

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

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	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	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. Meeting Minutes for January 23, 2018.
- b. Meeting Minutes for January 30, 2018.
- c. *Findings of Fact and Conclusions of Law* for 17-06-SUP & 17-19-DR; Kuna Townhomes.

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

2. NEW BUSINESS

- a. **18-01-DR (Design Review) & 18-01-SN (Sign);** On behalf of Kuna Baptist Church, the applicant, Virginia Cunningham, with Golden West Signs, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 12-foot high, double-faced illuminated monument sign with an electronic message center. The site is located at 1250 N Linder Rd, Kuna, ID 83634 (Parcel No. S132422333.).

Scott Piper: I am the pastor at Kuna Baptist Church, 1250 N Linder Road. Obviously, we want to build a sign and we are getting ready to invest quite a bit of money and we want it to be visible. We request a waiver from the code that keeps us at seven feet, we want it visible above the bushes that we keep manicured and everything, but in talking with the folks from the city we are willing to keep it within the boundaries if we can raise the level of the ground to match the berm that is already out there. That island is not bermed, so if we can berm that the seven feet would get it up above the bushes that way it will be visible. **C/Young:** Okay, any questions for the applicant at this time? **C/Damron:** On that center portion that you are looking to put it in, it says 22 by 7 feet wide, do you plan on extending the seven feet out further. **Scott Piper:** Originally it was designed for 10 feet wide and there was a battle between the highway district and the City of Kuna, and we just said just tell us what you want. So, actually our electricity for the site is further out in the parking lot, because originally when we put it in it was designed to be out further, so it has been shrunk down. The opening is still wide enough, it matches the street across and we need to the replace the sidewalk out there because it was sidewalk and driven over all the time, and that needs to be repaired anyways, so that center island would be widened out anyway to fit the berm, so it would probably be about 10 feet wide like it was originally designed. **C/Young:** How tall are the existing berms along Linder? **Scott Piper:** They are about two/ two and a half foot high. **C/Young:** Okay, any other questions? **C/Hennis:** I am good. **Jace Hellman:** Chairman,

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

commissioners for the record my name is Jace Hellman, Planner II for the City of Kuna 751 W 4th Street. The application before you tonight is seeking Design Review approval for a monument sign for Kuna Baptist Church located at 1250 N Linder Rd. The applicant originally proposed to construct a 12-foot monument sign, which is not in compliance with KCC title 5, chapter 10 section 4-G-10, which states for single tenant buildings, which are not within the central business district or a shopping center, monument signs shall not exceed seven feet in height and the sign area shall not exceed sixty square feet per side. Staff had a conversation with Pastor Piper, and we were able to agree on bringing the sign closer to compliance than what was previously proposed. Following the completion of the staff report, the applicant submitted a new design, and you will see it in your packet marked exhibit A11, which is closer to being in full compliance with KCC, the previous proposed. This sign will replace the current sign that is in place, and staff would find this application in general conformance with Kuna City Code and recommend approval to the planning and zoning commission. I will now stand for any questions. **C/Damron:** If they have to widen that center island, do they need to go through this process again with the Highway District and the City? **Jace Hellman:** It would have to be constructed to ACHD's standards, but as far as design review for widening goes. **Wendy Howell:** We could take care of it administratively. **C/Laraway:** In the pictures it is a pretty narrow thin island, but it doesn't say how long the island is. Is the sign going to be in the front of the island, or in the back of island or are you going to have a setback? **Jace Hellman:** placement of the sign, it will be within the island. The sign will most likely be in the center of the island. **C/Gealy:** but closer to the road than the building probably. **Jace Hellman:** The island fronts the street while the building is very far setback, so it would be standing alone by itself. **C/Laraway:** I guess the reason I ask is that visually, if you are driving down you could see it if you it if it was at the front of the island, versus if it was at the back of the island it would have to be above the landscaping that they are talking about. **Jace Hellman:** I would have to differ to the applicant for the questions regarding placement in the island. **Scott Piper:** It will be centered on the island, to get it above those bushes, we can trim them down some, but they are kept pretty well manicured, but our sign company assures us that it will be out of the vision triangle. Cars pulling in and out can see the traffic coming. **C/Laraway:** You are going to build up that island, is that going to be with dirt, or a cement material? **Scott Piper:** That will be dirt, we want to make it look like that berm you see in the pictures. Churches don't fit in any zone, we have to get a special permit to do anything. We are different because we are not only trying to help and serve the community, but we are also a business trying to seen and clearly communicate what is going on. That is the purpose of the sign. **C/Gealy:** Which sign would you prefer, do you have preference yourself as to which sign you would want to have? The seven-foot sign with the berm? Or the 12-foot sign with the pedestal? **Scott Piper:** Oh, I would prefer the 12-foot sign simply because it stands taller and makes everything easier, but we can live with a seven-foot is that makes things easier, we would just construct the berm around two to two and a half feet taller. **C/Gealy:** Is there a cost difference to you? **Scott Piper:** It is a little most a cost difference to go with the twelve, but with the berm, we will probably be into it around \$30,000. **C/Gealy:** Why would prefer the monument, the pillar. **Scott Piper:** for two reasons, one it gets it up above the bushes, we wouldn't have to do a lot of changing of the bushes, and the pillar monument is narrow, and not as bulky, and it seems safer to me for cars pulling in and out, but I am no expert. You see the design of the seven-foot sign, it is all sitting on the ground. With the pillar they only have this much to get see around, versus when it is on the ground they have this much. **C/Young:** Okay, thank you, and that brings up our discussion. The sign as submitted in exhibit A11, meets City Code, and the one submitted previously exceeds code by quite a bit. That being said the sign in A11 is very nice, and I think it fits in with the community going down the street, and I think with the examples they submitted. The big difference is with the monument signs they are truly commercial, this is a residential zone. **C/Hennis:** Same with Kuna Dental and the rehab authority sign. I actually like the idea of putting a little berm on the island because I think it will match the rest a little better. I don't see anything wrong.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

