

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	Absent	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	X	Jace Hellman, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for July 25, 2017.
- b) **17-05-ZC** (Rezone) – John Van Dyke with JSV Development rezone of 1.46-acre parcel from the current R-6 (medium-density residential) zoning to a C-1 (neighborhood business district) zone. – *Findings of Fact and Conclusions of Law.*
- c) **17-05-S** (Preliminary) – Springhill Residential Subdivision – *Findings of Fact and Conclusions of Law.*

Commissioner Damron motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

- a) **17-04-AN** (Annexation) – a request for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-8 (medium density) residential zoning designation.

Stan McCutchinson: 2818 N Mule Deer way in Meridian. I am here on behalf of John Browning, he could be here to tonight so he asked me if could sit in. I don't know much of the details and what has happened with staff up until now. But, I will be here to answer any questions you might have. But the only thing proposed is an annexation and rezone. As far as any particular application for development, that will come at a later point.

C/Young: Okay are there any questions for the applicant? **C/Gealy:** I have no questions at this time. **C/Young:** Okay Thank you. We will have staff please come on up. **Jace Hellman:** Chairman, Commissioners for the record Jace Hellman Planner I City of Kuna 751 W 4th St. The application before you tonight is for the annexation of approximately 6.82 acres into the City. The site is located at 882 East Hubbard Rd, directly east of the Patagonia Subdivision. The parcel is contiguous, or has its touches, along both its Northern and Western Boundaries. Within the County it is zoned Rural Residential. The applicant is requesting to be annexed into the city with an R-8 (medium density) Zoning Designation. The Future Land Use map identifies this site as Mixed-use general, which can expect residential densities ranging from 2 to 20 units per acre. Staff views this annexation request to be consistent with the Comprehensive Plan's approved Future Land Use Map. Potable Water and sanitary sewer are within 300 Feet of the property, and the applicant will be required to connect at the time of any future development. The applicant will need to show how they can maintain surface water rights for proper irrigation or they will be required to connect to the City's pressurized Irrigation system. It should be noted that

