

**NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE
MEETING HELD
MONDAY, JANUARY 11, 2016, 12:30 P.M.**

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

Members:

Chris Veloz - Chairman	Frank Larvie
Jeff Hatch – Vice Chairman	Rodney Moore
Mike Gable	Robert Hobbs, Assistant Planning Director

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

Approval of Minutes: Larvie motioned and Gable seconded to approve the Minutes of the October 12, 2015 and November 9, 2015 Building and Site Design Standards Committee. Motion carried.

Election of 2016 Building and Site Design Committee Officers.

Gable motioned to retain Committee member Veloz as Chairman and Committee member Hatch as Vice Chairman.

- **Hatch** recalled that last year the BSDS Committee had deferred the election of officers for a month in order to see if there were any people that would like to join the BSDS Committee, and consideration of the election of officers.

Gable withdrew his motion.

**Hatch motioned and Larvie seconded to table the discussion regarding the election of 2016 Building and Site Design Committee officers until the February BSDS Committee meeting, and make a decision at that time.
Motion carried.**

Chairman Veloz proceeded to the items on the agenda.

Building and Site Design Review of architectural plans related to construction of a new 5,046 sq ft convenience store (with fuel station) located on a 2.519 acre portion of 103 Shannon Drive (Canyon County Account R 1303400), at the southwest corner of the intersection of Shannon Dr and Northside Blvd, within a BC (Community Business) zoning district for Maverik, Inc, Todd Meyers representing. (DES 2074-15)

Elizabeth Hunt of Maverik, Inc, 880 W Center St, North Salt Lake City, Ut – representing the applicant.

- Ms Hunt indicated the location of the proposed Maverik facility and advised it would be the same design as the Maverik facility at Karcher and Middleton roads.
- Ms Hunt noted the wooden timbers surrounding the Maverik sign at the front of the building and on each side of the wooden timbers would be two customer sliding doors and above those doors would be the typical Maverik canopies.
- The siding, added Ms Hunt, would be James Hardie board and batten along with the cultured stone.
- To the south of the building would be a customer usable door, with a Maverik sign above, stated Ms Hunt, along with a landscaped picnic area. Ms Hunt indicated the site plan and advised there would be access from Shannon Drive and a Right In-Right Out on Northside (Nampa) Blvd.

- According to Ms Hunt, the facility would start with five fueling dispensers but it has been designed to upgrade to a total of ten stacking fueling dispensers.
- Ms Hunt noted there would be two RV lanes with diesel, to the west, behind the store.
- There will also be an RV dump behind the store, added Ms Hunt.

Assistant Planning Director Hobbs:

- Hobbs indicated the location of the subject property at the southwest corner of Shannon Dr and Northside Blvd.
- The City Council, added Hobbs, recently approved a rezone for the subject property to BC (Community Business) as it had previously been unzoned.
- Hobbs noted the primary façade of the proposed Maverik building would face east.
- According to Hobbs, the proposed Maverik facility was in care and keeping with the Maverik recently approved by the BSDS Committee at Middleton and Karcher Rd, which also had a redesigned gable entry area on the side of the building.
- Hobbs reviewed the Staff Report and noted the south wall was deemed compliant with the 40 percent architectural treatment standard.
- The east wall, continued Hobbs, was also deemed compliant.
- The west wall, continued Hobbs, may be deemed non-compliant, depending on how it was perceived.
- According to Hobbs, the north wall was deemed non-compliant regarding architectural standards.
- Hobbs advised the south and north walls were under 100 ft in length and the east and west walls were deemed compliant with the requirement for walls greater than 100 ft in length to have offsets, jogs, changes in roof height, or other distinctive changes in the building façade.
- Hobbs discussed the glazing requirements for each wall and noted the east wall was the only wall that met the 25 percent glazing requirement.
- In response to a question from **Moore**, **Hobbs** advised there was an access off Shannon Dr and a right-in-right-out on Northside Blvd.
- **Ms Hunt** indicated the site plan with the right in-right out access.

