

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, February 27, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	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 February 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-01-SUP; Kuna Caves Storage Phase II.

*Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 3-0.*

**2. PUBLIC HEARING**

- a. **18-02-SUP Modification (Special Use Permit) & 18-02-DR (Design Review)** - Silver Trail Elementary; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit to add approximately 5,450 new Square Feet to the current building (65,014 SF) for purposes of adding classrooms. The property is zoned R-6 (Med. Den. Res.). The site address is 2950 W. Mason Creek Street, located near the northeast corner of Ten Mile Rd. and Mason Creek, Kuna, Idaho, within Section 11, T2N, R1W, B.M. (A.P.N. # R1727750305).

**Wayne Thowless:** 2400 E Riverwalk Dr, Boise, with LKV Architects, speaking on behalf of the Kuna School District. Mr. Chairman, members of the commission thank you for hearing our application this evening, the first one here tonight is Silver Trail Elementary. It was built approximately in 2011, and in the school districts bond that was passed last spring 2017, a portion of the funding of that bond was for four additional class rooms to be added on to the building. You can see on the sight plan the darkly shaded areas on the left north end, are the two proposed additions, two classrooms. As you can see the additions are basically going to encroached on the school's playground area, the paved fire lane will be relocated, it will be shifted north. The court yard between two wings will be extended, so there is no impact to building setbacks, and no impact to landscaping, all existing landscaping will remain. The existing building is primarily concrete mason exterior with some stucco, the additions will maintain the same material and color pallets as the existing building. Contrary to what it looks like here, a black and white building, the roofline will match the existing building, about a 17-foot parapet that hides the mechanical units that are on the roof, so that is a very quick overview, I would be happy to respond to any questions you might have. **C/Young:** Okay, are there any questions? **C/Hennis:** None at this time. **C/Young:** Okay. **Troy Behunin:** Chairman, Commissioners, for the record Troy Behunin, Senior Planner, Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> Street. The application before you tonight 18-02-SUP modification

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and 18-02-DR. All of the procedural items have been met, we noticed in the paper and all owners within 400-ft have been notified which is 100-ft further than usual. The site has also been posted. They have met all of the requirements for this request, and because the school was given a special use permit back in 2010, the only way to change or modify that is to go back through the public hearing process. Staff has zero concerns with the additions, and we have received zero negative feedback from agencies. Staff supports this, and I think it is a very needed thing, and they have also turned a design review application for the expansion, and because they turned in a design review application the first time around and they are matching the existing materials, staff has zero issues with the design review as well. **C/Young:** Any questions for staff? **C/Damron:** No questions. **C/Young:** We will open up the public hearing at 6:12 and seeing none signed in I will close the public hearing at 6:13, and that brings up our discussion. I agree with staff, it fits with rest of the building and there is a need for it, and I don't see any problems with it. **C/Laraway:** When is the construction going to commence is it going to be in the summer when the kids are out? **Wayne Thowless:** Yes.

*Commissioner Hennis Motions to approve case nos. 18-02-SUP & 18-02-DR for the Silver Trail Elementary School, with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.*

- b. **18-03-SUP Modification (Special Use Permit) & 18-03-DR (Design Review)** – Kuna High School; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit to add approximately 6,100 new Square Feet to the current building (203,726 SF) for purposes of additional multi-purpose space for wrestling and P.E. The property is zoned P (Public). The site address is 637 E. Deer Flat Road, on the southwest corner (SWC) of Deer Flat Road and Kay Avenue, Kuna, Idaho, within Section 24, T2N, R1W, B.M. (A.P.N. # S1324212403).

**Wayne Thowless:** 2400 E Riverwalk Dr Boise. Mr. Chairman and members of the Commission the proposed project is approximately a 6,100 square foot addition to be located on the south side of the existing gymnasium, which will be a multipurpose athletic space to be used by the schools wrestling program, and to be used by the School's PE teachers during the school year, the addition will require the relocating of a paved fire lane, which is between the gym and the track. There is a berm there, and so that addition will carve into the berm a little bit, which will require a little reshaping. There are several trees that will be either transplanted or replaced that were on the berm. There is a relocatable building that will have to be shifted 90 degrees in order to fit with this addition. This will encroach slightly in the irrigation easement, the Boise Project has an irrigation line that crosses the sight, and an application has already been made by the district for a permit to encroach slightly into the easement for that relocatable building. Again, with the elementary school addition, this one will match the existing materials and colors, it will be about one and a half stories in height. The addition is approximately 27 feet in height. So, that is the project, and the project also includes a small expansion on of the parking lot on the west side of the High School. I just wanted to mention that, so you were aware that the District plans on expanding the parking lot by about 60 spaces, and that is included in our design review application. I would be happy to answer any questions that you might have. **C/Young:** Okay, any questions? **C/Hennis:** No questions. **C/Young:** Okay, we will have Troy come on up. **Troy Behunin:** Chairman, Commissioners, for the record Troy Behunin, Senior Planner, Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> Street. The application before you tonight 18-03-SUP modification and 18-03-DR. All of the procedural items have been met, we noticed in the paper and all owners within 400-ft have been notified, and the site has also been posted. They have met all of the requirements for this request and submitted everything we have asked them too. Staff has zero concerns with the 6,100 square foot addition, and once again it will be doing the community a very big service by bringing the wrestling program back to the school grounds and a needed PE facility. All the other