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

public potable water is not to be used for irrigation purposes. Within the boundary of this parcel lies the United States' Mason Creek Feeder. The Boise Project Board of Control is contracted to operate and maintain this lateral, and I feel that it is important to note that no future development shall hinder their ability to operate and maintain this lateral. Staff has determined that all advertising requirements for tonight's hearing have been met, and the applicant has submitted all the necessary documents required for Annexation. Staff has concluded that this annexation is in conformance with Kuna City Code, Title five and the Kuna Comprehensive Plan and Future Land Use Map. Staff is forwarding a recommendation to recommend approval. I will now stand for any questions you might have, Thank you. **C/Young:** Are there any questions for Jace? **C/Gealy:** can you explain why the annexation is for an R-8 zoning, rather than R-6. **Jace Hellman:** I believe it is for the kind of development that the applicant is looking to do in the future, we don't have details on what he wants to do yet, that will come at a later date. **C/Laraway:** So, do I understand that we are here for two reasons? The annexation and then to approve the R-8? **Jace Hellman:** Just solely the annexation, and then when he comes in it is just approved as an R-8 zone. **C/Gealy:** Can you say that again? **Jace Hellman:** We are just approving an annexation and it will come in as an R-8, because county zoning does not match ours. **C/Young:** So, it is just coming in as an annexation, no preliminary plat at this time? **Jace Hellman:** Correct, just the sole annexation. **Troy Behunin:** Staff would just remind the commission that with an annexation, inherently there is a zone change, which is different than a rezone, because within the county it is something else, they have to choose a zone that fits our nomenclature, this is the one they selected. **C/Gealy:** They could have just as easily selected R-6. **Troy Behunin:** They could have, R-4, R-6, R-8 are all within the medium density. **C/Damron:** Jace what is the zoning of the subdivision just to the west of that. **Jace Hellman:** I believe it is R-6. **C/Gealy:** The packet indicates the surrounding use is R-6, the two contiguous is R-6. So, on my iPad, page 33 it shows the surrounding land uses. **C/Young:** Are there any more questions for staff at this time. **C/Gealy:** I have no other questions. **C/Young:** Thanks Jace. Okay, then that will bring up the public testimony and I don't see anybody signed up to testify at this time, is there anybody who would like to at this time? Seeing none, I will go ahead and close it at 6:11. That brings up our discussion on the annexation. So, any thoughts. **C/Laraway:** I am a little concerned by the R-8 and with the package that comes with the R-8. With the subdivision to the west at R-6, I don't know why we would have an R-8 right next to it. I don't feel comfortable with an R-8 that is getting to be to many houses per acre for my liking. **C/Damron:** There is a continuity to a neighborhood with Patagonia being to the west, as John was saying as an R-6. The continuity would flow better with an R-6 designation at that spot, and having a physical barrier of the creek right there. **C/Laraway:** Especially when we don't have a plot or anything to compare what is going to be there, and I am assuming, I am not a builder, maybe somebody can help me out, the typical house in an R-8 are 1200 or 1400 square foot homes? That just seems a little small. **C/Young:** Well the R-8 zone allows for not just single family, but it also allows for duplexes and multifamily as well. So, I guess they could go from small homes to multifamily, so I guess it just depends what is proposed. **C/Damron:** There is also this contiguous piece of property that comes to triangular point on the east of that and having the R-6 the R-8 and as small as that piece of property is, that would like something to me that they would want to put R-12 in there So we have three divisions of zoning in that small section, it looks like it would destroy the flow of that neighborhood in such a small area. **Jace Hellman:** Are you talking about that piece of property that is directly east of the property in question? **C/Damron:** Correct. **Jace Hellman:** That is the applicants home property, just a little piece of information. And just a reminder this is slated for mixed use which is two to twenty units per acre. **C/Damron:** I would like to see it come in as an R-6. **C/Gealy:** I would agree I think R-6 is more appropriate for this location. **C/Young:** The question for staff then, if a proposal came when a motion is made, I guess we have to have discussion with the applicant but if they are not willing to go for an R-6 would we go with just a denial? **Wendy Howell:** It is a recommendation for City Council, so since the applicant is not here at this time, and if the representative cannot answer the questions, you can always make the recommendation and then those questions can be asked at the council level. **C/Gealy:** Could the applicants

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

representative approach again please? Do you feel that you could accept an R-6 designation, or would you rather defer to the applicant? **Stan McCutchinson:** I would rather defer to the applicant. **C/Gealy:** Okay thank you. **Wendy Howell:** Another option would be to table it.

Planning and Zoning Commission requests this item be tabled to a forthcoming Planning & Zoning Commission hearing

Commissioner Gealy motions to table Case No. 17-04-AN (Annexation) until the September 12th Planning and Zoning Commission Meeting; Commissioner Damron Seconds, all aye and motion carried 4-0.

- b) **17-02-AN** (Annexation), **17-06-S** (Preliminary) and **17-16-DR** (Design Review) – Cazador; Residential Subdivision – a request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