Chairman Veloz proceeded to public testimony.
No public comment forthcoming.

- **Larvie** inquired why the applicant had included no fenestration on the west and north walls.
- In response to a question from **Larvie**, **Hobbs** discussed the visibility of the west wall by east bound traffic.
- **Larvie** noted the north and west facing walls would be visible from Shannon Dr.
- **Ms Hunt** advised the back of the building would contain the cleaning equipment and storage areas and therefore would not have a lot of signage or windows. Ms Hunt added part of the beer cooler would run along the back wall.
- **Chairman Veloz** discussed some alternatives for the north elevation, including louvre grills or faux windows that would give the appearance of glazing, or possibly decorative lighting or a canopy.
- **Hatch** recalled the Karcher Rd Maverik had a recommendation to add goose-neck, or architectural lighting on one blank wall, and a pedestrian covered entry way on the other blank wall.
- **Gable** agreed something was needed on the west wall as the Maverik facility would be the first phase/building in the new development along Shannon Drive.
- **Larvie** suggested 2 or 3 faux windows would help to break up the blank wall on the west.
- In response to comments from **Chairman Veloz**, **Ms Hunt** stated Maverik would definitely be willing to add additional architectural treatments.

Gable motioned and Moore seconded to close public hearing. Motion carried.

- In response to a question from **Larvie**, **Ms Hunt** stated it would be preferable if windows were not required on the west and north walls. In the past, some type of additional signage, or side door elevation had been utilized, added Ms Hunt.
- **Hobbs** referred to the west side of the building and noted additional stone pilasters could be required in order to continue the rhythm of the rest of the building.

- **Moore** considered it would be more prudent for both cost and security of the building to require exterior lighting or grills without putting in windows.
- **Hatch** concurred that additional cultured stone pilasters on the west elevation would be appropriate.
- **Chairman Veloz** suggested two goose neck lights on the north side of the building.
- **Hatch** considered a total of four cultured stone pilasters with stucco above would break up the west wall.

Hatch motioned and Gable seconded to approve the architectural plans related to construction of a new 5,046 sq ft convenience store, with fuel station, for a portion of 103 Shannon Drive, subject to:

1. **The Applicant 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 Ordinance and other adopted laws.**
2. **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 January 11, 2016, excepting as follows.**
 - a. **Applicant shall add two (2) "goose neck" light fixtures on the north side of the building. The style and color of the fixtures shall match the style and color of the other goose neck light fixtures portrayed as being proposed for use on other outside walls of the Project. The fixtures shall be centered between the corners of the building and the center pilaster, one per side of the pilaster.**
 - b. **Applicant shall provide four (4) pilasters on the west side of the building. The pilasters shall have a stucco finish and be colored to match the other painted wall sections lying directly above (and made to look like part of) each pilaster proposed on the other sides of the building.**

Motion carried.

Building and Site Design Review of architectural plans related to construction of a new 16,000 sq ft medical office building (SAMC Garrity Clinic building) at 4118 E Comstock Avenue, a .55 acre parcel (Canyon County Account R3109800000) located on the northwest side of Garrity Blvd, in the BC (Community Business) zoning district, for Saint Alphonsus Medical Center. (DES 2084-15)

Mark Heazle of LCA Architects, 1221 Shoreline, Boise – representing the applicant:

