

KUNA DESIGN REVIEW COMMITTEE MEETING
September 25, 2008

MINUTES

The Design Review Board met in regular session September 25, 2008, Chairman D'Orazio presiding.

1. **CALL TO ORDER:** Chairman D'Orazio calls the meeting to order at 6:05 p.m.
2. **ROLL CALL:** the following members were present D'Orazio, Young, Rowe, and Denton. Troy Behunin, Planner II and Maranda Schindel, Planner Technician was also present. Committee Members Hennis and Goicoechea were absent.
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.

- A. **Findings of Fact, Conclusions of Law: Napa Vineyards (08-15-DR/08-01-PUD):** Applicant is requesting a PUD which is subject to Design Review approval for the site located at Highway 69 and Hubbard Road.

Motion is made by Young to approve the Consent Agenda adding 3 ½ inches spacing distance between the wrought iron fencing abutting the school site and ribbon curbing for all common driveways. Rowe seconds the motion. All Ayes, motion carries.

4. **OLD BUSINESS:**

5. **NEW BUSINESS:**

- A. **Public Meeting: 08-08-DR – LDS Church:** Planner Troy Behunin presented the application for Planner Tech Tracy Rushlow who could not be available for the meeting. Mr. Behunin read the prepared statement from staff:
The property was recently annexed and rezoned to C-1 in the City of Kuna. The applicants are constructing a 16,558 square foot church building, trash enclosure/storage building and adjacent parking lot. The church will be able to accommodate up to 300 occupants.
The church will be designed, constructed, operated and maintained to be harmonious with the existing or intended character of the general vicinity. The main building will be of Classic Georgian architectural style with "Pacific Clay" brick façade with relief to the brick patterns. The trim will be white vinyl and black fiberglass for the roofing.

The trash enclosure and additional storage building will match the main building in materials and color and is located in the far north eastern corner of the property.

There will be a right-in, right-out on the northern most corner of Ten Mile Road and a full service driveway on the far eastern corner on Columbia. ACHD is also proposing a roundabout on the corner of Ten Mile and Columbia Roads.

The church is required a minimum of 60 parking stalls and they have proposed approximately 230 which exceeds the minimum required.

For the landscape buffers along Ten Mile and Columbia Roads, they have met the qualifications of a minimum 20-foot wide; however, will need to provide additional landscaping. The minimum number of trees within each buffer required is as follows:

8 shade (4 shade & 8 ornamental), 12 evergreen, and 48 shrubs.

The applicant will provide a light pole every 14 spaces or every 126 feet alternating with the landscape islands and maintain the dark skies lighting application.

Applicant: Dion Zimmerman / Representative: Mr. Zimmerman presented that application with first stating in the decision making process the placement of the building was something of a problem. They couldn't decide which direction to face the building so they opted to place the building in the middle. The building will be generally used on Sundays and occasionally during the week mostly on Wednesdays. The lighting throughout the site will be placed on a timer (10:00pm to 6:00am based on the season) so as to provide for safety during the night time; however, lighting structure used will comply with the "dark skies" policy. The applicant has no problem with the additional landscape required. As for the parking lot; when dealing with Wards, during the transition between Wards can cause an overlap of people, when one ward is there and another arriving there is usually an hour overlap. The parking lot exceeds the number required for parking to reduce conditions and the prevention of people parking illegally on the roadway.

Open Discussion:

D'Orazio asked to see elevations; wanting to know how many different aspects of design are available and how they differ. Zimmerman stated that there are four (4) different aspects changed only by façade; the foot work is the same.

Behunin repeated the number of trees required along each roadway within the buffers for Young. Young inquired if any fencing is proposed. Zimmerman informed him that there will only be fencing to screen the mechanical areas but in future, if there is residential growth abutting the site to the east and south, they will be place a fence there. Young asked about the height and material of the screened fencing. The material will be vinyl at 4-feet.

Rowe expressed his concern with the lack of trees within the "north west corner" of the site. For safety reasons, with the roundabout being there and in case of accident there won't be any "blockers" should someone come over. Zimmerman stated the applicant was looking to keep the building from being "blocked".

Denton was concerned about the Design Review Ordinance 5-4-6: B: 6 stating the maximum height of the steeple is 40-feet. Behunin stated that the steeple height exceeding the 40-feet to 67-feet will be addressed in the Special Use Permit in front of the Commission.

Denton wanted to know the number of compact spaces that will be provided, and Zimmerman stated there will be none. The applicant actually provided more than required of the ADA spaces.

Young had concern with the base of the light poles with the material proposed or how high they are to be. Wanting to know whether they will be decorative or just concrete barriers and not wanting some 5 foot concrete bulk on the base of the light pole. Zimmerman said that there won't be any decorative bases but will only be as high as 3-4 inches high.

Young was concerned if the valves were underground and they are.

Young stated that he wanted to see the landscaping to fill more of the open lawn area. Troy suggested the possibility of framing the building and not "blocking" the site.

Motion was made to approve file #08-08-DR (Design Review) for the LDS Church with the following conditions:

- **Provide additional landscaping, so as to comply with Kuna Code, within the open lawn area at the North West corner of the proposed site.**
- **Provide screening around the Pump Station, Transformers and any electrical that can not be placed underground.**

6. **DISCUSSION:**

- A. **Design Review Board: Lee Young will not be able to attend October 30, 2008.**
- B. **Staff: Due to no applications being presented, all meetings will be cancelled until further notice.**

7. **ADJOURNMENT:**

Motion is made by Young to adjourn. The motion is seconded by Denton. All AYES, motion carries. The meeting is adjourned at 7:30 p.m.