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**Design Review Commission Meeting  
Tuesday, September 29, 2020, 12:00pm  
Community Room, Police Department**

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**AGENDA**

Call to Order  
Review of Proceedings  
Roll Call

**CONSENT CALENDAR:**

- 1) **ACTION ITEM**: Approve Minutes for the June 23, 2020 and September 22, 2020 Meeting

**OLD BUSINESS:**

**NEW BUSINESS:**

- 1) **ACTION ITEM**: **Case Number DR-20-08**: A request by Robert Moss, dba Extreme Pizza, for Design Review approval for a restaurant exterior renovation, which includes two new openings in the exterior wall facing the alley and replacing an existing door in the rear wall facing the Plaza. The property is located at 111 S. 7<sup>th</sup> Avenue in the C-C (city center) zoning district.
- 2) **ACTION ITEM**: **Case Number DR-20-09**: A request by Matt Brookshier to construct up to 23 unit Multi-family housing development. The property is located at 421 S. 11<sup>th</sup> Avenue and 1109 Dearborn Avenue in the C-C (city center) zoning district.

1) Design Review Issues, if any.

2) Adjournment.

**Next Regular Design Review Commission Meeting is on October 27, 2020 at Noon in the Community Room at the Caldwell Police Station at 110 South Fifth. A person who is visually and/or hearing impaired, or needs an interpreter should contact the City prior to the meeting. Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al Vendedor de Ciudad en 411 Blaine St. o llame a #455-4656 antes de la reunión. The agenda packet and minutes can be viewed on the City of Caldwell's website: [www.cityofcaldwell.com](http://www.cityofcaldwell.com). Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al las oficinas de la Ciudad o llame a 208-455-3021 antes de la reunión.**

CITY OF CALDWELL  
DESIGN REVIEW COMMISSION MINUTES  
Community Room, Caldwell Police Department  
110 South 5<sup>th</sup> Avenue, Caldwell, Idaho  
September 29, 2020, 12:00PM

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**CALL TO ORDER** – Commissioner Dodge called the meeting to order at approximately 12:01 p.m.

Commission Present: Tressa Dodge, Tyler Morgan, Cheyne Weston, Alexandria Vogt

Commissioners Absent: none

Staff Members Present: Jerome Mapp, Planning Director; April Cabello, Planning Technician

Staff Members Absent: none

Commissioner Dodge introduced Alexandria Vogt a new member of the Design Review Commission.

**I. CONSENT CALENDAR: [All consent Calendar items are considered action items]**

1. Approve Minutes from the June 23, 2020 and September 22, 2020 meeting.

MOTION made by Commissioner Morgan to approve the minutes with corrections.

SECOND by Commissioner Vogt **Passed: unanimous voice vote.**

**II. OLD BUSINESS**

**III. NEW BUSINESS**

**ACTION ITEM: PUBLIC HEARING:**

**Case Number DR-20-08:** A request by Robert Mora, dba Extreme Pizza, for Design Review approval for a restaurant exterior renovation, which includes two new openings in the exterior wall facing the alley and replacing an existing door in the rear wall facing the Plaza. The property is located at 111 S. 7<sup>th</sup> Avenue in the C-C (city center) zoning district.

Jerome Mapp, 621 Cleveland Boulevard, gave the staff report. He explained that the purpose of the city center district (C-C) is to protect, enhance, and revitalize the historical city center in accordance with the Caldwell comprehensive plan. The applicant is requesting design review approval for exterior renovations by creating two new openings in the exterior wall facing the alley and replacing an existing door in the rear wall facing the Plaza. On the exterior wall facing the alley, two new openings are proposed. One opening will accommodate a new door, the second opening will provide a roll-up overhead window. The roll-up window dimensions will be 5'H x 12'L with the top of the sill located 42 "above the finished floor. The roll-up window will allow the space to be opened to the exterior, as weather permits. (See Exhibits A and B.) On the exterior rear wall facing the Plaza, a new Dutch-style door is proposed to replace the existing door. The material for the new

door, frames and windows will match the color of the existing doors and storefront on the building. Infill, patch, and repair around the new work will match existing brick. The proposed restaurant is within an existing structure that borders 7<sup>th</sup> Street and the alley that leads into the Indian Creek Plaza. The applicant has been issued a building permit for interior renovations were proposed to be made. There was no exterior remodeling. Staff issued a staff level design review approval for a sign permit for three signs. (See Exhibits C, D, and E). Two wall signs were located on the structure. One sign in the alley and another on the front of the building. In addition, a blade sign was approved on 7<sup>th</sup> Street. These three signs were determined as staff level design review based upon criteria established under staff level design review process.

