

KUNA DESIGN REVIEW COMMITTEE MEETING
January 28, 2010

MINUTES

The Design Review Board met in regular session January 28, 2010, Vice-Chairman Young presiding.

1. **CALL TO ORDER:** Vice-Chairman Young calls the meeting to order at 6:30 p.m.
2. **ROLL CALL:** The following members were present Young, Goicoechea, Hennis and Denton. Maranda Obray, Planner was present for notes and presenting changes of the application. Chairman D'Orazio and Committee Member Gregg Rowe were absent.
3. **CONSENT AGENDA:**
 - A. **January 15, 2010 Meeting Minutes**
 - B. **09-03-DR/09-15-SN – KUNA STATE BANK / Edward Jones Investments building – FoF, CL**

Committee Member Hennis moved to approve the consent agenda, Committee Member Goicoechea seconded, 3-0 all AYES, motion carries.

4. **OLD BUSINESS:**
5. **NEW BUSINESS:**
 - A. **Public Meeting: 10-01-DR / 10-01-SN – Mellin Property / Little Angels Daycare**

Planner, Ms. Obray presented the design review and sign applications for Planner Tracy Rushlow to the DRC; the focus being on the parking spaces and signage presented.

Mr. Mellin presented the signage first. Vice Chairman Young questioned what the lettering was made up; material wise. Mr. Mellin stated Polyethylene Tape – "electrical tape". Mr. Mellin stated that daycare manager isn't proposing any additional signage displays and the sign meets the City setbacks. Committee Member Denton had some questions regarding the City sign ordinance – Ms. Obray made copies for the Committee for their personal files.

Moving on to Parking, Vice-Chairman Young asked Mr. Mellin to present the parking proposal. Mr. Mellin presented the 4 parking spaces proposed for the site; providing 3 parking spaces and on ADA compliant parking space directly across from the ramp. Mr. Mellin had some confusion regarding the isle distance required for parallel and 90° parking; Staff explained the isle spacing from diagram in the City code book, isle widths shall be required when abutting each other. Staff concluded the applicant had sufficient space for the parking spaces provided.

Committee Member Hennis asked why the parking wasn't proposed up against the west wall of the house. Mr. Mellin didn't want to lose the green space on the

property. Hennis suggested creating maneuver room 4 feet west of parking space #2 in order to allow moving room for parallel parking.

Mr. Mellin stated signage will be placed near the ADA parking space stating "HANDICAP" not "HANDICAP ONLY" – apparently, if it doesn't say "ONLY" the space can be considered all use parking and not specific to the persons reliant upon ADA spaces. (??)

Commission discussion –

Committee Member Hennis agreed the green space needed to be preserved on the parking and that the applicant could possibly work out a shared access agreement for parking with the church to the west. Hennis was concerned what material was currently placed for paving? Or what was intended. Mr. Mellin confirmed the material currently in place and intended is recycled asphalt. Committee Member Denton didn't feel this material will be compliant with ADA standards. Hennis suggested a condition be placed that the applicant comply with ADA standards and Building Code; working with building inspector, Jerry Coulter guidelines and approval. Committee Members Young, Denton and Hennis spoke of a number of different materials and possibilities. Committee Member Goicheachea gave an example of personal experience with the recycled asphalt and agreed the material wasn't something she felt was compliant. Mr. Mellin explained that the material wasn't like gravel – with continued use it will be more like pavement.

Motion is made by Committee Member Hennis to *approve* File #10-01-DR (3-0) for the proposed "Lil'Angel's Daycare" / Raulph Mellin building, with the following conditions comply:

- *Parking spaces abutting the garage shall come straight back – not relying on the 2 feet of pavement impeding onto the lawn.*
- *Provide 4-feet of pavement north of parking space #3 (parallel space); in order to allow for maneuver space for access purposes.*
- *Impervious material shall be approved by City Building Inspector, Jerry Coulter – complying with ADA standards and adopted Building Codes.*

Denton seconds; all aye, motion carries.

Motion is made by Committee Member Hennis to *table* File #10-02-SN (3-0) for the proposed "Lil'Angel's Daycare" signage, with the following direction:

- *Signage be constructed to a more professional design; materials need to be changed, vinyl structure and mechanically attached/adhered. Submit a new proposal to Staff – through email – a decision will be rendered after review.*

6. **DISCUSSION:**

Further discussion regarding the parking requirements and number of parking spaces for the types of land use in question; materials appropriate and what ADA standards are for all parking.

Discussion regarding the trees wanted to be seen within our presentation roadways. Unfortunately, Natalie [City Forester] was unable to attend. Ms. Obray presented the Kuna Urban Forestry booklet to the committee members. The booklet describes different classifications of trees that are best fitted for our community, pruning and planting guidelines, water use, etc.

Discussion regarding the downtown area – historical aspects of buildings, decorative sidewalks; whether the property owner or the City/Ada County is responsible for the maintenance or installation. Staff will into it.

Discussion regarding depth of retention ponds, safety precautions and distances from surrounding uses. What is the difference between a pool in a public area compared to a pond – why does one have to be fenced and the other doesn't.

7. **ADJOURNMENT:**

Motion is made by Young to adjourn. The motion is seconded by Hennis. All AYES, motion carries. The meeting is adjourned at 8:30 p.m.

ATTEST:

MARANDA C. OBRAY, PLANNER
PLANNING DEPARTMENT


LEE YOUNG, VICE-CHAIRMAN
DESIGN REVIEW COMMITTEE