- The proposed Garrity Clinic, reported Mr Heazle, would be very similar in materials, color and look to the clinic located at Karcher Rd and Middleton Rd.
- At 16,000 sq ft, stated Mr Heazle, the proposed clinic would be significantly larger than the Karcher/Middleton Clinic.
- Mr Heazle explained the surrounding site and landscaping would also be similar to the Karcher/Middleton Clinic.
- The proposed Garrity clinic, noted Mr Heazle, would have a large radius sunshade element on all four sides, to help break up the façade and provide some comfort for the people inside.
- Mr Heazle presented an updated site plan and noted the site was currently awaiting finalization of property line locations and how the road (either Flamingo or Comstock) would align.
- The primary access, stated Mr Heazle, would be off Garrity Blvd, with a drop off location at the front/south, end cap parking on the east side, and a plaza like area on the southeast corner.
- On the southeast corner, continued Mr Heazle, would be the lobby space and public restrooms, and a large conference room on the south side.
- The clinic spaces and care team areas, advised Mr Heazle, would be on the west side and north side.
- According to Mr Heazle, the x-ray room and the break room would be located on the northwest corner.
- Mr Heazle indicated the building elevations and noted the applicants had continued with the color palette, and building height similar to the Karcher/Middleton clinic.
- The tallest portion of the building, stated Mr Heazle, would be 28 ft, which would be the large wing wall protruding from the barrel roof vault.

- According to Mr Heazle, large sunshades had been added at the exam room locations and the care team area locations – steel members with a metal handle, applied to the exterior of the building, with some natural light coming through the grate type of material.

Assistant Planning Director Hobbs:

- In relation to the 40 percent requirement for façade changes, etc, stated Hobbs, the south wall was deemed compliant, and the east wall was deemed compliant. The west and north walls, continued Hobbs, although close, had been deemed non-compliant.
- Hobbs suggested that some wainscoting, or a base treatment could be added.
- According to Hobbs, the south, west and north walls lack the required 25 percent glazing.
- Staff, added Hobbs, found the project agreeable.

Chairman Veloz proceeded to public testimony.

No public comment forthcoming.

- **Larvie** recognized the glazing and fenestration for the proposed medical clinic may not coincide with the maximum utility of the building and the Committee should allow some latitude based on the function and utility of the facility.
- **Moore** concurred with the previous statement.
- **Gable** noted the beautiful new medical clinic facility at Karcher Rd and Middleton had turned out very nice.
- **Hatch** advised there were three exterior elevations requiring review and noted the slight nonconformity with the Codes.

Mr Heazle:

- Mr Heazle stated he was aware of the concerns and noted that was the intent of adding the large sunshade structure to take into consideration compliance with Code.
- **Chairman Veloz** stated he liked the use of the public plaza as it made a nice amenity.

Gable motioned and Moore seconded to close public hearing. Motion carried.

- **Hatch** appreciated some of the additional features that had been proposed in order to create deeper sight line and shadow effects.
- Hatch stated he was in favor of the proposed medical clinic as proposed.
- **Larvie** considered the architect had done a good job of making an attractive and functional building.

Gable motioned and Moore seconded to approve the architectural plans related to construction of a new 16,000 sq ft single story, medical clinic building at 4118 E Comstock Avenue and R3109800, for SAMC Nampa as owner, and LCA Architects, Mark Heazle representing, subject to:

1. The applicant 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 Ordinance and other adopted laws.
2. The Clinic building shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on January 11, 2016.

Motion carried.

Building and Site Design Review of architectural plans related to construction of a new 58,864 sq ft Holiday Inn Hotel at 16315 N Midland Blvd (Canyon County Account R2258910400), a 2.14 acre parcel within the BC (Community Business) zoning district, for Petra, Inc. (DES 2087-15).

James Mickey of Worth Group Architects of 9400 Gateway Dr, Reno, Nv – representing the applicant:

