

**NAMPA DESIGN REVIEW COMMITTEE REGULAR MEETING  
MINUTES  
August 19, 2024**

**Meeting Call to Order/Roll Call**

Present: Member Jeff Hatch, Member Ryan Genther, Member Meggan Manlove,  
Member Chris Veloz, Member Myron Smith, Member Mike Gable, Member  
Roger Volkert

Absent: None

Staff Present: Attendee Kristi Watkins

**Roll Call**

**(1) Announcements**

**(2) Approval of Minutes**

2-1. **Action Item:** Approval of Minutes from Design Review Committee – Regular Meeting – July 15, 2024. Motion to Approve by Mike Gable and seconded by Ryan Guenther. All in favor. Motion carries.

**(3) Business Items**

**3-1. Action Item:** Consider exception request for Design Review Standards for a cold storage industrial building in the IL (Light Industrial) zoning district at 0 Midland Blvd, Parcel #R3086301100, in the NW ¼ of Section 4, T3N, R2W, BM, for Core X Partners, Tenant.

Staff planner, Kristi Watkins presented the request and staff memo.

The Applicant representatives, Fisher Construction Group, 3200 NW 38<sup>th</sup> Circle, Vancouver, WA 98660, presented the details of the request. There were three items discussed, 1) dock doors facing Ten Ln, 2) amount of materials required on facades and 3) amount of glazing required.

The committee discussed the request. The following was determined:

1) Not allowed to have dock doors facing the street.

a. Committee approved location of dock doors.

2) Need to have a percentage of differing materials.

a. Committee approved the two proposed materials, with conditions. Depending on the specific façade and location, some materials may need to slightly exceed the less than 70% requirement.

3) Requirement of 10% of the front façade to be glazing.

a. Committee approved, with conditions, the alternative proposal for the majority of glazing to be on the office façade and some in the overhead doors which may or may not achieve the code

requirement of 5% on one façade and 7% on another façade.

The Committee discussed numerous ways to effectively mitigate the visual effects of a large industrial building and, therefore, made their approval contingent on the Tenant's compliance with the following conditions of approval:

1. Tenant shall submit for Staff Level Design Review of the entire building, adhering to these approved exceptions.
2. A cornice cap/bellyband/exaggerated fascia/color downspouts shall be installed to accommodate the material changes at percentages that are achievable for each wall façade.
3. Enhanced landscaping along the frontage of Ten Lane shall be emplaced to provide screening of the dock doors that will face Ten Lane, including but not limited to; an increased number of trees, bushes, ground cover, turn and rockscape per NCC §10-33.
4. The dock doors shall provide glazing to the extent possible.
5. Provide a breakdown of percentages and square footage for each material/element used, including but not limited to; glazing areas, color changes, element changes, materials used.
6. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

**MOVED** BY Jeff Hatch to Approve the Exception Request with all staff recommended conditions of approval and to add a belly band/exaggerated fascia to accommodate the material changes, add enhanced landscaping along the frontage of Ten Ln with trees and rockscape. **SECONDED** by Myron Smith. All in favor. Motion Carries.

#### **(4) Review Items**

- 4-1. **Action Item:** Design Review Committee Approval for architectural plans related to the construction of fourteen (14) apartment buildings, known as Kings Road Apartments, located in the RMH (Multiple-Family Residential) Zoning District, at 3126 E Victory Rd, (R3174700000), Nampa, Idaho, northeast corner of Kings Rd & Victory Rd., for Jeff Likes (Architect) representing Dave Evans (Owner) city file no. DR-00362-2024. *(Presented by Kristi Watkins)*

Applicant, Cassie Hoover, ALC Architecture, 1119 State St, Eagle ID 83616, presented the request for the Kings Road Apartments.

Staff planner, Kristi Watkins presented the details of the staff report.

Ms. Hoover, asked if they could eliminate the garage parking and make 50% of the parking just covered and not garages. Planner Watkins, said that was acceptable.

Ms. Hoover, also wanted to acknowledge their willingness to comply with Engineering Division comments on access to the site. To be addressed with civil site drawings.

**MOVED** by and **SECONDED** by Myron Smith made a motion to to Approve the three building types in 14 buildings for the Kings Road Apartments. Roger Volkert seconded the motion. All in favor. Motion Carries.

## **Adjournment**

**MOVED** by Mike Gable and **SECONDED** by Ryan Guenther Motion to adjourn meeting at 1:30pm. Seconded. All in favor. Motion Carries.

September 16, 2024 Design Review meeting is cancelled.

Next meeting date will be October 21, 2024.