

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, March 14, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Trevor Kesner, Planner II	X
Commissioner Ron Herther	X		
Commissioner Stephen Damron	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 March 14, 2017.
- b. **16-04-S** (Subdivision) – **TNT Subdivision**; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. **-Findings of Fact and**
- c. **17-01-CPMA** (Comp Plan Map Amendment) - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

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

**2. NEW BUSINESS**

- a. **17-02-DRC** (Design Review) – **Keith Clow/Lock-N-Roll Storage**; Applicant seeks Design Review approval for a storage facility office building, commercial storage buildings, parking lot and landscaping. 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, Kuna, Idaho.

**Trevor Kesner:** For the record, Trevor Kesner, Kuna City Planner. My address is 751 W. 4<sup>th</sup> Street, Kuna. The application before you tonight is a Design Review for a commercial self-storage facility on Highway 69. The site has no assigned address, but it is located on the east side of Highway 69, north of Kuna Road and south of E. Meadow View Road. The site is approximately 8.74 acres. The applicant has received approval to rezone the property to a C-2 zoning designation and he has also been granted a Special Use Permit for the storage facility and he has submitted all of the required documents for a Design Review application. The applicant has indicated he is working or has already received approval of the civil plans from the City Engineer and staff

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 14, 2017**

would recommend approval based upon the Design Review application materials submitted. I will stand for any questions you have for me.

**The Commission had no questions. C/Young:** Is there anything that the applicant would like to add? Please state your name and address for the record. **Adam Lyman:** I am from ABCO Engineers. My address is 2101 Delta Drive, Nampa, Idaho. I am the project engineer so we have been working with the City to get the waterline service to the property. We've been working with the City Engineer to get the grading and drainage plan approved, and that was yesterday. This morning we got the drawings back. So we have been working on getting those resubmitted so I just wanted to say that I think we've met all of the City's requirements at this point and we recommend approval as well. Any questions for me?

**C/Young:** What type of fencing are you proposing? I didn't see anything in the landscape plan. **Adam Lyman:** It's going to be wrought iron fence around the whole perimeter. **C/Young:** And the retention swale that is on the north side of the property; all of the runoff is going to be kept on site? **Adam Lyman:** Yes, we will retain all of the storm water on site. **C/Young:** And then the colors for the office building itself; do they match the colors that will be on the storage buildings will be? **Keith Clow:** 1085 Glenway Avenue, Fruitland, Idaho. The colors wouldn't be exactly matching but very close to it. **C/Young:** Is there an intention for a trash enclosure for the office building itself? Or is that for smaller receptacles? **Keith Clow:** Yes sir. It's a smaller receptacle but it would be behind that opening in the back where the doorway is there. **C/Hennis:** One question I have is ... for the area that is undeveloped at this point, where you are looking to do, I guess office space? There is kind of a big gap in that area on your landscape plan -as far as what is planned for that area. If you expand upon that area or build a new office building, are you going to come back through the Design Review? Is that your understanding with the City? **Keith Clow:** Yes. When I build the other office buildings. **C/Hennis:** Ok. Because there may be some additional landscaping requirements with that. **Keith Clow:** Yes. **C/Hennis:** I don't have anything further. Thank you. **C/Young:** Ok, so onto our discussion. As far as the structure itself, the rooflines are -it's not monolithic in any way. They varied colors and materials on the office; I don't have any issue with that. **C/Herther:** You had mentioned the trash. They are not putting a dumpster there, but it seems to me with all the people coming and going with all the empty boxes, shouldn't there be something there? **C/Young:** Is there an intention for the trash for the facility itself or is it specific to the office building?

