

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, March 27, 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 March 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-02-SUP; Silver Trail Elementary addition.
- c. **Findings of Fact and Conclusions of Law** for 18-03-SUP; Kuna High School addition.
- d. **Findings of Fact and Conclusions of Law** for 18-04-SUP; Reed Elementary addition.
- e. **Findings of Fact and Conclusions of Law** for 18-05-SUP; Mercury Cell Towers.
- f. **Findings of Fact and Conclusions of Law** for 18-06-SUP; Teed School Building addition.

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

**2. NEW BUSINESS**

- a. **18-08-DR (Design Review)** – Multi-Tenant Commercial Building; The applicant, James Wylie seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 4,026 square foot multi-tenant commercial buildings, accompanying landscaping, lighting and parking lot within the Empty Pockets Subdivision. The site is located at 1075 East Kuna Road, Kuna, Idaho 83634 (APN #: R2373790020).

**Eric Wylie:** My name is Eric Wylie, my address is 1464 E Territory Drive in Meridian, and Mr. Chairman, and members of the committee, that is our site plan, and we are proposing a 4000 square foot building. Looking at the staff report, it shows that the proposed buildings, landscaping and parking lot meet City Codes, and I will stand for any questions. **C/Young:** Any questions at this time? **C/Gealy:** Not at this time. **C/Young:** I do have one question for you, one front elevation, we have the pilasters that go up to just above store front, then you have a signage band. Have you thought about bringing those pilasters up to parapet height to break that up a little? So, it is not just a sea of white, and brings a little texture to that. **Eric Wylie:** I haven't thought about that, but we could. **C/Young:** Any other questions? Alright Thank you. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> ST. The application before you tonight is 18-08-DR (Design Review) which is seeking approval for a new 4,026 square foot multi-tenant commercial building as well as accompanying landscape, lighting and parking lot. The site is located within the Empty Pockets Subdivision and the address is 1075 E Kuna Road. It is located next to the big smoke

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

and the dominoes. Staff has reviewed the application and finds that the proposed building generally satisfies the intent of Kuna City Code and fits into the overall vision of the C-2 District. Access to the site is available via an existing 30-foot-wide access easement directly off East Kuna Road and Staff finds the parking lot, and landscaping to be in conformance with Kuna City Code. Staff would note that the proposed decorative rock ground cover is not a permissible form of ground cover for landscape buffers and landscape strips. Staff would recommend that the applicant be conditioned to use an organic material such as shredded bark or sod for ground cover in all proposed landscape strips and buffers. Staff would like to note that the applicant has been working with J&M sanitation with regards to the proposed trash enclosure, and the site plan you are seeing in packet is a revised site plan containing a trash enclosure that is built and oriented to the specifications of J&M Sanitation. Staff views this application to be generally consistent with the goals and vision of the overlay district for the City of Kuna, and Staff would like to note that the applicant has submitted everything we have asked him to and has shown to be very willing to work with staff. Staff would forward a recommendation of approval for case 18-08-DR to the Design Review Committee. I will now stand for any questions. **C/Young:** Are there any questions for staff? **C/Gealy:** I have one regarding the trash enclosure. We had a conversation here about six or eight weeks ago regarding trash enclosures, and think we determined at that time we were going to encourage those be made out of stone, rather than wood. On this diagram it says it is a wood frame. Is it wood or stone. **Jace Hellman:** It will actually be a wood frame with stucco to match the building. It was brought to J&M Sanitation, and they didn't have any issues with it, but if you want guys would like to condition that, you are more than welcome to condition that. **C/Gealy:** I just recall, a conversation we had about trash enclosures, after we kind of got stuck. **Jace Hellman:** Yes, and like I said, Chad Gordon with J&M Sanitation reviewed this, and had no issues, but if the commission would like to condition a CMU trash enclosure, you are more than welcome to. **C/Young:** Okay, are there any other questions for staff at this time? **C/Gealy:** No questions at this time. **C/Young:** Okay, well that brings up our discussion. **C/Hennis:** Well, with regards to that, how do we get a wood stud frame to stand up on a cantilever, it is going to take a beating. It just says a six-foot-high wood frame wall with stucco finish to match the building. I just know doing what I do, that is going to get beaten. **C/Young:** yes, and I know given previous discussions, block is much more preferred as far as durability. I agree with you on that. I think the gates are alright. With the exception of that and maybe breaking up the front elevation, the building will fit with the surrounding area and much needed in that area. **C/Damron:** Were you just looking at the center pilasters going up to break up the visual for that signage portion. **C/Young:** Yes. **C/Hennis:** I mean everything else seems right inline. **C/Young:** As far as the block goes on the enclosure, they could work with staff to have a texture or color that matches the scheme. **C/Gealy:** I have a question for staff. You mentioned that we needed to add a condition that they need to use an organic material other than rock, is that already included into the conditions of approval, or do we need to add that. **Jace Hellman:** If you choose, you will need to add that, it is not in the conditions of approval. **C/Young:** Any other thoughts or I could stand for a motion.

