



CITY OF GARDEN CITY

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~ MINUTES ~

Design Committee

12:00 PM

Monday, March 21, 2016

Mayor's Conference Room – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER AT 12:03

II. ROLL CALL

- a. PRESENT: Bev Callaway, Brett Labrie, Kim Warren, Development Services Voting Staff Member: Jenah Thornborrow
- b. ABSENT: Diana Caldwell
- c. Garden City Development Services Staff present: Jeff Lowe and Erika Akin

III. CHANGES TO AGENDA: None

IV. CONSENT AGENDA:

- a. **Minutes of 3/7/2016: Labrie moved to approve minutes as written, Callaway seconded, Thornborrow and Warren abstained, all aye.**

V. OLD BUSINESS:

DSR2015-00003 Modification of Prior DR Approval: Earl Sullivan with Telaya Winery, is requesting to modify the approved landscaping and site plan for the Telaya Winery. The site is located adjacent to the Greenbelt and Riverside Hotel at 240 East 32nd St. within the C-1 Highway Commercial Zoning District. Construction of the building structure is complete, outside improvements are not.

Earl Sullivan of Telaya Wine Co. was present to discuss the proposed modifications. He requested that the number of trees required to be planted along the Greenbelt be reduced to two trees at the northwest corner and that he may convert the loading zone at the front door of his building to parking. He indicated that the previous Design Review Committee members preferred the loading area to parking by the front door. He felt that his customers needed parking for the tasting room which was busier than expected since opening. The loading was more appropriate at the rear of the building to directly access the warehouse and production area.

Committee members debated the requested reduction in tree number and placement. An area on the plans that was assumed to be Telaya frontage was actually owned by the Riverside Hotel and Sullivan did not have the authority to plant trees in that section. Labrie mentioned that another tree would not block the view corridor if high canopy trees were chosen. Sullivan had concerns about the roots popping up the Greenbelt. Callaway liked the idea of massing the required trees at the northwest corner to delineate the transition from the commercial winery and the residences next to it on the Greenbelt. Warren said she usually wants to see more trees but that in this situation, it may make sense to reduce the amount due to the presence of trees along the riverbank and greenbelt. Committee member questioned the types of trees proposed and whether the reduced number would still be code compliant for street trees. The River Birch trees shown on the revised plans were determined to be Class II required by GCC.

Callaway, Warren and Labrie commented that parking made more sense near the front door than a loading zone. Thornborrow questioned whether the parking would impede the pedestrian access from the Greenbelt

and/or parking lot. Sullivan demonstrated the walkway on the plans would not be impacted. He proposed converting the loading zone to two parking spaces for vehicles and one for another bike rack.

Warren moved to approve the modification of tree reduction to two Class II trees along Greenbelt frontage and conversion of loading zone to bike and vehicle parking. Labrie seconded, all aye.

DSRFY2016-7: UPS Parking Lot: United Parcel Service represented by Ricardo Zavala with Quadrant Consulting Inc. has received approval of a Conditional Use Permit application for a parking lot under CUP2015-00018. The conditions of approval require Design Review Committee approval on the site plan, landscaping and street improvements. The proposed project is located at 107 E. 43rd Street and 116 East 42nd and is located in the C-2 General Commercial Zoning District, and the Mixed Use Commercial and Transit Oriented Development areas of the Comprehensive Plan. The Committee reviewed the pre application materials on June 6, 2015.

Ricardo Zavala of Quadrant consulting and Kim Siegenthaler of Jensen Belts were present to discuss the application for street improvements and landscaping on East 42nd and parking lot design on Osage and East 43rd, both on the UPS site. Zavala discussed the items listed on the staff report beginning with the Chanticleer Pear trees as Class I. Siegenthaler indicated that they were now considered Class II trees by Boise. The Chanticleer were chosen for their columnar habit and upright growth to stay out of vehicular traffic. Thornborrow brought up the fact that Garden City is trying to promote tree lined streets with high over arching canopies. Large Class II or Class II trees are sought to provide this shade and desired effect. Siegenthaler suggested substituting Aristocrat or Bradford Pears for the Chanticleer because of their larger footprint to achieve a greater canopy. She will contact Boise for verification of the re-classification of pear trees to Class II and consider switching the Chanticleer to Aristocrat.

Zavala continued to address points of concern on the staff report. A license agreement with ACHD for the street trees has been requested and plans submitted to ACHD for review and approval . The sidewalk proposed will be completed at a constant grade without dips at the vehicle access points. The existing fence south of the building along 42nd Street will remain but the barb wire and supports will be removed. Labrie asked what treatment would link the new streetscape improvements to the existing building. Zavala said the budget did not allow for the improvements to include more than what was currently shown on plans. Warren and Labrie wanted the applicant to integrate the landscaping and sidewalk on 42nd St with the building. Committee members suggested removing the asphalt between the building and the new landscaping to form a pedestrian connection to the front door and transition from the building to the street. The building should address the street and create a stronger presence. Warren recommended reclaiming the isolated asphalt space as greenspace and a pedestrian area. Moving some of the street trees into this area is proposed. Revised plans are requested to address this space.

For the parking lot addition, the fencing will be wrought iron type on the street sides and vinyl wrapped chain link on the interior edges. The plant choices for the perimeter landscaping were discussed. The juniper and sweet gum along Osage were chosen to provide a four season screen. The Committee encouraged the applicant treat Osage as a pedestrian corridor and provide landscaping choices that are friendly to people and bikes.

The Committee requested revisions and further documentation:

- Rework/remove the asphalt section in between East 42nd Street improvements and the building to show pedestrian connection and landscaping/greenspace.
- Connect the building to the street and create a stronger street presence.
- Intermix the proposed plant varieties for 43rd and Osage to create variety and add color on both streets instead of only 43rd.
- Provide written documentation from City of Boise arborist re-classifying pear trees as Class II street trees.
- Resubmit plans for future meeting

VI. NEW BUSINESS:

VII. DISCUSSION

- a. Sidewalk Policy Document Review and Suggestions- Committee members were given the most recent draft of the sidewalk policy for review. Thornborrow explained the motivation behind the document to provide decision makers standards to adhere to when determining sidewalk requirements for projects that were not complete re-development and may be unduly penalized by extensive sidewalk requirements. Comments and input were requested from Design Review Committee members to be provided at a later date.

VIII. ADJOURNMENT AT 1:15