

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, April 11, 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 #4 (vacant)		Jace Hellman, Planner I	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 28, 2017.

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

**2. PUBLIC HEARING**

- a) **17-02-SUP** (Special Use Permit): A request from Heather Branch to operate an in-home beauty salon located at 488 South Whim Avenue, Kuna, ID (APN #R7100120440).

**Heather Branch:** I have applied for a special use permit to operate a salon in the garage of my home. I am a licensed cosmetologist and has been doing hair for seven years. I typically do friends and family, it is pretty low key. I am not hiring out any employees, renting out my space, or posting any signs. I do appointment based only, no walk-ins. I primarily work in the evenings, I am a full-time mom and a part time stylist. So, it is the best way for me to get the best of both worlds. I have done this before in my last house, I lived in Nampa, and just moved here to Kuna, so I am pretty familiar with the business side of this I guess, but its worked out great for me and I hope that I can do it again here. **C/Young:** Okay, and have you seen the Conditions of approval in the staff report, and what they have. **Heather Branch:** I am not sure if you're asking for the CC&Rs? **C/Young:** No, let me find it on my pdf, I'm sorry. **C/Hennis:** eleven. **C/Young:** Eleven? I am slowly getting there. **Heather Branch:** Yea, I mean I haven't seen this before but... **C/Young:** ok, well take a, please read that. **Heather Branch:** Okay **C/Young:** Okay. **Heather Branch:** These are pretty straight forward I guess, but yea, my salon will be...I'll go through the permit process and we are going to be adding on a room in the garage so I will do the permits, and it also has to be licensed with the Idaho Bureau of Licensing in Boise so I'll do that as well.

**C/Young:** Okay, so you said it was just you **Heather Branch:** yeah just me. **C/Young:** Having fun in there? Okay. So, there is only going to be one appoint at a time, I am just thinking parking wise. **Heather Branch:**

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yeah. **C/Young:** Okay. **C/Hennis:** I have no questions at this time. **C/Damron:** That property has its own septic system? **Heather branch:** Yeah, I am assuming. **C/Hennis:** It should be on City. It's on City. **C/Damron:** It's on City? **C/Hennis:** ya **C/Damron:** okay. **C/Young:** Okay, and I guess if there is no questions. **C/Damron:** I'm good. **C/Young:** I guess that's it for now. **C/Hennis:** Thank you. **C/Young:** Okay, and then we will let staff come up.

**Trevor Kesner:** Chairman Young, Commissioners for the record Trevor Kesner, Planner for the City of Kuna, my address is 751 W 4<sup>th</sup> street. This special Use application permit before you tonight is pretty straight forward. The applicant intends to work on a part time basis, she understands parking needs to be provided for her clients and she is aware that she needs a permit for any modifications she needs in order to accommodate the saloon in her garage. As you saw she has been prepped with the conditions and other than that I will stand for any questions That you have. **C/Young:** any questions for staff at this time? **C/Hennis:** I cannot think of any I have. **C/Damron:** I have none. **C/Young:** Okay, thank you, and ill open up the public testimony at 6:07, and I have listed here in favor, Bob Alloway. **Bob Alloway:** That's me **C/Young:** It's not marked whether or not you wanted to testify, or just in favor? **Bob Alloway:** I'm in favor yes, that's all. **C/Young:** Okay, that's the only other person I had listed on here. Is there anybody who wanted to testify that's not listed on here? Okay, seeing none, ill close the public testimony at 6:08, and that just brings up our discussion, and I don't see anything wrong, everything has been properly noticed, neighbors advised and comments, so I have no issues. **C/Hennis:** I don't see any either, as she expands she just does the permit process, and that is what important. **C/Young:** okay, I'll stand for a motion.

