

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 14, 2017**

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

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) Meeting Minutes for October 24, 2017.

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

2. PUBLIC HEARING

- a) **17-05-SUP (Special Use Permit) & 17-22-DR (Design Review);** A request from Inaki Lete to construct an additional storage facility on approximately 3.70 acres. The site is located at 1795 West Deer Flat Road, Kuna, Idaho.

- Staff requests this item be tabled to the regular Planning & Zoning Commission meeting on December 12, 2017

Jace Hellman: The applicant submitted a neighborhood meeting certification, but failed to actually hold their neighborhood meeting. So, we will have to table it until they held their meeting.

Commissioner Gealy Motions to table 17-05-SUP and 17-22-DR until the regularly scheduled planning and zoning meeting on December 12, 2017; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- b) **17-10-S (Pre-Plat) and 17-23-DR (Design Review);** A request from Kirsti Grabo with KM Engineering, for approval to subdivide approximately 132.80 acres, (previously zoned R-4), into 530 single family residential lots and 67 common lots, with one shared driveway and have reserved the name Gran Prado Subdivision. A Design Review application for the 67 common areas and buffer landscaping accompanies this application. The site is located at the north-west corner of Ten Mile and Lake Hazel Roads, the site is located Between Amity Road and Lake Hazel, west of Ten Mile Road, Kuna, Idaho, In Section 34, T 23N, R 1W.

- Staff request item be tabled to the regular Planning & Zoning Commission meeting on November 28, 2017 (pending completion of Ada County Highway District's final staff report.)

Troy Behunin: As the commission knows we like to give a complete packet. At this time the ACHD staff report is not ready. The applicant has made two variance requests on their standards. One concerns mid mile collector

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 14, 2017**

and the other one was the connection to the Bittercreek Subdivision. He is proposing that it does not connect. City code does require it, but in this case staff is supportive of it. That variance needs to go to ACHD. Where the city handles it during the public hearing process. They cannot. So, that is not ready. They are hoping to have something finalized for the November 28th meeting. However, if it is scheduled and it is not ready we are free to table it again until it is. It is up to the commission to decide what you would like to do.

Commissioner Gealy Motions to table 17-10-S and 17-23-DR until the regularly scheduled planning and zoning meeting on November 28, 2017; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- c) **17-06-AN (Annexation), 17-08-S (Pre-Plat), and 17-18-DR (Design Review);** A request from Steve Arnold (A-Team Land Consultants) representing Yuji Matsuyama (Owner) to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the north-east corner of Ten Mile and Ardell Roads, the site address is 2480 S. Ten Mile Rd., Kuna, Idaho, In Section 14, T 2N, R 1W, APN #: S1314244345.

Steve Arnold: For the record, Steve Arnold, A-team land consultants, 1785 Whisper Cove, Boise 13709. Wapiti Creek Subdivision is a proposed 42 lot residential subdivision and roughly 15.2 acres it is at the North-East corner of the future extension of Ardell and Ten Mile. The overall density for what we are proposing is roughly 2.5 units per acres. The Comp Plan calls for 2 to 4 unit per acre, or R-4 zoning which we are requesting, so we are on the lower side of the Comp Plan calls for and I will get into why we are doing what we are doing. You have recently seen me with other projects of similar density, and that is what we are trying to hit. As part of the development we are improving are Ten Mile Road, we have a 20- foot landscape buffer along with a five-foot-wide detached pathway. Ardell will complete the improvements either with a road trust with the Cardoza subdivision, I believe to the south, or if they go in first we will provide the road trust for our other half is how ACHD has conditioned, thus you get the street section completed all at once. Within the subdivision, again because we are trying to make these nicer lots, we are providing a reduced street section, a 29-foot section with an 8-foot planter islands and five-foot detached pathway. Those pathways are design to connect with our easement along our north and east boundary, which is for the teed lateral. In the cities trail plan the city has a pathway in there so we are extending it as a part of our subdivision where we abut. The intention is to basically create a loop. We have a micro path that comes out in the corner there, and on the stub street that we are extending in and then the street going out to Ardell will connect all of that. So, we will have roughly ¾ of mile loop and we will create a nice amenity out of that. We are extending our connection to the transportation system. We are extending a stub street in from the north, and then we have a street connection out to Ardell, nothing is proposed out to Ten Mile, so we will have adequate access. As I have stated, ACHD has approved this. It was a staff level approval due to minimal amounts of traffic impacts. To give you an idea for the vision of this sub, there is a lot of smaller lots in Kuna and we have marketed subdivision out here to where we are getting a lot of feedback from buyers who say they are looking for larger lots where they can put either some sort of RV pad or storage, or more space. We are not trying to compete with production builders and form building team like we have done and create equity by design. Select builders and us kind of dictating through CC&Rs and an architectural control committee, basically policing what is going in there so we get a nice product at the end of the day. Again, these lots range from about just under 9,000 square feet to over 16,000 square feet. So again, there is production builders all around us, I think there is niche for this, and I think it will sell out very well. So, it is similar to what we did with Denali Subdivision and the next example I will be using is the Rising Sun Estates, which this board recently approved and City Council approved last week. We really feel