**Keith Clow:** Basically, when they rent a unit, what they haul in, they need to haul out. If not, we will have an auction and auction it off. And any trash that was left, they would take. The trash is really just for stuff from the office. **C/Herther:** When they're unloading, or offloading it seems there will be things left over that will need to be disposed of. **Keith Clow:** They will have to take that out. It's really our rule and we are stringent on that; what you haul in, you need to haul out. **C/Damron:** Looking at the elevation on this, it appears to be a sheet drain that is going to the north as opposed to a system. Where is the overflow for that and the drain off? **C/Hennis:** I think it's their intention is a retention pond along that north side. **C/Damron:** Is there a pond on there? Because I know there is a ditch. **C/Young:** I think it's about 800 feet long. **C/Damron:** I am thinking of the snow we had this year. If it melted fast and there is asphalt, you've got a sheet drain there and you are looking at ice dams and overflows; and when they plow it, they will plow it right into that drain. If it fills up then that water has nowhere to go. **C/Young:** I guess I am assuming that the engineering on site has been such that they have accommodated for that. **C/Damron:** We want to make sure of that because it could be a problem. **C/Hennis:** It does look like it has a deep ditch on it though. **Adam Lyman:** Yes, we have designed it for City of Kuna standards for a 100-year storm so it's deep basin full of drain rock up to the edge of where it's going to be pavement, and then there is a valley of rock, that if there were anything bigger than a 100 year storm, honestly, the water would go to the west and there is an irrigation drain that we are preserving on the west along the Highway. Then it could go into that culvert and then goes out as drainage into the field to the north. **C/Damron:** Ok, so that drainage will just stay there until it leeches in? **Adam Lyman:** Yes sir. **C/Damron:** Does your snow removal go to the same place? **Adam Lyman:** I don't really know because Keith (owner) would

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 14, 2017

manage it. If you push snow onto the top of that rock, then the water could still seep down into the rock. I mean it's 4 feet deep so...

**C/Damron:** I'm looking at a snow year like this year; they have no place to put it, so in a situation like that, you have no place to put it. That is why I am concerned because if you get an overload of snow and then it gets hot and melts, you are going to have backflow come back onto your property and it's going to have to drain somewhere. **Adam Lyman:** Well at the drain on the west end of the swale, that is the lowest point where the entrance is, so it would run off of the entrance and go into that drain where it wouldn't flood the neighbor's property.

**C/Young:** Thank you. I think the only other thing that we might look at is the portion of the parcel that is just south of the office building; until that develops, have them put some sort of a planting strip along this fence line to give it some presence until that develops. Then we could look at whatever landscaping would be required with that until it develops. But it is right along that fence line... that stretch there. **C/Hennis:** Yeah, because it's kind of blank. **C/Young:** Other than that, the building elevation looks good. Good variation. I do have one last thing and I will defer back to the applicant; there is a sign listed on site plan, but I don't see any signage within the Design Review package. Is that a separate submittal for a different date?

**Keith Clow:** We had a sign planned but we have to go back through with a complete Design Review for that I guess. So, we will have to apply for that, yes.

**C/Young:** Ok, thank you. So, if there is nothing further, I will stand for a motion.

*Commissioner Hennis motioned to approve 17-02-DRC (Design Review) for Keith Clow and the Lock-N-Roll Storage; with the conditions as outlined in the staff report, and the **additional condition that at the time of development of the southern portion of the office buildings, that separate Design Review come before this body with regard to landscaping, and until then, work with City staff to put about five (5) feet landscape strip in front of the storage units along the fence line until the rest of the site is developed**; Commissioner Herther Seconds, all aye and motion carried 3-0.*

- a) **16-19-DR (Design Review) – TNT Subdivision;** AllTerra Consulting, representing Greg Bullock requesting design review approval for a new residential subdivision (see associated Public Hearing item 4.a).

**Scott Stanfield:** Good evening. Scott Stanfield. My address is 2964 Stewart Road, Kuna, Idaho. I am here representing the project before you. If you remember, we brought this before you and the Council I believe about two years ago, for a comp plan amendment, an annexation and a zone change which were all successful endeavors. At that point, I was part of the project, but now I have had to bow out because of health reasons, but I am still on board to help see this through. Even though I am not part of the project, I can stand for any questions you have tonight. I've looked over the documents that the staff has prepared and as usual, Troy has done a fine job of getting everything together. We have looked over his comments and everything makes sense. We have no concerns or problems with his conditions. We feel the same about Mr. Law's (City Engineer); we understand he is retiring soon. We don't have anything against his comments either. ACHD's comments make sense and we are ok with those as well. No surprises with Boise Project Board of Control's comments. I think the only comments that we would like to address was the roundabout in the middle and conflicts with emergency vehicles and the trash trucks. It was designed in excess of typical emergency vehicle turnarounds. That is basically a large cul-de-sac in the middle. The radius is larger than the minimum radius for a truck to turn around in there. The outside radius or the tail end of the parking stalls there; that radius is slightly larger than the outer radius of a truck turning around. So, a big rig can easily turn around in that full circle. As far as conflicts with the parking stalls; it is no different than a linear affect, where

