



## CITY OF GARDEN CITY

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~ MINUTES ~

### Design Committee

12:00 PM

Tuesday, July 5, 2016

Mayor's Conference Room– City Hall

6015 Glenwood Street, Garden City, Idaho

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#### I. CALL TO ORDER

#### II. ROLL CALL

- A. Present: Bev Callaway, Brett Labrie, Diana Caldwell, Kim Warren, Gerry Armstrong, Development Services Voting Committee member, Jenah Thornborrow
- B. Garden City Development Services Staff Erika Akin

#### III. CHANGES TO AGENDA

#### IV. CONSENT AGENDA:

- A. **Minutes of 6/20/2016; Caldwell motioned to approve with changes requested by Thornborrow, Callaway seconded. All aye.**

#### V. OLD BUSINESS:

None.

#### VI. NEW BUSINESS:

**DSRFY2016-14:** Technology Associates represented by Doug Kofford, is requesting a conditional use permit approval of an expansion of a 'wireless communication facility'. The 0.57 acre site is located at 8247 W. State Street, in Garden City; Ada County parcel R0719420250; Lot 11 Block 2 of the Azalea Subdivision. The property is within C-2 General Commercial zoning district and the Green Corridor Boulevard and Residential Low Density Comprehensive Plan designation. Property Owner Lynn Properties.

Doug Kofford of Technology Associates was present to discuss the application. Kofford went through the staff report and discussed the issues with compliance for each of the identified points. Although the Committee recognized the challenges of retrofitting a built site under separate ownership from the applicant, the Garden City Code requirements must have compliance for approval. The Committee requested resubmittals showing:

- Landscape plan showing existing as well as proposed placement and varieties of trees, shrubs and vegetated areas. The Committee would evaluate either additional vegetation to screen the new facility or perimeter landscaping for the whole property for compliance. The Class II or III street trees required with the 1995 conditional use permit shall be shown as well.
- Plans showing a 7 foot detached sidewalk along the street frontage with a 6-8 foot landscape buffer between the right of way and the new sidewalk.
- Canopy detail of the new structure
- Analysis of drainage on the site to ensure the stormwater will be retained onsite with the new landscaping and possible modification of the existing swale.

Applicant will schedule a future meeting with revised materials.

#### VII. DISCUSSION

Introductions of the newest DR committee member, Gerry Armstrong, were made. Sidewalk policy approved by P&Z was presented to the Committee for comment. Labrie recommended change of use as a threshold for complete rebuild of site. Armstrong agreed that was a good time to require the improvements. Members will review the policy and provide additional comments for the next meeting. Callaway and Caldwell introduce the idea that applications requiring approval from P&Z (i.e. conditional use permits) pursue that decision before coming to Design Review. Labrie supported the existing process that allowed the applicant to pursue the approvals concurrently. The DR Committee and P&Z are separate entities that can sometimes look at overlapping issues. The Committee decided that if the applicants were advised of the inherent risk of conflicting requests and resulting revisions, they should be allowed concurrent processes in order to potentially expedite the approval process.

#### **VIII. ADJOURNMENT AT 1:10 PM**