

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, December 12, 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	Absent
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	X
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

C/Laraway: If possible I would like to table the minutes on the discussion we had until we can get them corrected. **Jace Hellman:** Okay, if you guys want to pick a date, whatever work you, we just need three of you to have a special meeting to approve meeting minutes. **C/Young:** Any date that works for any of you guys? You just need one day, two days? **Jace Hellman:** One day, with some time to make changes. **C/Young:** Any time this week? **C/Gealy:** Is this something that we could correct right now? Could we correct it after our meeting tonight, after the public hearing? **Trevor Kesner:** You could. **C/Young:** Just after the items on the agenda, come back and correct them? **Trevor Kesner:** If that is what you would like to do. **C/Gealy:** Would that be alright if we just took care of it tonight?

Commissioner Gealy motions to move the meeting minutes for November 28, 2017 on the agenda to follow the public hearing for further discussion; Commissioner Damron Seconds, all aye and motion carried 4-0.

- a) **Findings of Fact and Conclusions of Law** for 17-08-AN (Annexation); Danskin Ridge No.'s 2, 3 & 5.
- b) **Findings of Fact and Conclusions of Law** for 17-11-S (Subdivision) and 17-25-DR (Design Review); Merino Cove Subdivision

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

2. NEW BUSINESS

- a) **17-08-DR (Design Review Modification);** Applicant Amanda Ryan with BRS Architects requests Design Review Modification approval from the Planning and Zoning Commission (acting as Design Review Committee) for a previously approved 4,064-square foot commercial building to house a new Smoky Mountain Pizzeria Grill restaurant, and accompanying landscaping and parking lot to be situated on Lot 2, Block 1 within the Ensign Commercial subdivision.

Julie Benintendi: Hi, I am Julie Benintendi. Our change to the plan is to move the building to center of the site as apposed to the corner. It allowed for a little better of a flow around the building. It allows for a little bit

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, December 12, 2017**

better parking situation as well. We are not changing the look of the building at all it is just going to be moving that and separating the trash enclosure off to the side. **C/Young:** Any questions for the applicant? Okay Thank you. **Julie Benintendi:** Thank you. **C/Young:** Okay, we will have staff come forward please. **Trevor Kesner:** Thank you Chairman Lee Young and Commissioners, for the record Trevor Kesner, Planner for the City of Kuna, 751 W 4th Street. This is a modification for the original application that the applicant submitted. As you can see the original site plan is up on the screen, and what was resubmitted is move the building central to the site. They have taken down the parking space to 79 from the original 88 or 89, so we are down ten parking spaces, but we are still well within the required parking. The originally proposed landscape area covered 34% of the site. The new proposed landscaping covers about 23.6% of the site, and parking covers 23.5%. The square footage of the building and the internal design of the building remains exactly the same. Landscaping density fits within code, parking spots fits within code, and staff would forward a recommendation of approval for this site plan. **C/Young:** Okay, are there any questions for staff at this time? **C/Gealy:** Trash enclosure is concrete block with the metal gates as approved? **Trevor Kesner:** That is correct. In fact, they added an additional trash enclosure stall here and moved it away from building to the corner of the parking lot. **C/Young:** Okay, thank you. That brings up our discussion and the building doesn't change, it just modifies how the site flows. I personally don't have any issues with the modifications. **C/Damron:** I don't either.

Commissioner Gealy motions to approve Case No. 17-08-DR (Design Review Modification) with the conditions of approval as presented in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.

- b) **17-28-DR (Design Review) and 17-23-SN (Sign);** On behalf of Stan Nicolaysen, Julie Benintendi with BRS Architects seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 2065 square foot commercial building to house a new Taco Bell Restaurant, accompanying landscaping, lighting, parking lot and signage within the Ensign Commercial Subdivision. The site is located at 985 N Meridian Road, Kuna, Idaho 83634.

Julie Benintendi: We have a drive thru Taco Bell coming in. It is pretty similar to the standard prototype they have. The colors and everything fit into your standards for the city. Do you have questions about it? **C/Gealy:** I have no questions at this time. **C/Young:** Okay, Jace? **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner I for the City of Kuna 751 W 4th ST. The application before you tonight is seeking Design Review approval for a new 2,065 square foot commercial building which will house a new Taco Bell restaurant, accompanying landscape, lighting, parking lot and signage. The site is located within the Ensign Commercial Subdivision and is addressed 985 N Meridian Road. The site is primarily accessed via the ingress/egress driveway provided internally to the Ensign Subdivision; which takes access directly from the Highway 69 approach. There is an additional access to the site via East profile lane, just south of McDonalds. Currently, dimensions of proposed signage are not in compliance with Kuna City Code, they just need a little tweaking. Staff would just recommend that the applicant work with staff to ensure all signage is in compliance with City Code prior to receiving a sign permit. Staff would also recommend that the applicant work with existing shopping center with regard to using the already existing sign instead of constructing their own individual pole sign. Staff would be in favor of the construction of a free-standing monument sign in place of the proposed pole sign. Lastly, I would just like to note that staff finds the proposed building, landscaping, parking, signage, if minor tweaks to dimensions are made, and lighting to be generally consistent with the goals and vision of the overlay district and in compliance with Kuna City Code. Staff would forward a recommendation of approval for case numbers 17-28-DR and 17-23-SN I will now stand for any questions. **C/Young:** Okay, are there any questions for staff at this time? **C/Gealy:** I have one questions for staff. The way I see it, it looks like the driveway will enter at the south end of the property and go north, so the traffic will be flowing in the opposite direction of the traffic that is one Meridian Road that is coming south, and I just want to confirm that there is sufficient landscaping and berms to avoid any confusion with south bound traffic on Meridian