*Commissioner Damron motions to approve Case No.17-02-SUP (Special Use Permit); Commissioner Hennis Seconds, all aye and motion carried 3-0.*

- b) **16-07-AN (Annexation)** – Robert Law: Applicant requests approval to annex an approximately 0.91+/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

**Robert Law:** Thank you for taking time, my name is Robert Law and I live in 3815 W Columbia Rd. I am proposing to annex my property into the city of Kuna. The main purpose for that is so that I may continue operating as a repair facility where I fixed cars, automobiles, small engines, Atv's, Lawn Mowers, whatever doesn't move and should move. When Started doing this about three and a half decades ago, I had two goals in mind; one to be a benefit for people, and provide for my family in the process. I believe that I have accomplished those two things. I assume you have had the opportunity to read the comments **\*\*Inaudible\*\*** actually we only requested comments from about 10 or 12, and word got out that this was happening, so all of the rest of them jumped in. Some of them were not quite sure what the subject was so there may be some comments that were critical of the city of Kuna, and that's not accurate of course, and my experience in working with the staff in Kuna has always been very good, they've been helpful, all three of their people who have worked with me have been very kind. They are just ambitious and eager to do something. As you've noticed, we have had a little over 40 letters sent in from customers and neighbors. We Chose not to invite anybody to come this evening in the interest of your time, many of them expressed the desire to be here **\*\*inaudible\*\*** I got a chance to read through the staff report and it represents pretty close to what I have in mind. There is a little bit of a verbiage adjustment that we are still working on **\*\*Inaudible\*\*** Trevor has been really helpful there. I should mention that I imagine that it

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be of interest to you the approximate volume of what I do. At the end of year, I totaled them up and there's about 253 jobs in a year which is a little less than one per day, I am just one person and that's about all I can handle. **\*\*Inaudible\*\* C/Young:** Okay, any questions for the applicant at this time. **C/Hennis:** All of your used motor oil and such is being recycled? **Robert Law:** I have a 250 gallon barrel out there that I put the used motor oil **\*\*inaudible\*\*** any type of used motor oil goes in there and periodically the recycling place to come out there and take care of it **\*\*Inaudible\*\*** **C/Hennis:** okay, okay **Robert Law:** **\*\*Inaudible\*\*** **C/Hennis:** I have no other questions I can think of. **C/Damron:** I don't have any. **C/Hennis:** Thank you. **C/Young:** Okay, Thank you very much. Okay, then we'll have Trevor please come up.

**Trevor Kesner:** Chairman Young and the Commissioners once again Trevor Kesner, I am here for the City of Kuna, 751 W 4<sup>th</sup> Street, the application before you tonight for the annexation of Robert Law's property is pretty straight forward. As the applicant has mentioned there is a significant amount of support that was provided by his neighbors who really desire for him to keep that shop going as he annexes in. According to city code, this would be a non-conforming use, it was non-conforming in the county, so as it comes in to the city with the R-2 designation, that that non-conforming use be allowed to continue. So that is one thing we wanted to check in with the commissioners and let them know that this is something that typically wouldn't be allowed within this zone, however if they annex in as a nonconforming use, they should be allowed to continue that till such time that development occurs, or any expansion or modification to the site occurs, and then we would have to take a look again. I would first like to point out that within the staff report, I am not sure what page that is, this is page 3 of 6, under the sanitation services, Typically the city has a contract with J&M Sanitation, and those who live within the city, should really use those services. The applicant is currently being serviced by Republic Sanitation Services. We've checked with J&M Sanitation Services about servicing the property and they said they are okay with Mr. Law continuing to use Republic Sanitation Services. We have provided an email for you guys confirming that, this will be entered into the record that J&M Sanitation is okay with that. That was something the applicant was concerned about. Additionally, the applicant had mentioned some verbiage changes within the staff report, certainly that is one of them, and if I step over here, he had requested that we continue to allow him to use his existing well system, so he wanted to change the verbiage under staff analysis on page three as well, under this paragraph, the property owner will be required to abandon the septic system and connect to the city sewer services, and that if his existing septic system fails and city services are not within 300 FT of the property, which they're not that the applicant be allowed to repair his septic system. Additionally, this addressed in the proposed findings of fact, and this will also be entered into the record when these findings come before you. This changes this right here. So, if the septic system fails or use of the property is changed, or expanded upon beyond what is proposed in this application, the facilities are extended within 300 Ft of the property, the city recommends connections to city facilities. Other than I will stand for any questions that you have, I just wanted to point out that the applicant has fulfilled all of the public noticing requirements, he's provided all of the documentation. The city was really impressed with the amount of support that the community has provided for him to be able to continue with his business. So again, I'll stand for questions. **C/Damron:** In a situation like this where he was in the county and he has been in business at the same site for 34 years, is there any contingencies in the city with that as opposed to having him on a... **C/Hennis:** non-conforming **C/Damron:** Non-Conforming situation? **Trevor Kesner:** there are several in the city of Kuna that are considered non-conforming by

