

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 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	X	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	absent	Jace Hellman, Planner I	X
Commissioner #5	Vacant		

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. CONSIDERATION TO AMEND THE AGENDA

- a) Staff requests that the Commission amend the agenda to remove **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - **Findings of Fact and Conclusions of Law** from the consent agenda and add **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - **Findings of Fact and Conclusions of Law as Old Business**.

Commissioner Gealy motions to amend the April 25, 2017 Planning and Zoning Agenda to remove 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - Findings of Fact and Conclusions of Law from the consent agenda and add 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - Findings of Fact and Conclusions of Law as Old Business.; Commissioner Hennis seconds, all aye and motion carried 3-0.

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for April 11th, 2017.
- b) **16-07-AN** (Annexation) – Robert Law Annexation: -**Findings of Fact and Conclusions of Law**
- c) **16-13-AN** (Annexation), **16-04-CPM** (Comp Plan Map Amendment) - Troy Todd, Indian Creek Sports Annexation - **Findings of Fact and Conclusions of Law**

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

3. PUBLIC HEARING

- a) **17-03-ZC** (Rezone), **17-01-S** (Subdivision) and **17-07-DR** (Design Review) - Caspian Subdivision: a request from DBTV Mason Creek Farms, LLC, for a zone change from Public to R-6 (Medium Density Residential)

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 25, 2017

and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate density of 3.77 homes per acre. The site is located between Ten Mile and Linder Roads, on the north side of Lake Hazel Road, Meridian, Idaho.

C/Gealy: May I ask staff out of a point of order, the pack I received also includes 17-07-DRC. Is there a design review included in this? **Troy Behunin:** There is a design review yes. **C/Gealy:** Thank you. **C/Young:** for the landscape? **Troy Behunin:** he was probably reading the...**C/Gealy:** the agenda. **Troy Behunin:** the agenda yes, but there is a design review, 17-07-DR for the landscape for the subdivision. Good question. **C/Gealy:** Thank you. **C/Hennis:** now we are going to have to talk to Trevor about that one. **David Crawford:** Sorry about that. Chairman, commissioners, my name is David Crawford with B&A Engineers address is 5505 W Franklin Rd in Boise I am representing the applicant who is here tonight regarding a new development that were bringing forth to the City of Kuna, that's called Caspian Subdivision. All of our name and street names were taken from an equestrian theme. There is an existing equestrian area out there so that's how we came up with the name. The property is located North of Lake Hazel Road, East of Ten Mile and West of Linder Road, it's just about under 132 acres of land and we are proposing 497 lots that are residential. We have ten acres of open space or just under, I believe its 8.63 acres of open space within the development and we have developed this plan within accordance of Kuna City Code and ordinances. We have a request for a rezone with the application as well. Part of that land, about twenty-five (25) acres of it, was already rezoned for another action prior to this. There's 25 acres that exist up at the, just well, my light doesn't show up on the screen, but it is approximately right here on this one. There is twenty-five (25) acres there that is already zoned R-6 through another land development application. I believe it was almost two months ago now. So, with that the City of Kuna has also, this is just north of wastewater treatment facility that was constructed, and the City of Kuna Extended sanitary sewer mainlines, underneath Mason Creek along Ten Mile Road and Lake Hazel to service this area. That was also done in conjunction with Memory Ranch Subdivision. Which is located south and west of this development, which is just west of Kuna city wastewater facility. So, there is a regional lift station in that that is designed to handle all the affluent of the development of this land and more throughout the area. This project stipulated in the staff report. Was originally anticipated to be park lands and it was zoned as such in the old comprehensive plan and it was considered to be excess property and it was sold for development to my client. So today we bring forward to you an application that is general designed to be an R-4 zone. Our rezone request is for an R-6 so we can get the right footprint for the lots in there for our frontage requirements. So, it generally fits better within a R-4 zone, but due to the frontage requirements in the R-6 zone to keep our lot frontages correct. So, we believe we are bringing to the area marketable lots, a reasonable development community, a development that would service, or be an attractive asset to the City of Kuna. And we have had many consultations with the City of Kuna staff and of course the ADA County Highway District, which those results and findings are in here. Those also include an extension of a round a bout along the Durant lane corridor, where there is a mid-mile collector and the widening of Lake Hazel Rd. and a little bit of widening on our project on Ten Mile Rd. So, in that traffic impact study there's several categories for when development with require offsite improvements as we reach a specific number of lots, I believe it's the 81st and the 480th lot, so when we reach those development thresholds we have the appropriate traffic widening, or traffic signals would be required at the proper locations. We included in our application what is actually a fiscal impact study, or an economic study and it goes through and shows the tax revenue that's generated from a loss that would benefit the schools and it would also benefit the Kuna park through impact fees, so we believe what we brought to the table is fitting, and in

