

**NAMPA BUILDING AND SITE DESIGN STANDARDS  
COMMITTEE  
MEETING HELD  
MONDAY, JUNE 15, 2020, 12:30 P.M.  
City Hall Council Chambers  
VIA MICROSOFT TEAMS MEETING**

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

Members:

**Chris Veloz - Chairman**  
**Jeff Hatch – Vice Chairman**  
**Mike Gable**

**Meggan Manlove**  
**Roger Volkert**  
**Principal Planner Watkins**

Absent: **Aaron Randell**

**Myron Smith**

**Chairman Veloz** called the meeting to order at 12:35 p.m.

**Approval of Minutes: Gable motioned and Volkert seconded to approve the Minutes of the April 20, 2020 Building and Site Design Committee. Motion carried.**

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

**DR-00125-2020:**

**Building and Site Design Approval for Lost River Apartments, a new multi-family residential project with site improvements and five (5) four-plex buildings, each four-plex comprising 4,852 sq ft, within a GB-2 (Gateway Business – 2) zoning district, located on Lots 4 and 5, Block 9 of Lost River Subdivision No. 1, on the north side of Cherry Ln, east of Can Ada Rd, for Houston-Bugatsch Architects, representing Solitude Homes. ACTION ITEM.**

**Chairman Veloz** proceeded to public testimony.

**Brandon Sheltroun with Houston-Bugatsch Architects – 1307 N 39<sup>th</sup> St, Nampa – representing the applicant, Solitude Homes:**

- The plan, stated Mr Sheltroun, was to make the multi-family buildings fit in well with the residential neighborhood, and the buildings would include lots of modulation, and pop outs along the lower floor and the roof line.
- According to Mr Sheltroun the buildings would be rotated so that each building would look different.
- A lot of residential materials would be used, including fiber cement siding with lap siding and board and batten shingle, as well as integrating some stone wainscoting on the columns and the sides.
- Mr Sheltroun added there would be a private entrance on each side of the building.
- **Gable** stated he liked the look of the proposed multi-family buildings and considered they would blend well with the existing homes.
- **Volkert** suggested the signage be made clear in order to locate each individual unit in each building.

**Principal Planner Watkins:**

- Watkins advised the Lost River Apartments would include five four-plex buildings, comprising 20 total living units, located north of Cherry Ln and east of Idaho Center Blvd.
- The subject property is located within a GB-2 (Gateway Business – 2) zoning district, and surrounded by GB-2 and RS-8.5 (Single Family Residential – 8,500 sq ft minimum lot size) zoning to the north and east, all part of the Lost River Subdivision.
- Watkins indicated the City zoned residential property to the south and Canyon County property to the west.
- The building elements include 8 different colors and 5 different materials as noted in their palette. The shingles would be black asphalt; and the buildings will have lap, board and batten and shake style siding. Watkins reviewed the colors proposed for the buildings.
- The one access to the subject four-plex area would be N Hounslow Way which traverses through the Lost River Townhome Subdivision and out to Cherry Ln via E Bollo St and N Hackney Ave.
- The landscape plan has been reviewed and approved by staff. The sidewalks are existing along the main rights-of-way and adjacent each building and throughout the open spaces and common areas.
- The two story buildings will be 31.5 ft tall, with no walls longer than 100 ft. Watkins reviewed the glazing requirements and noted the subject property would be residential four-plexes. The four-plexes added Watkins would be internal to the subdivision and not visible from a collector or arterial street, therefore staff does not have any issue with the lack of glazing.
- The front door for each unit will be defined by a covered entry with a peaked roof and support columns with sidelight windows and porch lights.
- Each façade meets the 50 percent change in material, color and fenestration as required for the primary elevation.
- Ground mounted mechanical units are indicated, and screened with landscaping, per the approved landscape plan.
- A trash enclosure will be located in the center of the development and will not be visible from the street – with a CMU split face finish in deep tan or sable color basalite material.
- There were no overhead doors proposed.
- Each patio will have a wood fence screen and the entire perimeter of the development will include a 6 ft high vinyl fence as part of their subdivision conditions and approved plans.
- **Watkins** responded to a question from **Hatch** regarding glazing and noted the subject four-plexes would be very deep within the subdivision and follows the style of the other houses under construction more than normally seen.
- **Mr Sheltroun** discussed the amount of glazing and noted the windows for the proposed project were oversized in some cases beyond Code minimums for egress from bedrooms.
- According to Mr Sheltroun, the glazing had been maximized in the living areas.
- Mr Sheltroun advised they would review the addressing signage for the proposed four-plexes as suggested by **Volkert**. In the past, continued **Mr Sheltroun** the developer had provided a map at the entrance to the multi-family developments.
- **Watkins** responded to a question from **Chairman Veloz** and advised the subject property had been inside the City limits for some time and a Development Agreement Modification had been obtained a while ago to allow the area along Cherry Ln to be the alley loaded townhome product, with the four-plex area to the northwest. The remainder of the subdivision is comprised of single family residential homes.