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 14, 2017

we have stalls right next to them so whether you are round or linear, you still have the same conditions, when you are backing out, you have to watch when you are backing out, so it's really no different than any other application -it's just round. We would really like to keep that; we think it sets this apart from everything. We've done a good job of laying that out with the geometry which exceeds the standards for turnarounds. The parking is good, I think the more parking we have, the better. The landscape island in the middle just adds another element to it so when you pull up to the entry way, you don't just see a massive sea of asphalt and if that still bothers you, you could just say to continue to work that out with staff; maybe we can work with Troy to show him the standards -we'd be amenable to that. As far as the trash enclosures go, I notice there is one thing missing on the ends of all three of those legs; that is where the trash enclosures will go. And that is a good place to put it because you can use it as a backup with those end stalls, the trash trucks can back up with those forks -or, I don't remember how the trash trucks work out here but the stalls on the ends of those rows will easily accommodate that. Short of that, I am sure you have questions, so I will stand for those.

**C/Damron:** On that turnaround circle, what is the footage between ...a truck access versus a parked vehicle for clearance? **Scott Stanfield:** Maybe five feet on an outer wheel versus the end of that stripe. Four or five.

**C/Damron:** Ok. Just a concern on that parking -if somebody double parked and ran in really quick and an emergency vehicle comes through, it is bound. **Scott Stanfield:** Right and that is similar to other parking situations where if someone double parks, they're not going to be able to get by. **C/Damron:** Exactly, so I just have concerns with -because there is always an issue like that which comes up where somebody pulls in with a trailer and thinks 'yeah, it's wide enough and I can sit in there with my little 5 or 6-foot trailer and they are stuck out there and now garbage trucks and emergency trucks can't get through. **Scott Stanfield:** Well, we are probably going to push to keep it but if you don't want it there, I'm not going to let it hold up the project, but we can put no parking signs up -we just don't want to over-sign it because then it would look ugly. The roundabout in town here, I am so disappointed at all the signs that ACHD put up there -it's just terrible.

**Jay Walker:** 849 W. State Street, Eagle, Idaho is my office. So, one other way to control that is through the CC&R's and in this case, it would be a management company. With the management company's oversight, they could ensure that doesn't happen. We will make that part of the rules and regulations.

**C/Damron:** Well, I don't know if we can do this, but you could actually paint a circular stripe on those with a sign that says you can't park past this point -that might make it easier. **Scott Stanfield:** I see what you're saying; that might work. **C/Damron:** Right, so then firetrucks and everybody else knows that is where you turn. **Jay Walker:** Ok, yeah. So, any suggestions you have to be able to allow that landscaping feature to remain; we will accept that.

**C/Young:** Ok. So, I want to go back to the trash enclosures. What are they going to be constructed out of?

**Scott Stanfield:** We have yet to get into the Design Review of the buildings and that will be addressed with the actual design of the buildings, but typically they are cinder block; the way I have seen them. Sometimes they are stucco and sometimes they are chain link, but we don't like the chain link ones. I don't even think Kuna allows chain link with slats.

**C/Hennis:** No, we don't.

**Scott Stanfield:** Or vinyl, but with vinyl, the trash guys tend to beat those up.

**C/Young:** Yes, they will tear it apart pretty quick.

**C/Hennis:** Yeah, cinder block is used for a reason so we understand that.

**Scott Stanfield:** Right, so to answer your question Chairman Young is we want to match the style of the buildings at the end of the day.

**C/Young:** Ok. So, on the west side of the property, where the access is being provided for the existing house on site. Has the fire department looked at that access and are they ok with that approach for that from their side? Because that seems like an awful tough spot for a firetruck to access.

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 14, 2017**

**Scott Stanfield:** We have stretched that ...that is our maximum from where our approach starts, that is the maximum length that a truck ...or I believe that is 150 feet. So, we are right there, but that can be accessed probably even from Deer Flat. But we can talk to the fire department about that.

**C/Young:** I am just concerned with the width of that. It looks like it's not wide...

**Scott Stanfield:** Right, so we can make it... it probably ought to be 20 feet wide but that's something we can look at for you... I mean a guy with a truck and trailer coming home on his own ... but yeah, we can accommodate that. We've got plenty of room. It would probably be easier for that homeowner too.