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

keeping with Kuna City Codes and ordinances and we believe to be a marketable development within the area. So, let's see what else should we talk about here, I think I can go into detail about all the open space requirements. We have several areas of open space that are located in the development, one of them is in the large Idaho power corridor, which is located at the Northeast Corner of the development. It is approximately 100 FT wide, no flammable structures are allowed to be built in there but we want to make it an attractive asset to the community at large with pedestrian pathways and etc. in there. We have had several changes in there through the development that came from the ADA County Highway District report, that was just received a few days ago to required additional access points to several out parcels of land which we have complied with and I have a map which shows those. **Audience Members:** we can't see what you're talking about there. We can't see what you're doing. The public has a right to see that too. ****Inaudible**** well we can't see what he is doing on the map up there so... **C/Young:** okay well he's got it so. **Audience member:** okay, Thank you. **David Crawford:** Alright, I think we got it. Can you folks still see it up there? Okay. The Ada County Highway District has required extensions additional stub streets to out parcels within the development, so what's different than the plan you have in your packet is that located right here along the southerly side of the west part of the development is an additional stub street to the north boundary of this parcel here. And we have one shown here existing so there is two stub streets that have accessed that parcel. On the east side of the development, located off of Linder Rd there is a large parcel of land that is not part of this development at the corner, it's the northwest corner of Linder and Lake Hazel. There are two additional stub streets that are provided to that development. One located on the west boundary and one located on the north boundary. So those have been the most recent changes based on the Ada County Highway District review that came in here. **C/Gealy:** could you back up the map that's on the screen so that we can see the western side? Just to see where the stub streets are on the information we have in our packet. **Troy Behunin:** On the monitor? **C/Gealy:** Yes, thank you. So, can you show me again on the map. **David Crawford:** so, there's an additional connection on this map that's not shown on that landscape plan. **C/Gealy:** right. **David Crawford:** and it is on the northerly boundary right there. The Northerly boundary of the out parcel, the south boundary of our development. **C/Gealy:** Okay, so that one where it T's on this... **David Crawford:** Correct **C/Gealy:** is now extended through. **David Crawford:** is now extended through. **C/Gealy:** Okay, thank you. **David Crawford:** and that was at the request of the Ada County Highway District. And then of course the two we have at the south, basically the southeast corner of our development, Northwest corner of the intersection of the roadway. **C/Gealy:** Thank you. **David Crawford:** So, with that being said we've obviously made, we've obviously coordinated a lot of this stuff right up front through many meetings and we have submitted this application months ago. It took 2, 3 months, almost 3 months to get through Ada County Highway District review, we have made provisions to comply with all of those requirements. We also agree with the staff report that was written and we respectfully request your approval tonight.

C/Young: Okay, yes, I know it was in the report, but how many homes, or is it 3.77 acres per home, or for per acre? **David Crawford:** Once we launch into the latest one it is going to be a little different than what was shown on the original submittal. It roughly about 3.8 units per acre, but the number of homes per acre still kind of fits in an R-4 designation as far as the numbers go. **David Crawford:** Correct. **C/Hennis:** So, the amount of open space that you indicated 8.63 acres is primarily just in that, what you call the Idaho Corridor. You don't have anything provided throughout the development for kids to play, open parks or anything, just those little sidewalk strips? **David Crawford:** We have not only the sidewalk strips, but after

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

the application was presented to the city of Kuna the developer also requested that we have interconnected pathways throughout the development and those are shown on this particular map so we connect from the westside of the project all the way over to the eastside of the project. **C/Gealy:** could you highlight those please. **David Crawford:** ***inaudible*** along these corridors right through here and through that portion and some up and down and go all the way over into this area. **C/Young:** Okay. **David Crawford:** We will definitely provide that for the city staff so we can look those over a little bit. **C/Gealy:** So those pathways will be running between the lots. **David Crawford:** Correct, yeah so it adds pedestrian connectivity throughout the development. **C/Hennis:** Okay good, Thank you. **C/Gealy:** and that would be suitable for pedestrians and bicycles? **David Crawford:** Correct, yes **C/Hennis:** That's all I've got for right now. **C/Gealy:** I've got no questions at this time. **C/Young:** Okay. **C/Hennis:** Thank you. **C/Young:** Thank you. And we will have staff please come forward. **Troy Behunin:** Good evening commissioners, just for the record, Troy Behunin, planner III, Kuna Planning and Zoning Department. The applications that you have before you tonight 17-01-ZC zone change, 17-01-S Subdivision, pre-plat and 17-07-DRC, subdivision design Review for landscaping. This is for the Caspian subdivision, which is between Ten Mile Rd and Linder Rd on the North Side of Lake Hazel. The total project size is 132 acres approximately and that would include all of 17-01-S and 17-07-DRC. The 17-01-ZC or Zone Change really only for 107 acres of this project, as the applicant mentioned before Approximately 25 acres were already zoned R-6 with another land use application. Staff stands before you tonight to let you know that all of the noticing procedures have been followed in fact that because of the nature of this project and waiting the Ada County Highway District staff report to be finalized and approved by ACHD, it was necessary to delay this public hearing at least twice. And that's exactly what happened it was noticed properly for a late march public hearing, then it got tabled, and then it was tabled again at the April 11th for this evening. Staff did send out two additional courtesy notices to let people know that it was going to be tabled again last meeting, and that this meeting would be held tonight, because the staff report from Ada County Highway District had been received. The applicant has work with Ada County Highway District and also staff in the planning and zoning department and also with the public works department in order to work out all of the necessary components which are transportation related, public utility related and also to make sure that city code was being followed for subdivision design. The applicant has provided staff everything that we have asked for and then some they've gone the extra mile with providing additional stub streets that recently were added because of the Ada County Highway District recommendations, or that were contained in their final report and then also they have added some connectivity for pedestrians though out the subdivision. Staff would just like to point out that this project does follow the comprehensive plan map, as was adopted by city council in august 2015, whereas the land has been designated as medium density which ranges from, which this range falls squarely within, because R-6 is the middle of the medium density designation. You will notice that it does touch Linder Rd and it does touch Ten Mile Road and I believe that phase one of this project actually will take access and develop the Ten Mile west wing of the project and you will also notice that the Ten-Mile corridor is where the brand-new interchange is, well it's not necessarily brand new anymore, but the interchange for Ten Mile and I-84. It's been contemplated that this area will certainly grow and Kuna's efforts to also provided a way to get city services to this regions as an anticipatory measure actually seemed quite right on spot right about now because of all the development that is coming towards Kuna. Anyway, hopefully you have had a chance to read your packets. I know that it was lengthy, I will stand for any questions that you might have and we will end staff presentation there. **C/Young:** Can you run through the differences between the buffering of an R-4 to a R-6. **Troy Behunin:** Landscape buffering or? **C/Young:**