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

**Gable motioned and Volkert seconded to approve the Building and site Design application for Lost River Apartments in the GB-2 zoning district on Lots 4 and 5, Block 9 of Lost River Subdivision No. 1, for Houston-Bugatsch Architects, 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.

2. The approval addresses (a) design review related issue(s) only (i.e. building architectural and materials/colors treatment), and does not abrogate the requirement to obtain any needed building permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards.

Motion carried with all Committee members in favor.

**DR-00126-2020:**

**Building and Site Design Approval for Canyon Terrace Apartments, a new 3 story multi-family residential project with six 12-unit buildings, one 9-unit building, with site improvements and club house, to be located at 4104 Garrity Blvd – a 2.01 acre parcel; and 1010 N 39<sup>th</sup> St, a 2.00 acre parcel, within a BC (Community Business) zoning district, for The Housing Company, An Idaho Non-Profit Corporation. ACTION ITEM.**

Chairman Veloz proceeded to public testimony.

**Jim Glancey of Glancey – Rockwell Associates, 1257 W River St, Boise, representing the applicants.**

- Mr Glancey stated the project would be an affordable housing development with 3 story structures, in garden style 12-plex units.
- According to Mr Glancey they had tried to encapsulate the site so the parking would not be exposed.
- Buildings will front E Comstock Ave, N 39<sup>th</sup> St and a small section of Garrity Blvd, with the parking internal.
- Mr Glancey noted it would be a family development and therefore it was the intent to keep any children away from the street.
- There were 7 buildings proposed, and 3 different building types, with one, two and three bedroom units. The small community space would include a small clubhouse, barbeque area, laundry facility and some playground space.
- The site, added Mr Glancey, had a lot of restrictions, including the canal, and new street rights-of-way and improvements.
- **Gable** inquired if there would be no ingress/egress access to Garrity Blvd and **Mr Glancey** concurred – no access off Garrity Blvd. Gable suggested the area was basically an industrial area and had understood when Comstock Rd was improved there was going to be a roundabout there.
- **Mr Glancey** responded there had been a plan for a roundabout and it was his understanding that plan has now changed to traffic lights at N 39<sup>th</sup> St and Comstock Ave, possibly coinciding with the construction of the Canyon Terrace Apartments.

**Principal Planner Watkins:**

- Watkins noted the applicants had requested Building and Site Design approval for architectural plans related to construction of 7 apartment buildings – with a total of 81 dwelling units, and 1 clubhouse, to be located at 4104 N Garrity Blvd and 1010 N 39<sup>th</sup> St.
- The property is zoned BC (Community Business) and is surrounded by IL (Light Industrial) and BC zoned properties on the northwest side of Garrity Blvd.
- Watkins noted the Conditional Use Permit application for the subject development was scheduled to go before the Nampa Planning and Zoning Commission on June 23<sup>rd</sup> for review and approval.
- The building elements include 5 different colors and 5 different materials: board and batten siding, horizontal siding, and noted the proposed colors.
- Watkins advised there were two access points proposed: on to N 39<sup>th</sup> St; and to Comstock Ave. No access would be taken off Garrity Blvd.
- The landscape plan has been reviewed and approved by staff.

