



CITY OF GARDEN CITY

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~ MINUTES ~

Design Committee

12:00 PM

Monday, June 20, 2016

Council Chambers – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

II. ROLL CALL

- a. Present: Bev Callaway, Diana Caldwell, Garden City Development Services Staff Voting member Jenah Thornborrow and Staff Erika Akin
- b. Absent: Brett Labrie, Kim Warren, Gerry Armstrong

III. CHANGES TO AGENDA

Akin introduced a change to the agenda due to a last minute cancellation by the applicant. DSRFY2016-13 Pre Application for New Construction at 209 West 36th New Business item was removed from the June 20, 2016 agenda.

IV. CONSENT AGENDA:

- a. **Minutes of 5/16/2016 Thornborrow moved to approve as written, Caldwell seconded. All aye.**

V. OLD BUSINESS:

DSRFY2016-4 Vehicle Service Landscaping plan: Park Hampton LLC/Hall Capital LLC, are requesting Design Review approval for landscaping associated with a Vehicle Service facility. The site is to be redeveloped 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. 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. A condition of approval from Planning and Zoning Commission was DRC approval of site plan and landscaping. The Committee first reviewed the application on February 22, 2016 and requested changes for code compliance.

Rodney Evans of Breckon Land Design was present to discuss the application for property owner John Wood. Evans had been hired since the last meeting to help the applicant achieve compliance with the Committee's requirements and Garden City Code. He presented a landscaping plan limited to a twenty foot strip along the street frontage on East 44th. The plan included six honey locust street trees, an attached sidewalk and a small concentration of shrubs at the corner of 44th and Osage. He envisioned the corner as a future location for signage and possibly seating to delineate an entrance to the district. He indicated that the Committee had been presented a misleading drawing drawn by the landscaper at the previous meeting and the rendering contained errors about the site layout and proposed parking areas. He offered his opinion that the Committee requests and the staff report requirements were primarily based on this misinformation and as such, they should be revised.

Thornborrow pointed out that as a condition of approval for the use through the Planning and Zoning Commission, the project was required to obtain Design review approval. The DR Committee evaluates the entire site, traffic flow, pedestrian connection, parking, sidewalks and landscaping. Evans felt he only needed approval for the frontage landscaping. Thornborrow offered to send him the audio of the last meeting where much

discussion revolved around the site layout and how important the design was to the safe attractive and smart operation of the site. Design Review's purview is Chapter 4 of Title 8 Development Code. Planning and Zoning does not trump Design Review Committee. P&Z looks at other aspects of Title 8 but approval of GCC Chapter 4 are solely up to DR Committee. Evans reiterates that the conditions of approval from P&Z list only approval of landscaping from DRC. Thornborrow again explains that P&Z cannot dictate DRC decisions; the Committee is an independent entity appointed by City Council. Caldwell requests a plan for the whole site since the Committee cannot approve a partial landscaping/site plan that ignores the circulation pattern, rest of landscaping, pedestrian flow and access to the buildings, etc. Evans pointed out that the staff memo would not hold up in court and the Committee would likely see lawyers before they would see him return with a plan that includes the whole site. Thornborrow offered to deny the application so that Evans could appeal the decision to City Council. Evans indicated he would discuss options with his client. The application was deferred to a future meeting due to lack of complete information to determine code compliance.

VI. NEW BUSINESS:

DSRFY2016-9 Pre Application for Planned Unit Development: Rich Childress of Point Architects, representing Jim Neill, is requesting pre application guidance for the design of a planned unit development of five single family residences at 205 and 209 East 36th Street. The parcels are zoned Mixed Use and in the Live Work Create Comprehensive Plan land use designation. The site currently has several manufactured/mobile homes with residents. The Committee first reviewed the site concept layout on April 4, 2016.

Jenah Thornborrow recused herself from the meeting citing a conflict of interest. Jim Neill, owner and Skye Woodhouse of Point Architects were present to discuss the pre application. Since the previous meeting, the number of lots in the project had decreased from six to five. Neill explained the intent to face the cottages on E 36th St toward the street and have the rest face the common area. The piped canal will be daylighted as an amenity for the planned unit development. The access drive will contain a portion to be differentiated by materials for pedestrian connectivity through the development and linking the front doors to the street. Neill and Woodhouse were primarily seeking general feedback and identification of any project red flags from the Committee's viewpoint. Caldwell questioned visitor parking availability. Street parking is adjacent and a public lot is half block down on the same street. Callaway asked if the single parking place proposed out front of the first home built was necessary. She pointed out that a parked car visible from the street and directly adjacent to the right of way and existing on street parking was not a pleasant addition to the streetscape. The Committee discussed whether the parking space could be moved to the rear of the lot next to the single car garage. ADA access considerations were mentioned. If the parking were to remain out front, the Committee would like to see some screening proposed either in landscaping, trellising or other treatment. The applicant agreed to investigate and evaluate options. The Committee will revisit the application when the required materials are drawn and a formal application is submitted.

DSRFY2016-13 Pre Application for New Construction Flex Warehouse: Ward Schwider of Architectural Productions, representing the property owner, is requesting pre application guidance for the design of a new commercial building for flex space warehouse at 209 West 36th Street. The parcel is zoned C-2 and in the mixed Use Commercial Comprehensive Plan land use designation. The site currently is vacant. The use will also be required to obtain approval of a conditional use permit through Planning and Zoning Commission. *Cancelled by applicant.*

VII. DISCUSSION

VIII. ADJOURNMENT AT 1:19PM