

NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

MEETING HELD

Monday, October 18, 12:30 p.m.

City Hall Council Chambers

And VIA MICROSOFT TEAMS MEETING

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

Chris Veloz - Chairman (Chambers)

Mike Gable (Chambers)

Roger Volkert (Chambers)

Myron Smith (Chambers)

Jeff Hatch (via Teams)

Kristi Watkins, Principal Planner

Aaron Randell (Chambers)

Meggan Manlove (via Teams @ 12:47 pm)

Chairman Veloz called the meeting to order at 12:30 p.m.

Approval of Minutes: The Committee approved the 9/20/21 minutes as presented.

Chairman Veloz proceeded to the meeting items on the agenda.

- 1. DR-00187-2021: Building and Site Design Approval for architectural plans related to the new construction of a 13,175 s.f., 16 unit, 2 story apartment building, located in a RP (Residential Professional) Zoning District, at 16548 N Franklin Blvd (R2094800) on a 1.14 acre portion in the NW ¼ of Section 11, T3N, R2W, BM, east of N Franklin Blvd and north of Birch Lane, for Julie Miller, neUdesign Architecture, representing Blake Wolf, Wolf Building Co., Owner.**

Chairman Veloz proceeded to public hearing.

Blake Wolf, 843 W Horizon Way, Nampa, requested approval for architectural plans related to the new construction of a new apartment building at 16548 N Franklin Blvd, north of Birch Lane.

- The dental office existing onsite will continue “as is” for the foreseeable future, and operate as a residential/professional type building.
- The new project will provide access to the dental office (the current access and the new access are too close together, Engineering requested they be put together, with a new drive isle across from the dental office).
- The two story building will be completely visible from Franklin. The dental office is shallow-pitched roof ranch style house.
- Large trees previously in front of the dental office have been removed (one was in a ROW, the other was canopying over the structure).
- Described the building as a traditional, multi-family building.

Principal Planner, Kristi Watkins, presented the staff report as follows:

Property Zoning: RP (Residential Professional)

Surrounding Zoning:

North – Canyon County (Residential)

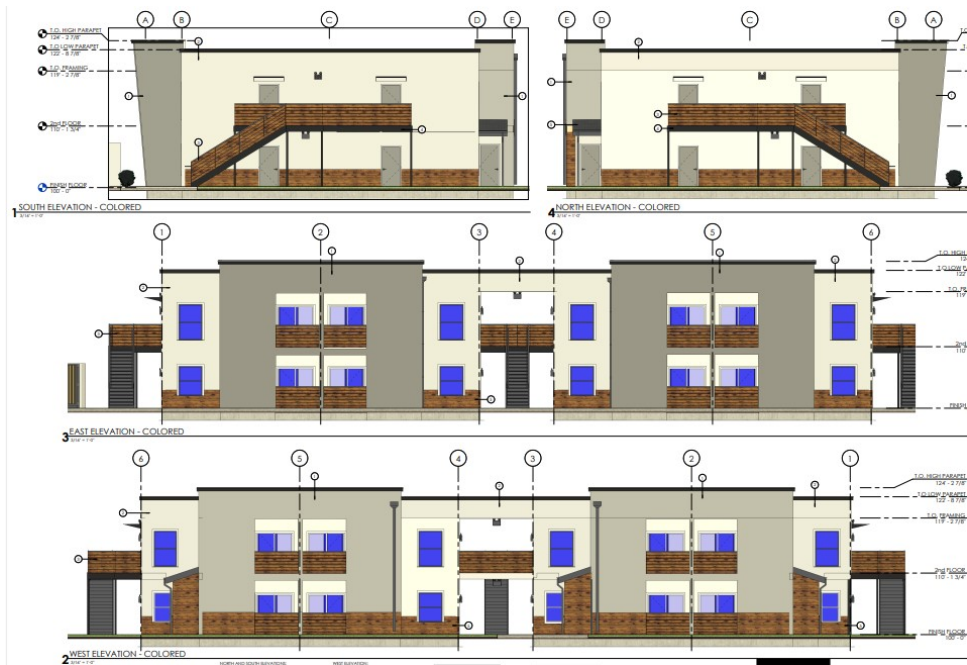
South – RP (Angel’s Daycare) & Canyon County (Commercial Property)

East – Future RS4 (Sharpe’s Orchard Subdivision – Single Family)

West – RS6 (Brandt’s Landing Subdivision – Single Family)

June 2021: Conditional Use Permit Approved for a multi-family apartment building in RP Zoning District by the Planning and Zoning Commission.

