



## CITY OF GARDEN CITY

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~ MINUTES ~

### Design Committee

12:00 PM

Monday, August 15, 2016

Council Chambers– 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
- b. Garden City Development Services Staff Jenah Thornborrow, Owen Nason and Erika Akin

#### III. CHANGES TO AGENDA

#### IV. CONSENT AGENDA:

- a. **Minutes of 8/1/2016 Warren moved to approve with one change, Armstrong seconded. Thornborrow and Caldwell abstained, all aye.**

#### V. OLD BUSINESS:

**DSRFY2016-1 Vehicle Washing Facility:** J's Car Wash, represented by Josh Howa of Howa Design, is proposing to expand the current vehicle washing facility at 3756 West Chinden. The proposal requires Design Review Committee approval to add a traffic/stacking lane onsite, modify existing landscaping, add a vehicle access to Chinden Blvd., remove fencing, add on to the existing building and redesign the site. The applicant is proposing the addition of landscape areas to adjacent properties through the removal of asphalt along the existing Chinden sidewalks. The DR application includes site design, landscaping plan, building elevations and schematics. The project is zoned C-1 General Commercial and Mixed Use Commercial and Green Boulevard Corridor Comprehensive Plan designation. Design Review Committee approved the project with a list of requested changes to be reviewed by staff for compliance. Architect has added wash canopy for compliance with GC environmental requirements. New structure addition requires DR approval of modification to elevations and site.

Bill Martin and Jay Smullin, business owners, were present to discuss the modification to a previous approval. They explained the addition of a canopy to the rear of the building was required by Garden City stormwater requirements to wash cars outside. It was designed to integrate with the approved elevations. Thornborrow asked if the addition required any modification to the landscaping. The owners indicated that it would not. The rear setback was questioned and clarified as greater than six feet. The traffic flow was discussed.

**Labrie moved to approve as submitted, Callaway seconded, all aye for modification to previous approval.**

**DSRFY2016-16** Business owners Brian and Terra Wheeler are requesting Design Review approval for a new service provider moving into an existing structure at 400 East 52<sup>nd</sup> 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. Design Review Committee reviewed the application at the August 1, 2016 meeting and requested revisions for code compliance.

Brian and Terra Wheeler, business owners, were present to discuss the application. Discussion resolved the questions from the August 1<sup>st</sup> meeting. The owners had addressed most of the DR requests in their resubmittals. The project was approved with the following conditions to be checked by staff inspection:

- the sidewalk must be a continuous segment from the front door to the public sidewalk along East 52<sup>nd</sup>
- consider substituting ash, linden, honey locust or other species street tree for maples shown on plans and a low growing evergreen or deciduous shrub for the lavender
- flip the parking slots in the front area by 90 degrees so that vehicles nose in to the southwest, toward the showroom
- reduce access entrance on 52<sup>nd</sup> St to 20 feet by extending the landscaping to be adjacent to the newly re-configured parking spaces

**Thornborrow moved to approve with conditions (in bullets above), Labrie seconded, all aye.**

**VI. NEW BUSINESS:**

**VII. DISCUSSION**

**VIII. ADJOURNMENT AT 12:40**