

CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Tuesday, February 18, 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, 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.

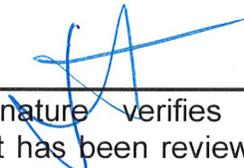
- v. **OLD BUSINESS-ACTION ITEM- NONE**
- vi. **NEW BUSINESS-ACTION ITEM- NONE**
- vii. **PRE-APPLICATION DISCUSSIONS-ACTION ITEM**
 - A. DSRFY2020 – 6: Victor Ferral with BRS Architects is requesting a pre-application conference to discuss structures and site improvements associated with a light industrial 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.