

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 22, 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	Absent	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for May 8, 2018.

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

Commissioner Gealy motions to move Case No. 18-13-DR (Design Review) to the end of New Business on the agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS

- a. **18-13-DR (Design Review)** – Sunbeam Townhomes; On behalf of Oasis Properties LLC, the applicant, Steve Arnold with A Team Land Consultants seek Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for twelve (12) multifamily buildings (forty-eight (48) units), accompanying open space and landscaping, lighting and parking lot within the Sunbeam Townhouses Subdivision. The site is located on South School Avenue, Kuna, Idaho 83634 (APN# S1326428020).

Marty Pieroni: I am the owner of this property, my address is 475 S Thornwood Way, Meridian Idaho. I was asked to fill in tonight, so I am not sure what I am supposed to present, but if you have any questions at all I would be more than happy to answer them. **C/Young:** Looking at the elevations, I see the stone at the columns at the entry ways, and the only other place on the elevations were a tiny little strip at one of the entrances of the four. **Marty Pieroni:** They are all same, it is pin wheel design. So, each one looks the same all of the way around. So, you stone at the base of the pillars on each entry. **C/Young:** And you have the wainscot at each of the doors, and there is stone at each of the entries all the way around. **Marty Pieroni:** That is correct. **C/Young:** In some of the emails back and forth, I saw some communication about trash enclosure locations, how many are there. **Marty Pieroni:** There are two. **C/Young:** And those are CMU enclosures with steel gates? **Marty Pieroni:** Correct. We also implemented larger planter beds along the trash enclosures for more landscaping, which will help screen them a little more. **C/Young:** Are there any other questions for the applicant at this time? **C/Hennis:** I have no other questions. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4th ST. The application before you tonight is 18-13-DR (Design Review) which is seeking approval for 12 multifamily buildings (48 units), accompanying Open space, landscaping, lighting and parking within the newly created sunbeam townhouses subdivision. The preliminary plat for this project was approved on November 15th, 2016. The final plat was approved on October 3, 2017. Public improvements required with the creation of a subdivision are underway

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and are near completion. A common drive aisle will connect the multifamily units to West sunbeam street, which is being extended from its existing terminus to school avenue. The applicant has proposed 111 total parking stalls, six of which will be designated handicap parking. If they haven't already, the applicant will be required to have all parking lot drainage and storm water retention plans reviewed and approved by the City Engineer. Staff finds the parking lot to be in substantial conformance with KCC title 5, chapter 9 which requires one and a half spaces per unit for all multifamily type developments. This application features an abundance of landscaping, and open space amenities for residents including a gazebo and half basketball court. The applicant also has proposed a 25-foot landscape buffer along School Avenue, and a 25 to 30-foot buffer along Sunbeam St. Per the letter of intent, and the submitted landscape plan the applicant Proposes extensive landscaping within a 25 to 30-foot landscape strip separating the proposed multifamily development from the existing single-family units to the south. Staff would like to note that within your packet there is a letter from Chad Gordon with J&M Sanitation, this is exhibit C2. Within this letter there is conversation of reducing the number of trash enclosures from two to one, so long as it has the capacity for two dumpsters. The applicant has since opted to forgo the single enclosure and place two enclosures on site as shown on the site plan. Staff would like to note that because this application is for a Design Review, which is public meeting, no formal noticing procedures were needed. The application Complies with Kuna City Code and the Kuna Comprehensive plan. 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 18-13-DR to the Design Review Committee. I will now stand for any questions you may have. **C/Young:** Was there any kind of a light study, to make sure the light poles didn't violate the dark sky policy. **Jace Hellman:** They did not, but we can require them to submit one if need be. **C/Young:** Are there any other questions for staff? **C/Gealy:** There is a condition, condition 6, which says are lighting within and for the site shall be LED lighting and establish dark sky practices, is that what you were asking about? **C/Young:** Well, I was just wondering if an actual photometric plan has been done that verifies the locations of their light poles and shows that they don't wash over into the neighboring subdivision. **Jace Hellman:** You can see the location of the pole lights on the site plan, as far as location, a lot of the lights are set forward in the development, and the closest lights to the subdivision to the south are the home style lights that are attached to the four-plex. **Marty Pieroni:** I was asked by some of the residents about the lighting, and I told them we have the shields on the light, and we have 50-watt LED bulbs, so it is as about as low as a lighting package that you can do. But, we do put shields on them, that way it doesn't do a 360-degree circle, and it keeps them focused on the parking lot. There is five of them in the entire parking lot. **C/Young:** Okay, and do you also have something similar, do you have any wall packs on the fourplexes themselves. **Marty Pieroni:** We actually thought about doing away with the street lights and having lights just on the buildings, but we were told by staff that that would not work. **C/Young:** I agree with Staff on that one. Any other questions for staff or the applicant? **C/Hennis:** I think overall, they look nice. **C/Gealy:** I like the pinwheel design and the abundant landscaping. **C/Young:** Any other concerns or thoughts? **C/Gealy:** I appreciate, that with the density you have, you have made it less dense to the south, with an abundance of open space. We appreciate the effort in transition. **C/Young:** I will stand for a motion.