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

yeah, what kind of helps put them from a R-4 to a R-6 to make the lots fit better. **Troy Behunin:** Well there is dimensional standards, for an R-4 that are more strict in terms of lot width, lot size, lot depth things like that are an R-6 they are easier to achieve because it has a narrower dimension, but basically it is the design elements that make up how a lot looks in terms of it dimensional make up. **C/Young:** But, it's not necessarily specific to the buffer in-between the subdivision and the streetscape. **Troy Behunin:** no if you're talking strictly landscape buffering, buffering between roads and the back of homes it's the same for R-2, R-4, R-6, R-8, 12 and 20 it's the same. The only difference would if it was on highway 69, because that's our presentation corridor and it's our overlay district, which this is a mile from. **C/Young:** Okay, any other questions for staff at this time? **C/Gealy:** I have one, Applicant mentioned that they included their fiscal impact report which I have seen and that it included the park impact fees, but I don't see the park impact fees as listed separately on the fiscal report, do you happen to know what those park impact fees are? **Troy Behunin:** okay so the park impact fee per home in Kuna since last July or August has been 939 dollars per home. **C/Gealy:** Per? **Troy Behunin:** Per new home permit. **C/Gealy:** oh, per home permit. **Troy Behunin:** So, every home that is built a park impact fee is assessed and is payed when that building permit is picked up so that a contractor can build that house. **C/Gealy:** but there's no annual fee. **Troy Behunin:** No that is a onetime fee, just like the ACHD impact fee that they collect when a new home is built, this is a onetime impact fee and then city taxes take care of the annual fee. But, this development could expect 466,000 dollars in park impact fees from beginning to end. If your times 939 dollars by 497 homes, that is what the city could expect. **C/Gealy:** In a onetime fee. **Troy Behunin:** that is a onetime fee and then the annual assessment with you know with taxes will take care of the annual. **C/Gealy:** So that's included in all the permit fees. **Troy Behunin:** Yes, it would be. **C/Hennis:** Now the applicant stated that this was an old auction property from City Surplus Property. Was this the area that was about being a regional park in the past? **Troy Behunin:** Yes, this is the same property. **C/Hennis:** Okay. **Troy Behunin:** It was purchased by the City in order to apply treated waste water because there was not an option for use to put in to the creek, however at some point between when it was purchased in 2009 and 2012 either the need changed or the standards changed, or something, there was no longer a need for the city to apply the water to the land and so the land was surplus and it did go to public auction. **C/Gealy:** In 2012 did you say? **Troy Behunin:** I believe so yeah. and that would only be the 107 acres of the application not the full 132, again I'm speaking in approximation. **C/Gealy:** did the city purchases other land for parks. **Troy Behunin:** We have acquired other properties, I am not sure if they are for parks, but we have acquired other properties. Including the new City Hall, and the land out back that touches the greenbelt. **C/Gealy:** Thank you I have no further questions. **C/Hennis:** Thank you Troy. **C/Young:** Thank you.

C/Young: Then that brings up the public testimony, and before we start, I will first ask if anybody who has not signed the sign up sheet who would like to talk would like to do so. Okay seeing none I will move on from that, but say that the way that the process works, is that each person that signs up get three minutes to tell us what you think and give us your opinion and after that the applicant will have ten minutes to respond to the comments that have been during that time. So, having said that we will open up the public testimony at 6:32, and seeing none listed in favor, I see listed under neutral David Berryman. Please step forward and state your name and address for the record please. **David Berryman:** My name is David Berryman, 2705 W Berryman Lane, part of my questions were answered before the meeting when I talked to Tim there for a minute, but concerning the opening space, but my concern that I see is that the open

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

space is almost a mile away from these homes that's going to be built first and I guess another question is that when will that be constructed, the open space, when will that be built in a time frame of today, the first phase. And, the second thing is in the summer, granted you have the open space, but a lot of people visit swimming pools, you know and I for a living kind of build some of these things for other developers and most everyone we do has a pool and this one I see nothing of that nature and I would just like for the people, cause there is going to be what 1,000 kids if each family has two there has got to be something for these kids to do cause I'm right across the fence and I've got livestock and I think we all know how little kids get sometimes. So, I just want a little more amenities for some of the things for kids to do.

