

MINUTES
Design Committee
3:00 PM
Monday, May 18, 2020
Held via 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, Brett Labrie
B. Planning Official by Video: Jenah Thornborrow
C. Planner by Video: Chris Samples
- III. ACTION ITEM - CHANGES TO AGENDA**
- IV. CONSENT AGENDA- ACTION ITEM**
A. May 4, 2020 Minutes

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**
- VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM – NONE**
A. [MPUDFY2020 – 2/DSRFY2020 – 13](#): Ben Semple with Rodney Evans + Partners, PLLC is requesting a site layout template, minor planned unit development, and design review associated with a five unit subdivision located at 204 E. 43rd St., Garden City, ID 83714; Ada County Parcel # R2734500776.
I. Ben Semple presented the application
II. Chris Samples presented the staff report.
III. No one wished to testify on the matter.
IV. Public testimony was closed.
V. Committee member Hurd moved to approve the application with the following additional conditions:
a. The template shall be amended to include the following:

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- a. Pedestrian connectivity must be provided directly from the front door of each unit to the sidewalk.
 - b. The unit fronting the street must front onto the street.
 - c. The interior sidewalk/pathway must be of a different material or have a rolled curb to differentiate it from the internal driveway.
 - d. Cross access agreements are required to ensure access between adjacent properties
 - e. A detached sidewalk meeting the requirements of Garden City Code and the Garden City Sidewalk Policy is required unless there is an existing attached sidewalk in good repair
 - f. The area shown as pavers in the fire turnaround shall be labeled as a plaza.
 - g. Remove all references to specific utility easements.
- VI. Committee member Gresham seconded the motion.
 - VII. The motion carried unanimously.

- B. [DSRFY2020 – 14](#):** Patrick Hugens with Hutchinson Smith Architects is requesting a combined pre-application conference and Design Review approval for a multi-family development. The property on six parcels located at the intersection of E. 43rd St. and N. Adams St.
- I. Bob Smith presented the application.
 - II. Chris Samples presented the staff report.
 - III. Public testimony was heard from:
 - a. Chris Allenson in neutral. Mr. Allenson requested information on how the development would impact bicycle safety.
 - b. Brenda Morse in favor. Ms. Morse indicated that she liked the vehicle connection from N. Adams St. to E. 43rd St.
 - IV. Bob Smith presented rebuttal testimony, noting how the development protected bicycle safety by requiring drivers at the entrances to slow down before proceeding into the street.
 - V. Public testimony was closed.
 - VI. Committee member Labrie moved to request the applicant return to the June 1, 2020 hearing with revised materials with the following changes:
 - a. Provide a landscaping plan showing compliance with the tree planting and class requirements of Garden City Code 8-4I and showing landscaping at the commercial terrace area.
 - b. Provide revised plans demonstrating the interaction between bicycles, pedestrians, and the commercial terrace area. Show where bicycle parking is to be located.
 - c. Provide a revised west elevation showing the view impact of vehicles on adjacent properties.
 - d. Provide information related to the fencing, this includes the impact of vehicle headlights and demonstrating mitigation measures to eliminate glare.

- e. Address elevation of the N. Adams St. with regards to roofline variation, fenestration, and the impact of the building to the pedestrian.
 - f. Provide material samples and colors of the proposed building.
- VII. Committee member Gresham seconded the motion.
VIII. The motion carried unanimously.

VIII. PRE-APPLICATION CONFERENCE – ACTION ITEM

A. DSRFY2020 – 17: Chad Weltzin with Erstad Architects is requesting a pre-application conference for a proposed multi-family development. The property is located at 411 E. 43rd St. Ada County Parcel # R2734521516.

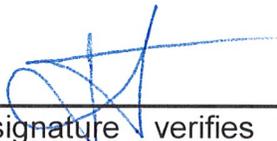
- I. Chad Weltzin presented the application.
- II. Chris Samples presented the staff report.
- III. The Committee provided the following requests and comments:
 - a. There is flexibility in the dimensioning of guest parking spaces. Residential spaces must be dimensioned per Garden City Code 8-4D and be located in a garage when required.
 - b. Provide a revised elevation of the E. 43rd St. demonstrating the relationship of the building to the street and the pedestrian.
 - c. Provide additional garage screening to screen parking from adjacent residences. This includes addressing height, materials, and screening vehicle headlights from glare onto adjacent properties.
 - d. Address the parapets and modulation of the building. Where the white and blue panel elements that are recessed in, those heights can be varied for roofline modulation.
 - e. Improve pedestrian connectivity through paving material changes and striping. Pedestrian connectivity should connect building residents to the street.

IX. DISCUSSION

- A.** The Committee requested staff note review for code investigation concerning:
- I. Defining mixed-use development
 - II. Changes to parking space dimensions, and parking structures.

X. ADJOURNMENT-ACTION ITEM

A. The meeting adjourned at 5:06 pm



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