

## Additional/Revised Material Submittal Form

Submittal Date: 10/17/2025

Rec'd by: \_\_\_\_\_

6015 Glenwood Street □ Garden City, Idaho 83714 □ Phone 208/472-2921 □ Fax 208/472-2926  
[building@gardencityidaho.org](mailto:building@gardencityidaho.org) □ Inspection Hotline Phone 208/472-2920 □ [www.gardencityidaho.org](http://www.gardencityidaho.org)

### PROJECT INFORMATION

Permit (File) Number: DSRFY2025-0011 Design Professional in Charge: Jeff Hatch, Principle

Project Name: Johnson TownHomes

Project Address: 5165 N Quinella ST Garden City, Idaho, 837<sup>14</sup>

Contact email: jJeff @Hatchda.com Contact Phone: (208)475-3204

\*\*\*Applicant is responsible for notifying ACHD for any changes that affect design\*\*\*

Required number of additional or revised plans submitted (1 electronic copy is required as well):

Please only submit new or revised materials. Re-submitting materials that have not been revised will incur additional review fees.

Electronic copy – Grading or Civil Sheets(no building) Electronic copy – *only sheets with changes*

Electronic Copies Only – Residential Building/Nonresidential Building – *individual sheets pdf and labeled*

Electronic Copies - Design Review, Planning and Zoning, or City Council review documents

\*\*\*Provide the page/sheet number and description of what changes are made\*\*\*

\*\*Additional sheet can be submitted also\*\*

1. A-1.0 Site Plan - additional keynotes, dimensions, lighting, landscaping, and site calculations added.
2. A-2.0, A-2.1, A-2.2 Floor Plans - New windows added
3. A-3.0 Exterior Elevations - Facade elements added such as windows, awning, patio, and facade calculations
4. A-3.0 Exterior Elevations - facade elements changed such as paint, addressing, trim and dimensions.
5. DR Staff Report Response Comments - New page
6. \_\_\_\_\_

Who requested Change:

Building Reviewer – Idaho Division of Building Safety

Engineer Reviewer

Environmental Reviewer (erosion sediment/pretreatment)

Fire Reviewer

Planning Reviewer

Sewer Reviewer

Water Reviewer

Other: \_\_\_\_\_

7/12/2021



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**Quinella Town Homes DR Staff Report Comments:**

October 13, 2025

Planning & Zoning  
Garden City  
6015 Glenwood St.  
Garden City, Idaho 83714

Re: **Design Review Comments for the Johnson Townhomes**  
**Located at: 5165 N Quinella St. Garden City ID 83714**  
**Parcel No.: R7294240020**

**Code Sections:**

**Title 8 Chapter 4 Design and development Regulations:**

1. 8-2B-3 Accessory structures shall be set back a minimum of 5' from any side or rear property line. Not Compliant. It is also necessary to provide a design of the pavilion to ensure that it complies with the definition of an accessory structure.  
**1R.** Bqq pavilion is set back 5' from both side and rear property lines. See sheet A-1.0 for BBQ pavilion location.
2. 8-4A-3 Fences and Walls – Not enough information  
**2R.** 6' vinyl Fences are proposed on east, West, and South property lines. See Keynote 6 on sheet A-1.0.
3. 8-4A-5 Outdoor service and equipment areas – Not enough information  
**3R.** Condenser units are proposed on back patio and screened w/ landscaping. See keynote 11 on sheet A-1.0.
4. 8-4A-5 Stormwater systems - A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.  
**4R.** Understood
5. 8-4A-8 Utilities - Another draft condition of approval is provided requiring that all utilities be underground.  
**5R.** Understood, see general note #2 on sheet A-1.0
6. 8-4A-9 Waterways – There does not appear to be Boise River irrigation facilities on site.  
**6R.** Per email from Jason Jones, they no longer provide water to the property on Quinella. See PDF "Irrigation canal and ditch communication.pdf"
7. 8-4B-6 Multifamily dwelling units and mixed-use development -Individual units within the same structure that have exterior access shall have unique entrances from one another distinguished by paint, architectural design, or materials. **Not Compliant**



**7R.** See sheet A-3.1 colored elevations for updated paint to distinguish main entrances.

8. 8-4B-6 Multifamily dwelling units and mixed-use development -Each structure shall be visually unique using materials, massing, or architectural elements or a combination thereof that are incorporated into the structure. **Not Compliant**  
**8R.** Each structure contains three finishes and are differentiated by thick and thin trim to make each unit look individualized, different paint placement is also used to make each unit visually unique. See color elevations on sheet A-3.0 and A-3.1.

