

**From:** [Brett Labrie](#)  
**To:** [Mariia Antonova](#)  
**Cc:** [Derek Hurd](#); [Hanna Veal](#); [Jenah Thornborrow](#); [Wyatt King](#)  
**Subject:** Re: DRC Agenda Monday, July 21st, 2025  
**Date:** Tuesday, July 15, 2025 9:24:20 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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From a DRC perspective, I believe the conditions of approval as drafted are appropriate. I do not have any additional comments to add. I don't believe a consultation meeting is necessary.

Brett G. Labrie, NCARB

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On Mon, Jul 14, 2025 at 4:49 PM Mariia Antonova <[mantonova@gardencityidaho.org](mailto:mantonova@gardencityidaho.org)> wrote:

Derek,

You are absolutely right.

We currently have two applications for this proposal, [CUPFY2025-0011](#) and Design Review. In the CUP decision document, I added the requirements that were described in the original CUP regarding uses.

I did not add the same conditions for use in Design Review, since they do not generally apply to Design Review. I only added that "Uses on the site shall remain consistent with the approved conditions outlined in CUPFY2025-0011"

This CUP scheduled for July 14<sup>th</sup> P&Z.

These accessory buildings look commercial, but the owner explains this by saying that he and his parents have a lot of cars, RVs, etc., and that they did not initially calculate how much space they would need to store it all.

Thank you!

Mariia

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**From:** Derek Hurd <[dhurd@gravitaslc.com](mailto:dhurd@gravitaslc.com)>

**Sent:** Monday, July 14, 2025 4:30 PM

**To:** Mariia Antonova <[mantonova@GARDENCITYIDAHO.ORG](mailto:mantonova@GARDENCITYIDAHO.ORG)>

**Cc:** Brett Labrie <[blabrie@ll-arch.com](mailto:blabrie@ll-arch.com)>; Hanna Veal <[hveal@GARDENCITYIDAHO.ORG](mailto:hveal@GARDENCITYIDAHO.ORG)>; Jenah Thornborrow <[jthorn@GARDENCITYIDAHO.ORG](mailto:jthorn@GARDENCITYIDAHO.ORG)>; Wyatt King <[wking@GARDENCITYIDAHO.ORG](mailto:wking@GARDENCITYIDAHO.ORG)>

**Subject:** Re: DRC Agenda Monday, July 21st, 2025

In the original CUP for the first accessory structure, there were stipulations and clarifications that this was solely a residential use for the single family dwelling. I feel those conditions, clarifications, and verifications should extend through and be reiterated in this additional structure, if approved.

Is there any policy on when an accessory use becomes the actual use?

Primary Residence living space: 2,230 SF

Accessory uses: 5,906 SF

Comprised of:

1. Garage 1,250 SF
2. First accessory structure (approved 2020): 3,360 SF
3. Second accessory structure (proposed): 1,296 SF

It looks and feels very commercial.

I'd hate for this to end up being a bait and switch for a future commercial change with no regards to commercial building design regulations.

Derek Hurd

208.841.4112

On Mon, Jul 14, 2025 at 5:12 PM Mariia Antonova <[mantonova@gardencityidaho.org](mailto:mantonova@gardencityidaho.org)> wrote:

Good afternoon,

Please see the attached agenda for the consultation scheduled on Monday, July 21st, 2025.

There is only one item listed, which I've scheduled for discussion. However, I believe a consultation may not be necessary

Let me know if you have any comments.

Sincerely,

**Mariia Antonova**

Assistant Planner

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