**C/Young:** I guess I want to ask about goes back to concerns of the homeowners to the north and to the west when you were here before. At that time, there were discussions of keeping the new structures closer into the proposed parking here and giving more separation between those and the people to the north and to the west. I just didn't see anything that was dashed or outlined for the proposed locations for those. Is that still the intent at this point?

**Scott Stanfield:** The intent is to maintain as much room as we can. We don't know what that set number is but we want to pull those as close to the walks as we can. Not only is it ideal for the neighbors, but it's ideal for the tenants because they won't have to walk around -because these will pinwheel so the accesses will be spread around where the doors are, so you don't want to have the last guy over here walk too far from his parking spot. So, by virtue of the design element itself, those will be pulled as close to the sidewalk as we can. At our neighborhood meeting, we had this process and only one individual showed up and it was the gentleman to the north. His tone kind of changed. I think he is looking at other things and we encouraged him to come here tonight if he had any issues and I don't think he is here. But we will continue to work with him. He has changed his mind on some things that we have offered through planning and zoning and so we are going to continue to work with him.

**C/Young;** Ok, and as far as any amenities for the complex itself; I know at one point you had some in here and there were concerns from the neighbors that came out but there was some discussion about needing to provide something for the people that are going to live here. Have there been any discussions with anybody...

**Scott Stanfield:** Yes, Chairman, that was actually talked about with the gentleman to the north. He said 'I don't want the problems that come with that in my back yard. The noise, the lights, the hours of the noise and people throwing stuff over the fence. He preferred those elements to be absent, but he was the only one that was really involved in that discussion so we are on the fence. We want to keep the neighbors happy, but we also want to keep you folks happy so we kind of followed his lead and kept those features off of there. I think a half of a basketball court and a gazebo back there when we were talking to planning and zoning. In fact, after the hearing, he approached me in the parking lot and stated he was pretty concerned about those so we kind of backed away from it.

**C/Young:** Ok. And what is the fencing type around the perimeter of the property.

**Scott Stanfield:** That again involved concerns with the neighbor to the north. He had some concerns with that too. We were in discussions with him at the neighborhood meeting we had. But with the berm and the fence, or the fence with a berm, how do you deal with that? Do you put the berm with the fence and then when kids throw stuff over or they can see in your back yard... so we kind of talked to him and said 'think about it' and when we get to the Design Review for the buildings architecture on site, then we need your input because the City will need to know at the hearing. But you are right; we don't want to be forced to put something up that ruins what he was expecting. So, right now, I think we are contemplating a solid vinyl fence that was 6 foot along there, but he was concerned with the berm, because with the berm on the property line with the fence, that doesn't work. He was concerned that placing dirt for the berm would impact him. I guess to answer your question; 6-foot vinyl. And that is fine, but I wanted to let you know that we have been working with him.

**C/Hennis:** But that is your intention at this point even though discussions are ongoing?

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 14, 2017

**Scott Stanfield:** Right.

**C/Young:** Ok, anything else?

**C/Hennis:** No, I think you've touched on everything.

**Scott Stanfield:** Ok, well I will be here if anything pops up.

**C/Young:** Thank you. And now we'll have staff come forward. And we are just doing the Design Review at this point because you have them split between the two?

**Troy Behunin:** They are split out, but one kind of bled into the other. But we can do this however the Commission wants to. If you would like me to just comment on the landscaping, and then we can officially go into the public hearing portion?

**C/Young:** Ok, let's do that. That way we can keep the public hearing separate.

**Troy Behunin:** Ok, so for the record; Troy Behunin, Planner III with the City of Kuna; 751 W. 4<sup>th</sup> Street, Kuna, Idaho. The Design Review; 16-19-DR -Design Review for TNT Estates subdivision is presented by Jay Walker of AllTerra Consultants and Scott Stanfield and Greg Bullock and the Troost Family Living Trust. The landscape plan -hopefully you've had a chance to review it, complies with Kuna City Code. They have even added the notes that staff is adamant about when it comes to planting shrubs and trees. They have also added trees and shrubs from the first round; this is the second iteration, but it does follow code for the landscape buffer out front and from what I have reviewed seems to fit on the inside as well. I will stand for any questions you have for the Design Review portion.