Commissioner Hennis Motions to approve case Nos. 18-01-DR and 18-01-SN with the conditions as stated in the staff report, and the additional condition that the applicant use exhibit A11 as a design concept when submitting for a sign permit, and that the construction of the berm matches the neighboring berms ; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

- a. **18-01-SUP (Special Use Permit);** The applicant, Inaki Lete, requests Special Use Permit approval to construct an addition to an existing mini storage facility on approximately 4.93 acres. The site is located at 1795 W. Deer Flat Road, Kuna, ID 83634.

Will Mason: My name is Will Mason, with Mason and Associates our address is 826 3rd street south in Nampa. I am the applicant's representative, this is just a request to get a special use permit at this point and time. It is the property adjacent to the existing Kuna Caves Storage. We plan on it being the same type of facility with the same type of look that is out there. But, right now we just need that special use permit for an additional 4.93 acres. So, with that if you have any questions for me. **C/Hennis:** Is this an expansion of the existing facility, or is it a different facility? **Will Mason:** It is the same owner, while we recognize there is a limit to the size of the facility, our owner would like to use the same office, and same office staff. If we need to divide the two and give them different addresses we can, because there is a parcel line there that separates the two. **C/Hennis:** But this virtually is going to act as an expansion, so the design, the use, and everything will be the same? **Will Mason:** Correct, and management would all be the same. **C/Young:** Are there any other questions for the applicant at this time? **C/Gealy:** I have none at this time. **C/Young:** Okay, next we will have staff come up. **Jace Hellman:** Chairman, commissioners once again for the record my name is Jace Hellman, Planner II for the City of Kuna 751 W 4th ST. The application before you is seeking Special use permit approval in order to construct an addition to the Kuna Caves Mini Storage facility. The site for this project will on approximately 4.93 acres, and the site is located at 1795 W Deer Flat road. In order to construct a storage facility between two and five acres within a C-1 zoning designation, which this property is currently zoned as, a special use permit and design review approval is required. The application before you tonight is solely for the special use permit component as required by code. Staff will require the applicant to obtain Design Review approval, once the overall design is finalized for the landscaping, lighting, parking, signage (if applicable) and the structures. The approximate acreage of the overall site is roughly 13.65 acres. This special use permit is requested to cover only 4.93 acres. Since there is an unusual circumstance and a special use permit allows for conditions that differ than normal, staff will require the applicant to submit a preliminary plat application with the requested 4.93 acre special use permit area as a lot on the plat for the entire parcel within one year of approval of this special use permit application. With that subdivision regulations and full roadway improvements are required including street widening, vertical curb, gutter and sidewalk. Staff has made it a condition to work with ACHD and the City with regard to installing these improvements. However, the applicant will be required to provide detached sidewalks along Deer Flat and Ten Mile road. ACHD recommends five-foot-wide sidewalks, but KCC 5-17-13-B-3 requires an eight-foot detached sidewalk, with a four to eight-foot irrigated planter strip along minor arterials. Access to the site is proposed via an existing driveway which access the original mini storage facility. ACHD is recommending the applicant improve the commercial driveway as a fully paved curb return type driveway with minimum 30-foot radii. Staff would agree with ACHD and recommend the applicant be conditioned to improve the driveway as recommended by ACHD. If this is approved, the applicant will also be required to update the current cross-access agreement to include the newly proposed special use permit area. Staff has determined that this application complies with Title 5 of Kuna City Code and The Kuna Comprehensive plan. The applicants have been more than willing to work with staff and have provided everything need in order to be here tonight. Staff would just forward a recommendation of approval. I will now stand for any questions.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

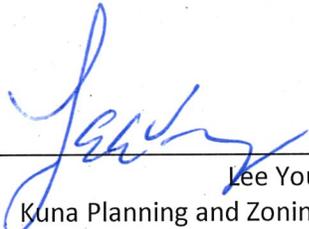
C/Gealy: Are the conditions that you just listed, are they included in recommended conditions. **Jace Hellman:** The recommendation to construct the driveway as ACHD recommends is not, that is up to the commission if you would like to condition that, the sidewalk and working with Staff and ACHD with regard to improvements, those are in the conditions of approval. **C/Young:** Any other questions? Okay thank you. We will open up the public hearing at 6:24 and seeing none signed in and no one to testify we will close the public hearing at 6:25. That brings up our discussion. To me I don't have any issues with this, and I think what they did with the original site to date, they have don't exceptional landscape work, along with everything else on that site.

Commissioner Hennis Motions to approve case no. 18-01-SUP, with the conditions as stated in the staff report, and the additional condition that the applicant improve the shared driveway as recommended by ACHD; Commissioner Damron Seconds, all aye and motion carried 4-0.

4. COMMISSION REPORTS

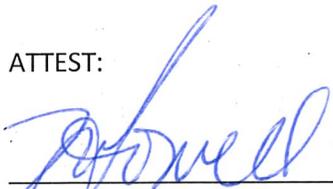
5. ADJOURNMENT

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