

**From:** [Brett Labrie](#)  
**To:** [Mariia Antonova](#)  
**Cc:** [D Hurd](#); [Hanna Veal](#); [Jenah Thornborrow](#); [Wyatt King](#)  
**Subject:** Re: DRC November 17th, 2025  
**Date:** Friday, November 14, 2025 11:35:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

---

Mariia,

I believe that if the roof deck is to be considered in the determination, it must be integrated into the architecture and be permanent in nature. Their proposed solution will be nothing more than some posts sticking up in the air during the winter when most shade sails are taken down to avoid damage.

The deck at 35th & Clay is a good example of a roof deck that provides year round usability and strong integration with the building architecture.

Thanks.

**Brett G. Labrie, NCARB**

**208.869.9319**

[LL-Arch.com](#)



247 N. Eagle Rd  
Eagle, Idaho 83616

*Inspire, Enhance, & Enrich Lives*  
*Live Life Like it Matters*

On Fri, Nov 14, 2025 at 10:58 AM Mariia Antonova <[mantonova@gardencityidaho.org](mailto:mantonova@gardencityidaho.org)> wrote:

Good morning,

Thank you all for your comments.

This is what we discussed during the consultation:

1. Floor Area Ratio (FAR)

- The project does not meet the required FAR of 1.0 under the old code or 0.8 under the new code.  
Options discussed:

- Adding a second story.
- The option of adding a rooftop terrace was raised. Consultants noted that this could be considered, provided that it functions as usable space along with all other areas and is part of the overall function.
- It was further suggested that the FAR calculation be based on the new code, which excludes areas dedicated to required perimeter landscaping and setbacks.
- The possible inclusion of usable outdoor space in FAR calculations was discussed due to the outdoor-focused nature of the site's proposed use.

The applicant chose the second option and to have a rooftop deck instead of a second story.  
What do you think about me providing conditions that require the rooftop deck (sun deck) to have a more permanent appearance, such as a pergola or a framed structure like in the pictures below, instead of just beams and sails?