The building is proposed at 24'-3" tall and two stories. The east and west walls are over 100' long and propose jogs, offsets, patios, railings and stairwells. The entry to each building is a stairwell that is covered by the main roof.

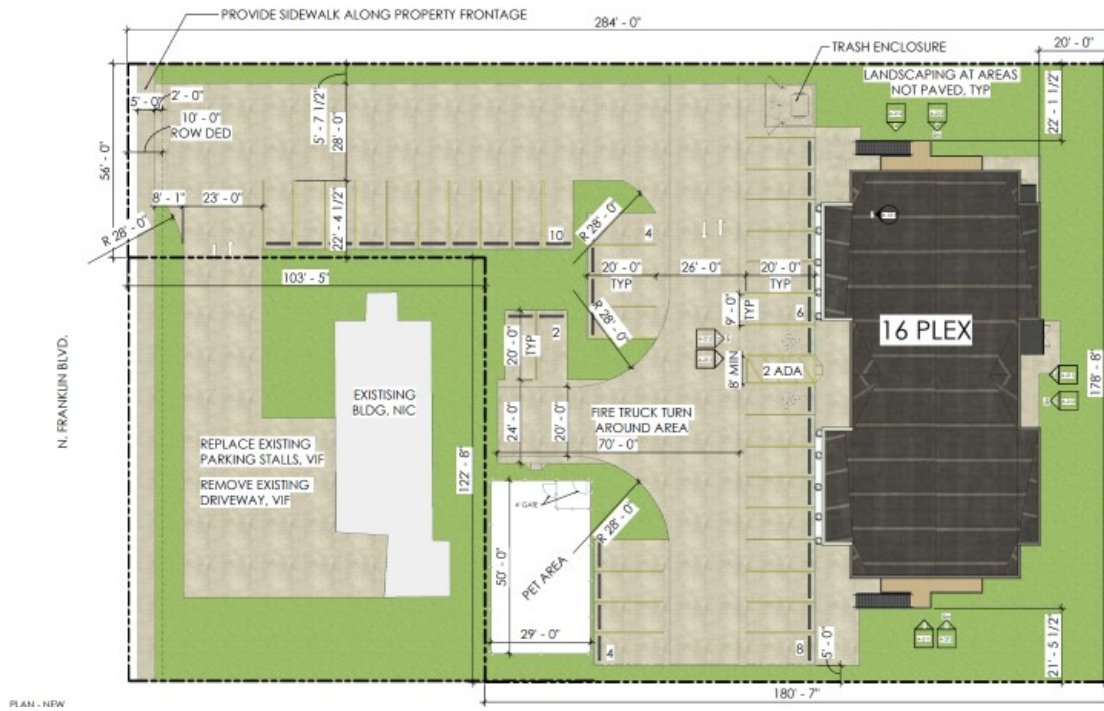


One point of ingress/egress from N Franklin Blvd. Mechanical units will be roof mounted and screened by a parapet wall. There are no overhead doors proposed.

There is lighting proposed in the parking area and on the walls of the structure. Height of the poles and on the structure will be a condition of approval with this review.

White or tan vinyl fencing is proposed on the entire perimeter of the site. Trash enclosures will be white or tan vinyl fence to match the new fencing along the perimeter of the site and at the existing dental office.

Pedestrian Pathways and Amenities: A dog park/pet area is proposed on the southwest side of the parking area. There does not appear to be any other solid surface connectivity to the ROW aside from the asphalt parking area (most likely there will not be a lot of traffic in that drive isle).



The building has proposed three (3) materials and three (3) colors.

Exterior Finish Materials:

Colors:

1st Stucco = Cityscape

2nd Stucco = Nebulous White

Wood Siding = Dark Brown

According to the breakdown of materials, all walls appear to meet the requirements for change of materials. These are multi-family structures so the glazing requirement does not apply.

