

**NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE  
MEETING HELD  
MONDAY, JUNE 10, 2019, 12:30 P.M.  
City Hall Council Chambers**

The roll of the Committee was taken with the following members present:

Members:

**Chris Veloz - Chairman**  
**Mike Gable**  
**Meggan Manlove**  
**Aaron Randell**

**Myron Smith**  
**Roger Volkert**  
**Kristi Watkins – Senior Planner**

Absent: **Jeff Hatch – Vice Chairman**

**Chairman Veloz** called the meeting to order at 12:32 p.m.

**Approval of Minutes: Gable motioned and Randell seconded to approve the Minutes of the April 8, 2019 Building and Site design Standards Committee. Motion carried.**

**Chairman Veloz** proceeded to the business items on the agenda.

**DR-00095-2019: - Building and Site Design Review Approval for Architectural Plans related to construction of a new 9,960 sq ft temperature conditioned self-storage facility and associated 621 sq ft office, for the Phase 3 expansion of the Big Storage facility to be located on a 3.88 acre portions of 520 Caldwell Blvd (Parcel R3130700000) and 504 Caldwell Blvd (Parcel R3131000000), on the north side of Caldwell Blvd, within a BC (Community Business) zoning district, for Lafky Properties, LLC. ACTION ITEM**

**Chairman Veloz** proceeded to public testimony.

**Aaron Lafky of 504 Caldwell Blvd, Nampa – the applicant:**

- Mr Lafky stated he was seeking approval from the Committee on a new small office, approximately 600 sq ft in size, adjacent to Caldwell Blvd, and a 9,000+ sq ft conditioned storage space, which would be a heated facility.
- Mr Lafky indicated a view of the proposed buildings and colors. There would also be a landscape plan with the facility.
- **Gable** inquired about the materials that would be used on the 1 ½ story building.
- **Mr Lafky** reported the base material would be a 32 inch natural color concrete wainscot that would have a clear seal coat, which would be effective in preventing damage to the building and make it easy to clean.
- Above that would be different types of metal siding, horizontal siding, and the larger column piece would be vertical metal. There would be three different colors of siding, added Mr Lafky, and in addition to that there would be a lot of glazing – a commercial store front. There would also be painted steel awnings with the store front.
- The office structure, stated Mr Lafky, would be going in front of the current office and the current office would be converted to a maintenance facility.

**Senior Planner Watkins:**

- Watkins reviewed the application before the Committee for a new 9,960 sq ft conditioned storage building and a 621 sq ft office building, located at 520 Caldwell Blvd, in a BC (Community Business) zoning district, which would be the final phase for the project reviewed by the Committee twice before.
- Watkins indicated the entrance off the existing Caldwell Blvd access, including the two adjacent parcels utilizing the same access
- The building, continued Watkins, has been designed with five different colors and seven different design elements.
- The maximum height in the center of the conditioned storage building would be approximately 44 ft from ground level.
- Watkins reviewed the wall length for the conditioned storage building and proposed changes in the building façade. Watkins stated the façade changes for the primary façade are compliant with standards.
- The façade changes for the northwest façade of the office building, reported Watkins, would also be compliant with standards.
- Watkins noted the glazing for the southwest façade of the office building only calculated out at 21 percent, however the conditioned storage building provides 41 percent, well over the requirement.
- The mechanical units, continued Watkins, would be mounted on the rooftop and screened by decorative louvres.
- There are no overhead doors, trash enclosures or lighting or fencing shown at this time.
- According to Watkins, the project appears to be substantially compliant with the Design Review Codes for the BC zone.
- Landscaping has been reviewed by City staff and new corrected landscape plans have been submitted and approved.
- Watkins indicated the recommended conditions of approval and suggested Condition No. 4 be removed as the corrected landscape plans have been submitted and approved.

**Chairman Veloz** proceeded to public testimony.

No public comment forthcoming.

- **Veloz** inquired if the applicant would be amenable to more glazing on the southwest elevation of the office building.
- **Mr Lafky** advised that it would be dependent upon the internal use along the south wall, because there was a lot of light and glare that would be problematic with computer screens.
- **Randell** agreed that it would be better to have less glazing on the southwest side.

