

**NAMPA DESIGN REVIEW COMMITTEE
REGULAR MEETING MINUTES
February 24, 2025**

Meeting Call to Order/Roll Call

Roll Call

Present: Member Mike Gable, Vice-Chair Jeff Hatch (online), Chair Chris Veloz, Member Meggan Manlove (online), Member Roger Volkert

Absent: Member Myron Smith, Member Ryan Genther

Staff Present: Attendee Kristi Watkins, Teri Friend, Candace Fry

(1) Announcements

Introduction of Candace Fry, Assistant Planner – attending for training to present projects to Design Review Committee in the future.

(2) Approval of Minutes

2-1. Action Item: Approval of Minutes from Design Review Committee – Regular Meeting of January 27, 2025

Moved by Roger Volkert and seconded by Mike Gable to approve January 27, 2025 meeting minutes. No discussion. All in favor. Motion carries.

(3) Review Items

4-1. Action Item: Design Review Committee approval for design plans related to the construction of a multi-family 5-plex building, known as Altitude 3 Apartments, located in the RML (Limited Multiple-Family Residential) Zoning District, at 188 1st St N, (R128040000), Nampa, Idaho, at the northwest corner of 1st St N & 2nd Ave N, for Robin Gates of Studio L Architecture (Applicant) representing Christopher Preston of Terra Brothers LLC (Owner) City file no. DR-00384-2025. *(Presented by Teri Friend)*

Robin Gates of Studio L Architecture, applicant, presents a detailed project summary on behalf of the property owners.

Staff presents staff report for the project.

No public comments.

Mike Gable asks if this is a fire-sprinklered structure, applicant confirms that it will be constructed with fire sprinklers.

Chris Veloz inquires to confirm about the intention of the trash cans is that each resident would roll their own out to the curb for trash pickup. Robin confirms that is the plan.

Chris Veloz asked if there is sidewalk connecting driveways for pedestrian access along 2nd Ave. side of the property. Robin indicates that there is sidewalk between the driveways but upon review, it is not drawn showing connectivity all the way to property line, but it can be made connecting if desired.

Motion by Roger Volkert to close public testimony. Second by Mike Gable. All in favor. Motion carries.

Committee discussion.

Motion by Jeff Hatch to approve the project with standard conditions. Second by Roger Volkert. All in favor. Motion carries.

- 4-2. **Action Item: Design Review Committee approval of design plans related to the construction of Nampa Container Park**, a new commercial outdoor plaza space for outdoor entertainment, gathering, and dining located in the DH (Downtown Historic) zoning district, at 104 12th Ave S (R0827120000) on 0.11 acres, for Jeff Likes, ALC Architecture (Applicant) representing Derek Cooper (Owner). City file no. DR-00382-2025. *(Presented by Teri Friend)*

Cassie Hoover of ALC Architecture, applicant representative, presents a detailed project summary for the applicant.

Staff presents the staff report for the project.

Mike Gable inquires about amount of lighting inside the project area. Staff confirms that the string lighting is proposed along the front of each the container and between each of the shades, not sure if they are to be included around the stage.

Jeff Hatch asks to confirm about how the conditions/recommendations from the Arts and Historic Preservation Commission (AHPC) is to be handled. Staff confirms that those are recommendations, but not requirements and should be included in the Committee discussion and in motion if decided that they will be a condition of approval.

Jeff Hatch refers to the history of the horses in relief mural and when was removed. He thinks the AHPC is right in recommending the nod to the horse park history and connection to railroad.

Cassie Hoover returns to the podium to answer questions from the committee. She clarifies that the string lighting may also be used around the stage, or potentially other appropriate lighting.

Chair Veloz recommends and decides leaving public testimony open so that the architect and property owner can be part of the discussion.

Discussion about possible options for incorporating horse and railroad motifs into the design. Applicant and property owner indicate they are open to including these motifs. Property owner is not opposed to the additional cost but concerned about being able to meet a condition of approval because anything they are design may be subject to additional review and approvals (AHPC and/or new public art codes).

Chris Veloz asked for staff to provide more of a summary of the Planning & Zoning Commission discussion about the project. Staff clarified that the P&Z Commission like the project concept, but they weren't sure how to aesthetically make it "fit" in the area. The Commission was leaning on the Design Review Committee for their expertise in reviewing and approving the design.

Kristi Watkins confirms that because the art would be within the development, it will be a staff level review and will not require AHPC review and approval.

Moved by Roger Volkert to close the public meeting. Second by Mike Gable. All in favor. Motion carries.

Moved by Jeff Hatch to approve the design plans for Nampa Container Park (a.k.a. Union Park) with the conditions of approval as detailed in the staff report and additional conditions:

- The final design will incorporate horse motif "artwork" included as a metal accent applied to the exterior of the development. This art/design will be subject to staff-level art review per code found in [NCC Title 10, Chapter 25 – Public & Private Art](#).
- The final design will incorporate boxcar-like door appearance applied on the exterior (street facing) side of at least one of the containers.

Second by Roger Volkert. All in favor. Motion carries.

Motioned by Mike Gable to adjourn. Second by Roger Volkert. All in favor. Motion carries.

Adjournment