NORTH AND SOUTH ELEVATIONS:		WEST ELEVATION:	
①	STUCCO = 300 SF / 22%	①	STUCCO = 840 SF / 30%
②	STUCCO = 760 SF / 54%	②	STUCCO = 800 SF / 29%
③	WOOD SIDING/SLATS = 330 SF / 24%	③	WOOD SIDING/SLATS = 640 SF / 23%
EAST ELEVATION:		GLAZING = 500 SF / 18%	
①	STUCCO = 840 SF / 32%		
②	STUCCO = 800 SF / 30%		
③	WOOD SIDING/SLATS = 520 SF / 20%		
	GLAZING = 500 SF / 18%		



Suggested conditions of approval:

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,
2. Lighting: On buildings, lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaries and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. The height of a freestanding light fixture in the parking lot shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries. Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. Pedestrian circulation routes shall be illuminated. Floodlights shall not be allowed, except when necessary for security.

Chairman Veloz clarified the setbacks on the project were according to code and RS4 zoning requirements are met.

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

The applicant stated he understood the connectivity to the right of way; a sidewalk will be provided across the frontage. “It is a challenge in these areas where they are surrounded by properties that most likely sidewalks are not going to go anywhere, this one there is a handful (est. 10) properties to the north that are all still County (smaller, half acre single family homes), so I am not sure how important connectivity is from the actual new building to the ROW. We do have a wide drive isle, if you would like, we can designate it with striping.”

Volkert inquired whether handicapped access is required from the street to the building. Applicant responded this would be addressed during site design; codes will be applied by the civil engineer giving exact dimensions and lighting, widths, etc. Watkins stated a solid surface connectivity is required for ADA codes; the Building Dept. will determine whether the drive isle is enough distance behind parked cars to provide that small surface connectivity to the ROW. “That pavement should come out level with those sidewalks the applicant is anticipating putting in and he will have to put curb ramps in at that time. The Building Dept. will determine whether it will be a separate sidewalk path or part of the asphalt.” Applicant stated on a recent project “the connectivity was a striped area from the ROW through the parking lot as a designated area; it didn’t go from asphalt to sidewalk to asphalt, it was striped asphalt.”

Volkert moved and Gable seconded to close the public meeting. Motion carried.

Gable motioned and Volkert seconded to approve Building and Site Design Approval for architectural plans related to the new construction of a 13,175 s.f., 16 unit, 2 story apartment building, located in a RP (Residential Professional) Zoning District, at 16548 N Franklin Blvd (R2094800) on a 1.14 acre portion in the NW ¼ of Section 11, T3N, R2W, BM, east of N Franklin Blvd and north of Birch Lane, for Julie Miller, neUdesign Architecture, representing Blake Wolf, Wolf Building Co., Owner with all conditions of staff and conclusions of law. Motion carried.

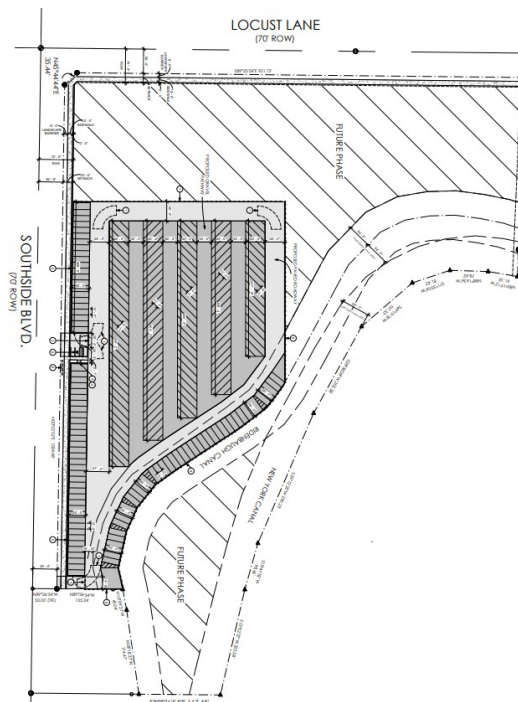
2. DR-00189-2021: Building and Site Design Approval for architectural plans related to the new construction of a 14,240 s.f., metal screening wall for R & R Storage, open storage area (Phase 1), located in a BC (Community Business) Zoning District, at 0 Locust Ln, (R2953001000) on a 18.9 acre portion in the NW ¼ of Section 12, T2N, R2W, BM, on the southeast corner of Southside Blvd and E Locust Ln, for Jeff Hatch, Hatch Design Architecture, representing, Linda Claiborne, Owner.