Kevin McCarthy: My address is 9233 W State St. The project we are here to discuss tonight is Cazador Subdivisions, it is the property located at South East corner of Ardell and North Ten Mile Road. It is about 40 acres, zoned RUT, with a comprehensive plan designation of medium density residential. With this application, we are requesting to annex this piece of property into the city of Kuna with a designation of R-6. Which is consistent with the surrounding subdivisions in the area. You will see in the packet there that we included a preliminary plat and we worked through staff and the various conditions in the staff report. We don't have much exceptions of the staff report except for the one comment and that's comment number 13, the request is made to have curb along Ten Mile. In going through ACHD's Staff Report, curb and gutter is not required along Ten Mile and we prefer to build a road, per ACHD's staff report, which widens the road out to seventeen feet with a borrow ditch, but we do build a side walk along the edge of right way that we dedicate, and that is fairly consistent up and down that corridor, north to south along Ten Mile. This corner, per ACHD report, which would be Ardell and Ten Mile, is planned to have a roundabout at some point in the future, and when that goes in the improvements include curb and gutter along Ten Mile, but the sidewalk will be there and again that will be a detached sidewalk. So that is the one condition we would like to have changed. Just going back into our layout, we have 164 buildable lots, and 18 common lots, we have a gross density of just over 4 units per acre, despite being in the R-6 zone. With that I will stand for any questions you might have. **C/Gealy:** I have no questions at this time. **C/Young:** I do have a question. I guess the discussions that were had with ACHD about the temporary access on Ten Mile until phase two was developed. Have you given much thought about making that a Permanent access to the site? I say that looking at that you have 145 lots that come off Ardell. You have two accesses off Ardell but there is only twenty lots on side that have two access points, and you one access point off Ardell and your other access point off the existing subdivision, so you have 145 new homes coming in basically from one access point. **Kevin McCarthy:** We circled around with ACHD on that, but I will let Tim Come up here explain to you. The spacing is a part of the requirement I think why the highway district would allow us to have a secondary access, other than a temporary basis and want it closed due to the proximity to where the future roundabout will be. **Tim Eck:** 6152 W Half Moon Lane, Eagle Idaho. We went over this extensively with ACHD, where can we put a secondary point of Ingress/egress, which will be our primary point of ingress/egress so that we are not dumping all the traffic into the existing subdivision. They were willing to allow us this temporary point. The location of it allows this aligns with another access across Ten Mile, but they will

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

not allow it to be permanent because the location of it has a separation requirement between Ardell and this access, and this access is less than that separation requirement. In addition, when the Roundabout goes in, I think the separation may increase. Of course, all of this has been taken into consideration the Traffic Impact Study, and all the traffic flows. They all appear to be consistent with what will be implemented with Ardell, and when it is connected to Ten Mile. We would have made it permanent but they wouldn't allow it. **C/Young:** In those discussions do you recall their depth is? **Tim Eck:** I believe it is 660 feet, 660 feet from Ardell. **C/Young:** And how far is that temporary access from Ardell at this point? **Kevin McCarthy:** It is more than the 660 feet, but this issue is when it becomes a roundabout, and that is why it needs to be a temporary. **C/Young:** Thank you, are there any other questions for the applicant? Then we will have Troy come on up.

Troy Behunin: Good Evening Commissioners, for the record, Troy Behunin, Planner III, 751 W. 4th Street, Kuna. Before we begin the design review portion of this application is not on the agenda, the design review is actually a public meeting, it doesn't require the same type of noticing, so staff would just ask that this body actually handle that as a separate item added to the agenda, and we will handle that after the public hearing items, if the commission so desires.

Commissioner Gealy motions to add 17-16-DR (Design Review) to the agenda, following the public hearing; Commissioner Damron Seconds, all aye and motion carried 4-0.

The applications before you tonight are case No's 17-02-AN, 17-06-S and 17-16-DR (Annex, Pre-Plat and Design Review) is presented for your vote to recommend approval or denial to Council for the Annexation & PP, and your decision on the Design Review component. The application materials have been assembled for your packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the public hearing originally, and this case was tabled properly on July 25th to a date certain, tonight: the site was posted, a public notice was in the KMN, and announcement flyers were mailed to land owners within 350'. Those in attendance that night were informed of tonight's hearing. Additionally, the site was reposted by the applicant. The July 25th meeting was tabled because ACHD staff was awaiting the applicants TIS to be accepted by ACHD, which delayed their staff report. The ACHD report has been finalized and is include with tonight's packet. The applicant seeks annexation of approximately 40.20 acres, into Kuna City limits with an R-6 zone, which matches the Comp Plan map, designation of Medium Density Residential. This project is known as the Cazador Subdivision which is located at the SEC of Ten Mile and Ardell Road. This project has frontage along Ten Mile Road and future Ardell Road. The site touches City limits on all four sides is qualifies for annexation into the City. Applicant also proposed a preliminary plat for up to 164 buildable lots and 18 common lots one shared driveway, and a temporary ingress / egress on Ten Mile road to satisfy EMS access and other service provider standards. Applicant will remove the temp access once the Ardell Road segment is built, approved and accepted by ACHD and will become a buildable lot at that time. Staff has no concerns with this temp access. Applicant has also submitted for subdivision landscape design review and staff has no concerns with their proposed landscaping. Applicant will extend all public utilities to the site and anticipates 3 phases for the project total which will bring 164 total buildable lots, with a density proposed at 4.08 dwelling units per acre and with 18 common lots, and one shared driveway that total approximately 4.64 acres of open space including trails and pathways throughout for connectivity. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. Staff finds this application to be in concert with the comp plan goals and the comp plan map and forwards a recommendation of approval for you to recommend approval to City Council. I stand for questions. **C/Damron:** On that section of Ten Mile. The applicant was asking us to not have them do the curb and gutter. Is there a drainage ditch over there or something for waterflow coming from the development or over water that water is going to flow

