

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 22, 2016**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Ron Herther	X	Nancy Stauffer, Planning Technician	X

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for November 8, 2016
- b. 16-03-ZC (Rezone) – Michael Larson: Request to rezone approximately 0.283 acres inside City limits from the current R-6 (medium density residential) zone to a CBD (Central Business District) commercial zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho (APN#: R061500530). – ***Findings of Fact and Conclusions of Law***

Commissioner Hennis motions to approve the consent agenda; Commissioner Herther Seconds, all aye and motion carried 3-0.

1. PUBLIC HEARING

- a. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) – J.U.B. Engineers representing Coleman Homes, LLC: Requesting annexation of approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation; and subdivide the property into 348 single family residential lots and 35 common lots (Winfield Springs Subdivision). The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.
-Staff is requesting this item be tabled to the December 13, 2016 Planning and Zoning Commission meeting

Commissioner Hennis motions to table 16-03-S and 16-06-AN and 16-13-DR; Commissioner Gealy Seconds, all aye and motion carried 3-0.

- b. 16-04-ZC and 16-06-SUP - Keith Clow; Special Use Permit and rezone request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation; and a special use permit to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 22, 2016**

Kieth Clow: My name is Kieth Clow, I reside at 1085 (inaudible) What I am trying to propose is to build office facility and retail space on the front and in the back, storage facility.

Commissioner Hennis: Do we have any sort of preliminary plat or anything that shows just how much retail office you are talking about, versus how much storage space?

Kieth Clow: Yes, I submitted them.

Commissioner Hennis: Ok, I just figured as a Special Use Permit we kind of need to know at least a variation as to how big of a project we are looking at.

Kieth Clow: It is approximately 9000 square feet of office space up front and approximately 140000 square feet of storage facility in the back.

Commissioner Hennis: Ok

Kieth Clow: The front would be surrounded with offices which would take up approximately one acre. It's a total of 8.74 acres.

Commissioner Gealy: The access would be off of Meridian road?

Kieth Clow: Yes, it would.

Commissioner Gealy: For the entire property, there would be one access?

Kieth Clow: Yes, and that was approved by ITD already.

All: No other questions.

Chairman Young: Can we have Trevor come up?

Trevor Kesner: Trevor Kesner for the record, 751 W 4th street, Kuna. Just a real quick housekeeping item on this particular staff report. In letter F under staff analysis it refers to the proposed conditions by the commission as being in section N of the staff report, that is actually section O of the staff report. In section N it should actually state instead of Findings of fact, it should state proposed findings of fact. So, if you guys want to pencil that in, or make a note of that. And also, I would like to introduce into the record an exhibit that arrived actually just yesterday via fax from Boise Project Board of Control. This is going to be put forth in the record as it is, exhibit B7. The application before you tonight from the property owner Kieth Clow seeks rezone approval for approximately 8.74 acre parcel that is currently in city limits with an agricultural zoning designation. The applicant proposes a C-2 Commercial zoning designation and he is also requesting a special use permit approval to construct a future commercial storage facility along with some commercial and office suites along the front of that parcel. At this time the applicant has submitted what I consider to be a napkin sketch of a highly conceptual drawing of what he proposes. We did not put that forth

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

MEETING MINUTES

Tuesday, November 22, 2016

in this application because it is not a design review, it's not an engineering site plan, it is strictly conceptual, the applicant could change that at any time, so that is the reason you are not seeing any conceptual drawings at this time. If they want to present that to you, they are certainly welcome to put that forth, but that's really not part of this consideration. Because of that, the design review application is going to be forthcoming for the building elevations, landscaping, parking, fencing, colors, materials, trash enclosures, the like. The site is located on the east side of Meridian road, south of Meadowview, north of east Kuna. It's currently bare land, the applicant has commenced with some earth work on site. The future land use map within the comprehensive plan indicates a neighborhood and community commercial use for this site. Kuna city code Title 5 chapter 3 section 2 on the land use table mandates that a special use permit is required to develop a commercial storage facility within a 5-10 acre parcel in a C-2 zone. That is actually the case for all zoning designations where storage facilities are proposed. Agencies were notified of the proposed action on October 25th, property owners within 300 feet of the site were mailed notice of tonight's hearing on November 1st. The legal notification was published in the Kuna Melba News on November 2nd and the site was posted to reflect tonight's hearing on November 11th. Planning and zoning staff would conclude that the application complies with Title 5 & 6. The Kuna city code and the future land use map within the comp plan. We would forward a recommendation of approval to the commission with the conditions listed in the staff report. With that I will stand for any questions.