9. 8-4B-6 Multifamily dwelling units and mixed-use development -**Provided:** BBQ Pavilion. This pavilion is not dedicated to public use and cannot be counted as Class C amenity. **Not Compliant**  
**9R.** The installation of four (4) class 3 English Oak trees were added to site plan to be counted as a class C amenity. See landscape schedule on sheet A-1.0 for updated trees.

10. 8-4B-6 Multifamily dwelling units and mixed-use development -The design of the site and structures shall comply with the provisions of 8-4C-3 general Provisions for Nonresidential Development and 8-4C-4 Special Provisions for Special Nonresidential Development unless in conflict with this section.  
**See the analysis in Section 8-4C-3 and 8-4C-4**  
**10R.** Understood

11. 8-4B-6 Multifamily dwelling units and mixed-use development -All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows, bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty-five (25) square feet. **Dimensions required**  
**11R.** See elevations on sheet A-3.0 and A-3.1 for dimensions on exterior features. Changes in materials have a minimum dimension of 2' and building entrances are recessed 2', see east elevation @ entry on sheet A-3.0.

12. 8-4B-6 Multifamily dwelling units and mixed-use development -Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification. **Not Compliant**  
**12R.** Each building entrance has exterior porch lights and paint differentiates to make each entrance a focal point. See sheet A-3.1 for paint and addressing.

13. 8-4B-6 Multifamily dwelling units and mixed-use development - Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. **Not Compliant**  
**13R.** Entrances are recessed 2' to provide weather protection and permanent architectural feature. See sheet A-3.0.



14. 8-4B-6 Multifamily dwelling units and mixed-use development - Roof forms shall be distinctive and include variety and detail when viewed from the street. Flat roofs should include distinctive cornice treatments. **Not Compliant**  
**14R.** Trim flashing is used as cornice treatment to add detailing and distinction. See colored elevations on sheets A-3.0 and A-3.1 for trim dimensions.
15. 8-4B-6 Multifamily dwelling units and mixed-use development - Exterior building materials and finishes shall convey an impression of permanence and durability. Materials such as metal, masonry, stone, stucco, wood, terra cotta, and tile are encouraged. **Provided materials:** Hardie architectural panels, wood siding. **May not be Compliant**  
**15R.** Accoya wood siding has life span of 50 to 70 years and Hardie architectural panels have a life span of 30 to 50 years making both these materials durable and permanent.
16. 8-4B-6 Multifamily dwelling units and mixed-use development - Windows are required to allow views to exterior activity areas or vistas. Windows shall be provided on any building facing any common area including where there are pedestrian access elements. **No windows are provided on the west elevation (facing the street) or the east elevation (facing the BBQ pavilion). Not Compliant**  
**16R.** See sheet A-3.1 for added exterior windows to allow views of Bbq pavilion and street view.
17. 8-4B-6 Multifamily dwelling units and mixed-use development - All roof and wall mounted mechanical, electrical, communications, and service equipment should be screened from public view from public streets and the Greenbelt or Nature Path, by the use of parapets, walls, fences, enclosures, or by other suitable means. **Not identified on the plans; additional details are required.**  
**17R.** All wall mounted equipment will be covered by enclosures, fencing and/or landscaping. No equipment will be proposed on roof.
18. 8-4B-6 Multifamily dwelling units and mixed-use development - The design of all structures that are adjacent to a single-family dwelling shall consider measures to include visual privacy. Examples of ways to achieve this include, but are not limited to, adding a smaller scale structure, or placing trees between the existing dwelling and the development to prevent views into neighboring rear yards, stepping back the structure, increased setbacks, or strategic window placement. **Not Compliant**  
**18R.** Placement of hedges/landscaping, fencing, and strategic window placements will allow both existing and new developments to have privacy.
19. 8-4B-6 Multifamily dwelling units and mixed-use development - The first-floor façade fronting the Greenbelt or public right-of-way shall include fifty percent (50%) of the first-floor façade dedicated to pedestrian elements such as, but not limited to windows, decks, balconies, showcases, plazas, etc. **Not Compliant**  
**19R.** See site plan on sheet A-1.0 for added deck and windows on front facing façade of Unit 1.
20. The scale, arrangement, and texture of buildings and open space shall vary through the development to reflect function, interest, and significance. **Not enough information**  
**20R.** See open space calculation and site coverage on site plan A-1.0