**C/Young:** Ok. Thoughts?

**C/Hennis:** I think it looks good, I think overall this is going to be a different presentation of multi-family housing that we kind of need in the City. So, I like the presentation. I have seen a lot of structures like this and that center island works pretty well in my opinion as far as the perimeters of keeping these guys out of the roadway -you can't do that very well anywhere really. But I like it. I think it will be a good addition.

**C/Young:** I will stand for a motion if there are no other comments.

*Commissioner Hennis motioned to approve Case No. 16-19-DR (Design Review) for TNT Subdivision with the conditions as outlined in the staff report and the additional conditions that -the applicant work with the City to ensure a 20-foot-wide access to the existing residential home and, -to investigate a method of marking a line around the end of the stalls around the circular portion to help direct parking limitations; Commissioner Herther Seconds, all aye and motion carried 3-0.*

### 3. PUBLIC HEARING

- a. **16-04-S (Subdivision) – TNT Subdivision;** A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City.

**C/Young:** Ok, so this is where we kind of blend together the two cases. I guess I will ask if there is anything more that the applicant would like to add in regards to this other piece of the project?

**Scott Stanfield:** Chairman, I apologize. I just kind of lumped them together, but no, nothing to add.

**C/Young:** Ok, is there anything that staff would like to add regarding the subdivision application? **Troy**

**Behunin:** Chairman, once again, Troy Behunin with Kuna Planning and Zoning Department. The only thing I would add is all of the noticing procedures for 16-04-S have been followed. Letters were sent to land owners within 300 feet and the site was posted -in fact it was posted for the original meeting which was tabled but they went back out and changed it and added tonight's date to it. It was published in the Kuna

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 14, 2017

Melba News and they held their neighborhood meeting according to noticing procedures. They have submitted everything staff has asked for. Staff did have some concerns about the existing house and that future right-of-way. ACHD has responded with a couple of mitigating that and the timing of development because as the house sits now, I believe it encroaches about 5 or 6 feet into where the sidewalk, curb and gutter will actually be. Through discussions with the Planning Director and the City Engineer, it was decided that we needed to require that with this subdivision and as I said, ACHD responded with a method for a license agreement and terms for a trust fund for those future improvements. When ACHD does require those, then at that time. Hopefully you've read the ACHD staff report. Some other concerns that staff had were also listed in the staff analysis in section F. One was the access to that existing home...it's just not going to work coming off Deer Flat any longer. Not with this project going forward. Staff is comfortable with the 20-foot requirement for access, but we would add that the material be an all-weather surface so that emergency vehicles can access it no matter what. Planning staff and the City Engineer were both concerned with the private septic and well systems that are in place and their timing for those connections and the location of those septic system and the well in relation to the proposed buildings. There are standards in place from Central District Health Department and other authorities that dictate that you cannot place homes or other structures within certain distances of those systems. Staff and the City Engineer would like to where those are truly located on a map and demonstrate the dimensions so that we can verify that everything is going to be ok. The other concern we had was that roundabout. It sounds like there has been something ...or a solution has been reached to maintain those turning radii for EMS and J&M Sanitation. I believe that signs would definitely help and adding those requirements for parking. Staff is just concerned about potential pedestrian and vehicular conflicts so that may be the solution with the previous condition. Other than that, I will stand for any questions you have.

**C/Damron:** If they found that the septic system was in that range, and the well was in that range, would the homeowner be required to connect to the city services and remove that leech field and septic system -would that be a requirement of the developer?

**Troy Behunin:** I am not sure who is going to pay for that. I believe the developer would need to negotiate that with the landowner if there is a landowner. But right now, it is all owned by the same family so I believe the developer is responsible for that because that existing house is actually a rental. And in the City Engineer's comments, and staff agrees; septic tanks and private wells have a distance requirement. And because of that, this development is actually going to bring those services right in front of the property or extend it to a couple hundred feet or less from the property so the timing is going to dictate the connection to City services.

**C/Damron:** So, it could be a mandatory requirement from the City that they hook up to City services and get rid of the well and septic system?

**Troy Behunin:** Yes. And that is the recommendation from City staff and the City Engineer.

**C/Young:** Thank you Troy. Ok, we will go ahead and open the public hearing at 6:44 PM and I have listed here I think everyone who spoke, but I do have here a Greg Bullock. Is there anything you would like to add? Please come forward and state your name and address for the record.