Committee member Hatch recused himself from this hearing.

Chairman Veloz proceeded to public hearing.

Jeff Hatch, 5119 Briarcrest Dr., Nampa, applicant, requested Building and Site Design approval for architectural plans related to the new construction of a 14,240 sf metal screening wall for R & R Storage, open storage area (Phase 1), on the southeast corner of Southside Blvd and E Locust Ln.

This will be the first phase of a multi-phased project. There is a substantial amount of land taken up by ditches that interface with this site. The project has a proposed restaurant on the corner. The screening walls will screen the outside storage of RVs and trailers at this time. Reviewed location of screening walls, change of materials, masonry, and EIFS to help break up the facades. There is no permanent glazing at this time.



Principal Planner Watkins presented the staff report as follows:

Property Zoning: BC (Community Business)

Surrounding Zoning:

North – RS7 (Clear Springs Subdivision)
 South – Canyon County – Enclaved - Residential
 East – Canyon County – Enclaved - Residential
 West – RS6 PUD – (Lava Peak Subdivision)

HISTORY:

August 2021 – Annexation and Zoning, Comprehensive Plan Amendment for BC Zoning (completed).
 March 2021 – Variance for setbacks adjacent to RS Zoning District (approved).

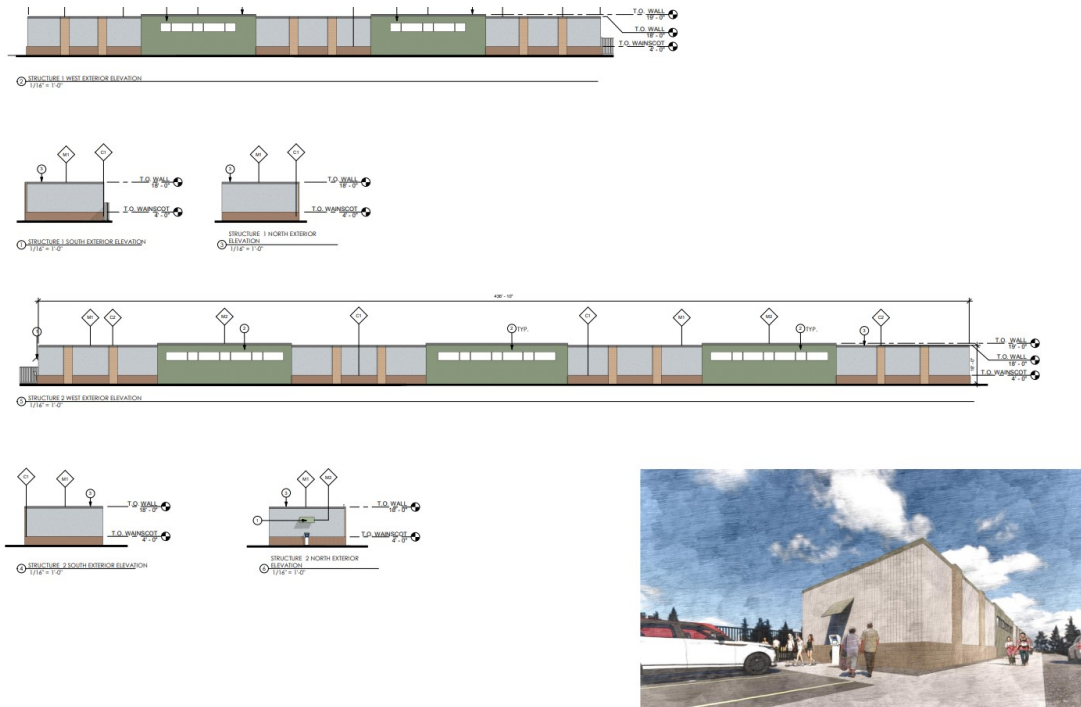
This project is assessed in accordance with codes 10-1-19: Professional, Public Mini Storage Facility Design Regulations:

Roof Pitch: All buildings made a part of a facility shall feature a residential roof structure with a minimum two to twelve (2:12) pitch. Any roof mounted vents (e.g., on the office building) shall be painted to match the color of the roof.