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government agencies including the City Engineer have expressed zero concerns or issues arising from this, so staff does support the expansion, there is also a design review element for the parking lot, staff does support that, and staff just wanted to note that things were built at different times, and for whatever reason code was different at the time, or changed over time, and for whatever reason there are too many parking stalls that are next to each other. Code does require for 14 spaces, or 126 feet, and then there should be a parking island, it is up to this body to decide whether they follow the existing pattern or they follow what is already built and not follow code, or to go against the existing pattern, and require islands to follow code. Otherwise Staff does support the parking lot, and I would be happy to stand for any questions you may have. **C/Young:** okay, any questions for staff? **C/Damron:** None. **C/Young:** Okay, thank you. We will open up the public testimony at 6:21 and seeing no one signed up we will close it at 6:22 and that brings up our discussion. I guess for me I don't see any issues, and as far as the parking goes, I think following the existing lot layout is best, it seems like teenagers like consistency. **C/Damron:** And if you make that look different then eventually you will have to change the rest of it. **C/Hennis:** I agree with you on all things considered.

*Commissioner Hennis Motions to approve case nos. 18-03-SUP & 18-03-DR for the Kuna High School, with the conditions as stated in the staff report, and with the additional condition to match the existing parking lot layout in lieu of the ordinance; Commissioner Damron Seconds, all aye and motion carried 3-0.*

- c. **18-04-SUP Modification (Special Use Permit) & 18-04-DR (Design Review)** – Reed Elementary; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit for Reed Elementary School, to add approximately 5,450 new Square Feet to the current building (63,408 SF) for purposes of adding classrooms. The site address is 1670 N. Linder Road, near the northeast corner of Deer Flat and Linder Roads, Kuna, Idaho, within Section 13, T2N, R1W, B.M. (A.P.N. # S1313336115).

**Wayne Thowless:** 2400 E Riverwalk Dr Boise with LKV Architects, representing the Kuna School District. As many of you know Reed Elementary, is basically the same design as Silver Trail on a little bit of a larger site, it is about 17 acres. It is an older building but it still went in through the review process with the city in the early 2000's. On this building the additions are located on the south east end of the building, again the two classroom wings. Each of the two additions is approximately 2,700 square feet and consisting of two classrooms, for a total of four classrooms expansion the building, and with the other projects, the existing fire lane around the edge of the building will have to be moved, as will some utilities, same as was the case with Silver Trail and the High School. Again, we are project out into the playfield of the school, and there is a baseball field on the campus, and this addition will encroach onto that baseball field fence by just a few feet, but it won't impact the use-ability of that field at all. The color scheme and material pallet will be maintained on the additions and the intermediate parapet height is the height of the proposed additions, and we would be happy to answer any questions. **C/Young:** Any questions for the applicant this time? **C/Hennis:** No sir. **C/Young:** Okay, thank you! **Troy Behunin:** Good evening commissioners, once again Troy Behunin, Kuna Planning Staff, Senior Planner, Kuna Planning and Zoning Department. The application before is 18-04-SUP & 18-04-DR for the Reed Elementary School. Once again, all necessary noticing procedures have been met to hold tonight's meeting, the site has been posted, notifications have been sent out, the site has been posted and the ad was run in the Kuna Melba News, and just like the High School and the Silver Trail Elementary, Reed was given a Special Use Permit back in 2003 or 2004 and the only way to change it is to go through the public hearing process again. Once again, we haven't received any negative feed back from the government agencies that we typically send these packets to. With this staff whole heartedly supports this, and again this is a response to the growing number of school age children, and this is a great response to that growth and so, staff has zero concerns. The

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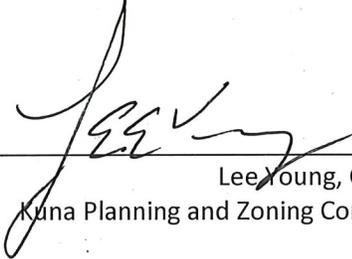
site plan works, and the traffic flow works well. The Design Review element is for the materials of the addition, and staff supports the pallet and materials that are planned to be used. I would stand for any questions. **C/Young:** Any questions for staff at this time? **C/Damron:** No questions. **C/Young:** Thank you, and we will open for the public testimony at 6:27 and seeing none signed up to testify we will close the public testimony at 6:28. That brings up our discussion and it fits with everything and is much needed. **C/Hennis:** Yes, and I agree.

*Commissioner Hennis Motions to approve case nos. 18-04-SUP & 18-04-DR for the Reed Elementary School, with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.*

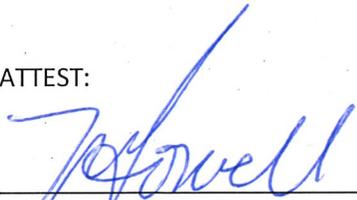
**3. COMMISSION REPORTS**

**4. ADJOURNMENT**

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

  
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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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