**Randell motioned and Gable seconded to close public testimony. Motion carried.**

- **Gable** considered the 41 percent glazing on the conditioned storage building would mitigate the 21 percent glazing on the office building.
- **Randell** suggested the conditioned storage building and office building would be a nice conclusion to the three phase storage facility.
- **Volkert** considered the proposed buildings would enhance what was already there.

**Randell motioned and Gable seconded to approve DR-00095-2019 for the 9,960 sq ft conditioned storage building and 621 sq ft office building to be located at 520 Caldwell Blvd for Lafky Properties, LLC, subject to:**

**Generally:**

1. **That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,**

**Specifically:**

2. **The Project and improvements associated with the Project, shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on May 17, 2019.**

3. Obtain any necessary building permits (and associated sub permits), sign permits, and any other permits required by agencies within the City of Nampa to be compliant with City code requirements.

Motion carried.

**.DR-00093-2019:** – Building and Site Design Review Approval for Architectural Plans related to construction of a new 5,300 sq ft office building to be located at 6134 Birch Lane (Lot 8, Block 1 of Aspen Creek Subdivision), on the north side of Birch Ln, west of Idaho Center Blvd, a .281 acre parcel in the NE ¼ Section 12 T3N R2W, within a GB-2 (Gateway Business -2) zoning district, for Dave Evans Construction. ACTION ITEM.

Chairman Veloz proceeded to public testimony.

**Mysti Stelluto of Dave Evans Construction 7761 W Riverside Dr, No. 100, Boise – representing the applicant:**

- According to Ms Stelluto, the applicant was proposing construction of a 5,300 sq ft one story multiple tenant office building in the Aspen Creek business complex.
- The project proposal was for a stucco building with three different colors, and some stone accents. The complex also had concrete tile roofing throughout the project, and the office building would also have concrete tile roofing.
- There would be two main entrances, added Ms Stelluto, with up to three tenants in the building, but probably just two. There was also access from the west side of the building.
- The proposed building would also tie in with the existing pedestrian access from the sidewalks to the north and south.
- The proposed landscaping would match the existing buildings to the north, west and east of the subject property.
- Ms Stelluto stated the subject building would complement the existing buildings already constructed in the complex and would house more office opportunities.
- Gable inquired about the concrete tile roof and noted under the application it indicated asphalt shingle roof, charcoal blend. Ms Stelluto stated the asphalt shingle roof statement on the application was in error.

**Senior Planner Watkins:**

- Watkins concurred and stated the Staff Report was in error and should indicate a concrete tile roof.
- The request advised Watkins was for approval of the architectural plans for the proposed 5,300 sq ft building in the GB-2 zone, located at 6134 Birch Ln, one of the last lots in the development.
- Access to the building, reported Watkins, would be from within the parking area already established for the business complex, and would complete the existing sidewalks.
- Watkins reported the building was styled in a modern fashion with five different colors, and four different design elements.
- The overall height would be 22 ft 3 in from ground level and the north and south walls would be 106 ft and the east and west walls 55 ft. The façade changes for the south, north, east and west walls are compliant with the standards.
- Watkins indicated the two main entrances on the parking lot side of the building with glass man doors, sidelights and transom windows, under an awning on the north side of the building. The back of the building faces the right-of-way on Birch Ln, so there are two primary facades, and both sides meet the 25 percent glazing requirement and are deemed compliant.
- The mechanical units for the building, stated Watkins, would be mounted on the ground, on the left and south side of the building and screened with landscaping. Gas meters and electrical panels will be placed on the east wall of the building and will also be screened with landscaping.
- According to Watkins, there appears to be recessed lighting under the entry awnings, but no other lighting is shown on the plan.
- The subject project does not meet the 25,000 sq ft threshold for requiring additional pedestrian amenities.
- There are no proposed overhead doors, trash enclosures or fencing.
- The project, added Watkins, appears to be substantially compliant with the standards for the GB-2 zone.

- Watkins reviewed the conditions of approval.
- **Volkert** inquired if there was a trash enclosure provided for the entire complex and Watkins stated there did appear to be a trash enclosure for the business complex.
- **Smith** considered the proposed building would add a lot to the area.