*Commissioner Hennis Motions to approve Case No. 18-08-DR (Design Review) for the multi-tenant commercial building with the conditions as stated with the staff report, and the additional conditions that the applicant shall work with staff with regards to an organic replacement for the decorative rock, the applicant shall change the wood frame of the trash enclosure walls to a CMU frame, and work with staff to find an appropriate finish for the CMU wall frame and the applicant shall extend the center two pilasters vertically to break up the signage band on the top elevation ; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

- b. **18-05-DR (Design Review)** – Linder Road Duplexes; Rob TeBeau, on behalf of The Housing Company, requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a project consisting of five duplex buildings, (yielding ten dwelling units) with an accompanying private driveway similar

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

to other multi-family developments. The applicant is proposing six additional off driveway parking stalls and landscaping for DRC approval. The site is located at 445 & 483 N. Linder Rd., Kuna, ID 83634 (APN #: S1323417277 & S1323417298).

**Blake Jumper:** Blake Jumper, 3961 Bush Ave, Boise, Idaho 83703. I am a development manager with the Housing Company, we are a housing developer. Locally, we manage and develop property throughout the state. We were excited to find this property off of Linder, and we have been looking to do affordable housing for quite some time. Although it can be difficult based on our funding sources and requirements. We got lucky with this one, it was already zoned for our proposed use, and we are looking at doing five duplexes, ten uses. As I said, these will be affordable housing, which has government regulations and guidelines for income limits and rent limits. This is our site plan, and I met with Troy and his team early on to have some discussions and see if this would meet the intentions of the city and if it would be something you guys would be looking for. It seemed like it did fit, so we purchased the site, and we have been working on construction documents, and going through all of those due diligence items. To my knowledge we have complied with everything that Troy and his team has suggested in terms of landscaping and all other requirements. It is kind of a unique product, we are working with Nashua builders, which is a modular home builder in town. A lot of people think of that as manufactured housing and it has kind of gotten away from that. It is all under the same guidelines, or building code as any stick build, site build kind of construction. One thing we did want to stay away from is that look of modular manufactured housing, where you have two twelve slope roofing and things like that don't give off that appeal of a higher end look. So, we have what I call boxes, these modular boxes that are shipped to the site, and then we crane them into place on the foundation and then we are going to site build the roofing, and crane those on top, and then get a 6/12 pitch which is much more appealing in my opinion. That is why what we are doing is somewhat unique. These will be decent size units, 1250 square feet. These will be rented to people at around 30% AMI, area medium income, these are people who are your bank tellers, some who works at your local grocery store. There is a lot of people who need housing, and there is not a lot of affordable options out there so we are hoping to maybe solve that. It is not a lot of units, but it is a step in the right direction in my opinion so, that is about all I had if there are any questions. **C/Hennis:** Did you say your corporation going to remain landlord afterwards, and this is all under your ownership. **Blake Jumper:** Correct, these are held in a compliance period, so after they are placed in service they are required to be kept in affordable for a period of sometimes 15, this one will be 20 years. We don't dispose of them, so we hold them, and we have about 32 properties in portfolio, everyone of them that we have developed we have held, so have had some of them for 20 to 25 years, and that is what we intend for this. We don't build these things and sell them. **C/Hennis:** So, do you have a service that takes care of all of the common areas, like a HOA would? **Blake Jumper:** Yes, we will hire out for all the landscaping and things like that, we will also have CC&Rs because this will be a dedicated private roadway and drive aisle, and I have submitted those to Troy and his team, which outlines how we are going to take care of that, keep it up and protect all of that. **C/Hennis:** Okay. **C/Young:** Did I read the site plan correct, right now you have a proposed cedar fence around the perimeter? **Blake Jumper:** That is correct. **C/Young:** Okay, and with this you do not have a trash enclosure, you have areas for totes. **Blake Jumper:** Correct, we have found in the past, we have some duplexes in Nampa that are similar to this and we used a common enclosure, and we found that we have neighbors or whoever coming to dump their trash and ends up becoming an eyesore. We found that having individual carts takes care of that problem, and it generally keeps things a little cleaner, that is just our experience. **C/Gealy:** I didn't quite understand where the parking is for each of the units, you are counting the garage as one space, and then you said there are three spaces per unit? **Blake Jumper:** Right, so there is actually space at each dwelling for three parking spaces. **C/Gealy:** There is driveway, is that the parking? **Blake Jumper:** Correct, and then there is also by the two trees on the west side of the site...**C/Gealy:** I saw those, I just didn't see the ones at each unit. So, you are

