

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 11, 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	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 28, 2018.

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

2. NEW BUSINESS

18-22-DR (Design Review) – Walnut Creek Town Homes; The applicant, Daniel B. Zillner, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for five quadplex buildings, which includes 20 townhomes and landscaping, parking and lighting for two commercial lots. The sites are located on W Heartland Drive, Kuna, Idaho 83634 (APN# R3023310010 & R3023310220)

C/Young: The first item up on your public hearing is 18-22-DR, Design Review for the Walnut Creek Townhomes. **Jeff Hatch:** Jeff Hatch, Hatch Design Architecture, 2126 W State Street, Boise, ID 83703. We’re requesting consideration for Design Review for the Walnut Creek Subdivision. These would be two parcels that are zoned appropriately for this use. We have included a sample of the material. As a wood look, it will be fairly durable. **C/Damron:** Are you guys the same owners of the 2553 and the 2575 lots too? The ones directly east? **Jeff Hatch:** No. **C/Laraway:** The townhomes that you’re proposing, are they a part of the Galiano Subdivision, or is it part of a separate HOA? **Dan Zillner:** My name is Dan Zillner, and I live at 1277 W Oak Tree, which is just down the street from these two lots. Those two lots are part of the Galiano Estates, but they are exempt from the current HOA agreement. All of the guidelines that are laid out by the HOA, all of the building materials are well with them. **C/Laraway:** It is the same Galiano, but it will have a separate HOA? **Dan Zillner:** Yes. **C/Laraway:** Will it be maintained by one owner, or is it all going to be sold off? **Dan Zillner:** Maintained by one owner. **C/Young:** Commissioner Gealy has arrived at 6:07 PM. **Sam Weiger:** Chairman and Commissioners, for the record, Sam Weiger, Planner I, Kuna Planning and Zoning Staff, 751 West 4th Street. The application before you tonight is seeking approval for five townhome quadplex buildings, 20 townhome units, accompanied with landscaping, lighting, and parking within Galiano Subdivision. There are 50 total parking spaces with 20 garage spaces, 20 driveway spaces and 10 parking lot spaces. This exceeds the requirement of 1.5 spaces per unit. The applicant has provided a material sample board and a rock sample for the Commission. The applicant has agreed to work with J&M Sanitation and install trash enclosure gates on the outside ends of enclosure side walls. All enclosure gates shall open past 120 degrees. Applicant shall provide new trash enclosure details to city staff and to J&M Sanitation for approval. Staff forwards a recommendation of approval. With that I will stand for any questions you may have. **C/Damron:** The only concern that I had was the two lots to