Mr. Mapp further explained that in Section 10-12-05 (8) City Center Design Requirements states: Pedestrian amenities shall be provided in one of three (3) ways as set forth in this subsection. For every twenty-five feet (25') of frontage along the front facade, one type of pedestrian amenities shall be provided.

Mr. Mapp gave the Fire Marshalls report stating that Andrew Cater met with the Planning Director, Jerome Mapp, at the site to discuss the proposed application. After the discussion, Mr. Cater stated that the proposed roll-up overhead window opening in the alley could not have a counter that extends into alley. No outdoor seating shall be located in the alley and no obstructions in the alley.

Nicole Dovel-Moore, Applicants Representative at 344 Holland Drive, Nampa, Idaho and stated that she was speaking on behalf of Robert Mora for exterior work of his building located at 111 S. 7<sup>th</sup> Avenue. Ms. Dovel-Moore explained what the roll up garage window would look like, it will have a counter that will project into the interior for interior seating and the window will operate to connect those that go through the alley to the restaurants interior and to those that are in the restaurant to the plaza. The owner thinks it will help connect his business to community. That counter will not project into the alley and will comply with the requirement. The owner knows that the alley is deemed as a fire lane and cannot have seating or tables in the alley even though it was presented early on to the owner that he could utilize the alley. Since that time and discussions with the city, it has been made apparent that he cannot and will comply with conditions 8.3, 8.4 and 8.5. In regards to condition 8.2, the exterior plans do meet the design guideline for both the city center and the design review checklist. Condition 8.6 the owner is reviewing the types of amenities that are required in section 10-12-05 and will make sure that he provides one of the amenities.

Ms. Dovel-Moore asked the commission what mechanism the commission needs in place to ensure that the amenity is installed.

Commissioner Dodge responded that the applicant would submit the plan to the Planning and Zoning Department and will not need to have another design review hearing.

Mr. Mapp responded that the Planning Department would work with the applicant.

Matt Sapp, 1798 Iron Stallion Drive, Middleton, ID signed in favor of the application but did not wish to speak.

MOTION to close the public testimony made by Commissioner Weston SECOND made by Commissioner Morgan **Passed: unanimous voice vote.**

**FINDING OF FACT:**

The Design Review Commission accepts the general facts as outlined in the staff report, public testimony, and the evidence list. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

#### **CONCLUSIONS OF LAW:**

The Design Review Commission accepts the Conclusions of Law as outlined in the staff report. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

**ORDER OF DECISION FOR DR-20-08** (Design Review) MOTION: Commissioner Morgan that Case Number DR-20-08 be approved with the following conditions: 8.2 through 8.6.

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

#### **ACTION ITEM: PUBLIC HEARING:**

**Case Number DR-20-09:** A request by Matt Brookshier to construct up to 23 unit Multi-family housing development. The property is located at 421 S. 11<sup>th</sup> Avenue and 1109 Dearborn Avenue in the C-C (city center) zoning district.

Jerome Mapp, 621 Cleveland Boulevard, gave the staff report. He explained that the applicant is requesting design review approval to construct a new 3 to 4 story building with up to 23 residential units (market study underway to determine appropriate mix of bedrooms/sizes) at 421 S. 11st and 1109 Dearborn St. in the City Center District. The site is located on the edge of the downtown core, in-between downtown and the College of Idaho. To the southwest is a public park, a library and a school. Services supporting residential are in the immediate area, as are easily accessible transportation options including easy access to 10th and I-84. The site is elevated by roughly 3' to 4' on the 11th Ave end allowing the building to be slightly above the sidewalk achieving the effect outlined on several design options including The "Stoop" and "Dooryard" designs. The project is designed to face and activate the corner of 11th and Dearborn. Residential units utilize the existing site topography to lift 3-feet above the sidewalk, but the central portion drops down to sidewalk level providing a community-oriented space that can be utilized for multiple purposes. The central corner will have an additional floor, providing varied height to the project and creating a focal point on the intersection. The ground floor will be recessed on the corner by roughly 3 feet, providing further visual appeal and allowing for a larger outdoor gathering space on the corner. The applicant proposes average 2/2 bedroom unit with approx. 900-975 sf, all units will have private outdoor patio/deck as well as washers/dryers in each unit, 1st floor corner space to provide inside, locking bike storage for residents as well as potential space for storage of extra items. The applicant is proposing one parking space per unit. Parking is not required in the City Center District. All parking will be tucked in back, screened from the street. Access is from the alley. Access to residential units will be from the side with pedestrian access to/from the street located in the corner of the building. The central corner of the project acts as a forecourt, utilizing a setback from the lot line to "extend" the public area into the central portion of the site. The residential "wings" of the building are lifted approximately 3-feet above the exterior sidewalk grade, providing the same separation and effect as in both the Dooryard and Stoop design guides. Parts of the building are pushed back from the lot line and will be landscaped, providing a buffer for the residents and a pleasing landscape area for pedestrians. By recessing the area directly at sidewalk grade and