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

to? Or does it just but up right against housing units. **Troy Behunin:** The applicant is responsible for any water his site creates and any historical flows that are on site. There is a proposed waste ditch, also called a borrow ditch, somewhere between the edge of pavement and the proposed sidewalk. That will be sized appropriately for the amount of runoff from the road. **C/Damron:** Okay. **Troy Behunin:** The reason that is in the staff report is because city code says curb and gutter are required, however what it does not say is that council works with ACHD on these matters, and whenever there is a programed improvement by ACHD, who is the maintainer and the keepers of the right of way, they have a programmed improvement for that part of the road, and because of that they don't want to inflict any more harm on the development or the developer by requiring things that are going to be pulled out. Historically Council follows ACHD's recommendation. **C/Young:** Okay, that brings up the public testimony at 6:34 and first I have listed is Scott and Lisa Edwards. **Scott Edwards:** Commissioners, my name is Scott Edwards, I live at 1534 W Castro Dr. in Kuna, my property is going to be right up against this. I have several questions, one of them was tabled last meeting, the traffic on that, right now that is a 45 mile an hour zone, is that going to be changed? **C/Young:** That is an ACHD decision. **Scott Edwards:** Because right now, I walk a lot, and to walk across that street at 45 miles an hour is unsafe. Kids on bicycles it is totally unsafe. My next question, is yeah that is ACHD, I don't have a copy of their, and could I get one? **C/Young:** Staff could supply one, but also the entire packet is available online, so everything we look at is available to the public at anytime, just go to the website as well, and go to the public hearings and you can find anything. **Scott Edwards:** I kind of feel that I am shooting in the dark here, because I have no information. My property faces north and south right up against this property. What are we going to do there, is there a fire lane going through there, is there lots going to be right up next to mine? I don't know what is going on here. **C/Young:** Castro Lane is that just to the south. **Scott Edwards:** yeah, my fence line is on the line between these two properties. **C/Young:** On the plat that I am looking at between the residences on the south of this property there are new homes being proposed along this fence line with a new road to the north of those houses. **Scott Edwards:** So, their lots are going to be right up again our fence line. Is that going to be surveyed so I know where the fence line is? **C/Damron:** Yes. **Scott Edwards:** We just have a lot of questions. R-6 is that apartments also? **C/Young:** These are all single-family homes. **Scott Edwards:** Very nice. That answered a lot of my questions right there. On drainage, the lowest point of the entire property is basically right at our backyard. We are on the south side of that and the whole property slopes to the south west. How is that going to be built up. **C/Young:** Legally the developer has to develop his property so all of those lots will slope and drain in that area based on their storm and sewer construction, nothing will slope back to the existing properties. **Scott Edwards:** That's about all I needed to know thank you. **C/Young:** Next I have listed as neutral is Gordon and Jaymie dye. **Gordon Dye:** Commissioner my name is Gordon Dye, I live at 1520 W Castro. My biggest concern is that our back fence is on the inside of their fence. When I went to the meeting with them, they said they were going to use our fence. Well it is on the other side of their fence, which causes me concern because their fence is on the inside. So, their fence that is up there right now, the wire fence that is here, our fence is here, and they said they were going to use our fence. It is about foot or so inside. That seems like they would be moving their property on to ours. **C/Young:** Not knowing where that property line is I can't address that. Is your fence on your property? Or is it on the property to the north. **Gordon Dye:** well they have an existing fence that has been there for many years and ours is inside or the south side of that. **C/Young:** But I guess the true questions would honestly be I don't know where the property line is and I can't answer the question without knowing where the property line is, or whose property the fence is one. Do you know? **Gordon Dye:** I am guessing when it was approved originally, when the subdivision put it in they put in on their property line. **C/Young:** So, I am guessing that the surveys and layouts they do will answer that. I can't answer where that is. **C/Damron:** They best way to check that is get your plat map, and look at the edge of your property. There should be pin points on there, and when they come out to check survey points, talk to the surveyor when he is there. Bring him your plat map and show him your fence line and you can compare the two. Your fence may have been put further out by the builder.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