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 27, 2018

counting the garage as one, and the driveway as two for each unit? **Blake Jumper:** Correct, and the garages are only single car garages. **C/Laraway:** Are you going to allow on street parking? **Blake Jumper:** No, and we have already detailed that, there will be signage throughout that drive aisle, saying no parking on the street. **C/Laraway:** Enforced by management? **Blake Jumper:** Correct. **C/Young:** Any other question for the applicant? **C/Gealy:** Yeah, I have one. The tip cart area, is that going to be just for garbage day, or are they going to live there. **Blake Jumper:** No, they will be required to take their carts back to the garage after garbage day. **C/Gealy:** That makes more sense. Thank you. **C/Young:** Then we will have Troy come on up. **Troy Behunin:** Good evening commissioners, just for the record Troy Behunin, Senior Planner, 751 W 4<sup>th</sup> St. So, Blake Jumper with the Housing Company, has done a very good job with explaining what their project is all about, and what they hope to accomplish. They have responded to our request for several different things, a little more landscaping and they also have had on going discussions with ACHD, because Linder road at this location is within their CIP, so at some point in the next five years it will be improved by ACHD, and there will be some improvements that they will have to make like sidewalk and also some landscape buffering on the Linder Road side. This will not be a subdivision, so cedar fencing should be allowed, and the next action that they are going to be undertaking will be a lot line adjustment, right now it is two parcels, the lot line adjustment will go to council on April 3<sup>rd</sup>, and it will make these two parcels into one parcel and make it a lot easier for them. They have worked with J&M sanitation, Chad Gordon specifically, and he may have had a few lingering questions, but they have had a conversation for the tip carts verses the trash enclosure, and staff will support whatever J&M Sanitation supports so it appears that is also taken care of. We also did have concern about street lighting, but they have some that are proposed, and they have lights on the units themselves. Other than that, the innovative design and materials and construction of the units themselves, staff supports that, it appears that it will be a neat little addition to this area specifically, and this project should be considered an infill development project because development is surrounding it. I believe that all of the conditions that needed to be handled were listed in section H, but other than that the only thing staff would recommend is that they follow all of City codes, meet with ACHD and work with Kuna Fire, and J&M Sanitation. Staff has very little concern that this will be a successful project and serve as a need for the community. **C/Young:** Did fire have any comments or concerns, are they okay with the one entrance in here and the hammer turn. **Troy Behunin:** We talked with Terry, and the applicant has talked with Terry because of the hammerhead configuration of the private drive, they were okay with that. **C/Gealy:** Could you explain that a little bit more please. **Troy Behunin:** Well there is the east west road at the end of that is the hammer head portion of that, and then there is a road south, a fire truck if need could come in from the east side of the site and either back down the north south leg or pull forward the north south wing or back up to the east west wing and then get out. **C/Gealy:** So, they had no issues with access. **Troy Behunin:** They had no concerns when we talked with Terry Gammel. **C/Damron:** I was looking at the site plan and I didn't see any hydrants on there, and since it is not a subdivision are they required to put a hydrant in there for access. **Troy Behunin:** I believe that there will be one required, and when it gets to site plan and site design, Kuna Fire will make that call, but I believe there will be a requirement for one. **C/Laraway:** Because I thought it was every 450 feet there had to be a hydrant. **Troy Behunin:** It is for a subdivision. **C/Laraway:** This is not considered a subdivision? **Troy Behunin:** No, it is not, this is private drive, it will be just like Ridley's, it will be a private drive, all of the repairs and maintenance is all on the applicant. Staff would like to note that Blake did make mention that there was an agreement about the CC&Rs and the upkeep of the road, and they did submit something to the City, for the City to sign, kind of like a memorandum of understanding. Staff would actually highly suggest that it be in the CC&Rs for the development, all of those things that we require, because the greatest thing we are worried about is somebody parking on sides of the roads and blocking access, snow removal, upkeep and access. **C/Young:** Okay, any other questions for Troy at this time? Then that brings up our discussion. Based on the looks, where the location is, I think it will fit in well, it is well landscaped and the proposed colors on the elevation, they look nice. **C/Hennis:** There is a lot of space

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, March 27, 2018**

for the kids to play and such. **C/Damron:** it gives a different feel than the multi housing, it looks like a neighborhood as opposed to apartment buildings. **C/Hennis:** I tend to like it, and as long as they are keeping ownership it will solve a lot of existing issues we have on other projects. **C/Young:** Okay, any other thoughts or concerns? I guess I could stand for a motion.

