



6015 Glenwood Street ☐ Garden City, Idaho 83714
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MINUTES Design Committee

3:00 PM

Monday, July 15, 2019

Mayor's Conference Room – City Hall
6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

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

II. ROLL CALL

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

III. ACTION ITEM - CHANGES TO AGENDA

I. CONSENT AGENDA- ACTION ITEM

- A. Minutes of July 15, 2019 Hearing
 - i. Committee member Hurd moved to approve the consent agenda.
 - ii. Committee member Gresham seconded. The motion carried unanimously.

II. NEW BUSINESS – ACTION ITEM

- A. SAPFY2019-1/PUDFY2019-1: Sherry McKibben with McKibben + Cooper Architects and Urban Design are requesting approval of Specific Area Plan and Planned Unit Development Applications for the 34th Street Area. The scope of the plan includes 34th Street, Carr Street, Clay Street, Chinden Boulevard, Osage Street, and 33rd Street.
 - a. Hannah Ball and Sherry McKibben presented the application.
 - b. Chris Samples presented the staff report.
 - c. Public testimony was received from no one.
 - d. Public testimony was closed.
 - e. Committee member Gresham moved to recommend approval of the application with the following additional and modified conditions of approval:
 1. The CC&R's shall include:
 2. Language detailing maintenance procedures for the mixed use public plaza adjacent to the Boise River and Greenbelt
 3. A clause requiring City Council permission to dissolve the HOA
 4. Waiver of the 70' setback pursuant to GCC 8-3E-4D shall be decided by the City Council.
 5. Four (4) and five (5) story buildings located on properties adjacent to the Boise River and the Greenbelt shall be stepped back to provide pedestrian and façade relief.
 6. Future connection required by the Original Townsite Circulation Network Plan shall be developed at the property adjacent to the

Boise River and Greenbelt when the property to the west redevelops. An easement for this connection shall be provided.

7. On page 72 of the SAP book, the terms “shall” and “will” are considered mandatory and the terms “should” and “may” are considered permissive.
- f. Committee member Hurd seconded. The motion carried unanimously.

III. OLD BUSINESS-ACTION ITEM

IV. PRE-APPLICATION CONFERENCE

- A. SUBFY2019-2: Marla Carson with neUdesign Architecture is requesting Design Review approval of a pre-application request for new single-family housing called Swain Townhomes. The 7.87 acre site is located at N. Glenwood St.; Ada County Parcel S0536141952. The property is within the Mixed Use (M) zoning district. A pre-application conference was held on this item on May 6, 2019. The applicant has requested this meeting to discuss revised materials.
 - a. Marla Carson presented the revised materials.
 - b. The Committee provided the following comments and requests:
 1. Provide a detailed landscape plan.
 2. Demonstrate better connectivity to get pedestrians across the main drive lane, to connect pedestrians to east, and connectivity at center spine across the main drive lane.
- B. DSRFY2019-17: Pam Gaines with neUdesign Architecture is requested Design Review approval of a pre-application request for an eight unit single family housing development located at 404 E. 49th Street, Ada County Parcel # R7334160441. The property is within the R-3 Medium Density Residential zoning district.
 - a. Pam Gaines presented the proposed development
 - b. The Committee provided the following comments and requests:
 1. Create more glazing on the 49th St. facing door.
 2. Create pedestrian connectivity that connects to existing pathway on adjacent property (Legacy Apts.).
 3. Show sidewalk connectivity on plans.

V. DISCUSSION

VI. ADJOURNMENT-ACTION ITEM

- A. The meeting adjourned at 4:50 pm.

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