21. 8-4B-6 Multifamily dwelling units and mixed-use development - First floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%).  
**Not Compliant**  
**21R.** See elevations sheet-3.0 for added patio, windows, and plant display that make up 15% of front façade to increase street appeal.
22. 8-4C-3 Design provisions for nonresidential structures - Driveway Lanes: Driveway lanes crossing a public sidewalk should be no wider than twenty-two feet (22') where they cross the sidewalk and the minimum of feet between driveway intersections with the public street as set forth by the transportation authority. Driveway lanes crossing a public sidewalk intersection should be clearly distinguished with special pavement or coloring **Not Compliant**  
**22R.** The existing concrete sidewalk to proposed to remain and the drive-way is proposed to be asphalt. This will provide color differentiation so the public can distinguish between sidewalk and walkway. See Site plan A-1.0 for driveway dimensions and material.
23. 8-4C-3 Design provisions for nonresidential structures - Direct, convenient, and attractive pedestrian pathways should be provided that are clearly marked and connect **all portions of the site. Not Compliant**  
**23R.** Designated pathway for pedestrians is designated by paver stones, see keynote #9 on sheet A-1.0.
24. Pedestrian pathways should be functionally separate from parking lots and driveways except where they cross driveways. **Not Compliant**  
**24R.** Understood
25. 8-4C-3 Design provisions for nonresidential structures - The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee. **Not Compliant**  
**25R.** Main entrances are recessed from the building by 2'. See sheet A-3.1 east elevation for entry way treatments.
26. Objective 3: Buildings shall be designed and constructed of quality materials.  
**26R.** Accoya wood siding has life span of 50 to 70 years and Hardie architectural panels have a life span of 30 to 50 years making both these materials durable and permanent.

#### **Title 8 Chapter 4 Design and development Regulations:**

27. Stall Width: **Unknown**, Length per car: **Unknown**  
**27R.** Stalls have a width 9' and length of 20' see site plan A-1.0 for stall placement and dimensions.
28. 8-4D-3 Parking Design and Improvement standards - Any parking area utilized for more than two (2) dwelling units and/or for nonresidential uses which is intended to be used during non-day-light hours shall be properly illuminated to increase security and avoid accidents. Any lights used to illuminate parking lots shall be arranged so as to direct the light from trespassing on adjoining property and adhere to section 8-4A-4 of this chapter, Outdoor Lighting. **Not Compliant**



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**28R.** Lamp post was added in front of parking stalls to provide proper illumination, see site plan A-1.0

29. The pathway is free from hazards, has appropriate lighting levels, and meets the standards for ADA accessibility. A pathway shall be a minimum width of four feet (4').

**29R.** Pathway is 4' wide and path lights are proposed to properly illuminate path. See keynote #5 on sheet A-1.0

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP  
**Hatch Design** Architecture

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**Re: Quinella irrigation/ditch information**

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**From** Jason Jones <jj@208dirt.com>  
**Date** Thu 7/31/2025 3:56 PM  
**To** Renna Nelson <renna@hatchda.com>  
**Cc** Jeffery Hatch <jeff@hatchda.com>

This property is outside of the area we currently service. While it's possible we serviced the property in the past, we no longer provide water to the property on Quinella. Let me know if you have any questions.  
Thanks  
Jason Jones

On Jul 31, 2025, at 3:39 PM, Renna Nelson <renna@hatchda.com> wrote:

Good afternoon,

We are working on town-homes on the property 5165 N Quinella St Garden City, ID 83714. We are required for the design review to receive a letter from a company indicating if an irrigation canal/irrigation ditch runs through the property or along property lines. Is this site in your district? I have attached the site plan for review. Let me know if this is something you can help us out with.

