



**BOISE CITY DESIGN REVIEW COMMITTEE  
HEARING MINUTES  
JANUARY 9, 2019**

I. CALL TO ORDER

PRESENT: Marsh, Smith, Otradosky, Zabala, Rudeen, Semple  
ABSENT: Aguilar, Talboy

II. MINUTES

Design Review Committee Minutes | December 12, 2018

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	David Rudeen, Co-Chair
<b>SECONDER:</b>	Ben Semple, Committee Member
<b>AYES:</b>	Marsh, Smith, Zabala, Rudeen, Semple
<b>ABSTAIN:</b>	Nicholas Otradosky

III. DEFERRALS

7. **DRH18-00562 | Matthew Witt**

Location: 7350 W. Victory Road Construct an approximately 6,430 square foot medical clinic in a M-1D (Limited Industrial with Design Review) zone.

10. **DRH18-00564 | Matthew Witt**

Location: 8506 and 8590 West Overland Road Construct an approximately +/-7,936 square foot express car wash building and site related improvements in a C-2D (General Commercial with Design Review) zone.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	David Rudeen, Co-Chair
<b>SECONDER:</b>	Jason Smith, Committee Member
<b>AYES:</b>	Marsh, Smith, Zabala, Rudeen, Semple
<b>ABSTAIN:</b>	Nicholas Otradosky

#### IV. CONSENT

4. **DRH18-00546 | Eric Hinderager**  
Location: 2370 S. Maple Grove Road Construct an approximately 130,820 square foot self-storage facility consisting of eleven structures in a M-1D/DA (Limited Industrial with Design Review and Development Agreement) zone.
5. **DRH18-00558 | Andy Thompson**  
Location: 1714 S. Helen Street Construct a new single-family home on a substandard lot of record, with a waiver request for a front setback of 15 feet, in a R-1C (Single Family Residential) zone.
6. **DRH18-00561 | Scott Thompson**  
Location: 6651 S. Eisenman Road Construct an approximately 20,000 square foot multi-tenant industrial flex building in a M-1D (Limited Industrial with Design Review) zone.
8. **DRH18-00563 | Lindsey Egbert**  
Location: 2811 N. Bogus Basin Road Construct an approximately 26,700 square foot, three-story enclosed storage building in a L-OD (Limited Office with Design Review) zone.
9. **DRH18-00565 | Renee Strand**  
Location: 323 W. Broad Street Construct an eight-story mixed-use housing project with 163 residential units, structured parking, and ground floor retail space in a C-5DD/DA (Central Business District with Downtown Design Review and Development Agreement) zone.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	David Rudeen, Co-Chair
<b>SECONDER:</b>	Ben Semple, Committee Member
<b>AYES:</b>	Marsh, Smith, Zabala, Rudeen, Semple
<b>ABSENT:</b>	Jessica Aguilar, Robert W. Talboy
<b>ABSTAIN:</b>	Nicholas Otradosky

V. NEW BUSINESS

1. **DRH18-00485 | Anne Howie**

Location: 2018 West Dora Street Construct a new detached garage on a substandard lot of record, with a waiver request to take driveway access from the street instead of the alley, in a R-1C (Single Family Residential) zone.

Anne Howie (Applicant's Representative): Opposed to condition 1.a. which requires the garage doors to face the alley. Presented two maps as Exhibits A & B.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Ben Semple, Committee Member
<b>SECONDER:</b>	David Rudeen, Co-Chair
<b>AYES:</b>	Marsh, Smith, Zabala, Rudeen, Semple
<b>ABSTAIN:</b>	Nicholas Otradosky
<b>ABSENT:</b>	Jessica Aguilar, Robert W. Talbo

2. **DRH18-00512 | Northwest Neighborhood Association**

Location: 8603 W. Sloan Street Appeal of an administrative approval to modify a previously approved residential development consisting of two duplexes and six four-plexes on property located in a R-2D (Medium Density Residential with Design Review) zone.

Richard Llewellyn (Northwest Neighborhood Association): Testified in opposition to the proposed modifications.

Robyn Lockett: Testified in opposition to the proposed modifications noting the changes should not occur solely for cost-saving measures as stated in the applicant's letter dated October 31, 2018. Added approving the architectural design changes will weaken the standards of design and therefore allow the City via the contractor to disinvest in the quality of the neighborhood.

Ted Martinez (Applicant): Testified the modifications to the proposal aren't tied to financial savings. Added they are trying to stay consistent with the neighborhood referring to other trellises located within three to seven blocks of their development. Noted they've tried to make a sense of entry by adding gables and moving some of the stone onto the columns. Stated they do want to keep housing affordable and the cost of the stone is minor, but upgrades add to the cost of rent.

Kris Mannion: Testified in opposition to the proposed modifications.

Jennifer Szvec: Testified in opposition to the proposed modifications.

Committee Member Zabala reiterated the fact cost-savings measure were indicated in the applicant's letter and Mr. Martinez's testimony contradicts the rationale in the letter that was sent as far as these being cost saving items. Added the quality of the homes represented in the photos show they are enhanced by having the stone base. Noted the nominal stone proposed around the entry columns does not make sense and the proposed trellis appears to be a cheap structure and doesn't have shade value.

Chairman Marsh agreed with the stone issue. Added the steel gazebo isn't aesthetically pleasing and there is opportunity for a better trellis. Posed a question to the Committee, "If this application came across as presented with the modifications would they be required to add stone or provide a steel type of structure in lieu of the trellis".

Committee Member Semple stated he appreciates the change in the gabled roofs on the front. He agreed the stone on the initial application increases the quality of those elevations. Noted there are approved bicycle shelters of the same material, design and style as the gazebo approved with the original application therefore to uphold consistency throughout a site that needs to come into play.

Committee Member Zabala moved to uphold the appeal on the basis it was not supported by substantial evidence and the applicant shall comply with all conditions as previously approved with DRH18-00090.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Thomas Zabala, Committee Member
<b>SECONDER:</b>	David Rudeen, Co-Chair
<b>AYES:</b>	Marsh, Smith, Zabala, Rudeen, Semple
<b>ABSTAIN:</b>	Nicholas Otradosky
<b>ABSENT:</b>	Jessica Aguilar, Robert W. Talboy

3. **DRH18-00529 | Jeff Hatch**

Location: 3000 S. Wise Way Construct an approximately 40,200 square foot self-storage facility consisting of five structures in a R-OD/DA (Residential Office with Design Review and Development Agreement) zone.

Sherry McKibben (Representative | Harris Ranch): Testified in support of the project.

Gary Veasy (Barber Valley Neighborhood Association): Testified in support of the project.

Javier Herrera: Shared concerns of possible increased traffic noting his home backs up to the proposed storage facility.

Jeff Hatch: Stated there are very minor traffic increases with storage facilities in comparison to residential sites.

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	David Rudeen, Co-Chair
<b>SECONDER:</b>	Nicholas Otradosky, Student Member
<b>AYES:</b>	James Marsh, Jason Smith, Thomas Zabala, David Rudeen
<b>ABSTAIN:</b>	Nicholas Otradosky
<b>ABSENT:</b>	Jessica Aguilar, Robert W. Talboy
<b>RECUSED:</b>	Ben Semple

VI. ADJOURNMENT