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the east. If they don't own them, will that create a hardship for the people trying to sell those lots? Will having the larger buildings between them and the subdivision create a hardship? **C/Young:** It's still in the county, it's not part of the city parcels. **C/Hennis:** Is there a fence around this? **C/Young:** Do you have any fencing proposed around the site. **Jeff Hatch:** At this time, we do have an existing fence on the eastern side of those parcels. They are existing five-mile fencing. We have a couple of considerations to the existing parcels. In part of the conceptual design, we've maintained the dwelling units on the ends to be one-story. This is to consolidate the two-story elements to the center. In addition, there is supplemental information that we've coordinated with staff. We have brought in a revised landscape plan that does include additional trees up against the neighbors and trees to the north and south. As previously mentioned Cathy, in review of the subdivision color schemes and layouts, the intent is to be complementary and cohesive with the existing subdivision. **C/Hennis:** It's pretty well put together and not too congested. They're cognizant of the neighbors, I think. I don't see any issues right now. **C/Young:** I like the townhome design aspect of it. It looks pretty good for what they've got there. **C/Gealy:** I did not see any amenities in the residence of the townhomes (gazebo, playground), do you plan on providing any amenities? **Dan Zillner:** We haven't planned any playgrounds on the site, but we have a large open grass area. We intentionally didn't want it to be really congested. It's just nice grass space. **C/Laraway:** Is there a spot where you have a proposed drainage? **Jeff Hatch:** We would have something that's landscaped and decorative gravel. In addition, the floor plan has each of the arranged spaces with access set up so they can have more of a privatized living arrangements. **C/Hennis:** There is a lot of open space where kids can get out and play at least. **C/Young:** Is the existing fencing vinyl? **Jeff Hatch:** Yes, it is the white vinyl fencing that matches with the subdivision. **C/Gealy:** Are you saying that it's gravel and not grass? **Jeff Hatch:** The drainage swale will have to be engineered by a civil engineer, and so the intent would be to landscape it. They're going to define what the material of the swale will be. Yes, it would be grassy. Based on the soils testing, the size of that swale would be determined by an engineer. The majority of both sites is grass. I also grew up in this area, and we kind of went through a transition in housing for a little while. We lived in a subdivision similar to this, and I have many fond memories using a common landscape. This neighborhood would provide this for the neighbors and residents. **C/Young:** To me, there is enough open space, more than what we have seen in some of the other fourplex types. I would just like to see some other amenity as a gathering place other than open grass for the residents, such as a gazebo. That would finish this off. **C/Gealy:** I agree, one of my main concerns is having good transitions, and I think this provides a good transition for a very busy Ten Mile Road. I think you have good landscaping to affect that transition between the multi-family and the single-family directly to the east. My next concern is that amenities are provided for the residents that are living in the communities. In this case, there will be twenty families there. We are looking for transitions and amenities in all new developments that we see. **C/Damron:** Can we have that as a condition, to have that gazebo in there for section two, in the open drainage area? **C/Gealy:** Or we can have a condition that they work with staff to provide amenities for the residents that would be living there. We can have the applicant work with staff to make this an attractive place to live. **C/Laraway:** I just think we've been really good about trying to get these little areas, and a lot of them come up. There has to be something set aside for the kids to keep them entertained in that area. **Jace Hellman:** If the plan is to add additional amenities, can we have some sort of specification from the Commission about what kind of amenities you're talking about. **C/Gealy:** I would look to staff to provide some guidance on that. I have difficulty looking at this and see how much space there is and recognize that there are 20 families and determine what will be appropriate? **C/Hennis:** Yes, but this wasn't brought up too much in discussion. Staff isn't trying to read our minds. They've already recommended that this be approved. If there are certain things that we want, we're going to have to give more guidance as to what expect as a Commission. We cannot just leave a question mark and let someone else deal with it. **C/Young:** I think a good amenity would be a gazebo, because it's a gathering place for residents. I know a playground is nice, but if it isn't maintained, it becomes a liability to the owners. **C/Gealy:** Additional landscaping to make it look like more of a park would be good, too. Maybe the HOA needs to put up a basketball hoop. **Wendy Howell:** When you do your motion, please mention the condition in your motion. **C/Laraway:** It looks like there are very minimal backyards attached to these units. I agree with playground equipment to some degree.

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Commissioner Gealy motions to approve Case No. 18-22-DR with the conditions as outlined in the staff report and a condition that the applicant will work with staff to include additional amenities for the residents such as a gazebo, a playground and additional landscaping as is appropriate; Commissioner Hennis Seconds; Motion carried 4-0.

3. PUBLIC HEARING

18-01-S (Preliminary Plat) & 18-07-DR (Design Review) – Whisper Meadows Subdivision; Katie Miller with Bailey Engineers, request approval to subdivide approximately 73.50 acres into 310 buildable lots, 38 common lots. The subject site is located near the northwest corner of Linder and Columbia Roads, Meridian, Idaho, ID 83642, within Section 2, Township 2 North, Range 1 West, B.M. (APN#'s R1393850100, R1693860010, R1693860290 and R1693860280).

- **Staff recommends that this case be tabled to Tuesday, September 25, 2018 due to the ACHD (Ada County Highway District) report not being available at this time.**

Commissioner Hennis motions to table Case No. 18-22-DR and 18-07-DR to Tuesday, September 25, 2018; Commissioner Gealy Seconds; Motion carried 4-0.

18-10-SUP (Special Use Permit) – Small Wonders Daycare; Applicant, Tracey McRoberts, seeks Special Use Permit approval in order to operate a Group Childcare Facility in an existing residence. The site is located at 1403 North Antimony Place, Kuna, ID 83634.