*Commissioner Hennis Motions to approve Case No. 18-05-DR (Design Review) for Linder Road duplexes with the conditions as stated with the staff report, and the additional conditions that the applicant verify that the conditions of site maintenance and road maintenance are addressed in the CC&Rs and that the applicant work with the fire department to make sure hydrant locations and access are appropriate; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

**3. 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. – **Tabled from March 13, 2018.**

**Scott Stanfield:** 2964 Stewart Road, Kuna Idaho. I am happy to be here this evening, Jay Walker with Allterra Consulting, he was originally supposed to be here, but he had spring break, and this meeting got pushed off so he couldn't be here and he asked me to be here tonight. Basically, this is a straight forward project, we are asking for a rezone of approximately 3.46 acres that are currently R-6, we are asking for a rezone to C-1, which complies with the Comprehensive plan, and it also complies with goal of a commercial corridor. The project conforms with ACHD requirements including the roundabout, which you may have some questions on. The project will comply with the City's ordinances including landscaping with the exception of perhaps one. You will see in Troy's Staff report that he has two concerns with the landscape plan, the first one is with the number of parking stalls in a row without a landscape island, and I think that was just an oversight on the plan, and the final landscape plan will comply. The other concern was on the buffer along N School Avenue, is ten foot buffer versus 20 foot buffer, and our reason was we wanted to keep most of the buildings as far as we could from the neighbors at the west to maximize the distance from canal and the lateral and the boundary, so we pushed all of that stuff to the east, and maximize on the west to provide a buffer for those folks, and that is why we have a service road on the west to distance those buildings from the folks as far as possible, another reason why would want a ten foot is because we have another drive aisle between the buildings, and we just feel this opens it up and allows for better circulation patterns, and provides fire access to all of the buildings. Again, this complies with the comprehensive plan, and I have read through the conditions listed in the staff report, and I can accept them, and I will stand for any questions you might have. **C/Young:** Okay, how many parking stalls are allocated for the three triplexes. **Scott Stanfield:** I am going to try and site see code here, regardless of what we show on our site plan, we will comply with city code, which I think is two and a half per unit, but at the end of the day the count will conform. **C/Young:** Are there any other questions for the applicant at this time? **C/Gealy:** I have none at this time. **Scott Stanfield:** Normally, that is my que to sit down, but I will say we had a great neighborhood meeting, a lot of people showed up and no real concerns, it was all related to the roundabout, we had a gentleman to the south that had some issues, but we worked some things out with him. Maybe they are here tonight and maybe they are not, I will wait to here from them. **C/Young:** Okay, thank you. Then we will have Troy come on up. **Troy Behunin:** good evening commission, once again Troy Behunin, senior planner, 751 W 4<sup>th</sup> St, Kuna Planning and Zoning Department. Scott Stanfield did a fine job summarizing the

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

project. So, 17-08-ZC rezone, and 17-12-S, the pre-plat and 18-09-DR, the design review is before you tonight. The site has been posted properly, the letters have been sent to landowners notifying of the meeting which was actually scheduled for the 13<sup>th</sup> of March, and a courtesy notice was also sent late last week to remind people it has been tabled, it also ran in the newspaper, so everything was properly done in order to have tonight's meeting. Staff has learned that the biggest concern of the neighbors is the roundabout that ACHD has programmed for the intersection of Deer Flat and School Avenue. What complicates things is three of the corners are in the city, and one is not. Further complicating the issue is school at this location on the north side of Deer Flat is over a little because the alignment just doesn't work when someone wants to develop and some one does not, so there is a little jog there, which may complicate the roundabout. However, ACHD has the proper technician and traffic engineers to take care of that, and this isn't the first time this has happened, this one will likely follow what they did on the Main Street and Linder Road roundabout. We had to wait until the ACHD staff report was approved, and that is why it was tabled. We have received that, and it is in your packet this evening. I think Scott brought up staff's two biggest concerns, the ten-foot-wide buffer on school street, and also the parking stalls, and staff can appreciate there are a lot of different site plans, and one got through, and if they will work with us, no harm no foul. Staff has no problem, and no concern with uses that are proposed, it looks like a nice mixed use development, and that is what the comp plan calls for on this specific parcel. This type of project follows with the comp plan map and what the comp plan actually calls for, and it will serve this area well if it comes to fruition. I believe there was a question about how many parking stalls were required, is that just for houses on the south end or the project overall. **C/Young:** there seems to be a fair amount of parking for the commercial itself, but I just wanted to make sure there was enough for the townhome as well. **Troy Behunin:** So, if there is three units under one roof, then each unit is required to have one and a half stalls, if they have more that is fine, but they need to have one and half per unit. So, with three units each there will be about 5 stalls, because you can't have half of a stall. I think the one thing that staff did not list in the staff report, was the J&M sanitation trash enclosure, so this body could sum it up by saying they would have to work with J&M sanitation to install a CMU wall trash enclosure with steel gates. Other than that, staff supports everything that the applicant is trying to do. I have received one phone call from the public about this, other than that I have received no other concerns from the public. I will stand for any questions that you have. **C/Young:** you have listed as the DR part, is that for the landscaping at this time, will the other commercial buildings need to come in separately. **Troy Behunin:** Yes, those will have to come in for their own building design review, this just for the subdivision. The townhomes will have to go through design review, as well as the commercial buildings and all of the signage, all of the signage will have to be reviewed as well. **C/Gealy:** Could we postpone this portion of design review and do design review all together with the buildings and the landscaping and the signage. **Troy Behunin:** You certainly have that option, but there really is no need to do that. **C/Gealy:** Well let me ask, why is this piece here now? **Troy Behunin:** Because they have to go through the preliminary plat process which preliminary plat takes a lot longer to go through the process than the design review on the buildings because design review goes to this body and stops, and additionally, they may not have all of their tenants in place, they are getting things ready, I understand they have two people they are talking with, and in order for those to move forward they have to have that entitlement in place. This is no different than Ridley's or Ashton Estates, or Ensign where they just get the subdivision approved with the subdivision landscaping and then they move to the building and the signage afterwards. Does that answer your question? **C/Gealy:** yes, but know because what I am thinking is they are going to change the parking, they are talking about changing some of the buildings, and they want us to approve landscaping, which I find premature, and I would like to suggest that we look at just the rezone and the pre-plat, but they have to have the landscaping for the subdivision in order to do the pre-plat? **Troy Behunin:** that is required, but they won't be able to change the landscaping or the parking beyond what you guys decide, so if you say they need to add a landscaping island, that is not a big deal because they are complying with code, if they were going to re-arrange that, that

