and Cooper assured the Committee that they are aware of the 26 foot emergency access and will keep all seating, planters, fences, etc out of the required access. They plan to install the one half of the Greenbelt connection access (the 13 feet on Asin's property). The trash enclosure gates have been raised to six feet per DR suggestion. The street trees will be retained and relocated as shown on the plans; they will be replaced if they do not survive the transition. The applicant has not decided on the streetlight installation. The sidewalk will be five foot in width and detached five feet from the inside of the traffic circle to connect with the existing on the adjacent Waterpark Townhomes. The future home site on the plans requires subdivision through the City but the ground will be stabilized to the satisfaction of the Environmental Division until it is completed. Labrie indicated that he felt the applicant addressed the concerns of the Committee. Callaway questioned the choice of two windows on the front elevation. She thought a group of three would be more aesthetically pleasing. **Labrie motioned to approve as submitted with the addition of a third window. Callaway seconded, all aye.**

**DSR2015-00020: Parkway Station:** Parkway Station LLC, represented by Hutchison Smith Architects, is requesting Design Review approval for a planned Mixed-Use Development consisting of multi-family and single-family residential and commercial uses. The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42<sup>nd</sup> Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan.

Jimmy O’Conner and Doug Crowthers were present to discuss the application and the changes since the March 7<sup>th</sup> meeting. The applicant had clearly defined the path connection to the adjacent park. They added fenestration to the garage doors. The community garden had been redrawn as a French garden with the addition of raised beds interspersed with a gravel walkway and surrounded by a privet hedge. The fencing along the park had been decided as intervals of open fencing along garden space then privacy screening at the sides of homes to hide storage and HVAC. Labrie approved of the community garden infrastructure. Callaway agreed with the fencing compromise. The groundcover along pedestrian pathway has been reworked to include multiple varieties. Discussion of the side elevations visible from the public street focused on lack of roof articulation and fenestration but the Committee does not require the application be held up for these requests. **Labrie moves to approve the plans as revised and let them proceed to Council for approval with the condition that the side elevations be addressed and reviewed by the Committee before building permits are issued. Callaway seconded, all aye.**

#### VI. NEW BUSINESS:

**SGNFY2016-0009 – Telaya Winery Signage** - Earl Sullivan with Telaya Winery, is requesting Design Review approval of signage for co-tenants Telaya Winery and Coiled Winery . The site is located at 240 E. 32<sup>nd</sup> Street adjacent to the Riverside Hotel within the C-1 Highway Commercial Zoning District. The site is located within Sign District 1 (SD1).

Earl Sullivan, owner of Telaya was present to discuss the sign applications. Two signs per elevation are proposed, one each for Telaya and Coiled. The letters are metal on cedar backing to match the finishes on the building. The building is in Sign District 1 which is typically residential setting and allows only small signs without DR approval. Callaway had walked by the signs during the previous weekend and mentioned that they seemed to be in scale with the structure. The lighting is external hooded lamps on timers. The Committee recognized the unique situation of this commercial structure and business in the C-1 Zone and its proximity to another commercial use (Riverside Hotel). They considered the signs distinctive materials and site appropriate in size and location. **Callaway moved to approve as proposed, Labrie seconded, all aye.**

**DSRFY2016-6 Pre Application Meeting- Indoor Shooting Range at 3933 Chinden** –Ryan Drew of Larson Architects, representing the owners of the property, is requesting pre application guidance for construction of a new indoor shooting range, conversion of an existing building for customer reception and retail sales of firearms, and required site and landscape improvements. The site is currently developed with an existing commercial structure “The Dive Bar” and asphalt parking areas. The 0.86 –acre site is located at 3933 W. Chinden Blvd and is within the C-1 Highway Commercial Zoning District. The project is in the Green Boulevard Corridor and Mixed Use Commercial area of the Comprehensive Plan.

Cornell Larson and Ryan Drew of Larson Architects, Susan and Jeff Lusk and Kyle Dunstan were present to discuss the application with the Committee. Larson introduced the plans and described the proposed conversion of the existing building into a retail, reception and office space with a new addition of a CMU building to house the indoor shooting range. Labrie pointed out that the wall facing the parking lot required modulation to break up the mass, Code specified at least two feet build out. Labrie requested that a scale defining element be included. Dunstan replied that a canopy structure or the like would make it look too much like an entrance. Labrie responded that the Committee is not here to design the project but to give guidance and education on City requirements. Callaway and Labrie expressed grave concerns about the four blank walls currently shown on the plans. Labrie mentioned that the front elevation had some modulation but the plaza space needed definition and represented an opportunity for seating. A pergola structure or shade feature was suggested. He reiterated that scale defining elements were needed to break up the facades on all four sides. Stockton is envisioned as a future pedestrian conduit where vehicles are secondary to bikes and foot traffic. A blank wall without any elements addressing the street is not allowed. Landscaping on preliminary plans was discussed. At least five street trees along Chinden Boulevard are required by Code, perimeter landscaping was lacking and the parking lot needed additional internal landscaping as well. A complete landscaping plan is required for review by

the Committee. The applicant was encouraged to have their Landscape Architect review the Code provisions provided in the staff report.

In summary, pre application guidance:

- Submit a landscaping plan by a licensed landscape architect compliant with current code.
- Blank walls require articulation. Offsets must be at least 2 feet.
- Address rooflines to break up long expanses.
- Define the pedestrian connectivity through the site and especially from the parking lot to the door.
- Consider moving the parking area back to accommodate pedestrians.
- Show infrastructure of plaza, seating and shade.
- Improve the treatment of Stockton side both with landscaping and building articulation.
- Sign will require separate permits and review.
- How will the drainage for the site be addressed?

**VII. DISCUSSION**

**VIII. ADJOURNMENT AT 1:16PM**