All: I have no questions.

Chairman Young: I will go ahead and open up the public testimony at 6:12. And Mr. Clow has already testified, I also see in favor to testify is Lloyd Pack. (Not audible). I'm not seeing anybody else listed in favor, neutral or in opposition, I will go ahead and close the public testimony at 6:13. This brings us to our discussion.

Commissioner Gealy: I have looked through the ITD response and I know they are being really careful about access on Meridian road and so I'm not exactly sure how they will set up access on that side of the road, but I guess that's not really up to us as long as you are aware that they do restrict access to some extent, so, you may or may not share access with other properties along that side of the road. But we don't really know that right now.

Trevor Kesner: Actually, Commissioner Gealy, the ITD provided a copy of their permit application for that access, which is included, it's exhibit B-6 in agency responses, and this is just ITD sending us a copy validating that they have approved access for this site and that that's the existing access and they are allowing the applicant to keep that access point. They won't require any turn lanes or any additional work to be performed within the right of way. The access you see is the access you are going to get. Obviously entrance to the site will need to conform to city code standards for commercial entrances, ingress and egress, but what ITD provided is an agreement for the applicant to sign and be able to use that access that's existing.

Commissioner Gealy: So it's unlikely that they will be sharing access with any other property on that side of the road?

Trevor Kesner: Yes, that is correct.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 22, 2016**

Commissioner Gealy: Thank you. So, never mind. It just seems unusual to me with how careful they are being on the west side of the road with access points.

Commissioner Hennis: That is what struck me is that it just didn't seem like it was complete, but, it's there. With everything they are making them do over for Tractor Supply and Ridleys and everything else.

Chairman Young: I guess I'd have to look at ITD.

Kieth Clow: On my deed it was recorded that they had already granted it is how I interpreted it.

Commissioner Hennis: Well yes, access I agree, but for the use of the property, I can see...

Wendy Howell: The policy has changed a little bit at ITD and there surrounding access onto a highway. I think they are a little bit more liberal now.

Commissioner Hennis: If it were just a storage facility I could see there is not a lot of traffic there, but with a retail and office building I would say that there would be a little more flow.

Kieth Clow: They made me do a traffic study before I could even get approved.

Commissioner Hennis: Ok, that's the reason I asked on the size is because I wasn't sure, I couldn't get any grasp of how big, I knew storage units but I wasn't sure how big the office and the retail was because that effects a lot of that traffic.

Chairman Young: Let the record show that the applicant has brought up the "napkin sketch".

Wendy Howell: You need to make sure that all the commissioners see that please.

Commissioner Hennis: This helps me, I have been trying to figure out the scale of this, proportions of retail, units, office. I can see that the scale is a lot more self storage. It makes I understandable.

Chairman Young: Other than that access point I think the project itself is consistent with the comp plan, with the intended zoning uses going up in that area, it's consistent. It's nice to see new retail coming into town as opposed to just housing rooftops. I don't have any other thoughts or concerns.

Mr. Chairman, I move to recommend approval of 16-04-ZC to the City Council and approval 16-06-SUP for the Special Use Permit with the conditions as outlined in the staff report. *Commissioner Gealy Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

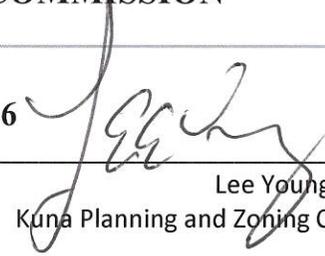
**MEETING MINUTES
Tuesday, November 22, 2016**

2. ADJOURNMENT:

Commissioner _____ motions to adjourn at ____:____pm; Commissioner _____
_____ Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 22, 2016**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department