



# CITY OF GARDEN CITY

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## MINUTES Design Committee

3:00 PM

Monday, December 16, 2019  
Mayor's Conference Room – City Hall  
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: Derek Hurd, Brett Labrie  
B. Planning Official: Jenah Thornborrow  
C. Planner: Chris Samples  
D. Absent: Maureen Gresham
- III. **ACTION ITEM - CHANGES TO AGENDA**
- IV. **CONSENT AGENDA- ACTION ITEM**
- A. December 2, 2019 Minutes
- 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**
- VII. **PRE-APPLICATION DISCUSSIONS-ACTION ITEM – NONE**
- A. **DSRFY2020 – 1**: Greg Toolson with JGT Architecture is requesting a pre-application conference to discuss a proposed structure expansion. The property is located at 5311 N. Glenwood St., Garden City, ID 83714; Ada County Parcel # R8179960200.
- a. Greg Toolson presented the pre-application materials.  
b. The Committee made the following comments and suggestions:
1. Show the required landscaping and where it is located.
  2. GCC 8-4C doesn't apply because there is not a façade on a public street.
  3. The decision shall be made administratively.
- B. **DSRFY2020 – 2**: Jeff Likes with ALC Architecture is requesting a pre-application conference to discuss a proposed façade change to an existing

structure. The property is located at 3933 W. Chinden Blvd., Garden City, ID 83714; Ada County Parcel # R2734510909.

- a. Jeff Likes presented the pre-application materials.
  - b. The Committee made the following comments and suggestions:
    1. Landscaping is required along Stockton Street.
    2. Roof architecture should go all around the building.
    3. There should be more distinction with building elements. There should be greater distance in roof element height than 1' 4".
    4. The façade should address Chinden with such elements as plaza space and pedestrian connectivity.
    5. Consider looking for opportunity for material change in walls. The building needs a more pedestrian friendly feeling.
    6. Consider canopies for more detail.
    7. Glazing needed along Stockton.
    8. Consider the use of materials that isn't metal, such as materials with a warmer feel.
    9. A committee decision is required.
- C. **SUBFY2020 - 1**: David Hale with Hale Development is requesting a pre-application conference to discuss a planned unit development, preliminary plat subdivision, development agreement modification and design review for a proposed 72-unit townhome development. The property is located at Ada County Parcel # S0536141980.
- a. David Hale presented the pre-application materials.
  - b. The Committee made the following comments and suggestions:
    1. Consider adding site building pop outs or another solution to add fenestration to the elevations on street/common driveway visible side facades.
    2. Consider adding a more plaza like design at terminus point. Consider addressing internal circulation and amenities, such as a potential dog park or community garden for access drive to be more plaza like.
    3. Consider looking at sidewalk that takes accesses into account to create more consistent sidewalk. Consider other treatment to define sidewalk and other solutions.
    4. Consider adding connectivity across long strip of parking on southwest end.
    5. Consider connectivity to amenity area, such as addressing the fire lane as an amenity.

## VIII. DISCUSSION

- A. Holiday Appreciation: Mayor Evans thanked the Committee for their service and gave them gifts on behalf of the City.

## IX. ADJOURNMENT-ACTION ITEM

- a. Hurd moved to adjourn
- b. Labrie seconded
- c. The motion passed unanimously.
- d. The meeting adjourned at 4:45 pm.



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

2/3/2020