



**BOISE CITY DESIGN REVIEW COMMITTEE  
HEARING MINUTES  
MAY 12, 2021**

I. CALL TO ORDER

PRESENT: Zabala, Semple  
REMOTE: Marsh, Aguilar  
ABSENT: Rudeen, Talboy, Zuckerman

II. MINUTES

1. Design Review Committee Minutes / April 14, 2021

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Thomas Zabala, Committee Member                         |
| <b>SECONDER:</b> | Ben Semple, Committee Member                            |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |

III. DEFERRAL

4. **DRH21-00138 / Ryan Drew, Larson Architects**

Location: 7953 W. Targee Street

Construct three new single-story warehouse buildings totaling approximately 60,000 square feet with associated site improvements on property located in a M-1D (Light Industrial with Design Review) zone.

|                  |   |                               |
|------------------|---|-------------------------------|
| <b>RESULT:</b>   | <b>DEFERRED [UNANIMOUS]</b>                             | <b>Next: 6/9/2021 6:00 PM</b> |
| <b>MOVER:</b>    | Ben Semple, Committee Member                            |                               |
| <b>SECONDER:</b> | Jessica Aguilar, Committee Member                       |                               |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |                               |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |                               |

#### IV. CONSENT AGENDA

1. **DRH21-00008 / Jay Gibbons, South Beck & Baird**  
Location: 2850 W. Fletcher Street  
Construct a new mixed-use development with 358 residential units, offices, commercial space, and structured parking in three buildings from four to seven stories with associated site improvements on property located in a C-5DD (Central Business with Downtown Design Review) zone. *(This item was deferred at the March 10 and April 14, 2021 hearings.)*
  
2. **DRH17-00072 / Albertson's Companies**  
Location: 3453 E. Parkcenter Boulevard  
Request for a two-year time extension to construct a new grocery store and fuel center on property located in a SP-02 (Barber Valley Specific Plan) zone.
  
5. **DRH21-00142 / Wesley Steele, Steele Architecture**  
Location: 5917 W. Clinton Street  
Construct a new approximately 17,646 square foot single story multi-tenant industrial building with associated site improvements on property located in a M-1D (Central Business with Downtown Design Review) zone.
  
8. **DRH21-00145 / Jay Gibbons, South Beck & Baird**  
Location: 580 N. Cole Road  
Construct a new five-story mixed-use building with ground floor retail, self-service storage, structured parking, and 136 residential units with associated site improvements on property located in a C-2D/DA (General Commercial with Design Review and Development Agreement) zone.

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|------------------|---|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Thomas Zabala, Committee Member                         |
| <b>SECONDER:</b> | Ben Semple, Committee Member                            |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |

V. NEW BUSINESS

3. **DRH21-00129 / Matt Witt, Rocky Mountain Companies**

Location: 3310 W. State Street

Construct a new approximately 6,923 square foot car wash building with associated site improvements on property located in a C-2D (General Commercial with Design Review) zone.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Jessica Aguilar, Committee Member                       |
| <b>SECONDER:</b> | Ben Semple, Committee Member                            |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |

6. **DRH21-00143 / Mitchell Korte, CDG Acquisitions, LLC**

Location: 1909 W. Boise Avenue

Construct a new three-story mixed-use building with ground floor commercial, 175 residential units, and amenity space with associated site improvements on property located in a pending R-OD/DA (Residential Office with Design Review and Development Agreement) zone.

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|------------------|---|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Ben Semple, Committee Member                            |
| <b>SECONDER:</b> | Thomas Zabala, Committee Member                         |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |

7. **DRH21-00144 / Tonn Peterson, Ball Ventures Ahlquist**

Location: 200 N. 4th Street

Construct a new thirteen-story mixed-use building consisting of two towers with ground floor retail, office space, 100 residential units, and structured parking with associated site improvements on property located in a pending C-5DD/DA (Central Business with Downtown Design Review and Development Agreement) zone.

**Approved with modified conditions:**

**10. Defer to construction hours noted in conditions of approval for CUP20-00023.**

**1.b. Incorporate evergreen species in parking garage greenscreen on north side of building with the proposed Virginia Creeper.**

**1.i. Applicant shall return to the Design Review Committee for a public worksession at the completion of Design Development to review the following:**

- a. Exterior material details including physical samples.**
- b. Details of the proposed VTAC/PTAC units including exterior ventilation.**
- c. Exterior lighting details including photometrics.**
- d. Master signage plan.**
- e. Finalized ACHD conditions of approval including configuration of the alley.**
- f. Any design changes as a result of design development.**

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Thomas Zabala, Committee Member                         |
| <b>SECONDER:</b> | Ben Semple, Committee Member                            |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |

**9. DRH21-00146 / Jackson Bidwell, neUdesign Architecture**

Location: 2007 S. Saturn Way

Construct a new self-service storage facility with twelve buildings and associated site improvements on property located in a pending C-3D (Service Commercial with Design Review) zone.

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|------------------|---|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Ben Semple, Committee Member                            |
| <b>SECONDER:</b> | Jessica Aguilar, Committee Member                       |
| <b>AYES:</b>     | Thomas Zabala, Ben Semple, Jessica Aguilar, James Marsh |
| <b>ABSENT:</b>   | David Rudeen, Robert W. Talboy, Dana Zuckerman          |

**VI. ADJOURNMENT**