C/Young: Thank you. **David Berryman:** Thank you. **C/Young:** Okay, next up I have listed Corilee or Tyler Johnson? **Corilee Johnson:** I'm Corilee Johnson and our address is 5975 South Linder so we touched the development, our property does, we are right here, it is right over the fence. So, my questions are first of all about the ACHD report about that Linder entrance it's that solid yellow line there it's a hill. I just want to know what accommodations are going to be made, obviously, nobody can be turning across to enter the neighborhood if they are coming from the south or if they are coming out and they want to go North, they won't be able to. I mean I don't know, I would love an explanation cause it's a solid yellow line. Then the next thing I was curious about was, so there is kind of a common area down here in the right-hand corner, there is kind of a little strip right there, I would like to know what is, maybe we've already touched on it, but I've missed it, I would like to know a little more about that. I also express concern, the same as the gentleman before me, about the lack of open space park area, I have livestock right across the fence a little concerned about that many kids with not a lot to do. And just my other question, concern whatever would be just once again we've got properties, homes, properties that would back up to our property and I would love, I would request privacy, I don't know if privacy fences are going to be built out there, but that would be a request of mine. Okay, I think I am good. **C/Young:** Okay thank you, and then next we have listed Jeremy Woodstand, did I say that correctly? **Audience Member:** Woodland. **C/Young:** Woodland, I got to mess one up every time. **Audience Member:** That's alright. **C/Young:** I am sorry. **Jeremy Woodland:** Jeremy Woodland, I live at 1990 Jarvis court just around the corner from that. I guess that most of my concerns have been expressed already. Obviously, this is going to add a lot more traffic to our area, not to mention I don't even know however many other proposed neighborhoods there are in the area now, how many homes, that's my main concern. Another concern we have on Jarvis Court is that if this development, if it continues North to an adjacent property, we are wondering if our court is going to end up as a through street to a subdivision. Do you guys understand what I am saying there. I guess maybe it doesn't have anything to do with this proposal specifically, but what are the chances that these inlet and outlet roads on Lake Hazel are the only ones to this subdivision and then to future subdivisions in the north. **C/Young:** well the stubs that go up to the north they will be posted to if possibly something develops to go and continue to the north. **Jeremy Woodland:** Right, but would Jarvis Court, which is a dead-end street right now would that be turned into a through street into those neighborhoods. **C/Hennis:** I don't believe they could. **C/Young:** if there is private property below that they would have to obtain that. The way its developing here I can't say 100 percent, but the way it looks I would say no. **Jeremy Woodland:** There is rumor, I don't know, Tim can you confirm did you guys purchase the Jarvis. **Tim Eck:** I can answer the questions. **Jeremy Woodland:** Okay, alright I am kind of representing Jarvis Court so I am going to ask if there is anything else that you want me to bring up. **Audience Member:** I am curious about that street... **Wendy Howell:** If you want to speak you need to go up to microphone ****inaudible**** **Jeremy Woodland:** I guess that's it for me then. **C/Hennis:** Thank you. **C/Young:** Then I will

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

ask just one more time if there is anybody else that has not signed up, but would like to? Okay seeing none we will let the applicant, please come back up and. **Tim Eck:** My name is Tim Eck I live in 6152 W ***Inaudible*** Lane in Eagle. David Crawford is our civil engineer. Let see if I can touch on all of the questions that were asked. We have provided two additional stub streets to adjacent properties, as required by ACHD, the diagonal strip you see through the property is an Idaho Power easement, we built 100 FT wide, its 100 FT wide. We can construct nothing flammable under that. That will be a greenbelt with pathways through it. The contiguous subdivision over in spring hill has an extension of that thing. Someday we will have a 100 FT wide greenbelt with pathways going from one side of the city to the other side. That is an open space use that I am 100 percent behind. I don't like pocket parks where dogs just defecate, and kids don't play. That, I can do, I can get behind all day long. We have provided additional interior connectivity. The landscape plan you saw up here was before we added all that stuff so it shows the color, but the modified plat shows the connectivity through the plat, we want are kids to be able to get out, get on a bicycle and get from one end of the subdivision to the other and get on to the big pathways that are going to be constructed. we do a lot of market analysis on which subdivisions we want to put pools and club houses in. It's not justified in all subdivisions in Kuna to do a pool and clubhouse they are very expensive, the cost of maintaining them is high. We try to hit a range of market, and land values and lot values, and we just can't put them in every subdivision because every subdivision doesn't want them. The Jarvis Property they've inquired is under contract, that is the property to the North of this, there will be two stub streets going to it from our subdivision, there is only one shown here, is there two on that one? **David Crawford:** There is two on that one. **Tim Eck:** There is two on that one. **C/Hennis:** Can you show us which two, would you mind? **David Crawford:** ***inaudible***. **C/Hennis:** Okay thank you. **Tim Eck:** The roadways in Jarvis would be designed to work off those streets. Jarvis Court, in their subdivision, it's not a current road standards, Troy might be able to elaborate on it, its location if being built today would be required to be a mid-mile collector it could never be improved to be a mid-mile collector today because it's all fronted with homes, and it would have to be significantly wider. It does parallel this property at one spot, our intention would not be to connect to it. We would only connect to it, if the city or the highway district required us to. But, our application would not include a connection for the primary reason that I respect the neighbors wish to stay disconnect, they don't want all of this traffic going through. So, we also, years ago didn't have a parks and rec fee. What's that number 460,000? **Troy Behunin:** just under 467, more like 466. **Tim Eck:** yeah, will be generated in park impact fees for the purpose of buying and constructing regional parks and hopefully we are able to provide the pathways to get there, through our greenbelts that we will put in. But, you know, our desire is to not put in pocket parks that will be a burden on the association, when we are already spending that kind of money for the city to build regional parks, and I stand for any questions. **C/Young:** This one might be for the engineer, but in reference to the connection to Linder. **Tim Eck:** yes, he is going to get up after me and address that. **C/Young:** okay and what's my other one, and the other gentleman's questions about the phasing time frames, could you address those. **Tim Eck:** Well we are going to start, we are starting at Ten Mile because that is where the sewer and the water and the pressurized irrigation are. There is a walking horse facility there, it's the old mason creek walking horse ranch. It is still in operation, we do own it, we are going to try and work around that facility just to leave there as long as we can, because people benefit by it being there, they use it. We will be starting at one end, and kind of working our way from the west to east, across the back and then stretching our way across to Lake Hazel because we will need a second point of access and then we will continue to work our way across. But, with each phase any pathways, common