He may have put the fence in the wrong spot. They will line up the survey pins with the plat maps and they should but right up against each other. So, check your map for your property and then get with the surveyor from that company and you guys can compare and they will show you exactly where your property line is and where their property line is. **Gordon Dye:** I don't want my fence torn down. **C/Young:** I do not see anyone else signed up to testify is there anybody here who did not sign in that would like to? Okay, seeing none, would the applicant come forward again to rebut any of those questions? **Tim Eck:** Commission again, Tim Eck, 6152 W Half Moon Lane, Eagle Idaho. Just trying to over hear some of the things. On Ten Mile, we already have 48 feet of right of way dedicated to ACHD, our site-specific condition of approval requires us to widen the paving to 17 feet from the centerline. So, from 17 feet to 48 feet, there is 21 feet of just open land, that is for future widening of Ten Mile. When Ten Mile widens they will then build curb and gutter at that edge, and then they will put all the required storm drainage retention facilities. Right now, everything is kind of just temporary. Where would we even put a curb and gutter. 21 feet from the pavement or half of the pavement will be torn out. The old wire fence that is already there, strung by a farmer 40 years ago, they are in a newer development, newer subdivision, certainly when that property was platted, surveyors came out and if their fence contractor did a reasonably appropriate job, their fence should be sitting just directly inside their property line. It is theirs, not ours and not mine. The wire fence is just close. Obviously, the wire fence will be torn down and the existing fence will remain, and of course when we come through with our plat we have to survey and pin every lot corner. So, that will clearly articulate exactly where the property lines are. **C/Damron:** Can you get with this gentleman after the meeting or get him with your survey crew, or you can connect together to make that happen so everyone is comfortable with what is happening? **Tim Eck:** We have some survey information we can tell him from the survey. If their fence was three feet on our property, we would be moving it and creating a new fence. If we are three feet on their property, they will probably want to move their fence to their property line. I am going to speculate that this isn't a 40-year-old fence, that it is probably really close to their property line. What is concerning is that old wire fence. What does that mean. You know an old barbwire fence put up 40 years ago, they are not real close. Are there any other questions? **C/Gealy:** Well yes, you indicated that the temporary nature of curb and gutter, would the drainage also be temporary? **Tim Eck:** Well yeah basically when you are in situation like that, you put in a borrow ditch and ACHD told us exactly where it is going to be, and it is just a small ditch that will catch the storm drain runoff, off of the east side of Ten Mile across our frontage. It is not a huge amount, we are only talking about 17 feet of asphalt. It will all be designed and elevated to drain accordingly, and as you mentioned all of the drainage on our side will be contained on our site. We won't allow to run on the neighboring properties. **C/Gealy:** So, the drainage you were talking about then, the temporary applies only to Ten Mile, not drainage on site. **Tim Eck:** That is correct, only on Ten Mile. Everything on site will remain. I believe we are doing seepage beds, so everything will be underground. And when ACHD does do the widening they will put in similar facilities when they widen it. **C/Young:** Okay, Thank you. I will go ahead and close the public testimony at 6:45 and that brings up our discussion. **C/Gealy:** I have a couple more questions for staff. Thank you Troy. I am confused about the temporary access onto Ten Mile because that means there is just one access into that subdivision, is that correct? **Troy Behunin:** No, there is actually going to be a number of them. There are going to be two on Ardell and there will be two to the east through Mineral Springs. **C/Gealy:** But there is no direct access from that subdivision on to Ten Mile. **Troy Behunin:** No there wouldn't be. In fact, that is good question. Normally it would be very acceptable to have another access point on to a major road, accept staff would not recommend another access point directly on to Ten Mile as a permanent solution. The reason why is because Ten Mile Road is quickly becoming a major thoroughfare as the gentleman at the beginning of the public hearing, clearly articulated how busy it was now, and it certainly will get busy in the future, however it is the City's goal and ACHD's goal to funnel as much traffic to what is called a mid-mile collector to get all of them in one focal point and then have them filter from a collector to a mile street which is Ten Mile and as the importance of Ten Mile increases the functionality of the

