



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, October 1, 2018
City Council Chambers – City Hall
6015 Glenwood Street, Garden City, Idaho

-
- I. **CALL TO ORDER AT 3:00 PM**
- II. **ROLL CALL**
- A. Appointed Members Present: Brett Labrie, Maureen Gresham
 - B. Appointed Members Absent: Derek Hurd
 - C. Design Review Member Planning Official Present: Jenah Thornborrow
 - D. Garden City Development Services Staff: Chris Samples
- III. **ACTION ITEM - CHANGES TO AGENDA**
- A. **DSRFY2018-33** – Ward Schwider with Architectural Productions is requesting a pre-application meeting for a proposed new residential construction of 52 units of apartments and office condos. The 1.4 acre site is located at 6017 W. State St., Garden City, ID 83714; Ada County Parcel s0630244230; par #4320 of nw4 sec 30 4n 2e #241050-s. The property is within the C-2 zoning district and in the Residential Low Density designation of the Comprehensive Plan. **The applicant was not able to attend the meeting and requested the item rescheduled to an undetermined future date.**
- IV. **ACTION ITEM - CONSENT AGENDA**
- A. **Minutes of 9/17/2018**
 - a. Labrie moved to approve the consent agenda.
 - b. Gresham seconded. The motion passed unanimously.
- V. **PRE-APPLICATION DISCUSSIONS**
- VI. **ACTION ITEM - NEW BUSINESS**
- A. **DSRFY2018-30** - Jeff Hatch with Hatch Design Architecture is requesting a design review approval for an approximately 4,320 s.f. new commercial construction for a multi-tenant flex building. The 0.689 acre site is located at 501 E. 47th 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.
 - a. Jeff Hatch and Brian McGaha presented the application.
 - b. Gresham moved to approved the application with the following site specific conditions of approval:

1. Canopies depicted on the west elevation should be moved over to the bay doors.
 2. Revised elevations showing compliance with the 15% glazing requirement found in Garden City Code 8-4C-3(A)(4) must be submitted. A reduction in door glazing is allowed provided the change does not go below the 15% glazing requirement. This revision can be reviewed administratively.
 3. The stucco portion of the building must be offset by at least four inches.
 4. Doors must be of a dark or two tone color or material.
 5. Revised elevations depicting garage doors with glazing must be submitted for administrative approval.
- c. Labrie seconded. The motion carried unanimously.

VII. ACTION ITEM - OLD BUSINESS

A. DSRFY2015 – 00014, DSRFY2017 – 11 and DSRFY2018-23 - Pamela Gaines with NeuDesign, LLC is requesting Design Review approval for an amendment to a previously approved design for the Carlton Bay Subdivision. The Design Review Committee approved the design of attached multi-family dwelling units (townhomes) located between Carlton Bay Dr. and Lakeland Dr. on August 17, 2015 and June 16, 2018. The requested approval includes modifications to the elevations for 10331, 10339, 10347, 10355, 10361, 10369, 10375, 10383, 10389, 10397, 10405 & 10411 W. Carlton Bay Dr.

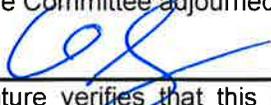
- a. Cody Weight presented the proposed revisions
- b. Labrie moved to approve the revised elevations with the following site specific conditions:
 1. Garage doors must be painted to match color scheme of unit.
 2. Landscaping and screening shall remain as previously approved.
 3. The revised plans received on September 11, 2018 are the approved elevation plans.
- c. Gresham seconded. The motion carried unanimously.

VIII. DISCUSSION

- a. None.

IX. ACTION ITEM – ADJOURNMENT

- a. The Committee adjourned at 4:05 pm.


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

10/16/18