Thank you,

Renna Nelson, <sup>AIT</sup>  
Architectural Intern

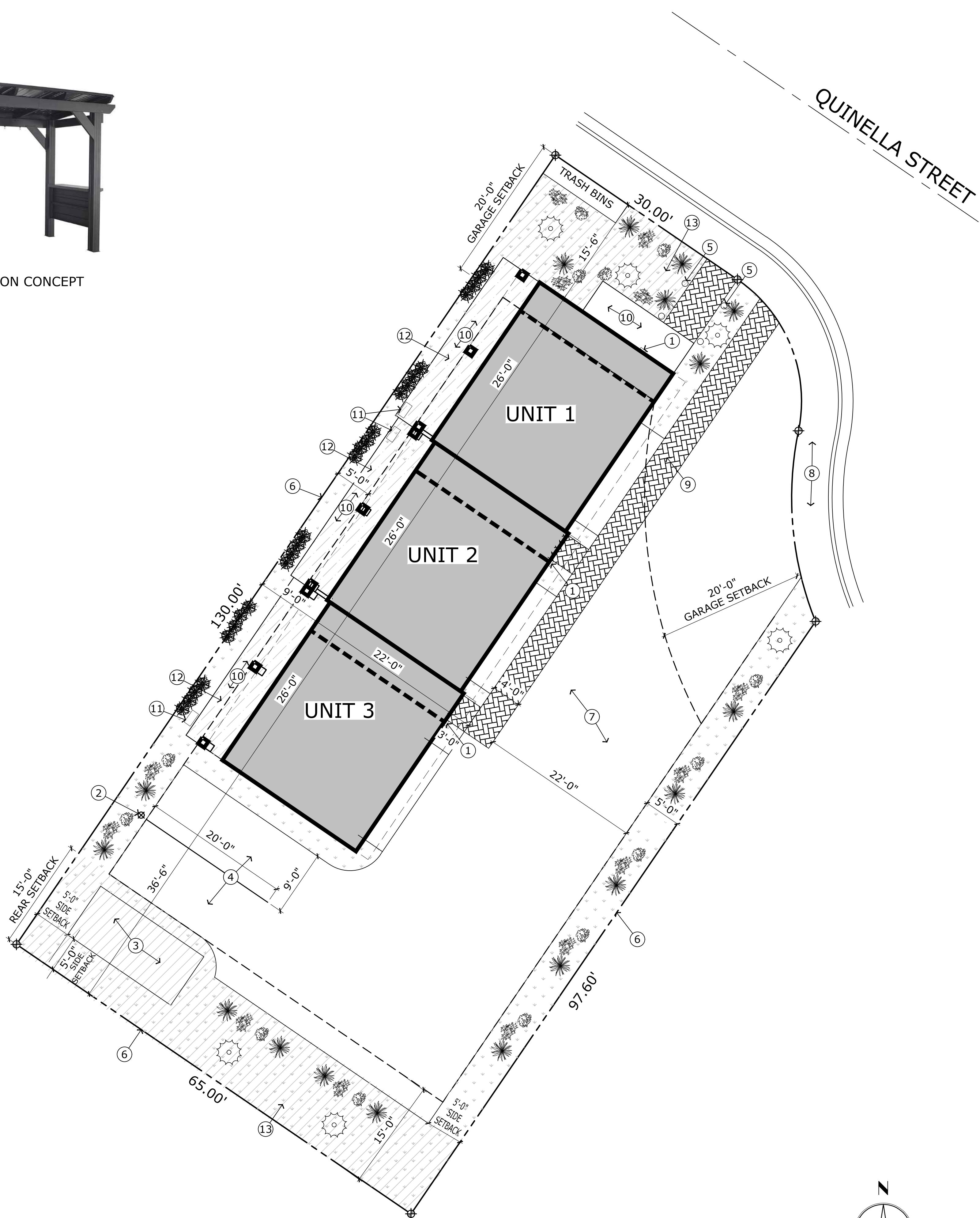
**Hatch Design Architecture**

200 w. 36th Street  
Boise, ID 83714  
O: 208-475-3204 Ext. #6  
E: renna@hatchda.com