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virtue of when they annexed in it was non-conforming. As long as the use continues, it does not change, and it is not expanded or altered in anyway, those non-conforming uses may continue. **C/Damron:** Okay, and you said that the sewer system is not within 300 FT of this property? **Trevor Kesner:** It is not even close. **C/Damron:** Okay **C/Hennis:** well doesn't this addition in the verbiage as its stated here and corrected reflect our ordinance that we adjusted last year? **Trevor Kesner:** Correct, but additionally the applicant was wanting to continue to use his well water, because water is available to the site. **C/Hennis:** Oh, I see. **Trevor Kesner:** He enjoys his well, he paid for it and he wants to get the maximum valley out of it, and along as the applicant is comfortable with providing for the safety of that drinking water for his private system, there is nothing in code that would preclude him continuing its use. **C/Hennis:** Okay, nothing further. **C/Young:** Okay, thank you Trevor, then ill open up the public testimony at 6:20 and I don't see anybody listed to testify is there anybody that is here that wants to that did not sign in? okay, seeing none I'll close the public testimony at 6:21. That brings up our discussion, and for me as far as coming in as a none conforming use, it has been there for a very long time, and considering the overwhelming support here that it has. **C/Hennis:** I would be more afraid to not let him. So, I don't see any issues, it seems appropriate.

*Commissioner Hennis motions to approve Case No. 16-07-AN (Annexation) with the condition stated in the staff report, with the corrections provided by the staff; Commissioner Damron Seconds, all aye and motion carried 3-0.*

- c) **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC: Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.

**Kristie Watkins:** My name is Kristie Watkins I'm with JUB engineers at 250 South Beach Wood in Boise. The request before you tonight is for annexation and zoning into R-6, preliminary plat approval and design review approval of landscaping of the common areas of the proposed Winfield Subdivision located near the northwest corner of N Meridian Rd and Deer Flat Rd. We are requesting annexation and zoning for the entire 111.18 acres to R-6, medium density residential, which is consistent with the City of Kuna's comprehensive plan future land use plan. The design of the project is intended to complement the existing single family residential uses that are already in the area, the property will be divided into 380 lots, which will include 347 single family lots and 33 common lots and will be constructed in seven phases. Overall there will be 3.12 dwelling units per acre and 12.6% or 14 acres of open space. There are adequate public services available to serve this subdivision. Sewer, water and utilities will be extended into site from existing mainlines and surrounding developments and in the right of way. There is also a proposed lot that has been designated for future well site and pump station as per the cities requests. Access to the development will be provided by East Ardell Rd. via two entrances. North Kay avenue via two entrances and one Deer Flat road via one main entrance that will be classified as a residential collector and they will also provide two more sub streets that will be included on the east of the development to provide future access to any incoming development on the frontage at *\*\*inaudible\*\**. Ardell will constructed as a half

