

Sugar City, ID Design Review Board Meeting Thursday, August 21, 2024

Committee members in attendance: Design Review Committee Members Connie Grassi & Suzanne Williams
Chairman Spencer Cook was not in attendance

Others in Attendance: Building Inspector Quinton Owens, Danny Hebdon presenting the plans & Scott Stears

Welcome by: Suzanne Williams

Discussion on 350 Business Loop Property:

The committee discussed the Design Review requirements in the city code of the proposed plans for a building to be built at 350 Business Loop in the Sugar City Business Park. Danny Hebdon presented the plans and City Building Inspector Quinton Owens mentioned each point of Design Review Code to discuss whether the plans followed the city code or not.

- The building will have metal siding. It was stated that there is a requirement of a 70/30 split on exterior products for exterior walls facing streets. There are many options to choose from. Mr. Hebdon suggested they will most likely use stucco as their second material.
- The landscape plan was discussed. There will be washed rock behind the building to take on water. Covenants require 50% of the front setback to be landscaped. Trees must be a two caliper; evergreens must be six feet tall. Items need to be included in the drawings. Landscaping must be maintained. If trees or bushes die, they must be replaced. Plant trees that are hardy for this area.
- It was suggested to talk with Engineer Dick Dyer about the clear vision triangle for the intersection, involving the driveway, trees planted, etc.
- Mr. Hebdon questioned about the neighboring properties (old Sofa Source business and Frito-Lay warehouse) and their non-compliance with landscaping and asked if we can push them into getting their landscaping done. The city is working on those issues.
- Parking for the building was discussed. The parking lot must be paved. There must be adequate parking without obstructing the garage doors.
- The lighting plan was discussed. There will be downward lighting.
- Dumpster placement was discussed. An outside dumpster must be in an enclosure.
- Snow storage must be available. Ten percent of parking area and gravel will be used for this.
- Architectural features of the building were discussed and the committee felt that the building is visually interesting with a gable, color, trim around windows, etc.

Mr. Hebdon reiterated the requirements discussed:

- 30% (differing) exterior product on street facing walls
- Green space, appropriate placing of trees
- Required parking spaces
- Ability to move forward when application payment is made
- Review with Mr. Dyer concerning driveway and parking
- Have site plan with details for parking and sidewalk
- Rolling dumpster can be stored inside building

It was mentioned that the building will be leased to businesses in the future.

Motion made by: Connie Grassi to approve the building on condition of stucco being on 30% of the building walls facing the streets and landscaping as discussed.

Motion seconded by: Suzanne Williams

Motion carried.

Motion to approve minutes of 12-23-2023:

Connie Grassi

Motion seconded by: Suzanne Williams

Motion carried.

Motion to adjourn by: Connie Grassi

Motion seconded by: Suzanne Williams

Motion carried.

Meeting Adjourned