cantilevering the residents above, the design follows the feel of both the Arcade and Gallery styles (without the full sidewalk overhang or necessary pillars). Placing metal trellises in the setback areas of both sides of the building, this will provide visual interest on the street front to pedestrians. Public bike racks near the corner, bike storage and lockers in the interior 1st floor area for residents. If allowed, decorative pavement will be brought out from the building to the far edge of the sidewalk to create a visual gathering space, which approx. 700 – 800 sf. The applicant is targeting residents who commute to downtown, the hospital, College of Idaho, etc. via bicycle.

Mr. Mapp reviewed the City Center District Requirements relating to this request being, balconies, bay windows, eaves, cornices, overhangs, and cantilevered rooms on upper floors may encroach into the public right of way to within twenty-four (24) to thirty inches (30") of the curb face. The applicant proposes balconies and patios. If the applicant wishes to have awnings, they may encroach into the public right of way to within twenty-four inches (24") to thirty inches (30") of the curb face if a street or completely to the far edge of the alley if an alley. All such encroachments must be a minimum of fourteen feet six inches (14'6") above sidewalk grade or alley grade, whichever is applicable. Maximum building height is three (3) stories or forty-five feet (45'). The applicant proposes 3 to 4 stories, not to exceed 45 ft. Standards for Materials, Colors, Wall Openings And Projecting Elements: Primary Building Facades: Primary building facades shall be constructed of high quality materials of brick and stucco. Secondary trim materials containing no more than twenty percent (20%) of building facade shall be constructed of high quality materials of painted brick, stained and sealed wood, metal panel, terra cotta cladding, and tile. The applicant proposes dark brown façade, western states metal side, walnut wood and 8" Kilim beige siding. Colors Allowed: A variety of natural colors, light colors, and muted neutrals are allowed. Colors shall be substantially in compliance with the "Plaza Facade Design Handbook" adopted by the Caldwell City Council. The applicant proposes earth tones. Wall Materials: Two (2) or more wall materials may be combined on one facade only with one above the other; lighter materials above those more substantial (e.g., wood above stucco or masonry, or stucco above masonry). The applicant proposes that both sides of the project will have articulation by setting back portions of the building from the lot line. This will create the setbacks at ground level outlined in the design guidelines and will provide visual appeal. All units will have private balconies looking toward the street. A mix of colors will be used to create visual interest, but tones will be in muted earth tones to ensure a long-lasting "classic" appeal to the design. ADA Regulations: ADA regulations shall be met in the accessing of the buildings. In addition, the applicant proposes up to one parking space per unit. At least one parking shall be a disable parking space. Projecting Elements: The applicant proposes balconies and patios. All rooftop mechanical equipment shall be screened to the height of the unit as viewed from the property line. The Roof design shall demonstrate two (2) or more of the following: 1) overhanging eaves; 2) sloped roofs; 3) two (2) or more roof planes; 4) varying parapet heights; and 5) cornices. Standards for Building Form, Scale and Style Precedents: The applicant proposes to done so. Changes In Pattern: At least two (2) changes in pattern of one or a combination of the following building components shall be incorporated into the building design: color, texture and/or materials. Middle Floor: The middle floor of any three-story building shall be distinctive through a change in materials or color, windows or setback. Wall Surface Relief: Buildings with more than thirty (30) linear feet of exterior wall without a window or door shall relieve the wall surface with a change in the wall plane of at least one inch (1"). Style Precedents: All new construction or alteration shall incorporate a minimum of two (2) elements. The applicant proposes to done so. Section 10-12-05 (8) City Center Design Requirements states: Pedestrian amenities shall be

