MINUTES
Design Committee
3:00 PM
Monday, March 2, 2020
City Council Chambers – 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. SUBFY2020 – 5 was moved to item a on the public hearing agenda.
   B. DSRFY2019 – 18 was moved to item c on the public hearing agenda.
   C. DSRFY2019-21 was moved to the consent agenda after the applicant
      agreed with the draft decision, no one from the public wished to testify in
      opposition and no committee member had an objection.

IV. CONSENT AGENDA- ACTION ITEM
   A. February 18, 2020 Minutes
   B. DSRFY2019 – 21: Jeff Likes with ALC Architecture is requesting
      modification of a Design Review approval of a façade remodel located at
      3840 W. Chinden Blvd., Ada County Parcel R2734502515. The
      application was originally approved on November 4, 2020.

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

V. OLD BUSINESS-ACTION ITEM- NONE

VI. NEW BUSINESS-ACTION ITEM- NONE
   A. 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

I. Joe Canning presented the application.
II. Staff Chris Samples presented the staff report.
III. Public testimony was heard from:
   a. Frank Page in opposition, noting the following:
      a. Original approval did not have to have a privacy fence. They are multi-family town houses.
      b. Pam Gaines a year ago agreed to put a fence up at the site. Wants a privacy fence.
   b. Irrigation ditch along south property line, close to the line. Concerned with the impact of a fence on the easement for the irrigation ditch. The ditch pulls across the property line at the end of the southwest property corner, so a fence may be an issue at that location.

V. Public testimony was closed.
VI. Committee member Labrie moved to recommend approval as submitted.
VII. Committee member Gresham seconded.
VIII. The motion passed unanimously.

B. 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. Continued from the 2/18/2020 hearing.

I. Bill Truax and Deborah Nelson, applicant’s legal counsel, Jeremy Puttman, applicant’s architect presented the application.
II. Staff Chris Samples presented the staff report. The following late exhibits were added to the record:
   a. Public comment from David Buccolo
   b. Applicant response to staff report
   c. Applicant power point presentation
III. Public testimony was heard from:
   a. Charles Williams in opposition, noting:
      a. Lives directly west of project
      b. Agreement with City for use of house on the property adjacent to development.
      c. 30’ x 100’ grassy area – development would prevent sunlight from getting to this area
   b. David Buccolo in opposition, noting:
      a. Supports commercial development on site, but issue is with residential component
      b. Residential portion was marketed one way, invested considerable money into property based on previous design
      c. Proposed design robs adjacent properties of privacy and light, as townhomes are south facing
d. Building height and footprint too high and dense

e. Supportive of design like 405 E. 42nd Street, but wants HVAC screened unlike 405 E. 42nd Street

IV. Bill Truax and Deborah Nelson provided rebuttal testimony.

a. 405 E. 42nd St. screening is being worked through and was not a city error.
b. Setbacks and buffer space: We are significant investors in area. We are buying townhomes back and property values are going up.
c. Setback from Freeride has been reduced since Design Review Pre-Application meeting.
d. Massing reduced from previously approval.
e. Overall height consistent with mixed use zone.
f. Agrees with condition that irrigation company must verify trees cannot be planted in easement.

V. Public testimony was closed.

VI. The Committee requested the applicant come back with the following materials:

a. Revised elevations showing a reduced height, including parapet to 72’ maximum
b. Plans showing the relationship of the building to the adjacent properties
c. Plans showing more roofline undulation and variation along the N. Adams Street elevation.
d. Entryways should be more clearly depicted and delineated for tenants, guests, deliveries, and other persons.

VII. Committee member Gresham moved to continue to a date certain of March 16, 2020

VIII. Committee member Labrie seconded.

IX. The motion passed unanimously.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

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 4:31 pm.

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