- Mr Mickey gave a history of the site, located at a major intersection where there was already development going on with the various shopping centers, other hotels, restaurants and retail.
- Mr Mickey indicated the subject property and noted it was landlocked on three sides and a hotel operation needed as much visibility as possible.
- According to Mr Mickey, there was a unique easement challenge on the subject property, with water, sewer and gas easements as well as setbacks and landscaping, which then left a small section in the middle to locate the hotel.
- Mr Mickey reported the proposed hotel would contain 85 rooms, with 89 parking spaces. Approximately 22 percent of the site, added Mr Mickey, would be landscaped – including the street frontage and parking areas, with no more than 9 parking spaces between landscaped interrupts.
- The building was sited and situated, explained Mr Mickey, to take advantage of the solar exposure.
- The facility, added Mr Mickey, would have an indoor pool and outdoor patios – located at the south end of the building. The entire south end of the building, continued Mr Mickey, was all glazing, in order to allow light to come in through the swimming pool and fitness center areas.
- Mr Mickey stated the west side would take advantage of some of the southern and western sun, and that area also had an outdoor dining/patio.
- At the back of the building, reported Mr Mickey, would be the traditional utility, kitchen and mechanical spaces.
- The arch across the front, noted Mr Mickey, was a small event center and meeting area that would accommodate approximately 150 to 200 people.
- Mr Mickey advised the existing curb cuts would be used and noted there was a paved road put in as part of previous improvements.
- According to Mr Mickey, there would be a traditional 8 ft 6 in tall Holiday Inn pylon sign.
- Mr Mickey reviewed the ground floor plan for the proposed hotel, and the access from the restaurant to the patio areas.
- The second floor, noted Mr Mickey, had a two story lobby/atrium area, and traditional guest rooms and housekeeping areas.
- The third and fourth floors would have guest rooms in place of the atrium area but were otherwise consistent with the second floor.
- Mr Mickey noted the proposed upgrades to the basic hotel module in order for the hotel to fit better into the community that would include cultured stone at the base, and stone up into the front areas to highlight the entrance.
- On the end walls, added Mr Mickey, a pop-out had been added to give a bit more color, additional fenestration, and a couple more bands to break up some of the vertical view of the building.
- Additionally, stated Mr Mickey, there were more windows in the meeting area.
- Mr Mickey stated there was also a pop-out on the north end, as well as raised parapets and stone going all the way around the building.
- The employee entrance and employee parking, added Mr Mickey, were located at the back of the building.
- In response to a question from **Hatch**, **Mr Mickey** stated the cultured stone would be around the majority of the building, however, there would also be some granite to highlight entry points or features.

Assistant Planning Director Hobbs:

- Hobbs noted the Development Agreement that pertained to the subject property.
- The south, east and west walls, advised Hobbs were in compliance with the 40 percent façade change requirement. The north wall, added Hobbs, depending on how the façade change was assessed, was a little bit non-compliant.
- Hobbs discussed the 25 percent requirement for fenestration and suggested the floor plan would drive the exterior fenestration pattern.
- Overall, added Hobbs, it was a very nice project.

- **Gable** considered the applicants had done a very good job with a difficult piece of property.
- **Larvie** inquired if the proposed 89 parking spaces would be adequate for the hotel.

- **Mr Mickey** stated the number of proposed parking spaces would be in compliance with City Code. Mr Mickey noted the adjacent business parking areas would be vacant during the evening and night and therefore, additional spaces would be available for the hotel. The hotel, added Mr Mickey, would in turn help support the adjacent businesses.
- **Hatch** referred to the northwest rendering for the proposed hotel and considered the number of jogs and level of definition and architectural treatment on that façade was a very elegant solution for that wall.

Gable motioned and Hatch seconded to close public hearing. Motion carried.

Gable motioned and Hatch seconded to approve the architectural plans related to the construction of a 58,864 sq ft four-story hotel building (Holiday Inn) to be located at 16315 N Midland Blvd for Petra, Inc/T.V. Hotels and Jerame Petry as owners, subject to:

1. **The Applicant 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 Ordinance and other adopted laws.**
2. **The Holiday Inn Hotel building, and site improvements associated therewith, shall match those architectural plans submitted and received by the City of Nampa and approved by the Building and Site Design Committee on January 11, 2016.**

Motion carried.

Larvie motioned and Moore seconded to adjourn the Building and Site Design Standards Committee. Motion carried, meeting adjourned at 1:43 p.m.

Robert Hobbs, Assistant Planning Director
:sm