**Jay Walker:** 849 E. State Street in Eagle, Idaho. To clarify, we appreciate the staff; especially Troy and Wendy in their work assisting us with this application process and the development of preliminary plans. We are aware of the well and septic issue and commit that upon failure of one or the other, that those would then require a connection to services. And those services and stubs that Troy stated will be in proximity where that could easily be done. There is currently a lease in place with that rental agreement,

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 14, 2017**

but to cause them the inconvenience of shutting off the water and septic down for a couple of days with that timing. We would ask that you and staff consider that. I did talk to Gordon (City Engineer) about this. At the time when that begins to fail, then we would certainly have those stubs available, but for now to leave those in place until a new application or the requirement for dedication is done by ACHD. Thank you and I will stand for any questions.

**C/Hennis:** I do have one question: in regards to that, have you located the leech field and the tank and the well and are they outside of Central District Health's distance requirements.

**Jay Walker:** Troy did not have that available because we did not have that available at the time of application. But yes, now we do have that now and it does appear to meet those requirements.

**C/Young:** Ok, so we will enter that as an exhibit into the record as **Exhibit 1, title septic and well locations.**

**Jay Walker:** Richard Grey with Compass Land Surveying actually went out and located those and pinpointed their location with the help of the owner. Originally, they were covered in snow as you are aware we had a harsh winter so now we have that. Troy did request that.

**Troy Behunin:** Staff would point out that the well location on exhibit 1 -we don't not see a correlation with the proposed lot lines, but it appears that the well is very close to a proposed building. So, staff would ask the applicant how close that well would be.

**C/Hennis:** It looks like it is going to be right along the property line of that parcel and then we've got that building that moves in. I think that is something that we watch for in Design Review for those buildings to make sure it complies. But also at a further time we could ask that they locate that.

Commissioner discussion

**C/Damron:** Do we know the square footage of that leech field?

**C/Hennis:** It looks to be 300 or 400 square feet.

**Scott Stanfield:** I would like to add something. I am not experienced with a house that age, the records that you find, if you find them at the Health District don't match what is in the real world, so when we start excavating for the pressure irrigation and other facilities, we are going to find a leech field. Chances are...I mean it could be a fifty-gallon drum with a bunch of holes in it. I mean that is what most homes do. It's going to be a trial and error when we put the utilities in and it's going to dictate at the end of the day what we do with the sewer. That house has been around a long time so we don't know if it meets any current codes.

**C/Hennis:** Ok, thank you.

**C/Young:** Ok, is there anyone else here that would like to testify that has not signed in? Seeing none, I will close the public hearing at 6:50 PM. That brings us to our discussion and I can kind of see both sides with the developer and these leech fields but I can also see the side of ... no matter what, when that leech field fails, the people in that house are going to be without sewer and water for a couple of days. Whether it happens 3 years from now or otherwise, when that fails, and it gets dug up everything that just got filled and things look pretty and brand new... or we do it all at once and just connect it. I almost feel the same as the City Engineer to just make it a condition that it happens now and just get it done. Make it a condition.

**C/Damron:** It may be an inconvenience for a little bit, but if they start digging and they hit that, then it's going to get shut down anyway. So, you might as well just plan for the residents to say 'we are going to

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 14, 2017

put the connections in' at this point 'your water is going to be off for a couple of days' in the best interest of the developer, the City and those residents for safety. And they can just remove that as they are digging it.

**C/Young:** I think that it's in the best interest to take the City Engineer's recommendations -to me anyway.

**C/Damron:** Also, to take precautions with that well, that we either pull that pipe so no contamination gets into the aquifer as they are digging.

**C/Hennis:** Or just fill it.

**C/Damron:** Seal it. Blast it. Fill it. Whatever, just close it up.

**C/Hennis:** Yeah, otherwise, I am not seeing any other questions I have on this.

**C/Young:** No. I agree with the staff report as far as signage and adding the directional on those lines and the surfacing, but other than that, I think what they have done will work well. It will be a great asset to the City.

