

**NAMPA DESIGN REVIEW COMMITTEE REGULAR MEETING MINUTES**  
**January 16, 2024**

**Meeting Call to Order/Roll Call**

Present: Chris Veloz, Jeff Hatch (online), Mike Gable, and Ryan Genther  
Absent: Myron Smith, Meggan Manlove, & Roger Volkert

**(1) Roll Call**

**(2) Announcements**

**(3) Approval of Minutes**

3-1. Action Item: Design Review Committee – Regular Meeting – December 18, 2023 minutes.

**MOVED** by Gable and **SECONDED** by Hatch to approve the minutes.

**RESULT: Passed [3 TO 0]**

**AYES:** Hatch, Gable, & Genther

**NOES:** None

**ABSTAIN:** None

**(4) Review Items**

4-1. Design Review Committee approval for architectural plans related to the construction of a Public Storage facility with covered and uncovered RV Parking, located in the BC (Community Business) Zoning District, on 18.9 acres located at 0 Locust Ln (R2953001000), for Jeff Hatch, Hatch Design Architecture (Applicant), representing Linda Claiborne (Owner), city file no. DR-00329-2023. (Presented by Kristi Watkins)

Chair Veloz opened the public meeting.

Brilee Thompson, applicant from Hatch Architecture, represented Linda Claiborne, owner.

Kristi Watkins, Principal Planner, presented the project. This project was reviewed against NCC 10-34 Design Standards specific to the BC zoning district.

Kristi emphasized that vines that are proposed on the building, are drought tolerant.

Chair Veloz asked about the stone elements and columns. Brilee Thompson showed where the columns and trellis are located.

Chair Veloz asked about the landscape plan and why there are requirements for vines & trellis. Kristi explained that a pathway takes up the landscape buffer, hence the trellis requirement.

Chair Veloz asked for clarification on where the faux windows and trellis are located.

Jeff Hatch (Vice Chair, who recused himself) explained that the hope is the landscape be addressed by the Drought Tolerance Committee, not the Design Review Committee.

Hatch addressed the roof height pitch and that by keeping the roof pitch where it is, would allow for the look to be more residential. Kristi stated that the justification for the lower pitch is valid, and she was OK with it.

Conditions of approval:

**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 Design Review 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 elevations and landscape plans with the building permit submittal that show trellises and climbing vines on the walls of the storage units to mitigate the minimal 8' landscape buffer to be reviewed with the submittal of the building permit.
2. Lighting and Security:
  - a. 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.
  - b. 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").
  - c. Electrical feeds to outdoor light fixtures shall be placed underground not overhead.
  - d. Floodlights shall not be allowed.
  - e. 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.
  - f. Audible alarms shall be controlled in decibel level so as to not exceed industry standard(s).

Chair Veloz closed the public meeting.

**MOVED** by Genther and **SECONDED** by Gable to approve the item with the conditions regarding landscaping, lighting, and security.

**RESULT: Passed [3 TO 0]**

**AYES:** Hatch, Gable, & Genther

**NOES:** None

**ABSTAIN:** None

- 4-2. Design Review Committee approval for architectural plans related to the construction of a new commercial building for a Les Schwab Tire Center, located in the BC (Community Business) Zoning District, at 2517 W Roosevelt Ave (R3202500000), for Zack Graham (Applicant), representing Kevin McLaren (Owner), city file no. DR-00332-2023. (Presented by Keana Poach)

Chair Veloz opened the public meeting.

Chad Pollock represented the project and represented the applicant.

Keana Poach, Associate Planner, presented the project. This project was reviewed against NCC 10-34 Design Standards specific to the BC zoning district.

The location of the trash enclosure was brought up as an item for discussion, it was determined by the Committee that the location is OK as is. It is screened by CMU blocks and additional landscaping.

The amount of glazing was also brought up as an item for discussion, Chad Pollock stated that he deemed the glazing appropriate.

The Committee added a condition that additional glazing, either faux or actual, needed to be provided on the west façade to reach the 25% requirement.

Conditions of approval:

**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 Design Review Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws.

**Specifically:**

1. Building Lighting Standards: (1) On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaires 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. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaires (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.
2. Mechanical vents and similar features protruding through the roof shall be painted so as to match the color of the roof. Exposed metal flashing or trim shall be anodized or painted to blend with the exterior colors of the building. Roof mounted mechanical

units shall be screened from public view from any street abutting the property by a screen wall enclosure consistent in appearance with the architectural treatment of the main building. Ground mounted equipment and utilities shall be placed and installed in such a way to have the least impact on adjoining properties and shall be screened from public view with landscaping. The landscaping shall include a combination of evergreen and deciduous bushes and trees, with a minimum of five-foot (5') depth continuous around utility. This five-foot (5') landscaping buffer shall contain plantings, irrigation, landscaping fabric and ground cover.

3. Additional regular/faux glazing shall be provided on the west façade of the building to achieve the 25% glazing requirement.

**MOVED** by Jeff and **SECONDED** by Genther to approve the item with the conditions regarding lighting, mechanical, and glazing.

**RESULT: Passed [3 TO 0]**

**AYES:** Hatch, Gable, & Genther

**NOES:** None

**ABSTAIN:** None

Meeting adjourned at 1:30 PM