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section from kay to highway 69 in accordance with the highway 69 overlay district guidelines. Kay avenue will also be constructed as a half section and will provide for future connection from Deer Flat to Hubbard. ITD has approved a permit for access of highway 69 and will require installation of a southbound right turn lane on Highway 69 at both W Ardell and Deer Flat Rd. The applicant further agrees to dedicate right of way and construct the effective road ways as per ACHD recommendations outlined in their staff report dated April 6, 2017. Making these through connections will reduce impacts on deer flat road, and will contributed to the overall half mile street network that is identified on Kuna's 2035 street circulation map. There are multiple pathway connections throughout the property, as well as a developed trail adjacent to the Kuna canal. This is also consistent with the Kuna recreation and pathways master plan. Tonight, we are also requesting Design Review approval for the proposed landscaping. A playground, pathways, clubhouse and pool are proposed in the common areas to be constructed in phase one. The club house and parking area will be submitted as separate design review applications prior to their construction. The elements that have been designed are required numbers of species of trees and bushes within the 20 FT landscape buffer within the internal open space areas and around the clubhouse, pathways and *\*\*inaudible\*\** areas. The proposed fencing ranges from 4-foot vinyl fence along the internal pathway connections. *\*\*inaudible\*\** rod iron along the canal and six-foot vinyl privacy fence around the perimeter of the subdivision. There are also 8 FT detached sidewalks planned adjacent to Deer Flat and Kay. The landscaping will be installed in accordance with the Kuna City Code. The applicant currently agrees with all of the conditions set forth in the staff report dated March 28<sup>th</sup>, 2017 and all of the recommendations in the attached memos from various agencies. I'd like to thank you for your time, if you have any questions? **C/Young:** okay, **C/Hennis:** Pretty thorough, I can't think of anything here though. **C/Damron:** Correct me if I am wrong wasn't there 375 lots. **Kristie Watkins:** We proposed 380 total, and then 347 actual **C/Damron:** Because I thought the report I read was 342 and 33, if I can find it. **Kristie Watkins:** There were revisions made periodically so there may be some overlap or typo. **C/Damron:** Okay, where is it, I have to find it, sorry about that. **C/Hennis:** you said 342 and 33? **C/Damron:** Yeah 342 and 33 **C/Hennis:** yeah that's page 2 of 11 in the staff report. **C/Damron:** okay. **C/Hennis:** and what were your units again? 347 and. **C/Young** 3.12 buildable. **Kristin Watkins:** 347 and 33 and its 3.12 dwelling units per acre. **C/Hennis:** okay, it looks like we just need a correction on the staff report. **C/Damron:** yeah okay. **C/Young:** are there any other questions for the applicant at this time. **C/Hennis:** No I don't, Thank you. **Kristie Watkins:** Thank you.

**C/Young:** Come on down Trevor, **C/Damron:** Trevor's been busy **C/Young:** He has been busy. **Trevor Kesner:** Chairman and Commissioners, Once again Trevor Kesner for the record, City Planner, Kuna City Planner, 751 W 4<sup>th</sup> St. I just wanted to make a note that the applicant mentioned the total number of lots, and I do apologize. The application council, the commission and council application actually stated there are going to be 342 building lots and 33 common lots, so if we've got that cleared up and were okay with that we will change the staff report. The application before you tonight seeks annexation, preliminary plat and design approval for the proposed Winfield springs subdivision. As reflected in the staff report the applicant proposes that number of lots that we just discussed, and the common lots consisted of approximately 12.6 percent of the entire site, or rather, almost 14 acres of the existing 111.1 acreage site. The Winfield Spring development new road way *\*\*inaudible\*\** and improvements *\*\*Inaudible\*\** for pedestrian and bicycle connections as well. There are pedestrian and bicycle connections throughout the project, including an addition of a proposed pathway along the Kuna Canal. And I wanted to point out that