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

road would essentially catastrophically decreased with additional permanent Ten Mile access points in between the mid mile and a full mile street. Does that unclutter and un-confuse you? **C/Gealy:** well I understand what you are saying, but that was not the approach that was taken to the south where there is an access point on to Ten Mile. **Troy Behunin:** Your right, the subdivision to the South which is Palomar Heights, pre-dates this subdivision at least 14 years, and standards were different when it was going through the approval process. I misspoke, this predates it by 12 years. Because Palomar Heights was going through the preliminary plat stages under a different set of rules, and believe it or not, even in 2009 myself and other city staff members and the Council, were engaged heavily in convincing Ada County Highway District the importance of the Ten Mile corridor, and somewhere between 2008 and 2016 when this project became a project they caught up with what staff believes. **C/Gealy:** I can't put my fingers on the Traffic Impact Study, what is the number of trips they are expecting from that subdivision. **Troy Behunin:** Typically, Traffic Impact Studies are required when you have 100 homes and the reason for that is because they expect and anticipate ten trips per home per day. So, you can times that by 164 lots. **C/Gealy:** ACHD find that is an acceptable number? I don't except that people are going to be going to the east, I expect they are going to be going...and I am not talking about the small subset of homes, I am talking about 150 homes, that are going to be funneling through the one access point, I suspect they are going to be getting access to Ten Mile. **Troy Behunin:** I would anticipate the same, ACHD has accept an Traffic Impact Study that says this is the accepted route, here's the acceptable levels of service through that intersection and right now it meets all the current standards. **C/Gealy:** So why then is there a temporary access point to Ten Mile. **Troy Behunin:** The Kuna Rural Fire District has a standard, once you reach 30 homes, you have to have a secondary access. You can serve 30 homes on one in and one out it's the same road. Once you hit 31 you need to have a secondary access point. **C/Gealy:** And that would no longer be requirement at buildout because you have the secondary access to the east? **Troy Behunin:** Yes, secondary access to the East, and there would be connection to Ardell Road. **C/Young:** I think phasing wise, this is the first phase, so they have two access points. **C/Gealy:** Thank you. **Troy Behunin:** Did that help? **C/Gealy:** Yes, Thank you. **C/Laraway:** I do have a follow up comment/question. There is bottleneck here, where is something happens at that entrance, they are not going to be able to get out, at any of them. You say there are two exits, but geographical barriers prevent them from being involved in the same, one is on the other side of a ditch and you are forcing the rest out on Ardell, and if something happens at that point, let's call it a choke point, your traffic has no place to go. **Troy Behunin:** There would be would the entrance into mineral springs in the east. **C/Laraway:** But now we are diverting traffic into another subdivision. **Troy Behunin:** ACHD makes no distinction, and Kuna Fire District does not make any distinction where it goes all they say is we need a secondary access, and it is just as secondary as anything else. Because it is a minor inconvenience, if there is a blockage, a bottleneck something of that nature where they have constriction of some nature, it is temporary. It will last a couple hours. So, it is a major inconvenience, but it still makes it possible for them to get out, there is a secondary access. **C/Laraway:** But isn't the term, if it is predictable it is preventable help, we can predict there is going to be a problem there why would we not prevent it. **Troy Behunin:** I would be interested to find out how many times in the last year we have had preventable problem in any of our subdivisions. Not saying it is not going to happen, because it can and I certainly don't want to be argumentative, but yeah, the possibility is there, but the reality is it does not happen very often, I can't think of a time it has happened in the last year and believe me when we have problems in neighborhoods, they call our department. **C/Laraway:** Well I could give you two or three, when we had the shooting over here in Kuna they had all the subdivisions shut down for hours, so it does happen. **Troy Behunin:** But, it didn't matter how many entrances they would have had. They could have had 12, they were all still stuck. **C/Laraway:** Okay, Thank you. **C/Gealy:** I have another question if we are finished with that topic. Did I hear you say that this subdivision is surrounded by the City of Kuna? **Troy Behunin:** It is, it has its touches on all four sides. **C/Gealy:** is that section of Ten Mile in the Kuna City Limits? **Troy Behunin:** yes. The only thing that touches this property is not a 100 percent City touch would be a small

