

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, July 10, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	Absent		

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 June 26, 2018.

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

2. PUBLIC HEARING

- a. **18-01-CPF (Combination Preliminary and Final Plat) & 18-12-DR (Design Review)** – Kelleher Sub. No. 2; On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests approval to subdivide approximately 1.96 acres through the combination preliminary plat & final plat process into nine lots, consisting of eight family lots and one common lot and have reserved the name Kelleher Subdivision No. 2. A Design Review application for eight four-plex buildings, parking, lighting and landscaping accompanies this application. The subject site is located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080). This item was tabled on June 26, 2018.
 - *Staff requests this item be tabled to a Special Meeting on Wednesday, July 25, 2018.*

Jace Hellman: Chairman and Commissioners, as you know we asked to table this until an agreement was in the works or beginning. From my knowledge, the HOA manager and HOA board met last Friday. This was obviously too late for us to get anything in writing to submit in the packets. We tabled it to July 25th to give them more time to make a decision on whether this is going to happen or not. If it does, then we'll have at least some kind of framework rather than a recorded document. It will be showing you a step forward. If not, then we'll look at alternative measures and how to correct that.

Commissioner Gealy motions to table Case No. 18-01-CPF and 18-12-DR to a special Planning and Zoning Commission Meeting on July 25, 2018; Commissioner Hennis Seconds, all aye and motion carried 3-0.

- b. **18-09-SUP (Special Use Permit) & 18-17-DR (Design Review)** – Contractor's Storage Yard; On behalf of MMB Holdings, the applicant, Marla Carson with neUdesign Architecture, requests a Special Use Permit (SUP) for a contractor's storage yard and an eight-foot sight obscuring fence. A Design Review (DR) application for landscaping accompanies this application. The site is located at 706 E. Stagecoach Way, Kuna, Idaho 83634.

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Marla Carson: I am representing neUdesign Architecture, 725 E 2nd Street in Meridian. We are requesting a special use and design review approval, so we can have a storage yard for our business in Kuna. The property is 196 feet by 240 feet. We plan to have ten feet of landscaping on the street frontage, which will be irrigated by City Water. There's no irrigation to the property. We'll be bringing in dust-free recycled asphalt in two phases to the site. The yard will be used to store concrete equipment and trucks. An eight-foot privacy fence has been installed around the property. **C/Young:** Is the access to the yard on the northwest corner, where there is an existing driveway? **Marla Carson:** Correct. The gate is set back about 40 feet, and there's an existing driveway there that is shared with the towing company. **C/Damron:** They're not going to use this as a maintenance yard, are they? **Marla Carson:** No, just storage. **C/Gealy:** Would there be any washing out of the concrete trucks and the equipment at this site? **Marla Carson:** No. **Sam Weiger:** Good evening Commissioners, for the record, Sam Weiger, Planner I, Kuna Planning and Zoning Staff, 751 W 4th Street. Marla Carson explained the request in the detailed submittal letter. Staff is supportive of this request for the contractor's storage yard on Stagecoach Way. The site is zoned M-1 and is appropriate for a contractor's storage yard. Per Kuna City Code 5-5-4-E, for the storage of bulk flammable liquids and gases for resale, fuel yard and explosive storage: These type of storage facilities shall be located in the appropriate zoning district at least six hundred (600) feet from any religious institution. The proposed contractor's storage yard is next to Calvary Church Kuna, so those items may not be included in the storage yard. The detailed submittal letter states that the contractor's storage yard will contain concrete, construction trucks, and supplies. Since the building is being constructed, the project will not be noticeable to most people and the impact will be minimal. Drivers might notice the fencing, but they will not be impacted by the site. The landscaping needs to be maintained in a healthy growing condition, and all lighting need to be LED lighting and establish "Dark Skies" practices as detailed in the conditions. Due to a privacy fence, the impact of the site is minimal. There is an existing, eight-foot chain link fence. The private fence is not within a vision clearance area. Per Kuna City Code, at least one parking space must exist for every two employees (on the largest shift for which the building is designed) and 1 for each motor vehicle used in the business. With that I will stand for any questions you may have. **C/Young:** I will open the public testimony at 6:10. Nobody signed up to testify, so I will close the public testimony at 6:11. **Jace Hellman:** Staff would like to add that because they will be using potable water and irrigation is not available to the site, they will need to work with the City Engineer for some backflow device to make sure no contamination happens with the drinking water, as mentioned in the conditions. **C/Hennis:** Seems like everything is appropriate. It's in the right zoning area, and the fencing is set up properly.

Commissioner Hennis motions for approval of Case No. 18-09-SUP and 18-17-DR with the conditions as outlined in the staff report; Commissioner Damron 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