

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 28, 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	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 August 14, 2018.

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

2. NEW BUSINESS

- a. **18-21-DR (Design Review)** – Merlin Pointe Subdivision No. 1; On behalf of Black Creek LLP, the applicant, Steve Arnold with A Team Land Consultants, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for the first phase of Merlin Pointe Subdivision, which includes 52 townhouse buildings and landscaping for six commercial lots and eight common lots. A sign application for the subdivision and townhomes accompanies this application. The site is located on East Kuna Road, Kuna, Idaho 83634 (APN# S1324449005 and R0615254601).

C/Young: The first item up on your public hearing is 18-21-DR, Design Review for the Merlin Pointe Subdivision No.

1. Steve Arnold: Chairman and Commissioners, Steve Arnold, A Team Land Consultants, 1875 Whisper Cove, Boise, ID 83709. This is the first phase of Merlin Pointe, which was approved in 2012. We submitted a final plat, and then we submitted a new final plat. The new final plat reflected 52 townhouse lots, 6 commercial lots and 4 common lots. Before you tonight are the townhomes that have been approved. We have several variations and essentially two types of townhome products. We have a single-story, a two-story, and a tri-plex combination for the three lots. We have interior for the subdivision. For the zoning based on this area that was approved, we need to have attached units. That’s why we have the triplexes and the duplexes. All of these are being platted on their own lots, and they are a for-sale product. The homes range from 1400 to 1800 square feet. For what we don’t have in front of you tonight, I hope there is some latitude in the future. We will put the same color scheme and materials, but we will probably have a two-story triplex. We couldn’t get it in time into your packet, but I believe that we’ll get some latitude if we stick with the same latitude and colors. They range from 1500 to 1800 square feet, but when we do the two-story triplex, it will probably be larger. The other aspect that we have before you tonight is our landscape plan. Originally, we had proposed sod in the park area. After speaking with our landscaper, it would be better if we use hydroseed within the park area. Then, we are proposing some of the common areas around the commercial lot. The reason that the seed sets better initially is that we’ll get deeper roots in the native soil. It just becomes a hardier grass type. We are doing that to try to get something that’s going to be durable. We’re hoping that we’re going to get quite a bit of use on the park. The commercial lots are not before you tonight, we don’t have tenants yet, and