provided in one of the (3) ways as set forth in this subsection. For every twenty-five feet (25') of frontage along the front facade, one of the following types of pedestrian amenities shall be provided: Pedestrian Weather Protection; Pedestrian Convenience Features; Public Space; Building Elements That Incorporate Landscaping; Building Ornamentation; Artwork or Murals; Decorative Clock; Water Feature; Bicycle Racks; Bicycle Storage Lockers; Public Restrooms; Bollards; or Railings. Bicycle racks, bicycle lockers and railings are being provided. The applicant will need to identify others. Surface Parking: Preliminary site design shows compliance. Streetlights may be required. The applicant has reviewed the design review handbook.

Mr. Mapp stated that the applicant does not have the detailed elevations showing the samples, the commission will have to make a determination if the commission wants to see the elevations at a later date or give staff the authority to review and make the decision.

Commissioner Weston asked staff if it will be 3 or 4 levels, code says max 3 levels.

Mr. Mapp responded the way he reads the code, it says 3 but not more than 45 feet in height so the applicant complies with the code.

Matt Brookshire, 1639 S. River Grove Way, Eagle, ID reviewed other projects they are currently working on to give a sense of what they have built in the past. He reviewed the plan before the commission sharing that they are working with an empty lot on a corner and is about 3-4 ½ feet above the sidewalk level and propose to use that height to allow some separation between the sidewalk and the residences. They will try and push everything to the front so the buildings themselves goes out to the streets, the parking is in back off the alley, and the goal for the corner is to create a focal point so they will do so by adding height at the corner. That corner and only that corner will have the 4<sup>th</sup> level and should be within the 45 foot height limit. The materials will be a light colored siding with a brown metal, two different color choices but also a change in materials to give it that extra quality of look as well as the durability for a long-term project. The goal for the bottom section is to take the first floor on the corner, drop it all the way down to the sidewalk level and push it in 3 or 4 feet so that it has the setback look and will be an amenity area for the residents, bike storage, maybe some storage lockers. From the outside, the building will have a nice commercial appearance allowing the corner to have more width. Even though even though code wants them to push everything to the lot line, that corner comes back a bit and if allowed, they would take a decorative stamp going out to the corner and including the sidewalk if approved to have a plaza type of look with pedestrian overhead cover. Just behind that corner area is where the entry would be, in trying to be consistent with the guidelines, will have steps and ramps coming in from the street. All units would access from the parking lot side, all the doors would face away from the street with porches facing the street. The parking lot will be tucked behind the building with access coming off the alley. They are trying to bring in elements that are desired from the design guidelines, first and foremost is the forecourt design; they tried to create that with the central tower, central area with its setback and having a plaza out front. On the wings that go back from the central piece, those will be the 4 feet up off the sidewalk and that will give the separation that is envisioned in the stoop and dooryard elements. The first floor area that will be the amenity for the tenants will be setback 3 or 4 feet. It is not a full arcade like it is called out in some of the design pictures, but it will have that visual element with something sticking out over towards the sidewalk to get that feel. The vertical brown color comes from the metal siding; the horizontal siding will be

in the light color. Around the roof will be a fascia in a dark brown and the fascia will serve to hide the slope of the roof. All the mechanics will be shielded. He confirmed that the list of elements and additional elements they need to provide, they will go through the list with Planning and Zoning staff and identify all the elements required and will not be asking for a variance. The elements they envision are the overhang being protection for pedestrians, the plaza on the corner, and a couple of bike racks for the public. The articulation in the building where it bumps in and out, they will put trellises to give a screening of the foundation from the street giving decorative elements and the decorative metal on the walls that act as a decorative element as well.

Commissioner Weston shared that he liked the color scheme and the modulation in the front but noticed there is a lack of modulation in the back of the building and looks very flat. He looked through the code but found nothing that talk about the modulation in the back.

Commissioner Dodge asked staff about the stamped concrete area that is owned by the city. At what point will that be decided on or discussed to allow the applicant to put the plaza in the city right of way.

Mr. Mapp responded that as he reviewed the plan that information about the plaza was not available so one of the requirements will be that they have to meet with the necessary departments to review in detail the amenities.

Commissioner Morgan asked the applicant if the wrought iron railing is painted black.