- No roof is proposed at this time. These are walls created to screen the outside storage of RVs and trailers at this time.

Building Height: Storage buildings shall be limited to ten feet (10') in height at the edge of eaves. Parking areas exclusively designed for the parking of recreational vehicles (including trailers, RVs, boats and motorcycle/4-wheeler/ATV vehicles on trailers, etc.) may be graveled and may be covered with an unenclosed carport structure not exceeding nineteen feet (19') in height. Such structures shall have a minimum 18" fascia and 6" columns or posts.

The overall height of the wall is noted as 19' to the top of the wall from ground level per submitted application and drawings. One gated entrance from Southside Blvd (automated as there is no office proposed).



The building has proposed three (3) materials and three (3) colors.

- Five (5) colors and three (3) materials are proposed.
- Exterior paint colors shall be earth tone with no white, black or reflective/fluorescent coloring allowed

- Colors:
 - Stucco EIFS = Tundra
 - Stucco EIFS = Green
 - CMU = Chestnut
 - CMU = Moondust
 - Wainscoting = Brick

Glazing: Storage facility offices shall, in addition, have at least twenty five percent (25%) glazing on their primary facade(s):

- Code states “Storage Facility Offices” – the following calculations are for the entire wall face as this project does not propose an office area at this time.
 - The primary façade is the west façade which proposes 5% opening on structure #1 and 7.5% opening on structure #2.

Lighting was not submitted with this application; lighting will be reviewed at the time of building permit and added here as a condition.

Wrought iron and chain link fencing are proposed to secure the site. Some of the future fenced areas might become part of the interior of the project when future phases develop, so they have proposed wrought iron and chain link fencing just to secure the site at this time.

Conditions of approval:

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. All exterior structure lighting shall be shielded, screened, and/or shuttered from with ninety degree (90°) cutoff luminaries and shall be otherwise directed so as to prevent illumination of adjoining properties, particularly when located adjoining or across the street from residentially used or zoned properties.
3. Pole lights shall be limited to two (2) light poles per one hundred feet (100') of service drive and shall not exceed twelve feet (12') in height. Such lights shall also use ninety degree (90°) cutoff luminaries ("downlighting").
4. Electrical feeds to outdoor light fixtures shall be placed underground not overhead.
5. Floodlights shall not be allowed.
6. Security cameras shall be allowed but only directed inwardly toward areas of the facility itself excepting for the main entrance area of the project which may be monitored from the office or other location.
7. Audible alarms shall be controlled in decibel level so as to not exceed industry standard(s).

Chairman Veloz inquired about the screening across from the Ridenbaugh canal. Watkins replied the applicant is proposing a chain link fence for security purposes, no screening is required by code. “The whole corner has been annexed and zoned to BC right on the immediate corner where the restaurant is proposed. Currently they are going to put in chain link intermediate fencing; as that develops out it will start to close off that storage area with the other buildings the owner is proposing.” The buildings will back up to that property and create their own screening.

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

Smith moved and Gable seconded to close the public meeting. Motion carried.

Smith motioned and Gable seconded to approve DR-00189-2021: Building and Site Design Approval for architectural plans related to the new construction of a 14,240 s.f., metal screening wall for R & R Storage, open storage area (Phase 1), located in a BC (Community Business) Zoning District, at 0 Locust Ln, (R2953001000) on a 18.9 acre portion in the NW ¼ of Section 12, T2N, R2W, BM, on the southeast corner of Southside Blvd and E Locust Ln, for Jeff Hatch, Hatch Design Architecture, representing, Linda Claiborne, Owner with all conditions of staff and conclusions of law. Motion carried.

Veloz stated he appreciated the applicant's use of fenestration and suggested this as a possible design element requirement for future projects.

Gable requested that physical color samples be made available to the Committee for future meetings as the digital color/materials may not always be accurate. Hatch stated that an important feature of Design Review is understanding the materials and having tangible materials to review is helpful as long as it is not just printing a digital version of the sample.

Meeting adjourned at 1:04 pm.

Kristi Watkins: *Kristi Watkins*
:kh