

## CITY OF GARDEN CITY

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### MINUTES

#### Design Committee

3:00 PM

Tuesday, January 21, 2020

City Council Chambers – City Hall

6015 Glenwood Street, Garden City, Idaho

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#### I. CALL TO ORDER

- A. The meeting was called to order at 3:01 pm.

#### II. ROLL CALL

- A. Appointed Members: Derek Hurd, Brett Labrie, Maureen Gresham
- B. Planning Official: Jenah Thornborrow
- C. Planner: Chris Samples

#### III. ACTION ITEM - CHANGES TO AGENDA

#### IV. CONSENT AGENDA- ACTION ITEM

- A. January 6, 2020 Minutes

Committee member Gresham moved to approve the consent agenda.

Committee member Labrie seconded the motion.

The motion carried unanimously.

#### V. OLD BUSINESS-ACTION ITEM- NONE

#### VI. NEW BUSINESS-ACTION ITEM

- A. DSRFY2019 – 25: Erstad Architects is requesting Design Review approval for structures associated with a mixed-use development. The development consists of a proposed hotel, restaurants, and multi-family housing. The properties are zoned C-2 General Commercial and R-3 Medium Density Residential and are located in the Activity Node – Neighborhood/Destination and Mixed-Use Residential Land Use designations of the Comprehensive Plan. The project is located at 406 E. 40th, 507 E. 41st, and 510 E. 41st Streets; Ada County Parcels R2734520760 and R2734520765, R2734520787, and R2734520933 (respectively). Continued from the December 2, 2019 hearing.

- I. Chairperson Thornborrow identified hearing and testimony procedures for the public.
- II. Applicant Mike Talbot presented the application and changes to the previous iteration.
  - a. Lower 406 building by one floor
  - b. Address parking by cross parking with adjacent properties
  - c. Landscaping along east side of property address property
  - d. Curb cut removed at 406 building
  - e. Moved 75 stalls to boardwalk building
  - f. Eliminated view windows from south facing windows; high view windows from bedrooms along south (view exhibit referenced)
  - g. Public parking concern: City wants it. Cross parking is along Greenbelt.
  - h. Development timing could take years
  - i. Parking plan submitted; 20 parking spaces over what we feel required and would like to dedicate to the public
- III. Maureen: Proposing to take away from 41<sup>st</sup> street from ROW. Where is that line?
- IV. Doug Russell: At end of 41<sup>st</sup> Street
- V. Maureen: Will cul de sac be public or private?
- VI. Doug: Would be accessible by public, but ACHD needs more information to approve. Would provide access to Greenbelt.
- VII. Staff Chris Samples presented the staff report.
  - a. Public testimony was received from:
    - a. Jason Jones, in neutral testifying:
      - i. Like the idea of the hotel;
      - ii. Concerned with the loss of affordable housing;
      - iii. Cited section 6.3 of the Comprehensive Plan regarding affordable housing;
      - iv. Hoped that there would be an allocation for those individuals displaced by the project;
      - v. Cited GCC 8-4C-5 (prohibitions) regarding how the project will redefine the look of the area;
    - b. James Herbert, in opposition and acting as spokesperson on behalf of Jody Bennett, Kira Tabor, and Matthew Henderson, testifying
      - i. Thanked developer for some of the changes;
      - ii. Concerned that development is not a responsible development;
      - iii. Concerned that current demographics are being overlooked to cater to new residents;
      - iv. Concerned that grey areas in code are being exploited to allow development and set precedence for future development;
      - v. Concerning 406 Place, is thankful for proposed changes, but would like to see a parapet wall to limit views of the development to his property;



- XI. 406 is part of the entire development. South building is going to use some of the parking in the 406 building. Look at units as whole.
- XII. Public testimony was closed.
- XIII. Committee member Labrie moved to approve the application with the following site-specific conditions:
  - a. Detached sidewalks are required in accordance with Garden City Code and The Garden City Sidewalk Policy.
  - b. To continue future access to the Greenbelt, a public access easement is required for the right of way at E. 41st Street proposed to be vacated. The easement shall be recorded upon vacation of the right of way.
  - c. The fourteen parking spaces not provided within the development shall be provided through other means authorized by Garden City Code. A public parking agreement or easement shall be provided for parking spaces not located onsite.
  - d. The Greenbelt pathway improvements may be of an asphalt or concrete material.
  - e. The vacation of property lines within the development is required.
  - f. The decision is valid for five (5) years from the date of decision signature.
  - g. Implementation of the car share program shall be demonstrated through the submission of a signed contract or by other means.
- XIV. Committee member Hurd seconded the motion.
- XV. The Committee discussed the motion:
  - a. Committee member Gresham indicated she agreed with many of the public comments received, including concerning the diversity of housing in the City. Gresham encouraged the City to investigate both affordable and workforce housing.
  - b. Committee member Hurd requested clarification from Committee member Labrie that the motion included a condition that detached sidewalks were required.
  - c. Committee member Labrie clarified that the motion included this condition.

B. The motion carried unanimously.

## **VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM**

- A.** DSRFY2019 – 5: Brett Labrie with Lindren Labrie Architecture is requesting a determination of whether proposed modifications to an approved Design Review are within the scope of the initial approval. The proposal is to modify the elevations of an approved structure. The property is located at 201 E. 35th Street, Garden City, ID 83714. The application was approved on February 19, 2019.
  - I. Brett Labrie recused himself from this item due to a conflict of interest.
  - II. Brett Labrie presented the proposed changes.

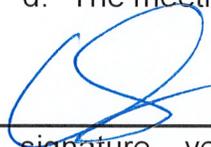
III. The Committee indicated that the proposed modifications were within the scope of the original approval.

**VIII. DISCUSSION**

- A. The Committee discussed affordable and workforce housing.
- B. Jason Jones provided comments concerning suggestions to implement affordable housing in projects.
- C. The Committee felt the city should look into affordable and workforce housing due to potential losses stemming from redevelopment projects.

**IX. ADJOURNMENT-ACTION ITEM**

- a. Committee member Labrie moved to adjourn.
- b. Committee member Hurd seconded.
- c. The motion passed on a 3/0 vote.
- d. The meeting adjourned at 4:57 pm.

  
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This signature verifies that this decision document has been reviewed and approved by the Design Review Committee.

2/4/2020