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

wouldn't work. **C/Hennis:** if they were going to do that they would have to come back to us. **Troy Behunin:** Correct. **C/Gealy:** but I thought they just said they were going to reduce the number of parking spaces. **Troy Behunin:** I believe it was just in order to accommodate staffs request, if they do a reduction, a reduction is okay, they are here for a certain number of things, they can't exceed that, but they can go under. They can't go lower than what is allowed by code, but they can reduce it. **C/Gealy:** Okay. **C/Damron:** I have a question, but looking on the comp plan, this is designated City Center, what constitutes that. **Troy Behunin:** It is a mixed-use City Center, it is a daily and a weekly commercial center to serve those needs, smaller things like offices, daycares, fitness centers, things like that. **C/Damron:** Like a business center, okay I just wanted to clarify that. **C/Young:** any other questions at this time? **C/Gealy:** Not at this time. **C/Young:** Okay, we will open up the public hearing at 6:47, I don't see anybody listed or signed up to testify, is there anybody here that would like testify that hasn't got a chance to do so. If we could get them all signed up please. **Kelly Stred:** I live at 1551 N Azurite place, I am one of the two in the cul-de-sac that faces this plot. We spend a lot of time outside where we barbeque, there is a large sycamore tree with a tree swing, so you can see where my heart is with them putting in parking lot lights and business that will cause brightness while we are having a barbeque or just kind of spending time outside, and I don't know what kind of things that are going to be going in here, and maybe they are some things my family might want to have, but we don't mind driving to go to those, instead of having those things in there. We have rod iron fencing over there so we see that beautiful lot that we have right now, and we just enjoy the peace and quite as a family, and as you can imagine, traffic on Deer Flat has been filling up over the past three years, and we are kind of sad to see that. I didn't know there was a roundabout, and the traffic is kind of a concern of ours as well. I do know when we first moved in three years ago, there was a proposal for a cul-de-sac development sort of like what we have, and boy I sure wish that passed back in the day. Just if you wouldn't mind considering our families plea, we just want you to hear our voice. **Steve Nelson:** I live at 1611 N Azurite Place. My main concern is the traffic pattern there. I don't know if you have driven down Deer Flat at school time, traffic backs all the way to Linder, if they put a roundabout there it will back all of the way to Ten Mile. Right now, it is exceedingly hard to get onto Deer Flat turning left from School either way depending on the time of day, so I think by putting a commercial development on that corner is only going to make it harder. We moved here about a year and a half ago to get away from the traffic, and I think Deer Flat is as bad if not worse than where we lived in Boise. My other concern is what kind of commercial development, as he mentioned there a fitness center, there is a fitness center at the corner of Linder and Deer Flat, and I have talked to people over in that development who live right next to it, and they are not pleased with that type of development, and all of the businesses and lights that are there. Everywhere around it is residential, and to stick a commercial development right in the middle of it with multi-family as well, I have concerns about that. Yesterday is the first I have heard anything about this, I have never received anything in the mail, and no one in our neighborhood received anything in the mail, and unfortunately none of them are here right now. I am not a big fan of roundabouts, people stop and they don't know how to use them. So, I have a big concern about that, and I am already concerned about turning onto Deer Flat without them putting a roundabout in. So, those are my main concerns and I am rather surprised I have not heard about this until yesterday when I got a flyer in the mail, so that is what I have to say, and I thank you very much. **C/Laraway:** May I ask you a question? Are you concerned about the roundabout, or are you concerned about the development? **Steve Nelson:** both, maybe if they put just a roundabout there, maybe it would work, maybe it would not. I am really concerned with the development that is proposed, and then putting the roundabout there as well, I can see it just back up forever. **C/Laraway:** Okay, thank you sir. **C/Young:** Thank you, then we will have the applicant come back up and address any of the concerns that have been brought up. **Scott Stanfield:** yes, Chairman and Commissioners, once again Scott Stanfield, I am here to address their questions and concerns, first with Mrs. Stred. I would like to just note what I see here, they marked the column in favor, I don't know if they intended to do that, but I will let you folks fix that, and it is understandable for people who

