

**KUNA DESIGN REVIEW COMMITTEE MEETING
December 18, 2008**

MINUTES

The Design Review Board met in regular session December 18, 2008, Vice-Chairman Young presiding.

1. **CALL TO ORDER:** Vice-Chairman Young calls the meeting to order at 6:00 p.m.
2. **ROLL CALL:** The following members were present Young, Rowe, Goicoechea, Hennis and Denton. Michael Borzick, City GIS Planner was stand in for Maranda Schindel, Planner. Chairman D'Orazio was absent. Scott McIntosh was also present representing the Kuna Melba News.
3. **CONSENT AGENDA:**
 - A. **Walgreens: Elevation drawings – regarding color, relief, and trash enclosures.**
Motion is made by Denton to approve File #08-13-DR / 08-13-SUP as presented to them. Young seconds the motion. All AYES, motion carries.
4. **OLD BUSINESS:**
5. **NEW BUSINESS:**
 - A. **Chad Gordon, J & m Sanitation – Discussion only regarding Trash Enclosure requirements**
Mr. Gordon presented requirements to the DRC so as to explain the importance of the requirements for each proposed development.
 - B. **Public Meeting: 08-14-DR/08-14-SUP/08-14-SN – Les Schwab Tire Center:**
GIS Planner, Mr. Borzick presented the application. The Developer is requesting design review approval for a 12, 000 square foot commercial building to provide a retail and auto-service center for tires, wheels and related products, as well as front-end alignment, brakes and shock absorber services, (no engine repair, no oil changes). The site is part of a large development, Profile Ridge Subdivision, which includes commercial and residential land uses. The current zoning of the proposed site is Agriculture ("A"); however, until the final plat of the subdivision is recorded, the site will not receive its individual parcel number. Thus, the City Clerk could not record the rezone approved on April 1, 2008 by City Council through the Findings of Fact, Conclusions of Law. Staff concludes this application complies with Kuna City Code and Kuna Comprehensive Plan.

Applicant: Mike Oxman / Representative: Mr. Oxman presented the application, providing information to the intended aspects of the application such as building structure proposed, landscaping and materials; standing for any questions.

Committee Discussion: DRC Goicoechea commented that she was looking for more from Les Schwab similar to Walgreens, in regards to the building design and materials. Mr. Oxman replied with, "Color/Paint is the way to go verses cock impregnated block" (example: tagging is tough to remove). Mr. Oxman didn't understand the criticism to the building in comparison to Walgreens because the location is off Deer Flat not at Lava Cross. Mr. Oxman also addressed the awning addition to the bay area in the south for the future.

DRC discussed the possibility of new roofing, rock pillars, and cap between smooth / split face. Construction Engineer, Larry McMichael also representing Les Schwab stated they would be willing to look into the different roof elevation; however, the rock pillars are not in the corporate policy and probably would not be doable.

DRC asked the applicant about the issue of the turning radius; whether it works for 53' trailers – however, as applicant explained, only small semi's will be coming in.

DRC informed the applicant that no chainlink enclosure for air tank permitted – Applicant informed them the air tank moves inside. DRC also informed the applicant that no chainlink gates are permitted for the trash enclosures.

Bob Unger, Profile Ridge Developer stated that sewer and water will be brought down to the site from the high school come January 1, 2009 and connections will be made available to the Les Schwab site by late Spring '09.

Regarding the Landscaping within the site; Mr. Oxman stated that the recommended minimum 3-inch caliper tree is not a problem. DRC stated the wording in the staff report regarding the landscaped strip to the south of the building abutting the alley way will need to be reworded so as to clarify the number of trees/shrubs; whether it is 3 ornamental or 6 evergreen trees.

DRC asked if anything was proposed next to the site to the east. Mr. Unger stated that Idaho Central Credit Union is looking at one of the two lots. Mr. Oxman suggested the possibility of Lube, Fast Food, Lowes, Home Depot, Coffee Shop, or a Paint Shop that is more preferred.

DRC Denton mentioned the proposed utilities are not located on the roof and should be screened by 2 sided screening materials.

DRC made corrections to an elevation drawing showing the changes that they wish to see regarding the color/split face/texture and all locations of which the applicant shall change.

Within notes on the Site Plan/Landscape Plan Applicant shall state, "No outside storage of old tires shall be permitted on property."

Motion is made by Young to table File#08-14-DR/08-14-SUP/08-14-SN to allow Applicant to make corrections and return for further review on January 9, 2009. Hennis seconds the motion. All AYES, motion carries.

6. **DISCUSSION:**

7. **ADJOURNMENT:**

Motion is made by Young to adjourn. The motion is seconded by Hennis. All AYES, motion carries. The meeting is adjourned at 8:15 p.m.