Commissioner Hennis motions to approve Case No. 18-13-DR with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.

- b. **18-14-DR (Design Review) & 18-05-SN (Sign)** – KJ's Superstore Pole and Monument Signage; The applicant, Conrad & Bischoff, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 30-foot high, double face illuminated pole sign with an electronic message center and an approximately six-foot high, double face illuminated monument sign. The site is located at 1565 E. Deer Flat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

Todd Taylor: I am with Yesco, 416 E 41st St. Boise. We have a 30-foot freestanding pole sign on Highway 69 and a secondary monument sign on Deer Flat Road. Both signs fall within City Code, and I will answer any questions you may have. **Jace Hellman:** Good Evening Chairman and Commission, for the record Jace Hellman, Planner II, Kuna

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Planning and Zoning Staff, 751 W. 4th St. KJ's Superstore was brought to you as a special use permit and design review last year. They did not have their signage at the time, and as a part of the conditions of approval they were required to bring all proposed signage back for design review. The pole sign is 30 ft high and contains an electronic reader board, which mandates design review as well, the intent is to have the 30 ft pole sign on N. Meridian Road and the monument sign on East Deer Flat. Both signs are code compliant, and the applicant has worked diligently to bring both signs within compliance, and I will stand for any questions that you may have. **C/Hennis:** This one says it has what they call a full color electronic message center, is that going to be dimmable at night? **Jace Hellman:** Code does require, and we will have that discussion with the applicant. There is a section of code that says it can only be so bright and so flashy, and that after certain hours the lights must be dimmed or turned off. So, they are required to be in compliance with that. **C/Young:** Alright, thank you, and that brings up our discussion. This one seems pretty straight forward. **C/Hennis:** Can I have the applicant come up, did you hear the question that was asked about the dimmability of the sign? **Todd Taylor:** Yes, most signs today are designed with that internal, they automatically dim down at night. **C/Young:** If there is nothing else I could stand for a motion.

Commissioner Hennis motions to approve Case No. 18-14-DR & 18-05-SN for KJ's Superstore with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.

- c. **18-16-DR (Design Review) & 18-04-SN (Sign)** – KJ's Superstore Wall Signage; On behalf of the property owners Conrad & Bischoff, the applicant David Whitehead with Sign Pro, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a series of wall signs for KJ's Superstore and KJ's Superwash. The site is located at 1565 E. Deer Flat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

Zane Powell: I represent KJ's as the construction manager and owners rep., my address is 1885 Silver Horseshoe Dr in Rexburg, Idaho. I was driving over this morning to meet with Radix Construction, and Sign Pro called me asking if I can stand in for them tonight. **Jace Hellman:** Chairman, Commissioners, once again Jace Hellman, Planner II, 751 W. 4th St. Kuna Planning and Zoning Staff. This is the second round of applications for signage for KJ's Superstore, this one includes all of their wall signs. On your sight plan you will notice a bunch of different directional signs, and per Kuna City Code, those are technically exempt from design review, so we are here looking at the wall signs for the Superstore and the Superwash. There are three signs on each building, one per side. But, other than that if you have any specific questions, I would be more than happy to answer them. **C/Gealy:** I have no questions. **C/Hennis:** I have no questions. This one is pretty straight forward, they are actually pretty subtle signs. **C/Young:** Any other thoughts or questions? If not, I will stand for a motion.

Commissioner Hennis motions to approve Case No. 18-16-DR & 18-04-SN for wall signage for KJ's Superstore with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.

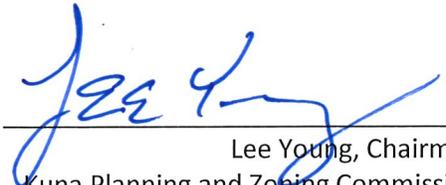
3. COMMISSION REPORTS

4. ADJOURNMENT

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

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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