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 25, 2017

lots, which are typically 20 FT wide, there's landscape requirements by city code for those and they will contain asphalt pathways through them for pedestrian and bicycle traffic. **C/Young:** Okay, and I think I've seen the perimeter fences for the neighborhood properties are six-foot vinyl fencing? **Tim Eck:** Yeah Kuna Code, correct me if I'm wrong, requires a six-foot solid vinyl fence around the subdivision boundary. So, as we do each phase the boundary will be fenced with a six-foot vinyl fence. Unless it is an open space that is the option. The pathways ways, we will generally do a four-foot fence with latus on top. So, it is still six foot so you get a little visibility from the back yard into the pathways just for a little bit of security, so that the pathways aren't completely blind corridors. **C/Hennis:** kind off of your thought earlier about certain subdivision wanting pools and clubhouses, it seems like this one is a fairly large subdivision as compared to what you have brought before us in the past, it seems like this warrant something more, to what level, what kind of developments do you think warrant this. **Tim Eck:** well our Springhill subdivision is 677 lots and it's going to have a pool and a rec facility and 26 acres of open space, and so this one we decided to keep it more into the lots and less into the open space, and probably a little more of an affordable product here than will be in Springhill and try to keep the HOA paid dues down. **C/Hennis:** Okay. **Tim Eck:** It's kind of a mixed bag, I mean you go to the sales centers and five buyers come in wanting to know if they are going to have a pool and clubhouse, if you tell them yes, they walk out, the next five come in and you tell them yes, they buy. **C/Hennis:** Yeah, okay, Thank you. **Tim Eck:** And I'll let Mr. Crawford...**C/Gealy:** wait, excuse me on the phasing, I didn't go back and cross check and I apologize for that, in the engineer's report on the last page it talks about phasing and development and that phase 13 of one lot has the possibility of being used to obstruct access and the city engineer would recommend combining it, has phase 13 been combined, now it's just twelve phases? That's a question. Are you addressing the concern of the city engineer? Thank you. **Tim Eck:** I'll have the city engineer answer that question. **David Crawford:** Chairman Commissioners once again, David Crawford B&A Engineers 5505 W Franklin RD. obviously to answer your questions regarding obstructions, we certainly don't want to obstruct access and we will comply with the City of Kuna Engineer's requirements as development occurs throughout the phase. We don't see any issues with that, I believe phase 13 comes in somewhere around the southwest portion of the development if I am not mistaking. I think that we might have been looking at corridor to provide sewer and water through that area at one point in time so I think that may be where the concern is coming from. It certainly isn't one that we are going to do, we will have to design around it in order to continue those types of facilities throughout the development. Certainly, secondary access for emergency access will also be installed. And if I may answer one question, however related, I think it was MS Johnson, indicated there is a hill located on Linder Rd. kind of up towards the north and that was part of the traffic study that was done by Kittleson and Associates and also addressed in the Ada County Highway District Staff Report and we found that the site lines through there in keeping with the Ada County Highway District's requirements for the collector street or arterial street in that case, so we have our access on the east side of Linder road, set south, on our east side of our project, well west side of ***inaudible***. **C/Hennis:** There you go. **David Crawford:** Directions are problematic, so I am going to point. **C/Hennis:** That's alright it takes me a minute to think about it. **David Crawford:** yeah, and on the bottom here this is Linder Road running north and south, and our access point is set here, so we kept it away from the higher part of that hump through there or that line of site right there. So, that's where our access point is placed. **C/Young:** I think part of the ACHD requirement was to maintain that 550 FT plus distance and kind of infill that as needed in order to maintain that sightline. **David Crawford:** and I guess the last thing that I would like to address while I'm standing here is, MS Johnson also asked about the