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the proposed subdivision will be built out in seven phases instead of ten phases, and that is on page six of the staff report, under the staff analysis section. It states ten phases, but it will be seven. Upon annexation, the application proposes a zoning designation of R-6 for the site, the actual net density, however, *\*\*inaudible\*\** dwelling units per acre, so we are under that. The applicant has submitted all of the required documents for these requests. They have complied with city staff recommendations for modifications to the site plan and preliminary plats. I'd like to point out the fact that this is the fourth or fifth design iteration of this design proposal, so the applicant has made extensive revisions in order to accommodate the cities and the agencies recommendations. Properties owners within 300 feet of the site were mailed several notices, this was pulled from the agenda once before, and put back on the agenda and tabled again, we want to thank the citizens for being here and putting up with that rigmarole. It was supposed to take place March 28<sup>th</sup>, however it was tabled to tonight's meeting because ACHD's final report was not released to us. ACHD's Commission hearing for this project, which approved it was on April 5<sup>th</sup>. It was just this last Wednesday. The City Engineer has provided recommendations for the required improvements any modifications to the instruction plan very early on in the process and the applicant has accommodated those *\*\*inaudible\*\** The subdivision, the annexation and the design review application were actually received by our staff in September of last year, so that signifies a significant effort by the applicant to vet the issues and make sure the project is right for our city. Based on Staffs review of these applications, planning and zoning concludes it complies with title 6 in the Kuna City Code for subdivisions and title 5 for zoning regulations. The project provides for several goals and policies throughout the comprehensive plan such as private property rights, land use, transportation connectivity, housing, community design. Staff would forward a recommendation of approval to the commission under the conditions stated in the staff report, any additional conditions you may see as necessary, and with that I will stand for your questions. **C/Young:** Are there any questions for staff at this time. **C/Hennis:** I don't have any. **C/Damron:** No not right now. **C/Young:** Okay, Thank you. **C/Hennis:** Thanks Trevor **C/Young:** okay, then I'll go ahead and open up the public testimony at 6:33 and I have, I don't see anybody signed up other than the applicant at this point. Anybody who would like to testify that's not on here. **Member from the crowd:** I would like to sign up, I did not realize that there was a sign-up list. **C/Young:** Okay, then can I... *\*\*inaudible\*\** **Troy Behunin:** is there a pen in the house? **C/Young:** we have a few up here, I'm not saying this one works. **C/Young:** yes, just state your... **Member of the crowd:** If you couldn't tell I was sitting in the back here, I am unable to hear you guys, or any people you have had up here, I am complaining. When she was up here talking, did a very nice job, but I could not hear her. **C/Young:** Okay, we'll to see if we can get that turned on, please just state your name and address for the record. **Richard Hersey:** 2202 Meridian Rd. My property parallels rodeo lane on the east side of the highway if your familiar with that. Just North of the Castle. At any rate, several questions, I see from the map, and I can't honestly see it well enough to understand it. But, I thought I heard her say something about there being one or two exits from the property to meridian road, is that fact? **C/Hennis:** Mmhm. **Richard Hersey:** And where are they coming out at? **C/Young:** well according to this map, as it develops, Ardell is going to extended to Meridian Rd. **C/Damron:** and Hubbard and Deer Flat. **C/Hennis:** and there's one other street that connected, I am trying to find it. **Richard Hersey:** early it was stated that it was not going to come out, it was going to come out at hubbard in the future, now it's been turned around. The other thing is done you have to have a permit to go work on the property? Or are you able to work on the property before you guys okay it. **C/Young:** depends on what they are doing, if they are just doing testing, there is not a need for a permit. **Richard Hersey:** well it seems how there are several machines and a couple of pickups that I

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am aware of and its straight across from my property that somebody is working on it and growing up in construction, it would be a substantial fine pulling a trick like that. In the work that my dad did, he was a pave and grade contractor for many years, so I am very familiar that. The other thing comes to my mind, what they do with their property is there business. I am not concerned, I am concerned, but I have no right to be concerned, that me. But, I do have a right when it comes to traffic. We're talking 400 some sites, roughly. We're talking 500 plus vehicles per day coming in and out. Deer Flat at this time is crowded at all times during the business hours. Tonight, 5:30 coming this way, 15 lined up trying to make the corner, off of meridian road. I believe instead of a lane, there should be no less than two lanes on meridian road and deer flat. Also, the state and county has come in and here on Linder and deer flat there supposed to be putting two left turn lanes in there, it was on the agenda about 3 to 4 months ago because of a high school that's across the street off of Kay St, which your interfering with this here. So, I would like to see those changes made, in my own opinion to make it more sensible. Hubbard should be again 2 lanes, a signal light for the whole situation to get on to Meridian Rd. I don't have very much driving experience, I've got about 2,500,000 in a log book. 6 and 7 actual *\*\*inaudible\*\** hauled heavy equipment, I bet almost everywhere in the United States. I can't stand, cannot stand round-a-bouts. They are a nightmare for any truck. Getting on to meridian Rd, or getting off of Meridian Rd with a vehicle of any size is going to be near impossibility, particularly if you don't put in more lanes. These are my complaints, Traffic. I really believe that should be looked into and I don't believe that the Ada County has done it, if they haven't done very well, so I don't know what else to say. I'm voicing my bad side Okay? **C/Young:** well that's what public hearings are hear for we want to hear your concerns **Richard Hersey:** Public hearings are impossible for me to hear when I sit in the back and this doesn't work. **C/Hennis:** Sorry about that. **C/Young:** Well thank you. **C/Hennis:** Thank you very much. **Troy Behunin:** Just as a note, a side note to the construction that...there isn't a permit that is required for a landowner to move dirt, they can do anything they want, it's at risk, but a land owner may go out there and move dirt all day long and they don't need a permit for it. **C/Young:** okay, then is there anybody else that has not signed up that would like to do so at this point? Okay, if you just please sign here and then just go to the microphone and state your name and address for the record, thank you. **Dan Thompson:** good evening my name is Dan Thompson, I am with Thompson engineers, business address of 181 E 50<sup>th</sup> st, Garden City, we did the traffic impact study for the development as required by ACHD, I do agree with the last gentlemen that there is a lot of units out there, and I am surprised how easy it did get through ACHD. The reason it did, is because they are planning improvements out there and are planning a signal at Hubbard in the five-year plan, that's in cooperation with ITD and they are talking about improvements in widening Deer Flat and Modifying that signal. In addition, obviously within the development there is plans to improve the access to the highway at Ardell and extend Kay at the mid mile collectors. This development is participating in those as well as a widening, participating in widening deer flat and a south bound right turn lane, so in our opinion they are more than mitigating their impacts in this development, and we had it at the ACHD commission, actually on the consent agenda, but it was pulled because one of the commissioners wanted to talk about pedestrian activity, that was the only reason it was brought up. The highway district is very comfortable with the findings in the report, and I can answer any questions. **C/Hennis:** I don't have any right now, thank you for your input. **C/Young:** Okay, then not seeing anybody else signed up, I will go ahead and close public testimony at 6:42, oh wait before I do that, please have the applicant please come back, didn't mean to short you there. **Kristie Watkins:** Thank you Chairman and Commissioners, I hope that he was able to address the traffic to your satisfaction, traffic is an unfortunate consequence of growth, and everybody is