**Gable motioned and Volkert seconded to close public testimony. Motion carried.**

**Gable motioned and Smith seconded to approve the Site Design Approval for architectural plans related to DR-00093-2019, for construction of a new 5,300 sq ft building at 6134 Birch Lane for Dave Evans Constructions, subject to:**

**Generally:**

1. **That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,**

**Specifically:**

1. **The Project and improvements associated with the Project, shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on May 7, 2019.**
2. **Obtain any necessary building permits (and associated sub permits), sign permits, and any other permits required by agencies within the City of Nampa to be compliant with City code requirements.**

**Motion carried.**

**DR-00094-2019: – Building and Site Design Review Approval for Architectural Plans related to construction of a new 10,010 sq ft office building to be located at 0 N High Desert Street (Lot 1, Block 2 of Empire Business Park No. 2, Canyon County, Canyon County Parcel R3106711500), on the east side of N High Desert Street, south of E Hunt Avenue, a 3.276 acre parcel in the SE ¼ Section 12 T3N R2W, within the GB-1 (Gateway Business – 1) zoning district, for Dave Evans Construction. ACTION ITEM.**

**Chairman Veloz** proceeded to public testimony.

**Mysti Stelluto of Dave Evans Construction 7761 W Riverside Dr, No. 100, Boise – representing the applicant.**

- Ms Stelluto explained the subject property was the last lot the applicant had in the development.
- A 10,010 sq ft single story office building was proposed for the site and would be a multi-tenant building.
- The main entrances would face the north, east and south, continued Ms Stelluto.
- The main entrance on the north would be along Hunt Ave. The entrances on the south and east would tie into the existing parking area.
- According to Ms Stelluto, it would be a stucco building with stone accents, and asphalt shingles to match the existing structures in the vicinity.

**Senior Planner Watkins:**

- Watkins reviewed the application for the architectural plans related to the construction of a 10,010 sq ft building located in a GB-1 zoning district, in the Empire Business Park, currently addressed as 0 N High Desert St – address to be assigned at time of Building Permit submittal.
- The primary vehicle access would be of E Hunt Ave, reported Watkins, with other access points throughout the Empire Business Park on N High Desert Rd and N Brinson St.
- The building, added Watkins, indicated a modern fashion style, proposes 10 different colors and 3 different design elements. The overall height is shown as 22 ft 5 in from ground level and has wall lengths of 161ft and 76 ft. The east and west walls measure over 100 ft and include jogs, dormers, changes in roof height and distinctive changes in the building façade. On the east wall, the front entry faces the parking area, and the back of the building faces the N High Desert Rd right-of-way.
- Watkins advised the east wall primary façade does meet the 50 percent change in materials.

- The west wall faces the right-of-way of High Desert Rd and does meet the 50 percent change in materials.
- The north and south walls were also deemed compliant for change in materials.
- The two main entrances on the parking lot side of the building would have a store front system of glass man doors with sidelights and transom windows.
- The east side of the building provides approximately 22 percent glazing while the west side provides 26 percent glazing, reported Watkins.
- According to Watkins, the mechanical units would be on the ground on the west side of the building and screened with landscaping.
- Gas meters and electrical panels will be placed on the south and east walls of the building and will be screened with landscaping.
- According to Watkins, there appears to be recessed lighting under the entry awnings and no other lighting shown on the plans.
- Watkins stated sidewalks were existing along the main right-of-way, and sidewalks are provided internal to the site to provide connectivity to the right-of-way to the building and throughout the parking area.
- The subject building does not meet the 25,000 sq ft threshold to require additional pedestrian amenities.
- There are no proposed overhead doors, trash enclosures, or fencing. The trash enclosures are already existing within the site.
- The project appears to be substantially compliant with the standards for the GB-1 zoning district, and matches other buildings in the vicinity that have already been approved for Design Review.
- The only issue found had been the primary façade barely misses the glazing requirement but the N High Desert Road right-of-way façade exceeds the 25 percent glazing requirement.
- Watkins reviewed the recommended conditions of approval and noted the required landscape plan would be submitted with the Building Permit application.

**Mysti Stelluto:**

- Ms Stelluto stated she would like to clarify that the entrance off E Hunt Ave will be existing upon completion of the Century Project, therefore all entrances into the facility will be existing, and street lighting will be adjacent to the north. A revised landscape plan, stated Ms Stelluto, was turned in on June 3<sup>rd</sup>.