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

southeast corner being open space, that is not part of the development it is owned by others and that is not included in our project at this time but we did provide stub streets to it as required. **C/Young:** okay. **C/Hennis:** I have nothing at this time, thank you. **C/Young:** any other questions for the applicant at this time? **C/Gealy:** Not at this time. **C/Young:** okay then I will close the public testimony at 6:50, and that starts our discussion. Have any initial thoughts? **C/Hennis:** Well my initial thought was per the, where is this one section. I didn't realize that this was the spot that used to be what we were hoping was becoming a regional park, like we talked about, as is outlined in the recreation and pathways map, who knows this could be different here. So, I'm a little disappointed we are not getting some open space up there. Because I thought that was going to be kind of compensating for the way that this development is laid out. I am a little worried about all the open space being on the far side and being in half way through the development. I understand the comments about the pocket parks and such, but I really think the kids need a place to be, and dogs and everybody else that goes out, it can't be all just homes and sidewalks. I mean that's the only problem I have this. I think it's laid out well, and there is a lot of connectivity, I appreciate the pathways they put in. I am worried about the traffic in area, but there is a lot of mitigating provision that ACHD has laid out. **C/Young:** I agree as far as traffic is always a concern, but it seems like as they hit milestones there is additional impact studies that have to be done to determine what direction they need to go, with mitigating and offsetting these. **C/Hennis:** Three other surveys during the time period of construction. **C/Young:** I like that the density is down below, or near an R-4 than an R-6. **C/Hennis:** How much difficulty is it to be an R-4 vs an R-6, I mean I guess its depending on the lot layout. **C/Young:** I think that's what Troy had on as far as it gets into some of its spacing and then widths and depths of some of those lots the way they lay out the land. **C/Hennis:** But as this is plotted they can't go back in and change that anyways so we are kind of stuck with this one anyhow. Did they say in ACHD's report at all as far as what the plan is for the expansion are along Ten Mile. **C/Gealy:** I didn't see it. **C/Hennis:** other time frames? Cause I didn't see much as there talking about this becoming one of the main entrances, but it's still just two lanes. I know there's a couple of stop signs along their that back things up a lot, I was in it one day. **C/Young:** There are some time frames talk about, but I'm not sure, maybe staff can remember what ACHD time frames are for as far as the five-year plan, I think. **C/Hennis:** For along Ten Mile. **Troy Behunin:** I do not know what their five-year plan is for the Ten Mile corridor, no I do not have that. But many of the requirements that are listed the ACHD report are reflective of the traffic impact study that the developer did provide and got approved by ACHD. Many of those are development driven. So, I know there is concern about traffic, and I know there is concern about road widening, and I know there is concern about stop signs vs signals or roundabouts, a lot of that is development driven. ACHD doesn't require that you go out and build everything ahead of schedule, they wait for the homes to get there, they are the traffic authority, they go off of AASHTO, which is the Highway and transportation bible, basically and they are the ones that have picked this apart and using their policies so they are the ones who really determine the time frame. But, I can tell you that most of it is development driven. **C/Hennis:** Right, but more specifically I was indicating or questioning along Ten Mile that's supposedly becoming one of the main corridors off of 84, to me the way its represented is different than the rest of the streets, that's why I wasn't sure, if there was more of a defined... **Troy Behunin:** There is a study that ACHD did complete for the Ten Mile Corridor and I do know that it includes a number of roundabouts along the Ten Mile Corridor, most of those are five and ten and fifteen, twenty years out, but again development will speed that or slow that time frame. **C/Hennis:** Right. Okay thank you. **C/Gealy:** If you look on page 81 of our packet there is a, it's in the ACHD report, they are expecting, the Amity Road