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dealing with it in the treasure valley right now. As far as working out there, J-U-B has been out on the property doing some surveying, they're digging to determine the depth of rock, that's about all the work that has been going on. So, any further questions for me? **C/Hennis:** I don't think I do, no. Thank you. **C/Damron:** None at this time. **C/Young:** Okay, then I'll go ahead and close the public testimony at 6:43, and that will bring up our discussion, and I guess kind of reiterating what the applicant and engineer has stated as far as traffic goes the ACHD report did mention a right hand turn lane being added at Deer Flat and Meridian, Ardell changes, the five-year plan for Hubbard and changes at Kay St for improvements along there as the phasing goes along, which for this development that's more than what we've seen in a lot of others at this point, so moving forward I think we're looking a lot better as far as traffic, or mitigating those. **C/Hennis:** Yeah, and in this kind of a development, it seems appropriate for that area, being close to more less the central of town, we've seen quite a few subdivisions trying to come to the outer boundaries of our area, that are trying to present something like this, but yet this one is centered more in the center of town, or adjacent to facilities that will better accommodate it, so I think that the plan has been set up pretty well for this. And I think that as long as the ACHD and ITD has recommended these mitigation designs, I think we should be addressing the traffic problems fairly well. **C/Damron:** well it looks like the developer is done their due diligence on the traffic issue. They're trying to mitigate it as best as possible, they can't build all of the roads that's ACHD's responsibility, so they are actually trying to alleviate some of the traffic problems we have there. At buildout, we have 3 entry and exits, on that property which will alleviate some of the congestion at the other intersections. **C/Hennis:** and with two future stubs that go into the development down the road possibly as well. **C/Young:** Yeah, I think traffic wise I think it's been approached well at this point after reiteration, design review wise and landscaping I think they have done a really good job as far as keeping the pathways continuing, that we as a city want to see going, and continuing through the city and our neighborhoods and. **C/Hennis:** it's got some fairly good sizeable areas, not just pocket parks, but some good size areas the landscaping seems laid out well, it's got its buffer zones, I don't see any issues, with anything they presented, nicely done. **C/Young:** okay, then are there any other concerns. **C/Hennis:** No not at this point, I think the concern we have were what ACHD was going to help with on this. **Trevor Kesner:** Commissioners just for the record I would like to point out that the ACHD Commissioner that pulled this off the consent agenda, his concerns were about the south west block there, with a round about going in there is no pedestrian or bicycle connection from that area down there, so if you live in that area your either going to have to walk up or walk around to get out of the subdivision, that's what the ACHD commissioner was concerned about was maybe a potential pathway connection to that southwest block down there to the future round about. Of course, staff is fine with this iteration of this design, staff does not have any concerns about that. There is sidewalks throughout the subdivision, so I will just leave it at that. **C/Hennis:** I don't know if it would be appropriate having a sidewalk coming through like that right at the roundabout. **C/Damron:** Yeah you couldn't get across the street without, and shouldn't bicycles be riding on the street and not the sidewalk? **C/Hennis:** I don't know, I don't know if that is much of a concern, but yeah thank you though. **C/Damron:** I mean they can put a crosswalk, up hear for that section coming out of the roundabout here, go from this side to that side, as opposed to being down here. **C/Hennis:** yeah, I just don't like the idea of full access right at the roundabout, too many kids would be running across it, I think that's more of a safety concern I'd have. **C/Damron:** yeah, your visual is off, I can't think of anything more. **C/Hennis:** I think it is really well laid out and seems appropriate for the area as I said. **C/Young:** Okay, without any other comments I guess I could stand for a motion.