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

don't come to these things, so I thought I would just point that out to you. Mrs. Stred was concerned about her neighborhood, and her house and her backyard right there. I have been doing this a long time, and there is a lot thing that developers do wrong, and they just don't care about the neighbors, and this group does. KOLO LLC is doing a handful of projects across the valley and they are here to stay. They layout we did, is trying to maximize the strip of land along the western boundary and put those buildings as far east as we possibly can and also focus a drive aisle, if you would see the layout, our main parking is in the middle of those buildings which is pushed to the east. We see a lot the noise being internal and pushed away from the west, and more towards the east, and that was by design and we have good group of trees along that side, and I believe that city required a ten-foot walking path along there so that will go in place and along with the trees and along pushing the buildings as far east as possible. Those are the reasons why we did that so we can take the neighbors' concerns in and we tried to find a way to solve that up front. We will have to see about lighting because lighting is always a major concern when you are up against a neighborhood like this, believe we are required to have downward facing lights, and focus them on the internal side, so buildings in front of that will block that light, but again we will work with Troy and the City on the individual design and plan review in locating the lights, and the type of lights, I don't think are intrusive, the city has a specific design criteria in the code that we will follow. Mr. Nelson, traffic and development is concern. He is absolutely right, Deer Flat with or without this development would be a problem, and if we kept it an R-6, or if we did that and didn't do this, or if we didn't do anything traffic would still be a problem. The good thing is it is only two times a day, and we all know that is when school begins and school get out. So, it is relatively short lived, and it doesn't solve the problem, it is a problem that I can't fix, Jay Walker can't fix, that the developer can't fix, the landowner can't fix. It is going to take the city and the neighbors to fix it. The roundabout is not an answer, and they aren't applicable everywhere. So, we worked with ACHD and they told us to show it on our plans and we did and we located our entrances as far back as we can from the roundabout. Mr. Nelson is correct traffic can't come and go into the commercial, but for this use, if there is going to be a roundabout there and the traffic patterns are what they are today, this use is going to be less impactful. This type of use is spread throughout the day, so this compared to an R-6 design, in an R-6 you are going to see a tremendous amount of traffic. He was concerned about the development as well, again some of those concerns are mitigated by our site plan, pulling all of our internal operations that generate the noise, that generate the light, that generate the action, those are more centrally located, and as far away from them as possible. The townhouses, they are not apartments, and those are projected on the south boundary, and not on the west boundary in order to be cognoscente of the neighbors. I hope I answered some of their concerns. **C/Young:** Thank you, are there any other questions for the applicant. **C/Laraway:** When get these packets from ACHD do they attached the latest traffic study with that? **Scott Stanfield:** Not the study, they submit traffic counts, they have on going traffic counts all over Ada County and they have those published, how often they do them, I am not sure. But, they do it in their staff report upfront, the first couple pages there is usually a box with columns and they have the street name and the location of the count. I haven't seen the report, but they certainly have one at ten mile and Linder, you can certainly bet those counts are updated. **C/Young:** Okay, thank you. I will close the public hearing 7:05 and that brings up our discussion. **C/Damron:** I have a concern with the fact that when you look around this everything is R-6, and then you low density housing to the north east, and right down the street we already have city center. Understanding that making this a commercial site as it would be, would not increase traffic a ton at the times when it is the worse. But, looking at the surrounding areas, which are all R-6, my feeling is this would be a better designated site to be R-6 zoning, as opposed to a city center since we have one that is in real close proximity to it, just a few blocks down. **C/Hennis:** yeah, but in a sense that is what we are trying to do, in certain points, not trying to concentrate a whole lot in one area, but create these little pockets spread out so it also breaks up those large residential areas as well for both the people who live there and those you are passing by too. **C/Damron:** Right, I understand that, but when I look at that section, we have R-6 housing from Ten Mile