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<A-1.0 Site Plan\_Johnson Townhomes.pdf>



## BBQ PAVILION CONCEPT



# SITE/LANDSCAPE REFERENCE PLAN

SCALE: 1/8" = 1'

# KEY NOTES

- ① WALL MOUNTED EXTERIOR ENTRY PORCH LIGHTS
- ② DIRECTED PARKING LAMP
- ③ BBQ PAVILION
- ④ GUEST PARKING STALLS
- ⑤ PATHWAY LIGHTS
- ⑥ PROPOSED 6' VINYL FENCE
- ⑦ ASPHALT DRIVE-WAY
- ⑧ EXISTING TO REMAIN CONCRETE SIDEWALK
- ⑨ WALK-WAY PAVERS
- ⑩ OUTDOOR PATIO
- ⑪ AC CONDENSOR
- ⑫ HATCH REPRESENTS PRIVATE SPACE S.F. CALC
- ⑬ HATCH REPRESENTS COMMON SPACE S.F. CALC

# SITE RECAP

TOTAL PROJECT SITE: 7,984 SQ. FT. (0.14 ACRES)  
PARCEL NUMBER: R7294240020

CITY ZONING: R-3 (MAX. DENSITY 35 DU/ACRE)  
MAX DENSITY: 4.9 DU  
PROPOSED DENSITY: 3 DU

## SETBACKS:

FRONT- 5'-0"  
SIDES- 5'-0"  
REAR - 15'-0"

## PARKING

REQUIRED: 2 SPACES PER UNIT  
0.5 SPACE PER UNIT FOR GUEST PARKING  
 $= 2.5 \times 3 = 7.5$  SPACES

PROVIDED: 2-CAR GARAGE/UNIT: 2 x 3 = 6  
GUEST PARKING: 2  
TOTAL 8 SPACES

## BIKE PARKING-(TABLE 8-4D-3)

EQUIRED FOR MULTI-FAMILY: 1 PER 6 UNITS  
3 UNITS = 1 SPACES

PROVIDED: 2 BIKE SPACES

QUALIFIED OPEN SPACE: (80 S.F. PER UNIT PRIVATE  
10% OF SITE COMMON)

37 S.F. PER UNIT PROVIDED FOR PRIVATE OPEN SPACE

100 S.F. (14%) OF SITE FOR COM. OPEN SPACE

## SITE COVERAGE

PROPOSED BUILDING 2000 SF (25%)

LANDSCAPE 2240 SF (28%)

PAVED AREAS 3740 SF (47%)

# JOHNSON TOWNHOMES

5165 N QJINFI A ST GARDEN CITY ID 83714

TOTAL PROJECT SITE: 7,984 SQ. FT. (0.14 ACRES)  
PARCEL NUMBER: R7294240020

CITY ZONING: R-3 (MAX. DENSITY 35 DU/ACRE)  
MAX DENSITY: 4.9 DU  
PROPOSED DENSITY: 3 DU

SETBACKS:

FRONT-	5'-0"
SIDES-	5'-0"
REAR -	15'-0"

PARKING

REQUIRED: 2 SPACES PER UNIT  
0.5 SPACE PER UNIT FOR GUEST PARKING  
=  $2.5 \times 3 = 7.5$  SPACES

PROVIDED: 2-CAR GARAGE/UNIT:  $2 \times 3 = 6$   
GUEST PARKING: 2  
TOTAL 8 SPACES

BIKE PARKING-(TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNITS  
3 UNITS = 1 SPACES

PROVIDED: 2 BIKE SPACES

QUALIFIED OPEN SPACE: (80 S.F. PER UNIT PRIVATE  
+ 10% OF SITE COMMON)

37 S.F. PER UNIT PROVIDED FOR PRIVATE OPEN SPACE  
100 S.F. (14%) OF SITE FOR COM. OPEN SPACE

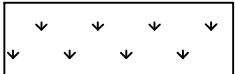
SITE COVERAGE

PROPOSED BUILDING	2000 SF (25%)
LANDSCAPE	2240 SF (28%)
PAVED AREAS	3740 SF (47%)