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*Commissioner Hennis motions to approve Case No.'s. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) for the Winfield Springs Subdivision with the condition stated in the staff report and the ACHD report with also the unit corrections; Commissioner Damron Seconds, all aye and motion carried 3-0.*

- d) **16-13-AN** (Annexation), **16-04-CPM** (Comp Plan Map Amendment)- Troy Todd, Indian Creek Sports Annexation: Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.

**Troy Todd:** Chairman, commissioners, I'm Troy Todd and I've owned Indian Creek Sports in Kuna for over 16 years now. I have kind of outgrown my current location, we've bought 5 acres of out on Meridian Rd between Columbia and Hubbard, we've been working with *\*\*inaudible\*\** and trying to set it up so we can annex into the city and build our new boat lot. **C/Young:** okay, alright, any question for... **C/Hennis:** are you planning on just using the driveway that is up there now? Or is there any plans. **Troy Todd:** yeah I got plans, ITD has approved the permanent easement that in there, and no, ACHD has approved the use of the Easement *\*\*inaudible\*\** in order to retain the water, and then we are working with the City doing my preliminary drawings, making a nice, presentable store front, the mechanic shop and everything and we talked about doing a vertical metal fence that six feet tall so I can hide everything that's not presentable in the back, and I would like a have a nice looking appearance than the location we have now. **C/Hennis:** okay perfect thank you. **C/Young:** any other questions? **C/Damron:** No. **C/Young:** Okay, then we'll have Troy come on down. **Troy Behunin:** good evening commissioners, just for the record, Troy Behunin, planner 3 Kuna Planning and Zoning Department. The applications you have for you tonight is 16-04-CPM, Comprehensive Plan Map Amendment, and also 16-13-AN, which is an annexation request. Troy Todd with Indian Creek Sports are seeking to change the map designation for the comprehensive plan for his site, which is about 5.4 acres give or take a few feet and they want to change it from the current designation which is high density residential to a C-1, both of which would actually be a commercial user in the end, because R-12 would be a commercial use. Staff has worked with Troy Todd extensively over the last few months and he's had numerous conversations with Gordon Law, the City Engineer. Well this is a challenging piece, in that it is very much like the application heard earlier tonight. There is no sewer available to the site, it's not even close and there is also limited water available to the site as well so what the applicant has requested is that they be allowed to use a septic system until the sewer gets to be within 300 FT from the property and then they would be willing to tap into the centralized sewer service and also the water service and also the pressures irrigation as well. This is just an application for comprehensive map amendment and also the annexation, as you've seen and hopefully you have had a chance to read your packets tonight. There will have to be a design review for the building and the landscaping before moving forward, but we really needed to get this process going because it takes much longer. All of the application items have been submitted that staff has requested, we have also noticed the property from tonight's hearing and we have also sent out notices for land owners within 300 FT of the property, letting them know that the site has been posted, in fact this was scheduled for two weeks previous to tonight, but the wrong date has been put on the site, and it was reposted properly, it was also posted in the Kuna Melba News and at the last Planning and Zoning meeting it was tabled until tonight.

