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, Brett Labrie  
   B. Absent: None  
   C. Planning Official: Jenah Thornborrow  
   D. Planner: Chris Samples

III. ACTION ITEM - CHANGES TO AGENDA  
   A. The Committee noted corrections to the following consent agenda items:  
      I. SUBFY2020 – 2: Correct grammatical errors, correct instances of preliminary plat to read combined preliminary/final plat, correct decision date to reflect 2/3/2020 decision date, correct decision to include previously noted condition requiring a minor planned unit development approval prior to final plat application.  
      II. DSRFY2020 – 4: Correct grammatical errors, correct decision date to reflect 2/3/2020 decision date.  
   B. SUBFY2020 – 4 was moved to the consent agenda for a continuance to a date certain of 3/2/2020 at the request of the applicant.  
   C. SUBFY2020 – 5 was moved to the consent agenda for a continuance to a date certain of 3/2/2020 to correct a legal noticing defect.  
   D. DSRFY2019 – 18 was moved to the consent agenda for a continuance to a date certain of 3/2/2020 to correct a legal noticing defect.

IV. CONSENT AGENDA- ACTION ITEM  
   A. February 3, 2020 Minutes  
   B. SUBFY2020 - 2: Recommendation with corrections noted  
   C. DSRFY2020 – 4: Decision with corrections noted  
   D. SUBFY2020 – 4: Robert O’Dell, representing Key2 Homes, LLC., is requesting approval recommendations for a proposed combined preliminary and final plat subdivision for a proposed five-unit residential subdivision. The property is located at 3801 N. Adams Street, Garden City, ID  83714; Ada County Parcel # R2734502637: Continuance to a date certain of 3/2/2020.
E. SUBFY2020 – 5: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively): Continuance to a date certain of 3/2/2020

F. DSRFY2019 – 18: Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500: Continuance to a date certain of 3/2/2020.

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- NONE

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

A. DSRFY2020 – 6: Victor Ferral with BRS Architects is requesting a pre-application conference to discuss structures and site improvements associated with a light industrial development. The property is located at 5320 N. Sawyer Ave, Garden City, ID 83714; Ada County Parcel # R1055420071.

   I. Victor Ferral presented the proposal.
   II. The Committee made the following comments and requests:
      a. Verification that trees cannot be planted in the utility easement along N. Sawyer Ave. is required. Otherwise, street trees must be planted.
      b. If possible, move building closer to street and have patios and landscaping in front setback.
      c. Take future fairgrounds redevelopment into account when designing façade along N. Alworth Street.
      d. Consider closing middle access for better interior flow, allow more landscaping, and screening of operations from street.
      e. Consider going taller with buildings to better relate to street.
      f. Consider need for additional trash enclosure.
      g. Consider splitting up rooflines longer than 50’. Consider providing more roofline articulation.
      h. Vary the materials to not look like a metal building.
      i. Break up massing so buildings are not one large structure.
      j. Lose pre-fabricated appearance of buildings as notice in GCC 8-4C-5C.
      k. Provide pedestrian interconnectivity between buildings such as striping or other pedestrian path.
I. Bicycle parking must be shown on formal submittal.
   m. HVAC units need to be screened from view.

VIII. DISCUSSION- NONE

IX. ADJOURNMENT-ACTION ITEM

   a. Committee member Gresham moved to adjourn.
   b. Committee member Hurd seconded.
   c. The motion passed on a 3/0 vote.
   d. The meeting adjourned at 4:06 pm.

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