BUILDING AREA PER UNIT		
MAIN LEVEL CONDITIONED	110	SF
MAIN LEVEL UNCONDITIONED	440	SF
SECOND LEVEL CONDITIONED	625	SF
THIRD LEVEL CONDITIONED	625	SF
TOTAL CONDITIONED	1360	SF

## GENERAL NOTES

1. TRASH STORED IN GARAGE, BROUGHT TO CURB WEEKLY.
2. ALL UTILITIES PROPOSED TO BE UNDERGROUND
3. ALL STORM WATER SYSTEMS TO BE BUILT IN COMPLIANCE WITH PROVISIONS OF 8-4A-7

LANDSCAPE SCHEDULE					
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>MATURE SIZE</u> <u>H&amp;W</u>	<u>COLOR</u>	<u>QTY</u>
	 ROCK MULCH	1"-2"		LIGHT GREY	1,937 S.F.
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>MATURE SIZE</u> <u>H&amp;W</u>		<u>QTY</u>
	 WHITE FLOWER CARPET ROSE	2 GAL	3' x 3'		13
	 OTTO LUYKEN ENGLISH LAUREL	5 GAL	3' x 6'		13
	 HIDCOTE BLUE ENGLISH LAVENDER	1 GAL	3' x 3'		17
	 DOGWOOD HEDGE		6-9 FT TALL		12
<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>MATURE SIZE</u> <u>H&amp;W</u>	<u>CLASS</u>	<u>QTY</u>
	 OAK, ENGLISH	1 CAL	30-50' HIGH, 30-40' WIDTH	III	6

# SITE PLAN

SET NUMBER

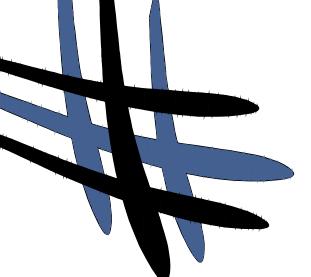
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**A-1**



BUILDING AREA PER UNIT		
MAIN LEVEL CONDITIONED	63	SF
SECOND LEVEL CONDITIONED	643	SF
THIRD LEVEL CONDITIONED	652	SF
GARAGE	509	SF
<b>TOTAL CONDITIONED AREA</b>	<b>1358</b>	<b>SF</b>

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FAX: (208) 475-3205  
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NOT FOR  
CONSTRUCTION

