

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

Monday, February 3, 2020

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

I. CALL TO ORDER

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

II. ROLL CALL

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

III. ACTION ITEM - CHANGES TO AGENDA

IV. CONSENT AGENDA- ACTION ITEM

- A. January 21, 2020 Minutes
- B. DSRFY2019 – 25: Decision Document
- C. SUBFY2020 -4: Continuance to date certain of 2/18/2020

Committee member Gresham moved to approve the consent agenda.
Committee member Hurd seconded the motion.
The motion carried unanimously.

V. OLD BUSINESS-ACTION ITEM- NONE

VI. NEW BUSINESS-ACTION ITEM

- A. SUBFY2020 – 2: Ben Semple with Rodney Evans and Partners is requesting approval recommendations for a planned unit development and preliminary plat subdivision for a five-unit residential subdivision. The property is located at 204 E. 43rd Street, Garden City, ID 83714; Ada County Parcel # R2734500776.

- I. Chairperson Thornborrow identified hearing and testimony procedures for the public.
- II. Applicant Ben Semple presented the application.
- III. Staff Chris Samples presented the staff report.
- IV. Public testimony was received from no one.

- V. Public testimony was closed.
- VI. Committee member Gresham moved to approve the application as presented.
- VII. Committee member Hurd seconded the motion.
- VIII. The motion carried unanimously.

B. DSRFY2020 – 2: Jeff Likes with ALC Architecture is requesting a design review approval for a proposed façade change to an existing structure. The property is located at 3933 W. Chinden Blvd., Garden City, ID 83714; Ada County Parcel # R2734510909.

- I. Applicant Jeff Likes presented the application.
- II. Maureen: Did you change any of the materials? Non metal materials were asked to be considered at the pre-app.
- III. Jeff: Metal materials were used to maintain industrial look of use.
- IV. Staff Chris Samples presented the staff report.
- V. Public testimony was received from no one.
- VI. Public testimony was closed.
- VII. The Committee noted that the hornbeam trees need to be a class 2 or class 3 tree.
- VIII. Committee member Gresham moved to approve with the following site specific conditions:
 - a. Close access on Chinden, physically close so that egress is removed, a sidewalk is filled in and filled in apron.
- IX. Committee member Hurd seconded the motion.
- X. The motion carried unanimously.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

A. DSRFY2020 – 5: Trever Currie with Trever Currie development is requesting a pre-application conference to discuss a proposed 16 unit, three story townhome development. The property is located at 3921 and 3933 N. Adams Street, Garden City, ID 83714; Ada County Parcel # R2734502291 and R2734502303 (respectively).

- I. Trever Currie presented the proposal.
- II. The Committee made the following comments and requests:
 - a. Landscaping buffer along perimeter required
 - b. Privacy concerns should be addressed
 - c. Common areas need to be addressed and identified
 - d. Check with irrigation district concerning pipe that may be in landscaping strip shown in preliminary plans. Check to see if irrigation easement affects property
 - e. Two front units should address/have relationship with street. Front entrance looking to street; elevations should address street
 - f. Consider how trash will be handled (individual service or trash enclosure). Trash enclosure should be screened.

B. SUBFY2017 – 6: Neighborworks is requesting a determination of whether proposed amendments to a design review decision are within the scope of

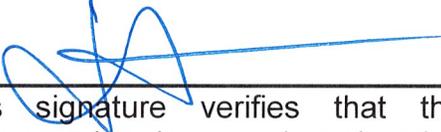
the original approval. The property is located within the Flourish Subdivision, E. 45th and N. Adams Streets; Ada County Parcel # R2734522312.

- I. Bud Compher presented the proposed changes.
- II. The Committee noted that the site plan, elevations, and floor plan conflict for the proposed side entrance at building 7.
- III. The Committee noted that the proposed entrance at building 7 and lot 13 is not within the scope of the original approval. There is a lack of architecture that does not meet site specific condition 6 of the original decision.
- IV. The Committee requested the applicant either comply with the original approval for the site specific condition or return with revised plans meeting the condition.
- V. The Committee determined the other proposed changes were within the scope of the original decision.

VIII. DISCUSSION

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.



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