



## CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714  
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### MINUTES

#### Design Committee

3:00 PM

Monday, February 19, 2019

Mayor's Conference Room – City Hall

6015 Glenwood Street, Garden City, Idaho

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#### I. CALL TO ORDER

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

#### II. ROLL CALL

- A. Appointed Members: Maureen Gresham, Derek Hurd, Brett Labrie
- B. Planning Official: Jenah Thornborrow
- C. Planner: Chris Samples
- D. Absent: None

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

- A. Applications DSRFY2019 – 6 and MLDFY2019 – 1 are required to be continued to a date certain of March 4, 2019 due to noncompliance with property posting requirements.

#### IV. ACTION ITEM - CONSENT AGENDA

- A. Minutes of January 22, 2019
- B. Minutes of February 4, 2019
- C. Findings of Fact, Conclusions of Law, and Decision – SUBFY2019 – 1 / MLDFY2019 – 2
- D. Continuance of DSRFY2019 – 6 and MLDFY2019 – 1 to a date certain of March 4, 2019
  - i. Committee member Hurd moved to approve the consent agenda.
  - ii. Committee member Gresham 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. THIS APPLICATION WAS CONTINUED FROM THE JANUARY 22, 2019 HEARING.

- i. Committee member Gresham declared a conflict of interest in this matter, recused herself, and left the room.
- ii. Jane Suggs presented the proposed changes.
- iii. Staff Chris Samples presented the staff report.
- iv. Public testimony was received from no one.
- v. The Committee closed public testimony.
- vi. Committee member Labrie moved to approve the application as proposed.
- vii. Committee member Hurd seconded. The motion carried unanimously.

**B. DSRFY2018-30 - JEFF HATCH WITH HATCH DESIGN ARCHITECTURE IS REQUESTING DESIGN REVIEW APPROVAL OF PLAN MODIFICATIONS FOR THE PREVIOUSLY APPROVED NEW COMMERCIAL CONSTRUCTION OF A MULTI-TENANT FLEX BUILDING. THE 0.689 ACRE SITE IS LOCATED AT AT 501 E. 47<sup>TH</sup> ST., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R2734522843; LOT 30, BLOCK 21, FAIRVIEW ACRES SUB. NO 3. THE PROPERTY IS WITHIN THE C-2 ZONING DISTRICT AND IN THE MIXED USE RESIDENTIAL DESIGNATION OF THE COMPREHENSIVE PLAN.**

- i. Jeff Hatch presented the proposed amendment.
- ii. Staff Chris Samples presented the staff report.
- iii. Public testimony was received from no one.
- iv. The Committee closed public testimony.
- v. Committee member Labrie moved to approve the application with the following site specific conditions:
  - 1. A five foot (5') landscape buffer is allowed along the north property line, provided the use on 503 E. 47<sup>th</sup> Street changes to a commercial use.
  - 2. If a ten foot (10') landscape buffer is required, the buffer may consist of six feet (6') of landscaping in conformance with Garden City Code and four feet (4') of pavers.
  - 3. All other conditions for DSRFY2018 -30 remain in effect.
- vi. Committee member Hurd seconded. The motion carried unanimously.

**VI. NEW BUSINESS-ACTION ITEM**

**A. DSRFY2019-5 - WALTER LINDGREN WITH LINDGREN-LABRIE ARCHITECTURE IS REQUESTING DESIGN REVIEW APPROVAL FOR A PROPOSED MIXED USE DEVELOPMENT. THE 0.29 ACRE SITE IS LOCATED AT 201 E. 35TH STREET, GARDEN CITY, 83714; ADA COUNTY PARCEL R2734540836. THE PROPERTY IS WITHIN THE C-2 ZONING DISTRICT AND THE SUREL MITCHELL WORK-LIVE-CREATE DISTRICT.**

- i. Committee member Brett Labrie declared a conflict of interest in this matter, recused himself from the application, and remained in attendance as the applicant.
- ii. Walt Lindgren presented the application.
- iii. Staff Chris Samples presented the staff report.
- iv. Public testimony was received from Patrick Temple and Peggy Clements.
- v. The Committee closed public testimony.
- vi. Committee member Gresham moved to approve the application with the following additional site specific conditions:

1. Wood fencing shall be utilized as the fencing material.
  2. If the parking configuration along the northside of the property cannot be approved by the irrigation company having jurisdiction, three parking spaces may be installed instead of the four spaces proposed along this property line.
- vii. Committee member Hurd seconded. The motion carried unanimously.

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

**VIII. DISCUSSION**

**IX. ADJOURNMENT-ACTION ITEM**

- A. The meeting was adjourned at 4:00 pm.



3/5/19

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