



## CITY OF GARDEN CITY

6015 Glenwood Street ☐ Garden City, Idaho 83714  
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### MINUTES Design Committee 3:00 PM

Monday, October 5, 2020  
City Council Chambers – City Hall  
6015 Glenwood Street, Garden City, Idaho

Online accommodations: <https://zoom.us/j/8188588340> or Phone In # 301-715-8592

Meeting ID: 818 858 8340

Meeting Phone In: 301-715-8592 (Enter Meeting ID, then # to join)

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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: Derek Hurd, Maureen Gresham, and Brett Labrie via Zoom.
    - B. Planning Official: Jenah Thornborrow in person.
    - C. Planner: Hanna Veal in person and Betty Gumm via Zoom.
  
  - III. **ACTION ITEM - CHANGES TO AGENDA**
  
  - IV. **CONSENT AGENDA- ACTION ITEM**
    - A. [September 21, 2020 Minutes](#)
      - I. Minutes modified to use DSRFY2020-25: Decision Document language.  
  
Committee member Hurd recused himself.  
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**

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VI. NEW BUSINESS – ACTION ITEM

A. **DSRFY2020-14**: Patrick Hugens with Hutchinson Smith Architects is requesting a Design Review Committee Hearing for the modifications to the design of The River at Parkway Apartments. The property is located at Ada County Parcel #R2734521583 and near the intersection of E. 43rd St. and N. Adams St.

- I. Bob Smith presented the application.
- II. Staff, Hanna Veal, presented the staff report.
- III. There was no public testimony.
- IV. Discussion included:
  - a. Changes in aluminum windows to vinyl.
  - b. Changes of balconies are more uniform instead of stepping up.
  - c. The reduction in parking to 145 spots, deficient to the requirement of code's 167.
  - d. Removal of 3<sup>rd</sup> level parking structure.
  - e. Addition of windows.
- V. Committee Member Hurd moved to approve the application as conditioned.
- VI. Committee Member Gresham seconded the motion.
- VII. The motion passed on a 3/3 vote.
- VIII. The motion passed unanimously.

B. **SUBFY2020-01**: David Hale with Hale Development is requesting approval recommendations for a proposed combined preliminary and final plat subdivision with a planned unit development for a proposed 61-unit townhome development. The property is located at Ada County Parcel # RS0536141980. **Continued from September 21, 2020 Design Review Committee Hearing.**

- I. David Hale presented the application.
- II. Staff, Hanna Veal, presented the staff report.
- III. There was no public testimony.
- IV. David Hale provided rebuttal testimony. (48:44)
  - a. Settlers Canal has been altered overtime and most correspondence between the applicant and Settlers Canal has to do with the proposed retaining walls, not using the canal as an amenity.
  - b. The development should provide for a safe route and connection from Glenwood to Fred Meyer.
  - c. Applicant is in support of incorporating water features into the monument sign for the development.
  - d. Clarification of 6' wrought iron fence along the south side of the property and a 42" fence along the property line adjacent to Fred Meyer.
  - e. The Planned Unit Development code required variety in housing is met townhome groupings consisting of either two, three or four units.

- f. The design of the proposed units has not changed since the last application. Fenestration of the end units has changed slightly.
- V. Public Testimony was closed.
- VI. Discussion included:
  - a. Code requires that sidewalks on the adjacent public roads be detached, the sidewalks around the proposed cul-de-sac should be detached where they connect to 53<sup>rd</sup> street to facilitate remainder of 53<sup>rd</sup> Street to be code compliant.
  - b. Fencing gate should work with topography of the property.
  - c. Lack of connection on the south property line.
  - d. The connection between the proposed development and Fred Meyer (to the north) is not approved yet, and needs to be existing prior to final plat approval.
- VII. Committee Member Labrie moved to approve the application as conditioned in the draft decision with the request to add:
  - a. Sidewalk shall be a detached sidewalk at the cul-de-sac connection to 53<sup>rd</sup> street.
  - b. Emergency easement and pedestrian easement to Fred Meyer's property must be received prior to the final plat approval.
  - c. Further Design Review Committee approval required for the additional fenestration of the end units
  - d. Further Design Review Committee required approval for the south side future connectivity.
- VIII. Committee Member Gresham seconded the motion.
- IX. The motion passed on a 3/3 vote.
- X. The motion carried unanimously.

## VII. PRE-APPLICATION CONFERENCE

- A. [DSRFY2020-27](#): Jeff Head with Pivot North Architecture is requesting a Design Review Pre-Application conference to discuss the proposal of a 15 unit, two story town home development. The property is located at 4539 N. Adams Street, Garden City, ID 83714; Ada County Parcel #R2734500168.
  - I. Jeff Head and Brian Wenzel presented the application.
  - II. There was no staff report.
  - III. The Committee made the following comments and suggestions:
    - a. Connectivity to back units need to be more centralized to the development.
    - b. No architecture comments
    - c. Promenade landscaping elements from entrance at Adams street through entire development.
    - d. PUD required
    - e. The roofline "halos" are proposed to be of wood or metal.
    - f. Screening of mechanical equipment required.
    - g. Speak to ACHD about off-site parking on Adams Street.
- B. [DSRFY2020-28](#): Katrina Kulm with Answer Charter School is requesting a Design Review Pre-Application conference to discuss the proposal of a

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new parking lot and an addition to the existing Anser Charter School. The property is located at 202 E. 42nd Street, Garden City, ID 83714: Ada County Parcel #R2734501132.

- I. Katrina Kulm, Michelle Dunstan, and Heather Dennis presented the application.
- II. There was no staff report.
- III. The Committee made the following comments and suggestions:
  - a. There are no proposed windows along 42<sup>nd</sup> St. if there are to be proposed windows, they will be higher on the wall to promote classroom privacy.
  - b. Provide connectivity to 42<sup>nd</sup> street from the plaza.
  - c. Massing of the new proposed building is permissible, as well as the relationship to the street.
  - d. Although the building does not meet the street frontage requirements, the plaza and the proposal of enhancing the relationship to the street is meeting the intent of code.
  - e. The parking and playground flex space is to primarily be used for play space except for on certain days when special events occur.
  - f. Create and architecturally appealing entranceway on the new building.

C. [DSRFY2020-29](#): Jeff Hatch with Hatch Design Architecture requesting new construction at the southeast corner of Maple Grove and Chinden Ada County Tax Parcel # S0526417340

- I. Jeff Hatch presented the application.
- II. There was no staff report.
- III. The Committee made the following comments and suggestions:
  - a. Fencing as proposed precludes relationship to both Maple Grove and W. Chinden Blvd.
  - b. Storage sheds should be of similar materials and architectural features as the principal structure.
  - c. The window depths must remain the same, as it helps with fenestration of the walls of the proposed buildings.
  - d. Analyze the affects of connection to the rest of the commercial strip development, and its impact on through-traffic.
  - e. Principal structure needs an identifiable public entryway.
  - f. JUB Engineering might have a plan in place to create a W. Chinden Sidewalk adjacent to the property. The proposed development must adequality provide connection to this sidewalk.

**VIII. DISCUSSION- NONE**

**IX. ADJOURNMENT-ACTION ITEM**

- A. The meeting adjourned at 6:13pm.

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

DRAFT