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

all of the way to Linder, and we have city center by the school and now we want to put one here. I just don't like the site of it personally. What is the advantage is there above having residences in there? Maintaining R-6 zoning in there and having houses, what advantage, as we the city, and the public are going to get from that. **C/Hennis:** Well by design, what we try to do is create these little pockets of business and services so that residence can walk to it, as opposed to traveling by commuter. You can put coffee shops, you could have dentist's office, you can put different things so you don't have just one concentrated area, and people don't have to travel to, and it is within their neighborhood, so ideally, that is what we are striving for, instead of doing one central core, we create these pockets. **C/Young:** I think the way this site is laid out as far as the commercial buildings go, the square footage, especially for the one that is about 10,000 square feet really lends its self to day time commercial type businesses, one that will be shut down after regular business hours, which will mitigate some of the night time traffic concerns: **C/Damron:** He has done a great job pulling everything as far to the east on the property line. **C/Young:** I think also from the north, as far as larger buffers there, I think they have done a pretty good job as far as trying to compact the site and being as least intrusive on the area. I think with the addition of the commercial and having the townhomes in there that is not apartments, but it also just kind of fits in with the idea of a neighborhood commercial center without putting in an apartment complex. **C/Damron:** I agree, this a much better idea than apartments would be or multi-family. **C/Gealy:** I do have a question about the types of businesses, that might be allowed in this development, and I think the concern was raised in one of the comments from the neighborhood meeting in regards to what types of businesses would be going in there. I would be concerned if there would be a restaurant that might go in and keeping late hours, are there certain types of businesses that are permitted, and others that are perhaps not permitted? **Troy Behunin:** well with the rezone, you are either approving or denying the application for a C-1, unless this body wants to specifically remove something from it, if you approve a C-1, then anything is a special use permit or out right permitted in a C-1 would be allowed. What you are also doing, is you are also recommending approval for a site plan. So, even though this not something they are proposing, but if they were to propose something like a gas station, which they are not, but you can see the site plan doesn't really work for that, so they would have to go back to the public hearing process because of the entrances and the access points and ACHD would become involved again, so something like that would just naturally eliminate itself from contention. **C/Young:** Do you have an idea of a couple other items that would be a special use in a C-1 zone. **Troy Behunin:** A bar, would be a C-1 zone, and that would be something that would be a special use permit. **C/Young:** So, those would be things that have to come before us to be approved in a C-1 zone, it is not something that would be a blanket approval for every tattoo parlor and bar for a twenty-mile radius to come in, those are uses that would have to come before this board to ask to be there. **C/Gealy:** and we would not be compelled to approve it? **C/Young:** No, that is the idea of those special uses, you have to apply for that because they do not necessarily belong in every commercial area, it would be more appropriate in a large center versus a neighborhood center. **C/Gealy:** and I call this a neighborhood center. **C/Young:** Yeah, absolutely. **Troy Behunin:** Another example is a shooting range, that would be allowed in a C-1, but the site design doesn't work for that, so they would have to come back and ask for another public hearing in order for something like that to come forward. **C/Gealy:** What about a dog kennel? **Troy Behunin:** A dog kennel is not allowed in a C-1. **C/Gealy:** I am just scaring the neighbors now. **C/Young:** I think the intent of this conversation is to let people know that there is not a blanket approval for things to do, and there are uses that have to come in and ask for approval because of the location, and there are somethings that are appropriate, and somethings that are not, and that is why they create special use permits. **C/Gealy:** I just want to make sure that we are clear the uses in the location respect the neighborhood. **C/Young:** Coming back to the site, I think the site is conducive to a small neighborhood center, I think the applicant has done a good job to push as much of the pieces as he can away from the neighborhoods. **C/Hennis:** I just don't understand how the triplexes are going to work for parking and access, because they are going to have to cross that access road when they go from