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, December 12, 2017**

Road seeing north bound traffic in a drive thru late at night when headlights might be a problem. **Jace Hellman:** So, the landscape buffer that is in place is within code, but I would have to defer to the applicant as far as whether or not that have taken into account the traffic confusion when it was designed. But, as far as the amount of landscaping there, they are in compliance with code. **C/Gealy:** Thank you. **C/Young:** Any other questions for staff? **C/Gealy:** I have no further questions. **C/Young:** Thank you. **C/Gealy:** Could the applicant step forward? **C/Young:** Is there a berm associated with the landscaping on the east side? **Julie Benintendi:** There is not, at the site out there is Meridian Road, and then it kind of dips down and there is a swell for drainage and then it comes back and it is about the same level, maybe a bit lower. We are at least similar to what is down there by the McDonalds and there is quite a bit of separation between Meridian and the drive thru. **C/Gealy:** and I know McDonalds did make sure that there weren't any safety hazards for southbound traffic. **Julie Benintendi:** Right, we will be very similar to their location, where our drive thru is, and part of that is just ACHD requires that space and I think that is to avoid any kind of confusion that you were talking about. **C/Gealy:** Okay, thank you. **C/Young:** okay, that brings up our discussion, and as far as the elevations of the building go, I think there is plenty of relief on all the elevations between the pilasters and all of the other elements. I think there is plenty of variation on the building itself and the colors of the elements as they change out are pretty consistent with other elements in that area. **C/Damron:** It will somewhat match the Smoky Mountain Pizza that is nearby. So, they are fairly close together. **C/Young:** So, any other thoughts or concerns? **C/Damron:**

No, it appears with that exit lane coming off of North Bound Meridian and the landscape structure we have plenty of distant there to mitigate any night vision problems. It looks to be about 60 or 80 feet off of there so it looks good. **C/Young:** Okay, if there are no other comments I guess I could stand for a motion.

Commissioner Gealy motions to approve 17-28-DR and 17-23-SN with the conditions of approval as outlined in the staff report and with the additional conditions that the applicant would work with staff with regard to bringing the signage into compliance and working with the neighbors in combining signs at that location; Commissioner Laraway Seconds, all aye and motion carried 4-0.

3. 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. – **Tabled from November 14, 2017.**
- **Staff requests this item be removed from the agenda.**

Jace Hellman: The applicant has decided to come back with a design that would essentially create more of an impact, and it is more of an impact than what we had originally noticed for. So, the applicant will be submitting a new application here sometime in the near future. So, we are looking to pull it off of the agenda and start over.

Commissioner Gealy Motions to remove 17-05-SUP and 17-22-DR from the agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

4. OLD BUSINESS

- a) Meeting Minutes for November 28, 2017.

C/Young: The items that were noticed, I believe start on page three of fourteen on the meeting minutes. I guess we can make a motion to pass the meeting minutes as marked up. **C/Gealy:** So, there was some confusion about which comments were made by which Commissioner? **C/Young:** So, basically there was a few of the comments in the dialogue that Commissioner Damron and Commissioner Hennis were having and it just got

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, December 12, 2017**

mixed and John got credit. **Trevor Kesner:** Do you mind if we mention specifically what case you guys were discussing at that time? **C/Damron:** It was the Danskin Subdivision, specifically the septic. **C/Gealy:** 17-08-AN, annexation of Danskin Ridge. **Trevor Kesner:** And to clarify, things that Commissioner Laraway said were attributed to Commissioner Damron? **C/Young:** No, things that Commissioner Damron said were attributed to Commissioner Laraway. **Trevor Kesner:** Were there any other discrepancies noticed? **C/Gealy:** I didn't notice any. **C/Young:** okay, I guess I could stand for a motion for the modified minutes.

Commissioner Gealy motions to approve the modified Meeting Minutes for November 28, 2017; Commissioner Laraway Seconds, all aye and motion carried 4-0.

5. COMMISSION DISCUSSION AND REPORTS

6. ADJOURNMENT

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



for Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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