

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](#)
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[image005.png](#)
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[image007.png](#)
[DSRFY2025-0004 Mariposa Labs DH REVIEW #1.pdf](#)

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
Gravitas, Inc.
208.841.4112

On Mon, Feb 24, 2025 at 11:53 PM Mariia Antonova <mantonova@gardencityidaho.org> wrote:

Good afternoon,

Please see the attached Design Review Consultation Meeting Agenda for March 3rd, 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:

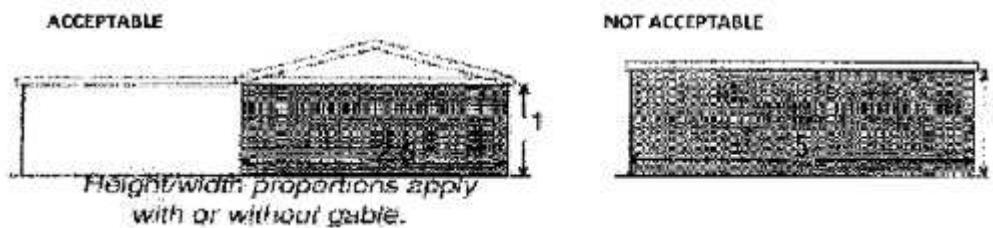
My opinion is that staff has done a fair analysis of the program requirements and conditioned the proposal appropriately and also raised questions of non-compliance in the appropriate places.

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