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Other than that, staff really doesn't have a whole lot to say about the project but at some point, the applicant is aware that at some point the access on the north side of the property, he will not be able use this for his business, he will have to use the mason creek alignment when other projects in the area start to develop. Well it would be very cost prohibited to do what needs to be done in order to make that half mile connection because in the overlay district the connection points to Meridian road are limited to the half mile and the mile, the south part of his property is actually the half mile marker, that will become mason creek street at some point, but staff agrees with ACHD, there is really not a need to do that at this point for this project, he can rely on the access at the north part of the property. That access really serves as a secondary access for a property behind him on the west side of the canal. That's the Yore Property. And that second access would not be eliminated, his business would have to take it from the south in the future, and I would stand for any questions you might have. **C/Hennis:** So, does this site have current septic and well in place, or is he proposing to put one in to be used until such time? **Troy Todd:** It has sewer and water now. **Troy Behunin:** I believe it does has a viable system for sewer and water, of course it is going to have to pass the...**C/Hennis:** all the engineering tests yeah. **Troy Behunin:** and every that he wants to put in there for his uses, staff would like to amend one small statement, I have had a conversation with Troy Todd about his new boat show room and the concerns with fire protection and we did encourage him to talk with the fire chief about that because as he will only have one source of water and for most... **C/Hennis:** Half the year. **Troy Behunin:** Fire suppression it actually requires two points of water access, but those things can be overcome, they can mitigate it to *\*\*inaudible\*\** **C/Young:** Okay, are there any more questions for troy at this time? **C/Damron:** no. **C/Young:** Okay, then we will go ahead and open up the public testimony at 6:58 and I see Rob Hathaway listed on here I didn't see if they were just a nod or a... **Rob Hathaway:** just in favor yeah. **C/Young:** Okay, thank you. Alright, and Rodney Baldwin. **Rodney Baldwin:** I am the engineer and Surveyor on the project. **C/Young:** oh, please just state your name and address for the record. **Rodney Baldwin:** Rodney Baldwin, 4066 N Hawthorne Way, Boise and I am the engineer and surveyor for this project and I am just here if you have any technical questions, but I don't think we are at that point right at the moment. **C/Young:** Okay. **C/Hennis:** Thank you. **Rodney Baldwin:** maybe later in the project. **C/Hennis:** I hope so. **C/Young:** Okay, is there anybody who has not signed up to testify on this but would like to at this point, okay seeing none I'll go ahead a see if the applicant has anything more to say, or staff? Then ill the close the testimony, or public, testimony or hearing, I can't talk today, at 6:59. **C/Damron:** you were doing so well. **C/Young:** I was, so that brings up our discussion, so just comp plan and annexation. **C/Hennis:** yeah, I think that, I don't really foresee any issues with it. You know it is kind of an odd place for the high-density housing at this point and time, and like it was stated it was still within the usage, I think it is a good addition along that road way. It gives them a much better site than they've had for a number of years. **C/Damron:** the pathway on the master plan doesn't encroach on his property, it's on the other side of the ditch so I think that's alright, once they put that street through he'll have good access to his business through there, with that I didn't see any issues with traffic on where he's got it set up.

*Commissioner Hennis motions to approve Case No.'s. 16-13-AN (Annexation) and 16-04-CPM (Comp Plan Map Amendment) for Troy Todd and Indian Creek Sports with the condition stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.*

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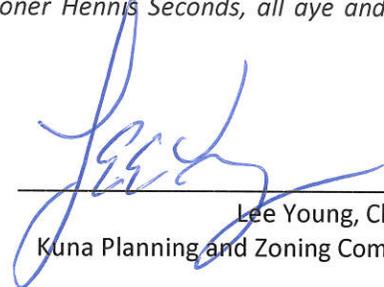
- e) **17-03-ZC** (Rezone), **17-01-S** (Subdivision) Caspian Subdivision: Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.

***Staff requests this item to be tabled until date certain 4-25-17, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.***

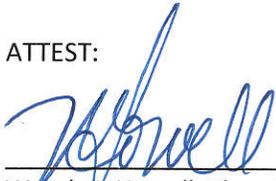
*Commissioner Hennis motions to table Case No.'s 17-03-ZC (Zone Change) and 17-01-S (Subdivision) to the April 25, 2017 Planning and Zoning Commission meeting awaiting the final ACHD report; Commissioner Damron Seconds, all aye and motion carried 3-0.*

**3. ADJOURNMENT**

*Commissioner Damron motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

  
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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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