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 14, 2017**

there is a niche for the market type and that is focus. It is tight with the cost of construction of Ardell, but I think we can get a little extra premium for these lots and make it all work. That being said I will stand for any questions. **C/Young:** Are there any questions for the applicant at this time? **C/Damron:** No, not at this time. **C/Young:** Well, I do have one question. On the south boundary of Cascade Avenue, does that line up with the proposed entry of the Cazador Subdivision? **Steve Arnold:** Mr. Chairman, we will line it up, and that is one of ACHD's conditions to make sure it lines up. I know I am very close, but I didn't get the line work from the subdivision to south, but it is a condition is a condition and we will make sure we line it. It doesn't affect our lot layout at all. I think I am within twenty feet of the center line as is. **C/Gealy:** I have another question about Cascade Avenue. It looks like it is in phase two? Is that correct. **Steve Arnold:** This may have changed in the revised plat but I think I have phase one all connecting all out. Depending on the market we might end up doing this all at once instead of two. At the current market rate, it looks like we will end up doing it all in one. **C/Young:** Thank you. **Troy Behunin:** Good Evening commissioners, just for the record Troy Behunin, Planner III, 751 W 4th Street. The applications before you tonight are 17-06-AN (Annexation), 17-08-S (Pre-Plat), and 17-18-DR (Design Review). I just want to let you know that the noticing procedures have been met for us to hold this meeting tonight. As we go throughout tonight's public hearing, hopefully if you have any questions we can resolve them during this meeting. Initially this was actually scheduled for the October 24th meeting, but this actually fell victim to an ACHD staff report not being ready, but there was a miscommunication between staff here and staff there, mostly staff here so it got tabled. The applicant is seeking annexation for approximately 15.82 acres into Kuna City limits with an R-4 zone, which matches the Comp Plan map, designation of Low Den Res. This project is known as the Wapiti Creek Subdivision which is located at the NEC of Ten Mile and Ardell Roads. This project has frontage along Ten Mile Road and future Ardell Road. The site touches City limits on three sides and so it qualifies for annexation into the City. Applicant also proposed a preliminary plat for up to 42 buildable lots and 4 common lots. Applicant has also submitted for subdivision landscape design review and staff has just a couple concerns with their proposed landscaping, it appears a few more trees and shrubs are needed. Applicant will extend all public utilities to the site and anticipates two phases, possibly just one phase depending on the market, for the project total which will bring 42 total buildable lots, with a density proposed at 2.65 (gross) DUA and with 4 common lots that total approximately 2.06 acres of open space including trails and pathways within and on the outside of the sub for connectivity with other subs. It appears that there might be a few trees and shrubs missing on the buffers along Ten Mile and Ardell, but it is nothing that we can't overcome. Staff encourages the commission to ensure the applicant is required to follow all street, subdivision and landscaping requirements, and submit another plan bearing the full code compliant trees and shrubs. 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. I stand for questions. **C/Young:** Okay, are there any questions for staff at this time? **C/Gealy:** I have no questions. **C/Young:** Thanks Troy. At this time, I will open up the public testimony at 6:23, I do not have anybody signed up to testify, is there anybody here that has not signed up that would like to testify? Seeing none, I will go ahead and close the public testimony at 6:24, and that brings up our discussion. **C/Hennis:** I like the lot sizes. Finally, we are seeing some nice size lot sizes to blend in with the area around it, which is kind of what we are looking for. **C/Young:** For the size of the parcel with R-4 on multiple sides I think it will fit really well. **C/Gealy:** And I appreciate the pathway amenity. **C/Hennis:** I don't see any problems with it other than working with the City to get the landscaping corrected, I like how they have all of the trees on the inside, it is really nice. It is one of the better ones we have seen. **C/Young:** I agree with ACHD as far as entrances on Ten Mile. It is small enough, and I think adding more entrances on Ten Mile, is something that we don't want based on the corridor that it is turning into. **C/Damron:** With the other two subdivisions right there, it gives it some nice neighborhood continuity. **C/Hennis:** Any other thoughts or questions? If not, I could stand for a motion.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 14, 2017**

Commissioner Hennis motions to recommend approval to City Council Case No. 17-06-AN (Annexation) and 17-08-S (Pre-Plat) for the Wapiti Creek Subdivision with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 4-0.

Commissioner Hennis motions to approve 17-18-DR (Design Review) for the Wapiti Creek Subdivision with the conditions as stated in the staff report, and condition that the applicant work with the City to get the correct amount of landscaping per City code along the buffer on Ten Mile; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

4. ADJOURNMENT

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



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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