



CITY OF GARDEN CITY

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~ MINUTES ~

Design Committee

12:00 PM

Monday, August 1, 2016

Mayor's Conference Room– City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

II. ROLL CALL

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

III. CHANGES TO AGENDA

- a. **DSRFY2016-15** Stan Cole of Cole Architects, representing property and business owner Riverside Hospitality, LLC, cancelled meeting request on this application.

IV. CONSENT AGENDA:

- a. **Minutes of 7/5/2016**; Labrie motioned to approved with changes noted, Warren seconded, all aye.

V. OLD 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. Committee review the application on July 5, 2016 and requested revisions for Code compliance.

Doug Kofford was present to discuss the revisions. He addressed the difficulty in adding trees to an adjacent parcel or existing pedestrian easement. He questioned whether the site allowed enough room for the required street tree to be placed between the sidewalk and the road. Warren mentioned that safety concerns may motivate ITD to request its placement back from State Street. Applicant was told that the City would prefer the tree between the sidewalk and street. Labrie requested the canopy be treated in a brown earth tone.

Labrie moved to approve the application with requirements that the canopy be brown and the street tree be north of the new sidewalk unless expressly forbidden by ITD. Callaway seconded, all aye.

VI. NEW BUSINESS:

DSRFY2016-16 Shawn Nickel of SLN Planning Inc., representing business owners Brian and Terra Wheeler is requesting Design Review approval for a new service provider moving into an existing structure at 400 East 52nd St.. The project is zoned C-2 and in the Mixed Use Residential Comprehensive Plan land use designation. The new use, Mr. Mudd, requires sidewalk and landscaping upgrades to integrate the use into a residential neighborhood. Design Review approval for code compliance of GCC Chapter 4 is required for conditional use permits. Planning and Zoning Commission approved the CUP on July 20, 2016.

The applicants were not present to discuss the application, however, the Committee reviewed the documents provided for the meeting and gave feedback for staff to share with the applicants.

Summary of Committee's comments:

- Show a clear pedestrian connection from the front door to the public sidewalk.
- Consider flipping the location of the parking spaces to the south side of the front parking area to abut sidewalk and give safe passage from car to entrance.
- Provide ADA compliant parking space and route into building.
- Plans list cedar fencing and chainlink, please clarify where each is installed.
- How will the silo and yard be screened from the public street?
- Add a second species to the street trees to ensure viability and code compliance.
- Front sidewalk is angled at the corner and the rear sidewalk corner is curved, consider changing for consistency.
- How will the existing stone wall incorporate into the design?
- Add connection for pedestrian to the corner for crossing 52nd or Remington.

Design Review Committee will review the application at a later date for approval.

VII. DISCUSSION

VIII. ADJOURNMENT AT 1:40