**Gable motioned and Volkert seconded to close public testimony. Motion carried.**

- **Randell** considered the subject building would fit in with the existing business complex, and would be a nice infill project.

**Gable motioned and Smith seconded to approve the Architectural Plans related to construction of a new 10,010 sq ft office building to be located at 0 N High Desert Street (Lot 1, Block 2 of Empire Business Park No. 2), for Dave Evans Construction, subject to:**

**Generally:**

1. That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

**Specifically:**

1. The Project and improvements associated with the Project, shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on May 7, 2019.
2. Obtain any necessary Building Permits (and associated sub permits), sign permits, and any other permits required by agencies within the City of Nampa to be compliant with City code requirements.

**Motion carried.**

**BSD-00085-2019: – Consideration of the Revised Architectural Plans related to construction of the Century Building, a 22,098 sq ft office building, to be located at 0 N High Desert Street, on the east side of**

**N High Desert Street (Lot 1, Block 2 of Empire Business Park No. 2 – Canyon County Parcel R3106711500). The applicant has submitted for a Building Permit indicating substantial changes to the building design reviewed and approved during the Building and Site Design Committee meeting on March 11, 2019., for Dave Evans Construction. ACTION ITEM.**

Chairman Veloz proceeded to public testimony.

**Rob Powell of 7761 Riverside Dr, No. 100, Boise – representing the applicant:**

- According to Mr Powell, they were requesting approval for removal of the awnings at the corners of the buildings; and, replacing the standing seam metal roof with an architectural asphalt shingle roof.
- The request for a reduction in cultured stone at the front entry was also requested, however, the stone will now be retained on the building.
- In response to a question from **Smith**, **Mr Powell** stated there was a large cost difference between the standing seam metal roof and the asphalt shingle roof.
- According to Mr Powell, almost all of the buildings in that area of the complex have asphalt shingle roofs.
- **Gable** stated he preferred the standing seam metal roof but did not have a problem with removing the awnings from the building.
- **Randell** stated he was more concerned about removing the awnings as they were a good architectural feature, but considered the asphalt shingles would fit in just fine with the existing buildings. Randell considered it would be a nice looking building with the proposed façade changes.

**Senior Planner Watkins:**

- Watkins indicated the proposed changes – removing the awnings and the change of roofing materials.
- The applicants, added Watkins, have decided to keep the cultured stone.
- The revised plans, added Watkins, meet all the standards for Design Review.
- Discussion followed regarding the proposed change in roofing materials, removal of the awnings, but maintaining the cultured stone for the project.

**Randell motioned and Volkert seconded to close public testimony. Motion carried.**

**Randell motioned and Volkert seconded to approve the revised architectural plans for the construction of the Century Building to be located at 0 N High Desert St, for Dave Evans Construction, subject to:**

**Generally:**

1. The referenced Century office building and site, shall comply with Nampa City codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City’s zoning laws; and,

**Specific changes:**

1. Removal of all awnings except the front and rear entries; and,
2. Change the standing seam metal roof to asphalt shingle material.

**Motion carried with Randell, Volkert and Manlove in favor and Gable and Smith opposed.**

**Deliberation: Regarding change of Building and Site Design Standards Committee meeting schedule - from the second Monday of each month to the third Monday of each month. ACTION ITEM.**

**Senior Planner Watkins:**

- Watkins explained the reason for the change was due to the fact Design Review applications for the Downtown Districts require a review by the Nampa Arts and Historic Preservation Committee, and both committees were currently scheduled for the second Monday of each month. Therefore, it did not allow enough time for applications to receive a recommendation from the Arts and Historic Preservation Committee to allow for a timely review by the Building and Site Design Standards Committee.

**Gable motioned and Smith seconded to change the schedule of the Building and Site Design Standards Committee meeting from the second Monday of each month to the third Monday of each month, to commence with the July meeting. The July meeting will be the first meeting to change and will be scheduled for Monday, July 15<sup>th</sup>.  
Motion carried.**

**Meeting adjourned at 1:35 p.m.**

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**Kristi Watkins, Senior Planner**

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