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

Ten Mile intersection to be improved with the construction of a roundabout in 2021. **C/Hennis:** Right, I saw that, that's what concerns me is that that's still ways out. **C/Gealy:** But, then further down, in the traffic and impact study. **C/Hennis:** It sounds like it's a lot further. **C/Gealy:** It doesn't seem that far away, the traffic impact study knows that 280 homes could be built before that intersection, and therefore staff recommends ACHD's signature on the final plat, which contains the 281st lot and the applicant be required to install an interim signal. **C/Hennis:** Right, no I saw those, but I was just thinking, I mean we are going to have signals at that, but it is still going to be a two-lane road. Along Ten Mile, but they are trying to bring all this traffic there off of 84 and everything down there and they are trying to funnel down there like a corridor, yet they're making it a two lane with stop signs and such. That's why I was wondering if there was any talk of when that expansion is going to occur because it's a big piece of this area growing. **C/Gealy:** Well I have two concerns. I think ACHD will address the traffic, I mean that's what they do and all of the cities in ADA County have given ACHD that authority, but I am concerned about nearly 500 homes and no open space to speak of. Although I recognize the park impact fee is a significant chunk of change, it doesn't give the people living in these homes, places to gather, there children a place to be. So that's a concern, and I continue to be concerned with transitional lots when we put essentially a R-6 or a R-4 in the middle of what is really a rural area, now that we take into consideration the neighbors that for the time being are used to having open space all around them and try to mitigate that impact on the neighbors through more transitional lots, so that one neighbor doesn't have seven lots backing up on their property. If we could have larger lots where there backing up against existing rural residential customers and provided a little bit more open space within the community for the future residents I think it would be a really nice subdivision. But, those are my two concerns the transitional lots and some sort of amenity for the residents. **C/Hennis:** The one issue with that is primarily all the northern boundaries are already subdivisions, future subdivisions. At least that's according to this one map that's in here. **C/Gealy:** Where is that map? **C/Hennis:** I am trying to find it; do you have the one that shows the subject property? **C/Young:** With the R-6's around them and the R-4? **C/Hennis:** No this one calls out the names of all the subdivisions, my iPad is going extremely slow. **Troy Behunin:** Dana which map are you referring to. **C/Hennis:** It's the one that shows the subject property and it has the name of the subdivisions immediately around. **Troy Behunin:** Oh, that's the vicinity map that would be, that's probably the fifth or sixth page in back of the staff report. **C/Gealy:** into the report? **Troy Behunin:** In the back of the report. **C/Gealy:** oh, behind report. **Troy Behunin:** behind the staff report. **C/Young:** So it's actually a satellite image with the, is that the one you're talking about? **C/Hennis:** No, it's a line drawing much like this vicinity map, but actually, no it's not that one. We might have to start printing these things out. Bear with us folks. **C/Young:** Well there's this that shows Caspian, and Renaissance, Memory Ranch. **C/Hennis:** No actually it's a line drawing. It's much like the phasing drawing. Its right here, page 72. **C/Gealy:** You found it? **C/Hennis:** Yup, it's a B&A Engineers drawing that shows the vicinity map. Immediately to the North you've got areas that are designated as Berryman subdivision, Patriot Ridge estate subdivision, and that one carry's over the other areas Patriot Ridge. Even the little pocket one down by ***Inaudible*** street is a ***Inaudible*** Subdivision. So that's my question. **C/Young:** it seems like this area North of this subdivision are under contract. **C/Hennis:** That's kind of what I am wondering. The only un-platted areas are due south. Along Ten Mile and along Durant. **C/Young:** the map above shows R-6, R-6, R-6, R-4. **C/Hennis:** well this whole area of the Comp Plan is R-6. **C/Young:** But I think everything North of this subdivision would be a future subdivision as far as... **C/Gealy:** well it says it's a subdivision now, but it does say it's an R-6. **C/Hennis:** No its not, and that's a great point. **C/Gealy:** and it's in the county so we know that it's not R-6. **C/Hennis:**

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

this is still outside of our area of impact correct? **C/Young:** I think we are hitting the edge of the boundary. **C/Hennis:** Staff, quick question for you, is the line of impact along Lake Hazel Correct? **Troy Behunin:** It is except when you annex property into the city it is no longer in the area of city impact. It's in the City. **C/Hennis:** Thank you. **C/Gealy:** well the city of Meridian was happy for us to annex that piece over north of Lake Hazel and west of Ten Mile. **Troy Behunin:** They were okay with that yes, and all of these lands, they are already in the City. The application tonight, every square foot of this application is already in the City of Kuna, and has been since 2009. **C/Hennis:** Right but that northern boundary always been contentious with Meridian. **Troy Behunin:** it has and at least the long south, or the south part of this project, on the north side of Lake Hazel, its already in the City so it doesn't matter where a line is because its already in Kuna. **C/Young:** I also have a want maybe, for call it a pocket park, or whatever your verbiage your using, but some more open space on the west side of the property. I think it's awesome that as the city develops we are going to have that pathway cutting through here and there is connectivity to there, but that doesn't always necessarily help anybody that's ¾ mile away. **C/Hennis:** Plus, that's not until phase 9 and 14. **C/Young:** I think that looking for some sort of open space along the west side wouldn't be a bad deal. **C/Hennis:** Possible something over here in the phase 2 to 3 area. **C/Young:** Other than that, I like the connectivity that has been provided. As things develop north, north west of this, with what's being planned north and northwest, I think ACHD will be accelerating some of the plans for traffic. I don't have much of a fear of it, and I know it's going to happen and I know it's going to have an impact on it. I think they are going to address that as the area develops more quickly than they thought. **C/Gealy:** I am also disappointed to learn that this is the 100 acres that was supposed to be a regional park. **Audience Member:** you should have heard the rest of us at the neighborhood meeting. ****Inaudible** C/Hennis:** Yeah and thinking back on that I don't know how clean that water would be. **C/Gealy:** Then the water would have to be of a certain quality, if you're going to dump it, for it to have contact with humans and animals. We could have a park, but we would have to fence it off. **C/Hennis:** The issue with that is it that most of the time it is really clean, but it has that perception and I'm not even sure if I'm over that. And I'm an engineer. **C/Young:** So, I guess, maybe a question we could ask the applicant is if they might be amicable to do some open space on the west side of the... and I know you people want to see, but I need to see this for a minute to. **Audience Member:** You could turn it 90 degrees. **Tim Eck:** So, we crossed hatched the red open area. So, leave this as open space with pathway connectivity right here and it's just about in the middle of this mass, so that's converting three lots to open space. **C/Hennis:** I am just trying to figure out which phase we are looking at here. Technically we are looking at phase 12. **Tim Eck:** is that phases twelve, it's got to be close. **C/Young:** According to this map it's phase 12. **C/Hennis:** We appreciate your effort greatly. ****inaudible**** I was just going to ask if that was something that could be absorbed into maybe phase 2 or 3, cause its right on a leg of phase 12. **David Crawford:** we couldn't get it into phase two because that doesn't connect to it, but we could get into phase three. **C/Hennis:** Okay. That would be much appreciated. What lot numbers were those? **Trevor Kesner:** Hey David, could I just have grab the microphone, do you want to take it with you. **David Crawford:** Chairman, Commissioner they were lots 13, 14, 15 block 7. **C/Hennis:** Thank you. **C/Young:** that kind of addresses that concern and I am happy they were able to have discussion with staff about the pathways. Do you have any other thoughts or concerns? **C/Gealy:** Nope that's good. I appreciate that. **C/Young:** okay, then if there is no other discussion I guess I could stand for a motion. **C/Hennis:** hang on a second, so rezone and subdivision will be recommendations, whereas DR will have to be separated out for an actual approval or denial, okay.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

