



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, April 6, 2020

Held via Phone and Video Conference
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 by Video: Derek Hurd, Maureen Gresham
 - B. Appointed Members by Phone: Brett Labrie
 - C. Planning Official by Video: Jenah Thornborrow
 - D. Planner by Video: Chris Samples

 - III. **ACTION ITEM - CHANGES TO AGENDA**
 - A. DSRFY2019 – 10 was moved to the consent agenda for approval after the applicant did not object to the staff report and draft findings, no Committee member had an objection, and no one from the public wished to testify.

 - IV. **CONSENT AGENDA- ACTION ITEM**
 - A. March 16, 2020 Minutes
 - B. **DSRFY2019 – 10**: Mysti Stelluto is requesting a determination of substantial compliance for proposed changes to the window configuration of a multi-family structure. The property is located at 9555 W. State Street, Garden City, ID 83714; Ada County Parcel # s0514438580: Approval

Committee member Labrie 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 – 06**: Victor Ferral with BRS Architects is requesting a pre-application conference to discuss additional changes to a proposed industrial development. The property is located at 5320 N. Sawyer Ave., Garden City, ID 83714; Ada County Parcel #r1055420071.
 - I. Victor Ferral presented the pre-application.

- II. Staff Chris Samples presented the staff report.
- III. The Committee made the following requests:
 - a. Provide landscaping that meets Garden City Code 8-4I
 - b. Incorporate more fenestration and modulation into the elevations
 - c. Consider reevaluating the middle access point or consider screening such as landscaping the loading bay doors at the middle access
 - d. Consider changes to the roofline pitches for more roofline variation
 - e. Provide additional material changes and identify them in the materials
 - f. Consider raising the height of the structures for more street presence
 - g. Change the look of the structures to have a less prefabricated design pursuant to 8-4C-5;
 - h. Add architectural elements to reduce prefabricated look and to increase change in depth and scale the buildings down to a pedestrian friendly look along the street
 - i. Provide documentation that utility easement along N. Sawyer prohibits trees within required landscape areas

B. DSRFY2020 – 09: Kevin Reed is requesting a pre-application conference to discuss a four-unit multi-family development. The property is located at 4057 N. Adams street, Garden City, ID 83714; Ada County Parcel # r2734501971.

- I. Kevin Reed presented the pre-application.
- II. Staff Chris Samples presented the staff report.
- III. The Committee made the following requests:
 - a. Show pedestrian connectivity to units
 - b. Make pedestrian entrance look more prominent and less garage oriented
 - c. Show required amenities for a multi-family development
 - d. Incorporate more glazing in front elevation, especially on upper floor bedroom

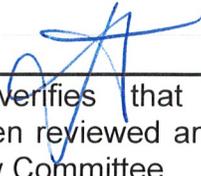
VIII. DISCUSSION

A. CPAFY2018-6: Changes to Flood Hazard Ordinance and Adoption of revised Flood Insurance Rate Maps.

- I. Director Jenah Thornborrow presented the proposed upcoming ordinance changes for discussion
- II. The ordinance is scheduled before the Design Committee at the 4/20/2020 hearing.

IX. ADJOURNMENT-ACTION ITEM

- a. The meeting adjourned at 5:17 pm



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