



CITY OF GARDEN CITY

6015 Glenwood Street ☐ Garden City, Idaho 83714
Phone 208/472-2900 ☐ Fax 208/472-2998

MINUTES

Design Committee

3:00 PM

Tuesday, January 22, 2019

Mayor's Conference Room – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

- A. The meeting was called to order at 3:00 pm.

II. ROLL CALL

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

III. ACTION ITEM - CHANGES TO AGENDA

IV. ACTION ITEM - CONSENT AGENDA

A. Minutes of 1/7/2019

- i. Committee member Hurd moved to approve the consent agenda.
- ii. Committee member Labrie seconded. The motion carried unanimously.

V. OLD BUSINESS-ACTION ITEM

- A. DSRFY2018-34 – JANE SUGGS WITH WHPACIFIC IS REQUESTING DESIGN REVIEW APPROVAL FOR A NEW CONDOMINIUM DEVELOPMENT TO BE LOCATED AT 3615 N. PROSPECT LN., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R9242370930; LOT 29 BLOCK 2 WATERFRONT DISTRICT SUB. THE PROPERTY IS WITHIN THE M, MIXED USE, ZONING DISTRICT AND THE LIVE-WORK-CREATE AND TRANSIT ORIENTED LAND USE DESIGNATION OF THE COMPREHENSIVE PLAN. THE CITY COUNCIL HAS REMANDED THE ITEM BACK TO THE DESIGN COMMITTEE DUE TO NONCOMPLIANCE WITH PROCEDURAL AND NOTICING REQUIREMENTS.

- i. Jane Suggs presented the application.
- ii. Suggs indicated the property owner had been working with the Waterfront HOA to resolve issues and were close to resolving them.
- iii. Public testimony was received from:
 - 1. Matt Parks representing the applicant.
 - 2. Todd Hans representing the Waterfront HOA.
- iv. The applicant requested a continuance to a date certain of February 19, 2019 to present revised materials to the Committee.
- v. Commissioner Labrie moved to continue the item to a date certain of February 19, 2019.

vi. Commissioner Hurd seconded. The motion carried unanimously.

VI. PRE-APPLICATION DISCUSSIONS – ACTION ITEM

A. MPUDFY2019-1 – PAM GAINES WITH NEUDESIGN ARCHITECTURE IS REQUESTING DESIGN REVIEW APPROVAL FOR A MINOR PLANNED UNIT DEVELOPMENT TO BE LOCATED AT 322 E. 44TH STREET; ADA COUNTY PARCEL R2734500512, S 170' LOT 16, BLOCK 2, FAIRVIEW ACRES SUB #1. THE PROPERTY IS ZONED R-3 AND LOCATED IN THE MIXED USE RESIDENTIAL DESIGNATION OF THE COMPREHENSIVE PLAN.

- i. Applicants Susan Samson and Pam Gaines represented the pre-application item.
- ii. The Committee provided the following feedback:
 1. Questions regarding the application itself, application timelines, and administrative matters should be referred to Development Services staff.
 2. Landscape buffers are required by GCC 8-4I-5 to be adjacent to property lines shared by single family dwelling uses. The Committee recognized a discrepancy between the required 10' buffer width and the required 6' vegetation width. The Committee interpreted this to mean a 6' wide landscape strip with 4' of pavers or similar hardscape.
 3. The façade along E. 44th Street needed to be changed to show a front door along the street.
 4. The proposed sidewalk should be realigned to be completely detached, as required by GCC 8-4E and the Garden City Sidewalk Policy.
 5. Pedestrian connectivity to the sidewalk is required by GCC 8-4E
 6. HVAC equipment is required to be screened per GCC 8-4A.
 7. A draft site maintenance agreement is required per GCC 8-2C-15.
 8. Quality of life amenities are required per GCC 8-2C-15.
 9. A new fencing ordinance is being enacted and could affect the proposed location and height of fencing on the property.
 10. The garages should not dominate the building facades, but integrate better into the overall design.

VII. DISCUSSION

VIII. ADJOURNMENT-ACTION ITEM

A. The Committee adjourned at 4:57 pm.


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