Commissioner Hennis motions to recommend approval for Case No.'s 17-03-ZC (Rezone) and 17-01-S (Subdivision) With the conditions outlined in the staff report as well as discussions that have occurred tonight with the revisions that were made for the open space prior to tonight and absorbing lots 13, 14 and 15 of blocks 7 into phase 3 for open space; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Commissioner Hennis motions to approve Case No. 17-07-DR (Design Review with the conditions outlined in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Chairman Young calls for recess at 7:17

Commissioner Hennis Motions to approve a three-minute recess; Commissioner Gealy seconds, all aye and motion carries 3-0.

Chairman Young calls for a comeback to order at 7:20

4. OLD BUSINESS

- a) 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision -***Findings of Fact and Conclusions of Law***

Trevor Kesner: Chairman and Commissioners Trevor Kesner, Planner for the City of Kuna, 751 W 4th Street. This is in regard for the findings of fact and conclusions of law for Winfield Springs Subdivision that was before you on the consent agenda for this evening. What I would like to do is, I would like to draw your attention to the conditions that were put forth in the packet which you have before you. If I could draw your attention down to condition number ten, which currently reads the developer adequate land for a well site and a pump station, within the project boundaries, the developer shall construct the pump station and the reservoir and provided a three-phase power and drain line for blow off and over flows consistent with city policy. Location of the pump station and reservoir shall be approved by the city engineer. I have heard from the applicant that they want the conditions to read a little more in line with the city engineers recommendation, so what I did was I consulted with the city engineer for some proposed language changes and I consulted with the applicant for some proposed language changes, and I will pass that to you and we will put it in the record. The first email is from Scott Wonder from J-U-B Engineers, saying he is okay with the proposed language which is in red before you and on the second page you will see an email from the city engineer saying for his purposes the language is acceptable. The change will be noted in the findings. So, the text that is in red has been proposed to the City Engineer and the applicant. They are both in agreement with those proposed changes. We just wanted to make sure that those findings were amended in the proper forum prior to you guys approving them. **C/Gealy:** So, you'll re-number the remaining conditions? **Trevor Kesner:** Yes, in fact the number ten with the strike through will change to the number ten that is in red and there will be an addition of number 11, which it will have an additional condition. The reason for this really is one, more to do with a potable water supply well, number 10, and then number 11, is really the City Engineer's determination that there is a need for an actual pressure irrigation pump station, it's kind of if the developer will bring that 12-inch pressure irrigation line they will provide the land for the well site and the reservoir and the city will build the well

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

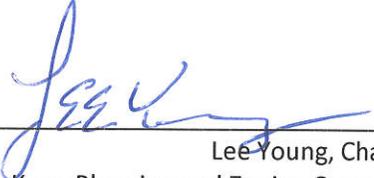
**MEETING MINUTES
Tuesday, April 25, 2017**

site. **C/Gealy:** in your staff report there is a condition 11, so you're just going to shift the other ones down? **Trevor Kesner:** Yes correct. **C/Gealy:** for the record, I was not present at this meeting, the previous meeting so can I still vote on this. **C/Young:** have you read the rest of the meeting minutes, and if you're comfortable with the rest of the meeting minutes. **Trevor Kesner:** There is no new conditions being put forward here, it is just a change in the language, where both parties are more comfortable with the clearer language for what is being proposed in the findings. **Wendy Howell:** and it was reviewed with the City Engineer. **Trevor Kesner:** It was reviewed by the City Attorney as well. **Wendy Howell:** To verify that there wouldn't be any issues. **Trevor Kesner:** So, the findings of fact that in your folder tonight for you to sign will be the revised version which includes the new number 10 and new number 11.

Commissioner Hennis motions to approve Case No16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision Findings of Fact and Conclusions of Law with the provisions and additions as presented; Commissioner Gealy Seconds, all aye and motion carried 3-0.

5. ADJOURNMENT

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



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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