*Commissioner Hennis motioned to recommend approval of Case No. 16-04-S (Subdivision) for TNT Subdivision to the City Council with the conditions as stated in the staff report and an additional condition with the twenty foot access that is from the project to the existing residence, to use an all-weather surface of some sort, and work with the City staff on that; and a recommendation that the applicant, during the utility phase to hook up that existing house to City services; and lastly, that some traffic markers are added to that roundabout circle to help direct parking and have that addressed in the CC&R's to not park within the EMS corridor; Commissioner Herther Seconds, all aye and motion carried 3-0.*

- b. **17-01-CPMA** (Comp Plan Map Amendment) - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

**Trevor Kesner:** Commissioners, again for the record; Trevor Kesner, Planner II with the City of Kuna. My address is 751 W. 4<sup>th</sup> Street, Kuna, Idaho. The application before you tonight is for a comprehensive plan map amendment for the site that is located on the northwest corner of Deer Flat and Ten Mile Roads. This parcel is not actually annexed into the City. It is a county parcel, so it has a completely different zone that is not a City zoning designation at this point. As you'll notice in the staff report on page 5 of 8 in the comprehensive plan future land use map -the parcel is designated as medium density residential and as you know to the north and to the west is Crimson Point Villas multi-family project which is zoned commercial and is appropriate for multi-family. As you know, Crimson Point subdivision is building out and we've got the multi-family going up rather quickly as well, so the City would support this map change because as those build out, those residents there are going to need some potential neighborhood services, so a future commercial use would be an opportunity to put some commercial uses along that Ten Mile corridor. So, as I stated, it has not been annexed yet; there are not development applications proposed here. The applicant/owners are simply preparing the comprehensive map, so when they do annex in, or should they sell it and someone wants to annex in and develop the site, they can immediately have a commercial zone without the need for a rezone. The parcel is just under 6 acres and it is zoned Rural Urban Transition (RUT) and that's pretty much it. I will stand for any questions you have for me.

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 14, 2017**

**C/Young:** Thank you. And if the applicant has anything to add, please come forward.

**Tuck Ewing:** Chairman, Commissioners, for the record, Tuck Ewing representing Teco One, LLC at 1500 N. El Dorado, Boise, Idaho. We are the owners of the property and we'll keep this short; we conquer with all of staff's comments and recommendations in the staff report. Again, we believe that site is bested suited for a commercial application, just due to the fact that the surrounding properties warrant it. That corner certainly warrants it. I think it will be a better fit for the City so again; we are not requesting anything other than a comp plan amendment. No annexation, no plans. I know that ACHD got into a lot of comments that don't really pertain to the comp plan amendment, and whether we agree with those or not, we will deal with that at a later date and I will stand for your questions.

**C/Young:** Anyone have any questions? None? Ok, then we will open the public testimony at 7:00 PM, and seeing no one has signed in, I will just ask if there is anyone that would like to testify that has not signed in? Seeing none, I will go ahead and close the public testimony at 7:01 PM. That brings us to our discussion.

**C/Herther:** As far as a commercial spot, that was just made for commercial.

**C/Hennis:** I think so too. It's appropriate.

**C/Young:** I agree. You've got the facility to the south and the transition from commercial to the higher density and then the neighborhood is just perfect. It just all works for me so I don't have any issues.

*Commissioner Hennis motions to recommend approval of Case No. 017-01-CPMA, a comprehensive plan map amendment for Teco One, LLC with the conditions as stated in the staff report; Commissioner Herther Seconds, all aye and motion carried 3-0.*

**4. COMMISSION DISCUSSION**

Wendy Howell, Planning Director informed the Commission that she is in the process of negotiating the budget for the comprehensive plan rewrite and wanted to inform the Commissioners that their assistance would be needed with that process per City code.

C/Hennis asked what that task entailed.

Wendy Howell stated that Commissioners would be part of the advisory committee which probably will meet once a month throughout to support the community outreach process but the timeline is still being negotiated with the chosen consultant.

Wendy Howell also informed the Commissioners that she is in the process of interviewing for two new staff in the Planning and Zoning Department but discussed the challenges for finding candidates that were a good fit for the positions.

**5. ADJOURNMENT**

*Commissioner Hennis motions to adjourn at **7:12 PM**; Commissioner Damron Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

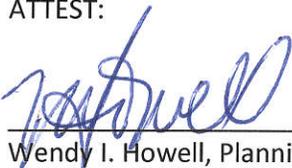
---

**MEETING MINUTES  
Tuesday, March 14, 2017**



\_\_\_\_\_  
Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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