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, August 22, 2017

portion on Ten Mile and a small portion on Ardell, other than that, there is a small portion on Ardell that touches this property, consequently there is also a small portion across on Ten Mile that touches this property. That is on the very first map on page one of the staff report. If it is white, it is county, if it is grey it is in the City.

C/Gealy: The question I have is why is the speed limit there 45 miles an hour and who decides that the speed limit is 45 miles an hour. **Troy Behunin:** Ada County Highway District. **C/Gealy:** Even within the City limits, they decide the speed limit? **Troy Behunin:** They are not our streets. **C/Gealy:** They are the Ada County Highway District's streets, but it is posted when you enter Kuna that all of the speed limits in Kuna are 25 miles an hour unless otherwise posted. **Troy Behunin:** Yup and it says that everywhere. **C/Gealy:** In every city, so what would be required to change that 45 mile an hour speed limit. **Troy Behunin:** Volume on Ten Mile, it would have to be warranted, and ACHD would be the ones to carry out that study to see what is would be reduced to. 45 miles an hour to some does seem like an excessive speed limit, on an arterial road, I can ensure you that 45 MPH is not excessive. Ten Mile Road is an arterial road, it will get wider. **C/Gealy:** And in terms of pedestrian traffic, trying to get across the road will just get worse. **Troy Behunin:** I guess with anything, as developments like this continue come up and down the Ten Mile Corridor, they are actually improving the pedestrian experience by providing sidewalk. But, right now if left undeveloped, there is no sidewalk, it is just the ditch. If somebody is crossing the road where there is no crosswalk, I struggle to find that any is at fault besides the one person that is crossing at an unmarked crossing. So, with this development and others that will follow, because there is an application to the north, they will also provide sidewalk and so it improves the safety at least on the east side of Ten Mile Road. When the roundabout goes in at Ardell and Ten Mile, it will improve the Pedestrian network even more. **C/Gealy:** Thank you. **C/Young:** Well that continues our discussion, as an R-6 I think it fits with the surrounding developments and always there is the traffic, but it sounds like the roundabout going in will help the pedestrian and the sidewalks. But, as the subdivision goes and the preliminary plat goes I think it fits in the area and particularly the lots in the north east in that smaller corner that about R-4 zoning, the larger lots being there I think helps create a good transition between the two subdivisions. **C/Laraway:** And as Troy was saying that ACHD has come to an understanding about flowing traffic on to Ten Mile, Ardell is the obvious choice, I guess design wise we can't fault that. That is the only logical place to put the entrances and exits. **C/Gealy:** I agree, I think it fits well, I appreciate the open space and the pathways that are included, I don't think the subdivision is responsible for pedestrian traffic crossing Ten Mile, but I do think that is something that is going have to talked about, and perhaps with the roundabout is the time, and I do appreciate the subdivision puts in at least the sidewalk on the east side of Ten Mile. It also makes sense to remove condition 13 which requires curb gutter, until such time that the roundabout and the improvements to Ten Mile we are made. It doesn't make sense to put Curb and Gutter in now. So, I would suggest we remove condition 13. **C/Laraway:** question for staff, if we can do, or do we have knowledge of if the school district, when we put in a subdivision, how much it is bused and how much of it is pedestrian. Do they ever talk to you about that? **Troy Behunin:** Commissioner Laraway, the simple answer is applicant are instructed to have conversations with the school district, unfortunately the school district makes it a practice to not really comment on subdivisions with bus stops and busing until it is in place. **C/Laraway:** So, you as staff when we get these subdivision proposals, given crimson elementary is less than a half a mile, we all know the kids are going to walk and being that the junior high is probably the same distance to the south, there is no clue what the kids are doing? **Troy Behunin:** All I can tell you is they get an agency notification, they get the packet that you get, but no. **C/Laraway:** I appreciate that, thank you. **C/Young:** Okay, any other thoughts? Okay

