

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, March 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	X
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 February 27, 2018.

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

2. PUBLIC HEARING

- a. **17-08-ZC (Rezone), 17-12-S (Pre Plat) and 18-09-DR (Design Review)** – Redhawk Square, a request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop 12 commercial lots, including three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. Scholl Ave., Kuna, Idaho, in Section 23 T2N, R1W.

- Staff requests that this be tabled until a final ACHD staff report is sent to Kuna for its review.

Commissioner Gealy Motions to table case nos. 17-08-ZC, 17-12-S & 18-09-DR for Redhawk Square until the next regularly scheduled Planning and Zoning Commission meeting; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- b. **18-06-SUP Modification (Special Use Permit) & 18-06-DR (Design Review)** – Teed School Building; 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 a single story, 19,100 square foot addition to the east side of the school. For purposes of adding up to eight classrooms, a new kitchen and cafeteria. Applicant also seeks Design Review approval for the additional square footage. This request proposes to return Teed back to a middle school. This site is located on the south side of Porter Street, between Linder Road and Kay Street, Section 24, T2N, R1W, Boise Meridian, Ada County, Idaho. Address is 441 E. Porter Street, Kuna, within Section 24, T2N, R1W, B.M. (A.P.N. # S1324233623).

Commissioner Gealy recuses self from agenda item.

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Ron Pollington: I am with LKV Architect, our business address is 2400 E Riverwalk Dr, Boise ID. We are looking at the Teed Middle school proposal, on the site plan you are seeing today, in the dark hatch areas is where we are proposing a building addition to the east of the existing Fremont H. Teed Elementary School. The current school is an elementary, and the school district would like to convert it back to a middle school and have a sixth, seventh and eighth grade enrollment, and in order to do so, we are proposing to add 19100 square feet to the existing square footage, which includes a kitchen and a cafeteria, on the site plan you the parking is shared with the other buildings to the east which is the district office for the Kuna School district, then there is the immediate parking lot to the north. When you look at the minimum parking lot requirements we are within the Kuna Code. This enlarged site plan shows the location of the 8 classroom spaces, and the cafeteria to the northeast and the kitchen immediately to the west of it. The site will be impacted minimally. The fire access road around the building will have to be shifted slightly to the southeast and slightly to the east. Other than that, the site utilities will remain in the general location near the north side of the building. In relation to the fire access lane, the landscaping on the east side of the access road, will have to be removed and replace on the east side of the new access road. These are the building elevations for the proposed addition, we are keeping with the same materials as the existing building. We have some parapet walls that we would like to introduce to mechanically screen the units on the roof. This is photograph depicting the materials used for the school and our proposed materials that will be used for the addition, I open it up for any questions. **C/Young:** Okay, are there any questions for the applicant at this time? **C/Damron:** It says on the plans that you have here, future cafeteria expansion is that what you have here? **Ron Pollington:** The lines that are shown here are if the school needs to expand the current cafeteria, that we are going to be adding, so it is not full capacity of the cafeteria. **C/Damron:** Okay. **C/Young:** Okay, thank you and 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 4th Street. The application before you tonight 18-06-SUP modification and 18-06-DR and is for the Teed School Building. Currently the building is being used for the Elementary school, and it was actually build back in 1982 and it started out as a middle school and somewhere along the lines it changed. So, I think it coincides when the high school was built, and the high school moved from Boise St. to its current location, and the middle school moved to the old high school. So, now because of growth the school district is responding with an expansion on the current Teed Elementary School and transition it back to a middle school, so there will now be two middle schools in Kuna. 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. Because a special use permit was granted originally for this, and it was granted under its current square footage, and they would like to expand it by 19,100 square feet, and the only way to do that is to go back through the public hearing process, which why are here tonight. So, I think Ron has explained the details of the project very well, staff does support this. Staff has zero concerns with the additions, and we have received zero negative feedback from agencies we rely on to comment. Staff has no concerns, it is properly zoned, it fits the comp plan, and as I have said before it responds to the growing need here in Kuna to provide another few classrooms for the growing population. Additionally, 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. So, I would stand for any questions you might have. **C/Young:** Are there any questions for staff at this time? **C/Hennis:** Not at this time. **C/Young:** Okay thank you, and with that I will open up the public hearing at 6:13, and seeing none I will ask if there is anybody who has not signed up, who would like to sign up? **Kathy Limpede:** I live at 401 E Boise St in Kuna, the question is the letter we got in the mail recently, it makes it look like it is coming all the way to the fence line of the folks that live over there, is that just a bad picture? **C/Young:** Yes. **Kathy Limpede:** And looking at that, it looks to me as if the school will still be where it is now, will it only be expanded to the east? **C/Young:** Yes, do you see the shaded portion on that image, and that is where the expansion will take place. **Kathy Limpede:**

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That could really throw someone through a loop if they didn't know the specifics. **Wendy Howell:** The mailings that go out have to show the subject, they do not show the foot print of the building. **C/Young:** Is there anybody else who would like testify that is not signed up and seeing none I will close that at 6:17. That brings up our discussion, and aesthetically, matching the existing buildings materials and construction types. **C/Hennis:** And design, I don't see any real issue, and they are keeping sort of within the existing foot print of the buildings, it seems like a lot of expansion in a little area. **C/Damron:** I don't have any questions, it looks good to me.

Commissioner Hennis Motions to approve case nos. 18-06-SUP & 18-06-DR for the Teed School Building, with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.