Mr. Brookshire responded it would be a simple black metal railing.

Commissioner Morgan stated for the record that he seconds Commissioner Weston's thought that the back of the building appears like a barrack, instead of a residential living space and would like to see some kind of modulation or break up.

Mr. Brookshire state that the reason the rear of the building has a linier look is because all the access comes off the rear of the building. Each level will have a walkway. He stated that he liked the idea of a material change taking some of the metal elements from the front and siding to create a visual modulation.

Commissioner Weston made a suggestion of using the iron railing at the front stoop that has some articulation and makes it interesting at the rear of the building.

Mr. Brookshire responded he likes the idea; something for the eye to land on is a good idea.

Commissioner Dodge suggested having pedestrian amenities every 25 feet along the front and back of the building.

Commissioner Dodge asked staff if adding pedestrian amenities in the back of the building would be acceptable to help break up the look of the back of the building.

Mr. Mapp responded that the commission could add conditions of approval the commission feels is appropriate.

Mr. Mapp stated that he did not see or notice any outdoor walkways.

Mr. Brookshire responded that there are walkways on the backside of the building, walkways to access the units and stairs going up to the other levels. The first floor will have ADA Accessible walkway with a planter strip with plants and the parking lot.

Mr. Weston asked if there would be trees.

Mr. Brookshire responded there are no trees; there is no room for a tree. To have the parking is a space constraint; there will be planters with plantings for a nice visual look.

Mr. Mapp asked what the band around the building shown on the northeast and southeast elevations.

Mr. Brookshire responded there is a stairway in the middle in the central tower component and accesses both wings of the building. Central stair and stairs at the end of the buildings giving three access points with railings that have decorative elements. The rear of the building will have landscaping and a greenspace.

Commissioner Morgan suggested as an amenity for the rear of the building, if the building will have animal ownership having automatic water bowl features.

Mr. Mapp stated that the commission is to suggest what they want, stating that the rear portions of the buildings needs to have increased articulation and design.

Commissioner Weston stated the wrought iron railings is one feature that could break up the backside and the applicant stated that he would speak with the design team.

Mr. Brookshire they would bring the color into select elements, visually breaking up the one big wall creating the visual articulation.

Mr. Mapp stated that in regards to the materials the commission could ask staff to review and approve the plan or ask the applicant to come back before the commission when they have the complete design.

Michael Hon, 13601 W McMillan Road, Boise signed in favor of the application and declined the option to speak.

Darryl Dyce, 103 Palmer, Nampa signed in favor of the application and signed up to speak but had left the meeting.

MOTION to close the public testimony made by Commissioner Morgan SECOND made by Commissioner Vogt **Passed: unanimous voice vote.**

**FINDING OF FACT:**

The Design Review Commission accepts the general facts as outlined in the staff report, public testimony, and the evidence list. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

**CONCLUSIONS OF LAW:**

The Design Review Commission accepts the Conclusions of Law as outlined in the staff report. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

**ORDER OF DECISION FOR DR-20-09** (Design Review) MOTION: Commissioner Morgan that Case Number DR-20-09 be approved with conditions: 8.2 through 8.13 with the addition of the following conditions:

8.14 provide some sort of articulation on the southeast and northeast walls of the structures to either include articulation in the design itself, material change to break up the shadowing and articulation of the building visually and or provide some sort of articulation in the wrought iron or powder coated railing to make it a little more ascetically visual.

8.15 applicant to discuss with staff the front main entry stamped concrete proposal provided in the application and that staff will make a decision based on the meetings with the applicant.

8.16 add a proposed design in the rear of the structure southeast and northeast walls to provided recommended dog watering feature or animal feature to coincide with the decision whether animals are accepted in the structure.

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

**IV. Adjournment**

**MOTION TO ADJOURN:** Commissioner Morgan SECOND made by Commissioner Weston. Passed: Unanimous voice vote.

The meeting was adjourned at approximately 1:15 p.m.

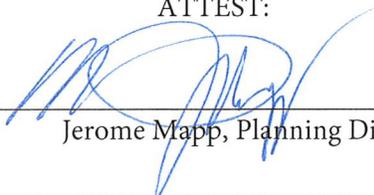
Respectfully submitted by April Cabello,

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

  
\_\_\_\_\_  
Commissioner Tressa Dodge, Chair

10/13/20  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Jerome Mapp, Planning Director