

KUNA DESIGN REVIEW COMMITTEE MEETING
August 14, 2008

MINUTES

The Design Review Board met in regular session August 14, 2008, Chairman D'Orazio presiding.

1. **CALL TO ORDER:** Chairman D'Orazio calls the meeting to order at 6:15 p.m.
2. **ROLL CALL:** the following members were present D'Orazio, Young, Goicoechea, Rowe, Denton, and Hennis. Steve Hasson, Planning Director and Maranda Schindel, Planner Technician was also present.
3. **CONSENT AGENDA:**
 - Consent agenda items are considered to be routine and are acted on with on motion. There will be no separate discussion on these items unless a Design Review Board member, City Staff, or a citizen requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda in sequence determined by the Rules of Order.
 - Any item on the Consent Agenda that contains written recommendations from the City of Kuna shall be adopted as part of the Design Review's Consent Agenda approval motion unless specifically stated otherwise.
4. **OLD BUSINESS: NONE**
5. **NEW BUSINESS:**
 - A. **Public Meeting: 08-06-SUP / 08-06-DR – Kuna Alternative High School:**

Planner Maranda Schindel presented the application. The applicant is requesting a special use permit and design review approval for placement of a 17,396 to 20,500 square foot Alternative High School on the northwest corner of the Kuna Middle School campus located adjacent to Ten Mile Road. The expansion school will initially serve approximately 120 students ranging from 12-20 years of age. The expansion will be complemented with a future phase. At build out, the two-phased expansion will accommodate an enrollment of 200 students; the future phase will expand along the east side of the building to provide additional classrooms. To accommodate the second phase, the applicant will provide an additional 24 parking spaces. The School District has no definite time for the next phase.

The school's expansion requires 86 parking spaces, including 4 ADA spaces. Access to the parking will be off Ten Mile Road north of the existing middle school entryway. Parent and bus loading / unloading areas are proposed along the northern and western sides of the looped driveway abutting the building. Landscaping will consist of grass lawn with planting beds and shrubbery along the south and west sides of the building. Street trees are proposed in groupings throughout the front yard setback with required shrubs clustered near the building and service area. The proposed site will be constructed where ball fields are located; the school district intends to relocate them to another part of the school site.

Based on Staff's review of the application, staff concludes that this application complies with Section 5-3-2, 5-3-3, 5-4-1, 5-6-1, 5-9-1, and 5-17-1 of the Kuna City Code, and Sections 4.3, 4.4, and 7.0 of the Kuna Comprehensive Plan.

Applicant: Layne Saxton / Representative: Mr. Saxton provided information in regards to the intended aspects of the application such as building structure proposed, landscaping, and materials.

Committee Discussion: Committee Member Hennis had some concern about the lighting along the north side of building near the trash receptacle; fencing along the northern property boundary abutting the residential area to be changed from chain link to vinyl, and fencing and pathway separating or connecting the Middle School and Alternative School.

Mr. Saxton agreed that they would place more lighting along the northern side of the building near the trash receptacles. Mr. Saxton stated that the fencing along the northern boundary is actually in ownership of the HOA of the abutting subdivision and asks not to be required to place vinyl fencing. As for the separation between the two schools; there won't be any fencing or pathways provided between the two.

Motion is made by Young to approve the special use and design review application for the Kuna Alternative High School with the following conditions:

- Provide the engineering and grading plans to the committee for further review as they were not provided during the presentation.
- Provide lighting on the north side of the school to address health and safety issues – and particularly to accommodate the custodial staff's access to the trash enclosure.

Hennis seconds the motion. Goicoechea abstains to avoid conflict. All AYES, motion carries.

6. **DISCUSSION:**

- A. Design Review Board: None
- B. Staff: None

7. **ADJOURNMENT:**

Motion is made by Young to adjourn. The motion is seconded by Goicoechea. All AYES, motion carries. The meeting is adjourned at 9:30 p.m.