Commissioner Gealy motions to recommend approval to City Council for Case No. 17-02-AN (Annexation, 17-06-S (Subdivision) for the Cazador residential subdivision with the conditions as outlined in the staff report, with

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**

the removal of condition #13 regarding curb and gutter; Commissioner Damron Seconds, all aye and motion carried 4-0.

C/Young: Okay per our discussion, that brings up our next item which is the DR, **17-16-DR** (Design Review) for the Cazador Subdivision, and anything thoughts on the landscaping? **C/Gealy:** Does the applicant or staff have anything to add on the design review? Other than what has already been said? **Troy Behunin:** If the commission has something they have questions on or if there is something else they would like to add this would be the time. **C/Young:** Are there any questions for the applicant at this time for the DR piece, as far as any of the landscaping, the entry ways, the pathways or anything. **C/Damron:** I do have one for the landscaping. **C/Young:** Okay could the applicant please come forward. Since this is the DR portion please state your name and address for the record. **Kevin McCarthy:** My address is 9233 W State St, Boise. **C/Damron:** I am looking at the design you have out, it appears the trees we have on this is splitting each parcel, half tree on one parcel, half tree on the other parcel, are those just a phase line, like this where we think we are going to put it, is each owner going to have a tree, or is it going to split the property line. **Kevin McCarthy:** So, when we placed these, per the rules, as the spacing shows here, the location is just so we are not in the way of a possible future driveway. The time of when they will be planted though will be following construction. **C/Damron:** Okay, it looks like we have one tree per front yard. **Kevin McCarthy:** Yeah on each property, and that is fairly typical so avoid future driveways. **C/Damron:** What vegetation are the allowing you to put on the creek access, are you putting anything on that grass or anything? **Kevin McCarthy:** We still need to negotiate that with the irrigation district, but we are showing grasses now, but they will have an access road through there so we are showing grass for simplicity even though there will be an access point through there. **C/Damron:** Okay. **Kevin McCarthy:** Typically, the irrigation district does not want trees and shrubs. **C/Damron:** Okay, that is all I had. **C/Gealy:** I have no further questions. **C/Young:** Okay, I think that with the open spaces and the ability to link the bike paths to other subdivisions, I think it stays in line with what we have been doing in terms of connectivity with others. Any other thoughts. **C/Gealy:** I have nothing. **C/Young:** Okay, then I could stand for a motion.

Commissioner Damron motions to approve 17-16-DR (Design Review) for Cazador residential subdivision with the conditions as outlined in the staff report, with the removal of condition #13 regarding curb and gutter; Commissioner Gealy Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 22, 2017**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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