



CITY OF  
*Caldwell, Idaho*

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*Mayor*

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**Website**  
[www.cityofcaldwell.com](http://www.cityofcaldwell.com)

Caldwell Design Review Commission agenda for **Tuesday, March 26, 2019 at 12:00 p.m.** in the Community Room, Caldwell Police Station located at 110 S. 5<sup>th</sup> Avenue, Caldwell, Idaho.

## AGENDA

- I. Call to Order.
- II. Review of Proceedings.
- III. Old Business
  - A. **Action Item:** Approve Minutes for October 23, 2018 Meeting
- IV. New Business.

**Action Item: Case Number DR-19-01:** A request by Hutchison Smith Architects for design review approval for construction of a new 4-story complex to include a medical clinic and 3 stories of apartments for the property located at 802 Cleveland Boulevard in Caldwell, Idaho.
- V. Design Review Issues, if any.
- VI. **Next Design Review Commission Meeting:** April 23, 2019
- VII. Adjourn

**Any person needing special accommodations to participate in the meeting should contact the City Office at #455-4667 prior to the meeting.**

Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al las oficinas de la Ciudad o llame a #455- 4667 antes de la reunión.



*"The Treasure of the Valley"*

CITY OF CALDWELL  
DESIGN REVIEW COMMISSION MINUTES  
Community Room, Caldwell Police Department  
110 South 5<sup>th</sup> Avenue, Caldwell, Idaho  
March 26, 2019, 12:00PM

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**Call to Order** – Commissioner Hall called the meeting to order at approximately 12:02 p.m.

Commission Present: Tressa Dodge, Rick Hall, Tyler Morgan, Cheyne Weston

Commissioners Absent: None

Staff Members Present: Jarom Wagoner (Senior Planner/Development Team Leader), Lori Colligan (Administrative Secretary)

Staff Members Absent: None

**I. Review and Approval of the Agenda and any Amendments**

**II. Old Business**

**A.** Approve Minutes from the October 23, 2018 meeting as previously signed by the Chair.

**MOTION** made by Commissioner Weston to approve the minutes.

**SECOND** by Commissioner Dodge **Approved unanimous vote.**

**III. New Business**

**Case Number DR-19-01:** A request by Hutchison Smith Architects for design review approval for construction of a new 4-story complex to include a medical clinic and 3 stories of apartments for the property located at 802 Cleveland Boulevard in Caldwell, Idaho.

Testimony:

Jarom Wagoner, Senior Planner, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting design review approval to construct a new 4-story building. The first floor will be a medical clinic for Terry Reilly Health Services, with the top 3 stories being an affordable housing project for seniors. It is an allowed use and will be great addition for downtown.

Commissioner Dodge asked about amenities because it is not in the Central Business District.

Mr. Wagoner stated they are providing a plaza but the commission can request additional amenities.

Commissioner Weston asked if there are any open space requirements.

Mr. Wagoner stated not in the city center core.

Mr. Bob Smith (Applicant), 270 N 27<sup>th</sup> St. Boise, Idaho stated this project is a mixed use. The ground floor will be a Terry Reilly Health Unit and the top floors will be senior housing; 1 and 2 bedroom units. Rent rate restrictions will apply. As part of the project, they will replace the sidewalk along Kimball and Cleveland, landscaping and amenities. There will be 2 entrances; one off Cleveland and one off Kimball. They are also providing a small plaza on the East side. They will also redevelop the 2 existing parking lots.

Commissioner Hall asked how far the windows are recessed on the first floor.

Mr. Smith replied 3 to 4 inches.

Mr. Doug Crowther, 802 W Bannock St., stated the intent is to provide something new in the area.

Commissioner Weston asked if the entire portion of the building was to be affordable housing.

Mr. Crowther replied he believes that 10% will be market rate.

Mr. Morgan asked if they had reviewed the color scheme from the City.

Mr. Crowther replied yes.

**MOTION TO CLOSE TESTIMONY:** Commissioner Weston. **SECOND:** Commissioner Morgan. **Passed:** Unanimous vote.

**Findings of Fact:**

The Design Review Commission accepts the general facts as outlined in the staff report, public testimony, and the evidence list. Commissioner Dodge. **SECOND:** Commissioner Weston. Passed: Unanimous vote.

**Conclusions of Law:**

The Design Review Commission accepts the Conclusions of Law as outlined in the staff report. Commissioner Dodge. **SECOND:** Commissioner Weston. Passed: Unanimous vote.

**ORDER OF DECISION FOR DR-19-01 (Design Review) MOTION:** Commissioner Dodge that Case Number DR-19-01 be approved with the following conditions: 8.2 and 8.3 with the addition of 8.4 the colors shall be in substantial compliance to City Code and in compliance with the City's downtown plan.

**SECOND:** Commissioner Weston. **APPROVED by unanimous roll call vote.**

**IV. Next Design Review Commission Meeting: April 23, 2019, Noon**

V. Adjournment

**MOTION TO ADJOURN:** Commissioner Dodge. **SECOND:** Commissioner Morgan. **Passed: Unanimous vote.**

The meeting was adjourned at approximately 12:38 p.m.

Respectfully submitted by Lori Colligan,

MINUTES APPROVED AND SIGNED BY THE CHAIR, ON THE DATE NOTED BELOW:



Commissioner Rick Hall, Chair

4-2-19

Date

ATTEST:



Jarom Wagoner, AICP  
Senior Planner