



MINUTES

Design Committee

12:00 PM

Monday, November 7, 2016

Mayor's Conference Room– City Hall
6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

II. ROLL CALL

- A. Present: Brett Labrie, Diana Caldwell, Gerry Armstrong, Development Services Voting Committee member, Jenah Thornborrow
- B. Garden City Development Services Staff: Stephanie Russell
- C. Garden City Attorney: Charles Wadams

III. CHANGES TO AGENDA

IV. CONSENT AGENDA:

- A. **Minutes of 10/3/2016; not approved. Lack of quorum.**
- B. **Minutes of 10/17/2016; Brett motioned to approve. Gerry seconded. All aye.**

V. OLD BUSINESS:

None.

VI. NEW BUSINESS:

DSRFY2017-1: Mavericks Towers, represented by Andy Cockrell, is proposing to locate a new 100' monopole at 4202 W. Chinden. The project is zoned C-1 Highway Commercial zoning district and is located in the Mixed Use Commercial Comprehensive Plan.

- Brett commented that a chain link fence should not be used - vinyl acceptable and Diana commented a cedar fence would be acceptable as well.
- Class II or Class III trees with canopy were recommended to shelter the wireless tower.
- Diana moved to approve proposed tower, however, Brett asked that the applicant return with final landscaping plan.
- Landscape plan to come back for approval.

DSRFY2017-2: The applicant, Daniel Conlin, is requesting Design Review approval of signage for Asana Climbing Gym. The site is located at 4983 North Glenwood St and within the C-2 General Commercial Zoning District. The site is located within Sign District 6 ("SD6"). Three exterior wall signs are proposed: one (1) on the front elevation, one (1) on the side elevation, and one (1) on the rear elevation. Proposed sign material is aluminum with paint.

- Design Review Committee determined the material is "distinctive."
- Lights will be removed.
- Brett commented size of proposed sign is appropriate.
- Sign approved unanimously.

Pre application Meeting for Potential Warehouse: Richard George, architect for Viewpoint Windows, is requesting guidance for a new warehouse/retail facility to be located at 6715 West State. The site currently has

an existing building, is zoned C-2 and in the Residential Low Density Comprehensive Plan Designation. The proposed building requires Design Review Committee approval for the new building and site. A formal application has not yet been submitted, however, discussions between staff and the applicant have occurred regarding Garden City Code requirements.

- Diana commented about the lack of storefront presence based on the site plan provided. Told applicant Design Review looks at what the building could be used for in the future.
- Brett commented about the large façade facing water and residential neighborhoods across the water.
- Diana and Brett told applicant they would like to see the building moved closer to the street to allow for room in the back to plant perimeter landscaping.
- Diana commented she would like to see bay windows on the rear façade and/or a landscape buffer such as shrubs, trees, etc.
- Gerry commented on the retaining with guard rail. Also has a concern about the 10% grade ramp in the back.

VII. DISCUSSION

CPAFY2017-1: Garden City is proposing to separate the use Vehicle Sales and Rental into two uses, Vehicle Sales and Vehicle Rental. This proposal will alter Garden City Code Sections Table 8-2B-1 Allowed Uses in All Base Zoning Districts, 8-2C-42 Standards, and 8-7A-1 Definitions of Uses.

- Jenah discussed possible amendment to GC Code. Design Review said they would get back to Jenah with comments regarding the possible change.

VIII. ADJOURNMENT AT 2:00 PM