- The sidewalks will be constructed throughout the complex with striped crosswalks through the parking area from the clubhouse to the playground.
- Amenities to include a clubhouse with a patio, a playground and open space.
- According to Watkins, the apartment buildings would be 3 stories, and approximately 42 ½ ft tall.
- There would be only 2 walls longer than 100 ft and they do provide jogs in roof height and chimneys to create distinctive changes in the roof line.
- Watkins noted some of the elevations well exceed the required 25 percent glazing, and others do not meet that requirement.
- As the rear elevation of Building A would be visible from Garrity Blvd it would be considered to be the primary façade which technically should meet the 25 percent glazing requirement. According to the architect, the rear elevation of Building A has 26 percent glazing, and is, therefore, considered compliant.
- The two types of siding, banding and the balconies are provided to create visual character.
- The rear façade of Building A also meets the 50 percent change in materials, color and fenestration required for a primary elevation. All other elevations meet the required 30 percent change in materials, color and fenestration.
- The main entrances would be the stairwells on the apartment buildings. The entry ways are spaced evenly to provide access to all apartment units.
- The clubhouse entry will be defined by a covered entry way with a peaked roof and support columns and double glass man doors with transom windows.
- The utility meters will be wall mounted and screened with landscaping. The HVAC units were not shown or described on the plans received.
- A trash enclosure will be located on the northeast side of the complex, in the center of the parking spaces, and cannot be seen from the right-of-way. The enclosure will be a masonry wall finished with stucco, with the color to match the trim on the buildings.
- Safety lighting will be on the buildings. No overhead doors are proposed.
- The street facing sides of the subject property: to Garrity Blvd, N 39<sup>th</sup> St and E Comstock Ave have a 6 ft vertical rail metal or open vision fence proposed. The north, east, and southwest side of the property propose a 6 ft 10 in vinyl privacy fence.
- The only issue brought up by staff, stated Watkins, was the lack of pedestrian connectivity to Garrity Blvd. Additionally, the question of how the HVAC units would be treated – up against the buildings, or roof mounted.
- **Manlove** noted the proximity of the affordable housing close to all the amenities that people could bicycle and walk to, but questioned how they would access those amenities from the proposed apartments.
- **Hatch** also noted no public connectivity to Garrity Blvd.
- **Gable** considered that without pedestrian access to Garrity Blvd, the residents would be going on to N 39<sup>th</sup> St that had not been improved –it was a narrow street with no sidewalks. Many emergency vehicles were now using N 39<sup>th</sup> St to get to St Alphonsus.
- Gable reiterated his concern regarding access and the safety of children on bicycles.
- **Volkert** also voiced his concerns regarding pedestrian access on to Garrity Blvd, with no public sidewalks on N 39<sup>th</sup> St or E Comstock Ave at the present time.
- **Watkins** reported the applicants would be required to put sidewalks on N 39<sup>th</sup> St and E Comstock Ave along their frontage.
- **Chairman Veloz** noted how flat the rear elevation of Building B appeared to be
- Everything else was great added Chairman Veloz with jogs, undulations, insets and fenestration.

**Mr Glancey:**

- Regarding access to Garrity Blvd, Mr Glancey suggested that if N 39<sup>th</sup> St were to be improved, then there would be a 7 or 8 ft wide sidewalk and that would be a safe access through there.
- The applicants would be providing sidewalk on both N 39<sup>th</sup> St and E Comstock Ave, noted Mr Glancey, with connectivity to Garrity Blvd on the south.
- An access could be provided to Garrity Blvd, at the back of the project, stated Mr Glancey, however, he questioned how safe that would be for children in the development having direct access to Garrity Blvd.
- In response to the rear elevation on Building B, Mr Glancey explained another offset could be done in the central core with that elevation.

- The HVAC units would be on the backs of the buildings and would be shielded by landscaping, reported Mr Glancey.
- Mr Glancey added the chimneys were both an architectural element and a screening device to contain all the flues in one location.
- In response to a question from **Chairman Veloz**, **Mr Glancey** advised the developers would be required to put the street improvements in for E Comstock Ave, however, the City would be putting in N 39<sup>th</sup> St in its entirety, and the applicants would only be required to put the detached sidewalk in.
- **Gable** inquired about the improvements on E Comstock Ave and **Mr Glancey** replied the improvements would only go along their property line.
- Discussion continued regarding improvements to the subject property and pedestrian access.
- **Watkins** reported the Conditional Use Permit application for the multi family development within a BC zoning district would be going before the Planning and Zoning Commission on Tuesday, June 23<sup>rd</sup>.
- Watkins inquired if a secure gate could be arranged with a card entry to allow pedestrian bicycle access to the businesses on Garrity Blvd.
- Watkins added the BSDS application for the subject property meets Design Review Codes.

**Gable motioned and Volkert seconded to close public testimony. Motion carried with all Committee members in favor.**

**Hatch motioned and Gable seconded to approve the Building and Site Design Committee application for DR-00126-2020 for Canyon Terrace Apartments in a GB-2 (Gateway Business – 2) zoning district at 4104 Garrity Blvd and 1010 N 39<sup>th</sup> St, subject to:**

**Generally:**

1. **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;**

**Specifically:**

1. **Provide revised landscape plans and site plans showing pedestrian connectivity to Garrity Blvd.**
2. **The approval addresses (a) design review related issue(s) only (i.e. building architectural and materials/colors treatment), and does not abrogate the requirement to obtain any needed building permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City Code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards**

**Motion carried with all Committee members in favor.**

**Gable motioned and Hatch seconded to adjourn the Building and Site Design Committee meeting. Motion carried**

**Meeting adjourned at 1:25 p.m.**

Principal Planner Watkins: \_\_\_\_\_

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