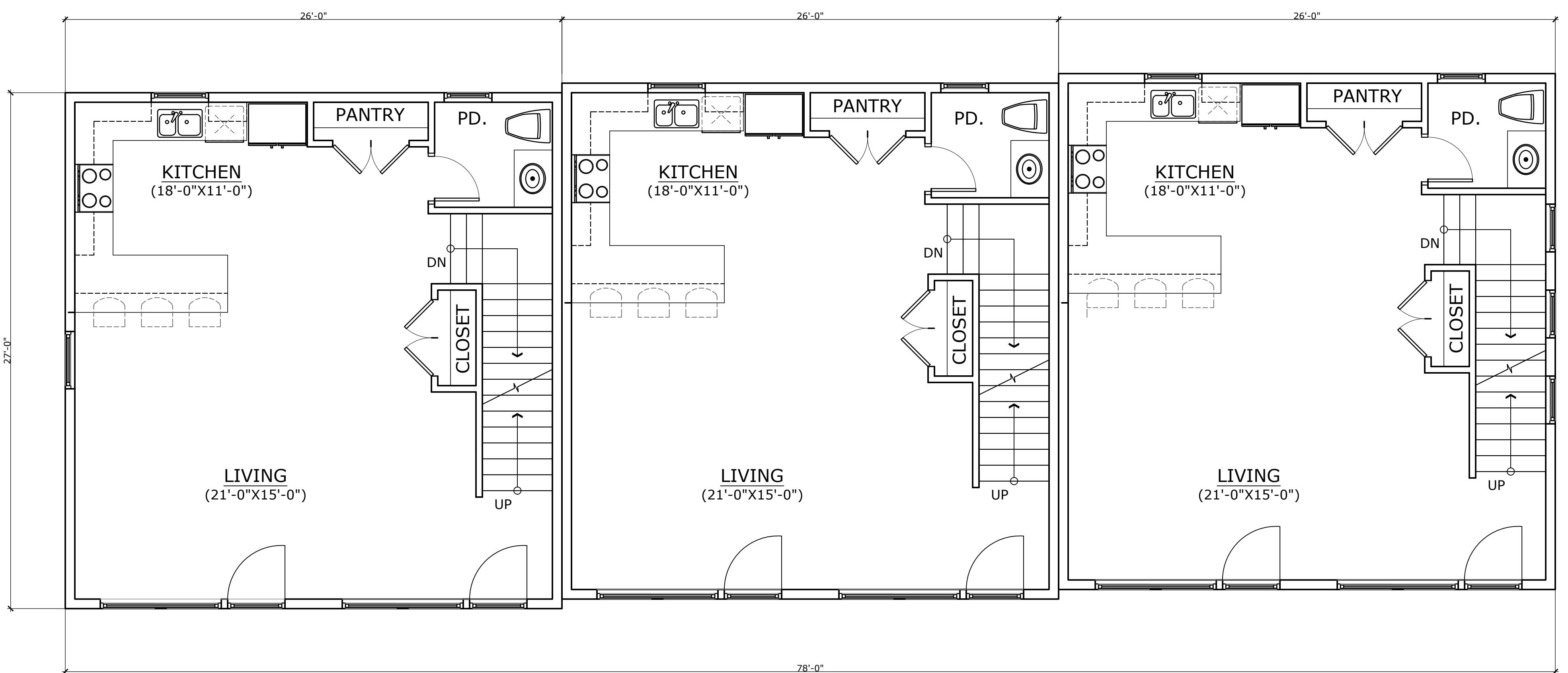
# JOHNSON TOWNHOMES

5165 N QUINELLA ST GARDEN CITY, ID 83714

DETAILED DATE	DESCRIPTION/COMMENTS

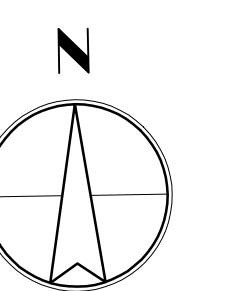
DATE: AUG 2025  
DRAWN BY: RN  
CHECKED BY: JLH  
JOB NUMBER: MKT25

FLOOR PLANS  
SHEET NUMBER  
A-2.1



FLOOR PLAN - 2ND LEVEL

SCALE: 1/4"=1'-0"



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## EXTERIOR FINISH SPECIFICATIONS

### ARCHITECTURAL PANEL

AP-1 HARDIE ARCHITECTURAL PANELS TEXTURE: FINE SAND  
COLOR: SHERWIN WILLIAMS SW6252 ICE CUBE OR  
APPROVED EQUAL

### ARCHITECTURAL PANEL

AP-2 HARDIE ARCHITECTURAL PANELS TEXTURE: FINE SAND  
COLOR: SHERWIN WILLIAMS SW7076 CYBERSPACE OR  
APPROVED EQUAL

### WOOD SIDING

WS-1 ACCOYA EXTERIOR WOOD SIDING HERITAGE COLLECTION  
COLOR: TITANIUM VERTICAL BRUSHED OR APPROVED  
EQUAL

### METAL ROOFING

STANDING SEAM ARCHITECTURAL METAL MBCI BRAND  
CRAFTSMAN SNAG-ON HIGH BATTEN ROOFING, OR  
APPROVED EQUAL

### ICE DAM PROTECTION (ROOF)

"GRACE" ICE & WATER SHIELD SELF-ADHERED ROOFING  
UNDERLayment, 36 HIGH WIDTH, 40 MIL THICK  
MEMBRANE, OR APPROVED EQUAL

### FASCIA & TRIM

HARDIE ARCHITECTURAL METAL TRIM OR APPROVED  
EQUAL

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**JOHNSON  
TOWNHOMES**

5165 N QUINELLA ST GARDEN CITY, ID 83714



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NEW CONSTRUCTION:  
DESCRIPTION: COMMENTS  
DATE: AUG 2025  
DRAWN BY: RN  
CHECKED BY: JLH  
JOB NUMBER: MKT25  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET NUMBER: A-3.1