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 28, 2018**

we're still playing games with Idaho Transportation Department (ITD). We're hoping that we start seeing some commercial come in. We're going to start construction as soon as possible on the townhomes, once they are approved. I can stand for any questions you may have. **C/Laraway:** On the townhomes that you're proposing, you said you will start construction right away. How will you hydroseed in the winter? **Steve Arnold:** I'm hoping to get the landscaper going tomorrow, after the landscaping gets approved. I've got the topsoil laid in the park, and I'm going to be bringing in a couple inches of topsoil there. Granite excavation will be moving some topsoil into the common areas. We would have the front done, but I'm hung up with ITD. The front we're planning to sod, because I wanted a greened-up look. As we come in off of Sailer, all the way to the first intersection, that's going to be sod. It's mainly the park that we're talking about, which is along the west boundary of the commercial and the north boundary of the large lot. **C/Gealy:** I read that there won't be any community garbage collection and it will all be individual tip carts. Is that correct? **Steve Arnold:** Chairman Young, Commissioner Gealy, it will all be individual. **C/Gealy:** Each home has a garage, is that correct? **Steve Arnold:** Correct, we have entertained the idea of two-car garages for the tandems. **C/Gealy:** So, there's off-street storage opportunities for the tipcarts. They won't just all be sitting out on the streets everywhere? **Steve Arnold:** We'll have an HOA to make sure that doesn't happen. **C/Gealy:** As far as parking, they all have a two-car garage and a driveway? **Steve Arnold:** The driveways are setback anywhere between 15 to 20. We will have parking spaces in there. **C/Gealy:** Will there be adequate off-street parking? **Steve Arnold:** There will be adequate off-street parking, and there will be a street-section that ACHD allows parking on. It's a 34-foot street section. **C/Gealy:** I read that there is a shared driveway? I couldn't find one. **Steve Arnold:** No, they're all individual. **Jace Hellman:** Good evening Chairman and Commissioners, for the record, Jace Hellman, Planner II, Kuna Planning and Zoning Staff, 751 W 4th St. The application before you tonight is 18-21-DR and 18-09-SN. There is a sign component. Commissioner Gealy, to touch on your question, when you read the shared driveway, I was referring to the commercial leave that there is. There is cross-access across the commercial lots. As stated, they've proposed a 20-foot landscape buffer along East Kuna Rd. There is extensive landscaping proposed between these future commercial lots and the residences that exist to the west. Landscaping has been provided between all commercial lots in the townhome component of this project. This is with landscaping islands and buffers proposed along Sailer Avenue. Touching the sod point, it was approved as sod in 2013. They came back since and now are saying hydroseed on certain portions, which is fine. Staff would rely on the Design Review Committee's decision. If you would like sod, you have the ability to condition it. If you want hydroseed, we can leave it that way too. There is a 2.2-acre park that's centrally located within the townhome component of the project. It does have a micro pass that provide pedestrian connectivity. As for the sign, there was a sign application that released sign elevations. This accompanied the overall design review application. They proposed two monument signs for the development. The first one would be for the shopping center, and I believe they noted it as Option E on Exhibit B11. The second would be for the townhome component, which is known as the Merlin Cottages. This is Option A circled on their elevation. If the applicant prefers different ones, we can discuss that as well. Staff would find that both proposed signs comply with Kuna City Code, Title 5 Chapter 10. With this being a design review, no formal noticing procedures will be needed. The applicant has complied with Kuna City Code, the Kuna Comprehensive Plan, and the applicant has provided everything we asked him to. Staff would forward a recommendation of approval for 18-21-DR and 18-09-SN to the Design Review Committee. I'll stand for any questions you may have. The applicant has provided material boards to look at as well. **C/Young:** The intended location for the monument sign is set at the entry for the commercial subdivision on Sailer. Is that on the east or west side of Sailer? **Steve Arnold:** Mr. Chairman, members of the Commission, in regards to the intent of the signs, there will be two. One will be at the northwest corner of what used to be Jackpot and Sailer. On that corner lot, we will have some decorative landscaping, and it will probably just be a small sign that says "Merlin Pointe Cottages". As you enter in off of Kuna Road, right in the center island, that's where the commercial signs will be. They'll be lit up, and we've got landscaping and other things in there too. It will be completed as soon as ITD lets us do it. **C/Damron:** If that sign's going to be set back off there, what's the visibility for people coming into that commercial site? That looks like it might be a little confusing for him. It would be confusing to see the sign for the cottages out by the road, and then set back in there for the commercial sites. **Steve Arnold:** No, the commercial is going to be right there. Like I said, the cottage sign is going to be more wayward,

