



## CITY OF GARDEN CITY

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### ~ MINUTES ~

#### Design Committee

12:00 PM

Monday, October 3, 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: Diana Caldwell, Kim Warren, Gerry Armstrong, Garden City Development Services Staff, Erika Akin
- b. Absent: Bev Callaway, Brett Labrie, Garden City Development Services Staff Jenah Thornborrow

#### III. CHANGES TO AGENDA

#### IV. CONSENT AGENDA:

- a. **Minutes of 9/6/2016, Continued due to Lack of quorum.**

#### V. OLD BUSINESS:

**DSRFY2016-17 New Construction Advance Auto Parts at 4379 Chinden:** Ryan Drew of Larson Architects is requesting Design Review approval for new commercial construction of a retail store on vacant land at 4379 Chinden Blvd. The project is zoned C-1 and in the Mixed Use Commercial and Green Boulevard Corridor Comprehensive Plan land use designation. Retail Store is an allowed use in C-1 zoning. The property is 1.18 acres with frontage on Chinden, West 44<sup>th</sup> and Stockton. The Committee heard the application at the September 6, 2016 meeting and requested revisions for code compliance.

Ryan Drew and Travis Stroud, property owner, were present to discuss the application. Drew identified the changes since the last meeting in the building design. Added offsets and metal trellis work and detached sidewalk along 44<sup>th</sup> were discussed. The Committee indicated the continued lack of compliance for a retail store of 50% windows along the street frontage. The applicants explained the interior layout of high racking and warehouse space dictated design without windows. The Committee countered with understanding that may be perfect for an auto parts store but their duty was to future retail uses at the site and current interaction between the building and the pedestrians and the streetscape of Chinden as a Green Boulevard Corridor. Armstrong pointed out that windows and a presence on 44<sup>th</sup> would be beneficial to the business as an opportunity to catch the attention of drivers on Chinden and advertise the business' products and services. The applicant will submit a lighting plan for the site for review with the building permit. The existing fence along the east side of the property was discussed. Solutions were presented but not stipulated.

In summary, the Committee requested:

- Add windows, either display or opaque to the corner of 44<sup>th</sup> and Chinden, at least the area of the proposed trellis on the plans dated September 22, 2016. Code provisions specify 50% windows for retail use in frontage.
- The Committee will consider compromise with the use of the recessed steel panels and siding elements proposed for Chinden frontage if future window design is provided in construction (i.e steel framing or block out).

- If the chain link fence on the east side of the site is on the applicants' property, it will be removed. If on adjacent parcel, consider working with that owner to improve the fencing type as chain link with barb wire is not an allowed material.
- Pole lights in the parking lot will be reviewed by staff at the time of building permit to ensure compliance with GC Code.

Resubmittals will be required to be reviewed at the Committee level.

**VI. NEW BUSINESS:**

**VII. DISCUSSION**

**VIII. ADJOURNMENT AT 12:45PM**