

KUNA DESIGN REVIEW COMMITTEE MEETING
September 11, 2008

MINUTES

The Design Review Board met in regular session September 11, 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. Troy Behunin, Planner II, 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:**
 - A. **Public Meeting: Continued from August 28, 2008** – Planner Troy Behunin presented a list of possible conditions, drawn up by Director Hasson, the committee my place upon the application.
Applicant: Kent Brown / Representative: Mr. Brown presented the Landscape Plan and detailed park (abutting Mason Creek Lateral) plan as required b the Committee and stood for any questions from the Committee.
Committee Discussion: The Committee reviewed the suggested conditions for the application provided by Director Hasson. The Committee Member Hennis had some concern as to the fencing between the greenbelt and Mason Creek Lateral; inquiring what was required from the previous subdivisions surrounding or along other laterals.
Planner Maranda Schindel stated that the City Council and Commission required a 4-foot wrought iron fence be placed between the greenbelt and lateral/creek for safety purposes.
The Committee went through the suggested conditions provided by Director Hasson one by one making corrections to the working as seen fit.

Motion was made by Young to approve the design review aspect of the application (08-15-DR / 08-01-PUD) for the Napa Vineyards Subdivision with the following conditions:

1. **The controller's Microsoft Power Point Presentation shown by Kent Brown to the Design Review Committee August 28, 2008, entitled, "Springhill Vineyards, Power River Development, Inc." shall be accepted and relied upon as an accurate portrayal of the types of**

housing styles and designs intended for construction in this development. The power point presentation was created by David A. Clinger and Associates LTD. Accordingly, the controller is obligated to construct this type of housing. If the controller intends to add different housing designs beyond those conveyed or in lieu of those portrayed, controller will need to have them reviewed by the design review committee prior to seeking building permits to construct.

2. The Controller shall construct, at a minimum, 20 different types of housing styles to be equally interspersed throughout the development and noting that Kent Brown advised the committee they placed 20-25 different styles in Eaglewood.
3. The Developer shall implement different street setbacks (behind the front yard setback) to provide façade relief.
4. The Controller shall add provisions in the CCR's identifying who will be responsible of the care and maintenance of any courtyard and common areas.
5. The greenbelt that is to be designed and constructed to run along the Mason Creek Lateral will feature 3 or 4 benches (special emphasis on benches in proximity to the retirement housing), lighting bollards that will provide some level of safety and spaced every few hundred yards and a 10-foot wide paving surface that is relatively level. The greenbelt will be landscaped and feature trees and bushes. If there are existing trees located along the lateral these shall be reviewed by the City's Forester for preservation purpose.
6. The Controller shall designate areas where children will assemble for transporting to school via school buses. The Controller shall determine how many children will be bussed and appropriate children assemble staging areas with the school district's assistance. The sites should be landscaped and the CCR's should identify who will maintain them.
7. The Controller shall install fencing between the houses and the school as indicated on the Landscape Plan dated September 4, 2008. The Controller shall install a five foot (5') wrought iron fence to create privacy for the houses fronting the school – the slat separations shall be less than four feet (4') on center to assure the residents' small children cannot get their head or body through the openings (or needs to figure out what a good distance separation for safety purpose is).
8. The Controller shall provide the same quality of construction and design for the multi-family housing as is provided for the residential housing and assisted living.
9. The Controller shall provide pathways that direct and interconnect the sites two commercial areas with the remainder of the development so there is a strong interrelationship between the developments mixed use components. This requirement is consistent with the spirit and intent of the PUD's mixed use philosophy that encourages the interrelatedness of all land uses.
10. The pool's hours of operations shall not interfere with the adjoining neighbor's tranquility. All pool related signage is subject to design review. No advertising will be allowed on the pool buildings or within the accompanying parking areas.
11. Any pennants, flags, or monument signage used for display or promotion purposes shall require the City's prior approval by way of a signage permit.

12. Under no circumstances shall the public be responsible for the care and maintenance of the amenities installed by the controller, rather their care and maintenance shall be addressed in the CCR's. Until dedicated to the City and approved by City Council, the care and maintenance of the greenbelt will be on the Homeowners Association.
13. The storage of RV's within this development shall be stored behind fences out-of-sight and stated as such in the CCR's.
14. Any communal type trash enclosures shall be screened byway of enclosures or related measures.

5. **NEW BUSINESS:**

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 8:00 p.m.