- c. **18-05-SUP (Special Use Permit)** – Mercury Towers, New Cell Tower, Monopole; Applicant, Aaron Gunn with Mercury Towers, requests Special Use Permit approval in order to install a 120' monopole Wireless Communication Facility (WCF), at 7460 S Linder Road. This site is located near the northeast corner of Linder Road and Columbia Road).

The applicant presented a before and after map showing RSRP Coverage without the proposed Durant site tower, and with the proposed Durant site tower. Staff entered this exhibit into the record as exhibit C3.

Jason Evans: My name is Jason Evans, my address is 767 N Star Road, in Star Idaho. I am here tonight on behalf of Verizon, who is working with Mercury Towers for this project. It kind of goes along with infrastructure, sometimes when development happens these are the types of items that are needed, as you can see on these coverage maps, basically the green you see, if you are inside your house it would work great, if you are outside your house in the yellow it would great, and obviously the grey is where service is impacted. So, what you can see is where it is grey and yellow, it is almost all yellow, it is almost great service. With hundreds of homes in process and on its way, it is going to degrade the service even worse with a new school coming in and 500 kids on their phones, and dozens and dozens of staff this will be a need that will provided for that area. We were approached by mercury towers, who are going to build the site, and we said we would love to go on that site, and we were looking at a site in that area as well, which was actually further north where the radio towers are, but our engineer department came back and said no we wouldn't be able to go there because of the proximity to the radio towers. So, we started having these conversations that we would rather work together on this project, versus having two towers within the same general location. I think this is a good location it is kind of tucked away in the back corner, we have looked through the staff report and we don't have any objections, and we have no issues with and I would be happy to answer any questions. **C/Young:** Any questions for the applicant? **C/Gealy:** I have no questions at this time. **C/Hennis:** I just have a basic question, on these maps, where is a point of reference, where would the tower be. **Jason Evans:** Do you see that little black circle, that is where the tower will be, that is Linder and Columbia right there. So, that is directly adjacent to the school. **C/Hennis:** Okay, thank you. **C/Young:** We will have Troy come on up. **Troy Behunin:** Good evening again Commissioners, for the record Troy Behunin, 751 W 4th St, Kuna Planning and Zoning. The application before you again tonight is 17-05-SUP. The proposal is for a new cell tower in the Kuna area. This is a parcel that is within the city limits of the City of Kuna. It would be adjacent to the proposed high school site, and there are actually a few subdivisions that are relatively close, but I believe the closest is about 1500 feet directly west, which is a county subdivision actually. All of noticing procedures have been followed, we have sent out letters and requests for comments, the site has been posted and it ran in the newspaper, so we have done all of the procedures in order to hold a hearing tonight, so as you have probably read in the your packets under the staff analysis portion, staff does talk about the height of the structure, and it does exceed the height limit for the zone that it is in, however there is an exception it is call the height exception, and I just want to read that really

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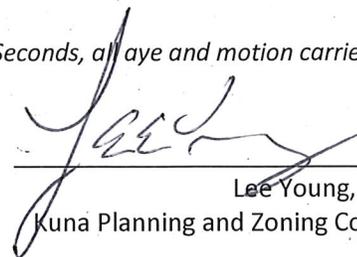
quick, it is Kuna City Code 5-4-6-B-6, architectural appurtenance height limitations: Public utility structures, spires, poles, belfries, cupolas, antennas, water tanks, ventilators, chimneys, steeples, towers or other appurtenances usually placed above a structure's roof level and not intended for human occupancy or placed as a stand-alone feature that exceed the zone's maximum allowable height, as noted in KCC 5-3-3: Official Height and Area Standards, shall be approved as a height exception; unless the director determines the appurtenance's height poses a health, safety or aesthetic issue requiring compliance with the corresponding zoning district height limitation or other standards. Because this is not intended for human occupation, staff would support this height exception even at 120 feet tall. The reason for this is simple, no human habitation, and we have not been informed of a health or safety concern at this point. The other reason why staff does support it is because staff is actually going through the ordinances of the City to come up with a new wireless communications facility ordinance, WCF. It is very comprehensive and will add a significant portion to the City code when it comes to cell towers, one of the most important aspects of cell towers is that we highly encourage co-location, which means we don't want just a single carrier on a pole, this application encourages that other providers may be able to fix their equipment to this pole so there would be up to three additional cell carriers. So, there would be Verizon, the parent company, there could be up to three additional carriers. So, while it does seem exceedingly high, there is the co-location which is something we are excited about. Staff also pointed out in the analysis, that we would just like there to be some screening from the utility to be provided, and we just ask that the applicant work with staff at least on some screening for that, and because this is a special use permit it does allow for that request, and other than that, Staff supports it. I would stand for any questions you might have. **C/Gealy:** I have no questions. **C/Young:** Okay thank you, and that brings up the public testimony, and seeing no one signed up to testify I will open and close that at 6:29, which brings up our discussion, and I don't have any issues with the location. **C/Hennis:** It is tall, but it needs to be done, it seems like we have to grab these towers where we can. **C/Young:** I think with the high school going in there it will be good as well, Any other thoughts or comments? **C/Gealy:** Nope.

Commissioner Hennis Motions to approve case no. 18-05-SUP for Mercury Towers, with the conditions as stated in the staff report, and with the additional condition that the applicant work with staff to provide additional landscape screening along the base; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron 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