

**From:** [Derek Hurd](#)  
**To:** [Mariia Antonova](#)  
**Cc:** [Jenah Thornborrow](#); [Brett Labrie](#); [Hanna Veal](#); [Wyatt King](#)  
**Subject:** Re: DRC Agenda March 3rd 2025  
**Date:** Tuesday, February 25, 2025 2:40:52 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[DSRFY2025-0004 Mariposa Labs DH REVIEW #1.pdf](#)

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My opinion is that considering: *(4) Renovations visible from the right-of-way where more than twenty-five percent (25%) of the facade is altered, replaced, rehabilitated, or restored*, that the project would require review.

Regardless of if it's a noticed, formal review, there are code compliance items that need to be addressed and my comments for that are attached.

Derek Hurd  
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On Mon, Feb 24, 2025 at 11:53 PM Mariia Antonova <[mantonova@gardencityidaho.org](mailto:mantonova@gardencityidaho.org)> wrote:

Good afternoon,

Please see the attached Design Review Consultation Meeting Agenda for March 3<sup>rd</sup>, 2025.

We have only one item for consultation.

I would like to draw your attention to the fact that the applicant proposes an extension of less than 10% and this entails difficulties in considering the project.

Please read the Discussion section in the report for more information.

Let me know if you think that a consultation is not needed, and it will be enough to provide resubmittals (it is also applicant's question).

Thank you!



## Mariia Antonova

*Assistant Planner*

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[Book time with Mariia Antonova: 30 minutes meeting](#)

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## Garden City Design Review Application Review

DSRFY2025-0004 Mariposa Labs

Review Date: 2-25-25

### Preliminary Design Consultation Comments and Recommendations:

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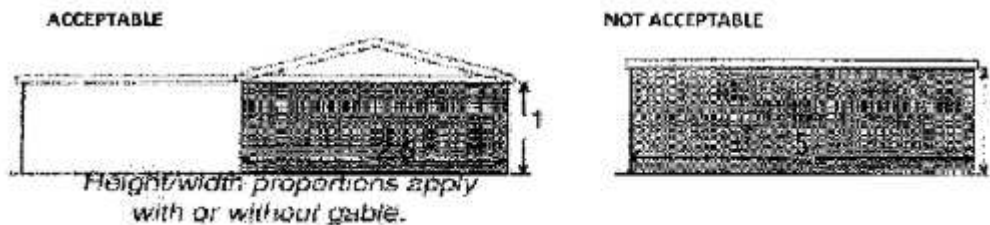
My opinion is that staff has done a fair analysis of the program requirements and conditioned the proposal appropriately and also raised questions of non-compliance in the appropriate places.

Some items to consider and reiterate:

- a. Pre-fabricated buildings are prohibited.
- b. Are the 6 panel windows with a 5'-6" sill actually windows?
- c. No new chain link fence shall be added.
- d. 8-4C-3:A7 Wall Plane: Facades should have no wall plane wider than two and one-half (2 1/2) times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet (6').

Figure 8-4C-5

#### Acceptable And Not Acceptable Wall Plane Dimensions Examples



- e. Roofline exceeding 50'. Needs variation.
- f. Wall plane exceeding 50'. Needs relief.

Reviewer Signature:

Derek Hurd