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, March 27, 2018**

their car to their house, there is no street parking, and no unit parking from what I see, its all the way across the site. **Troy Behunin:** Staff would just like to point out there is parking provide between the center building and the eastern building, and then there is parking on west side of the third building. They are going ot have to provide sidewalk from those parking lots to the buildings. **C/Hennis:** Right, but you are going to have to cross the 30' drive aisle, am I wrong? **C/Young:** There is parking right here and right here. **C/Hennis:** Oh, I wasn't seeing this on the landscape plan. Okay, that makes a little more sense. **Troy Behunin:** the applicant also tells me there will driveways at least provided for each of the units. **C/Hennis:** Okay, thank you. **C/Laraway:** question for staff I guess, legality wise, if you live in one of these townhouses, theoretically that big parking lot is your property, you have access to It to do anything you want, you are going to have parties, you are going to have swap meets, are there any boundaries or restrictions from the townhouses, do they have standing to do whatever their want, large garage sales with out permits, it is their property so I am wondering. **Troy Behunin:** That could be detail or restricted or limited, depending on what this body wants to do, saying it needs to be curtailed in the CCR's. those townhomes will be on a separate lot from the rest of the development, so even if someone owns the townhome, they are not going to own the parking lot. The townhomes have to have onsite parking for their needs, the parking lot across the drive aisle is not going to count for those units, now could they use it for an overflow parking for the barbeque or the big game? I guess ff the property owner wants to allow that, and write it into their CC&Rs, I guess they could. But, their requirements are 1.5 stalls per unit, and they have that onsite. **C/Laraway:** I just look at the worst-case scenario, if someone has a party and the police are called, do they have standing on that property, or can the police enforce no trespassing. **Troy Behunin:** if they don't own that property, I imagine they could enforce trespassing, unless it is written in their CC&Rs that says you can use this parking lot for A, B, C and D. **C/Laraway:** Thank you. **C/Gealy:** Another question, back to trash enclosures, at this point there is not one designated, so they haven't worked with J&M sanitation about trash enclosures? **Troy Behunin:** I don't believe so. **C/Gealy:** So, we should include that as a condition? **Troy Behunin:** They will have to anyway, when the buildings design comes up for design review, it will come up then, but you can definitely make it a condition with this application, it would be appropriate. **C/Gealy:** Another question for staff, with respect to the ten-foot buffer on School St, your preference would be that they comply with City Code, and keep it at twenty feet? **Troy Behunin:** Given the nature of the project, staff can support a ten-foot landscape on the east side along School Street provided that there is a ten-foot path along the canal, and also so there is an appropriate landscaping, and I believe it would be a separated sidewalk. Not that it matters, but they are five feet wider on the landscape buffer on Deer Flat than what is required by code, code only requires a 20 foot, they are providing a 25, and there are just a lot of constraints with the site. **C/Hennis:** I think given the nature of the intersection, there is a lot that can be done that would complicate that intersection far worse, and I think this mitigates that a lot. I think if they try to put a little subdivision of R-6 in there it would be bad, it would be hard to get into, and out of, at least this something that will concentrated more towards the middle of the day. I like the idea of neighborhood commercial, as long as they are not huge, and less than half of that site would be developed. **C/Laraway:** I get caught up, in that fact that is a beautiful piece of property, as far as putting commercial in there, but once you start putting residential in there it changes my thought process, let alone having them in the same parking lot. Then it is truly a C-1, I get it, but the mix and the match of it. **C/Young:** I understand, but at the same time when there is a trend of these work and live centers where you have the retail below, and the living space up top, you still have that same mixed use thought, and you still have that same residential and that is directly over the commercial and sharing the same lot. I think this mitigates multiple story things going in and as far as the mixed use goes and keeping these things one story lends it self to being more of the neighborhood commercial. **C/Hennis:** I don't think that has been specified yet, that would be something we would be review in our next design review, but we do have height restrictions in the city.

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, March 27, 2018**

*Commissioner Hennis motions to recommend approval for case no. 17-08-ZC to City Council with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.*

*Commissioner Hennis motions to recommend approval for case no. 17-12-S to City Council with the conditions as stated in the staff report, and with the additional conditions that the applicant work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate, and to work with staff to provide the required break up in the number of parking stalls with landscape islands, and applicant shall install pathway along the teed canal; Commissioner Damron Seconds, all aye and motion carried 4-0.*

*Commissioner Hennis motions to approve case no. 18-09-DR for Redhawk Square with the conditions as stated in the staff report, and the additional conditions that the applicant work with J&M Sanitation to work respect to the placement of trash enclosures, and to work with staff to provide the required break up in the number of parking stalls with landscape islands ; Commissioner Damron Seconds, all aye and motion carried 4-0.*

**4. COMMISSION REPORTS**

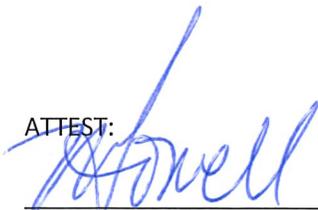
**a. Comprehensive Plan Update; Envision Kuna Public Workshop No. 2 – May 3, 2018**

**Jace Hellman:** We are well underway in the Comprehensive Planning Process, and I just wanted to let you know we have our second community workshop scheduled for May 3, 2018, which is a Thursday evening. We would like to encourage you to at the very least show up and participate, but ideally, we would like you to be involved in the process, and possible run a booth, or assist in some manner.

**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