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, August 28, 2018

showing where people are going. It's also more marketing than anything else. **C/Laraway:** How many access points did ITD grant? **Steve Arnold:** We have four deeded access points, and it's been a big rub. Tom deeded that a long time ago. We worked with ITD to fix the safety problem. We had originally approved an access right on the curve, and the plan in the pot was that we wanted to get a traffic signal there for safety concerns. As you know, we've got some big plans to develop east of town by the golf course. That road is going to get nothing but more traffic. With the existing traffic on that right now, it would probably be warranted via safety reasons. It's not warranted now due to safety volumes, but for safety concerns, it is. It meets the separation from Kay. Even ITD agrees with the separation from your future Kay signal. After they approved it with us, they had some staff change over. Then they've decided that they don't want the signal on the curve, and they were talking about straightening it out. When the school came in, they told the school that they needed a traffic signal there to handle the school when it developed. This is one of the reasons why the school walked from that 90-100 acres off of Kuna Road. Anyway, we've had all of this approved, and why we're back looking at it again is ridiculous. **C/Laraway:** I wasn't part of the original design and I apologize. On entrances off of Highway 69 into the Subdivision and to commercial. Will there be extended turn lanes to get in and out? **Steve Arnold:** There weren't any required turn lanes at that first one. Historically, deceleration lanes haven't been utilized. There is talk about doing that here. We had a driveway up on the curve that was planned to be signalized. We had Sailer, and we had a right in right out on the commercial lot that was being platted. Then we had East Ensolarado Street, the road that basically came straight out. We had it stubbed in this first phase. That was planned to go out to Highway 69. We had planning access, and that was safe. Now, what they're trying to do is move the driveway from the corner up closer to our full access. Then you're going to have offset driveways. You get conflict by offset driveways. The ideal situation is that you either align or offset greatly. They're suggesting that we offset it maybe 200 feet from that intersection. It creates an unsafe situation. Where are the traffic signals going to be? **C/Laraway:** When you refer to they, are you talking about ITD? **Steve Arnold:** Yes. **C/Gealy:** I remember our conversation for the need for a traffic light at that corner. You're talking about developing the western part of this parcel right now, for today's design review. **Steve Arnold:** Yes, for the western portion. Hopefully, if we get this resolved, we'll probably build the eastern portion really quick. We'll build it when we get the green light so we don't get back in this situation again. If I might add, and this is the only rebuttal that I have. What we're asking for with the hydroseeding, it's in code. We're not asking for asking for a variance or anything, we just want a hardier grass. I'll stand for any questions you may have. **C/Gealy:** And you're fine either way? Approved as sod? **Jace Hellman:** Something that was approved when it originally came through. Here's something different. You have options. **C/Young:** That brings up Commission discussion. As far as color schemes, I'm good with the choices. Even if the monument signs have a stone base, the monument signs give it a nice aesthetic look as you come into the commercial piece. One thing I've always liked about this is the connectivity to the proposed residential to the park just north of this. There's a pathway that connects these to that pathway and two other areas of the neighboring subdivision. It will add continuity to the north. **C/Gealy:** Is there connectivity within? **C/Young:** Yes. I have no issues with what I've seen myself.

Commissioner Gealy motions to approve Case No. 18-21-DR and 18-09-SN with the conditions as outlined in the staff report and the recommendation that the applicant install hydroseed in the park as requested; Commissioner Laraway Seconds; Motion carried 3-0.

3. PUBLIC HEARING

18-02-S (Preliminary Plat) & 18-18-DR (Design Review) – Madrone Heights Subdivision; On behalf of N Star Farm, LLC (the applicant), Kirsti Grabo with KM Engineering, requests approval to subdivide approximately 39.48 acres (previously zoned R-6) into 206 single home lots, an additional 27 common lots, and one shared driveway. Applicant has reserved the name Madrone Heights Subdivision. A Design Review application for the landscaping for the 27 common lots accompanies this application. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, T 2N, R 1W, APN #: S1322438400. ACTION ITEM.
- Staff requests this item be tabled until a date determined by the Planning and Zoning Commission.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 28, 2018**

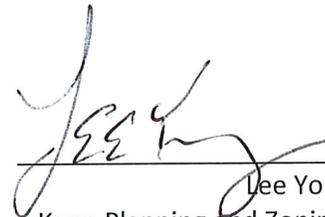
Jace Hellman: Chairman and Commissioners, in order to move forward with applications, we need to receive critical agency comments. Ada County Highway District did not submit their comments in time, so we are still waiting for that report. Staff was told today that it should be available next week. If we're looking to schedule, then we're looking for a two-week delay. That should be sufficient time. That would be September 11th. I'll also talk to the project manager to send out courtesy notices to folks who are here tonight and those within the vicinity of the property.

Commissioner Gealy motions to table Case No. 18-02-S and 18-18-DR to September 11, 2018; Commissioner Laraway Seconds; Motion carried 3-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

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



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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