Tracey McRoberts: My name is Tracey McRoberts, my address is 1119 N. Cambrick Drive. I've been a resident since 1996. I've had a licensed, in-home daycare in my residence since 2006. I propose to open up another licensed daycare at 1403 N. Antimony Place. We've got permission from the owners who rented the home. I have a passed inspection from Central District Health. I passed the fire inspection, so we are just needing the City of Kuna Special Use Permit. There's a dire need for a good quality daycare in Kuna. I've got calls constantly coming in to me having to turn away a loving, good experience. I run a very clean facility and I think it would be a great asset to our community. **C/Young:** How many are at your existing daycare? Are you going to keep that one open? **Tracey McRoberts:** Seven to 12 kids, and I will keep it open. **C/Young:** This will be a daycare on the ground floor and quarters above? **C/Young:** Will you be living at your existing residence? **C/Gealy:** You said that your mother is living there? **Tracey McRoberts:** She is living there and she is 72. She is coming from Nampa to be closer to me. **C/Gealy:** Will your mother have contact with the children? **Tracey McRoberts:** She won't be tending to the children. **C/Gealy:** I don't know if your mother needs to have a background check, because she'll be living there. **Wendy Howell:** Health and welfare will take care of the background checks, and I believe she will have to. **C/Hennis:** Those will be the state specified regulations. **C/Gealy:** I know there is another play area in the backyard, so will the gate will be locked? **Tracey McRoberts:** The gates are not only locked, but the gate levers are quite high so the children cannot reach them. The fire chief and the health department inspected that. **C/Gealy:** Good, there needs to be an exit too in case of an emergency. **Tracey McRoberts:** There is one exit gate. **Jace Hellman:** Good evening Chairman and Commissioners, Jace Hellman, Planner II, 751 W 4th Street. The application before you tonight requires Special Use Permit approval for a group child care facility within an R-6 zone. This is just southwest of the Deer Flat and School Avenue intersection. The classification of a group child care facility allows the applicant to provide child care for no more than 12 children at any one time. They propose their hours to be from 6 AM to 6 PM. Due to the nature of this child care center involving a child care facility, Idaho State Code Title 39 Chapter 11, which is for the basic daycare license, this is an applicable standard. The applicant shall adhere to its standards. The applicant will be required to follow Kuna City Code, which states childcare facilities require a minimum of 40 square feet of usable indoor door space per child and 80 square feet of usable outdoor space per child. Staff would note that the applicant has sufficient outdoor and indoor square footage to accommodate a maximum of 12 children. All plans will be required to be submitted to Central District Health, Kuna Fire District and the building department for review and inspection. If any changes to the site are required, the

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applicant will permit with the city to make any recommended modifications. Property owners within 300 feet of the property were notified, a notice was printed in the Kuna Melba News and the subject property was posted with a sign. Staff has determined that this application complies with Kuna City Code, the goals and objectives of the Kuna Comprehensive plan and Idaho State Code. Staff would forward a recommendation of approval. One side note, it is a three-car garage with the three parking stalls on the driveway. There is addition room for off-street parking, and that's on your site plan. It is listed under A-4-G, and there's some pages that show additional parking for people that come at different times. I will now stand for any questions. **C/Young:** I will open the public testimony at 6:34 and close it at 6:35. **C/Damron:** It is a nice large lot and a good play area. **C/Hennis:** It seems like it's been run well for the last 12 and a half years. **C/Gealy:** There is a need.

Commissioner Hennis motions to approve Case No. 18-10-SUP with the conditions as outlined in the staff report; Commissioner Gealy Seconds; Motion carried 4-0.

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, Township 2 North, Range 1 West, B.M. (APN #: S1322438400.)

Kevin McCarthy: Chairman and Commissioners, Kevin McCarthy, 9233 W State Street. I'm here on behalf of the Madrone Heights Subdivision. The property owner is Tim Eck, and he is here to answer any questions if necessary. Madrone Heights is approximately 40 acres. The property is located on the north side of Kuna Road with an R-6 zoning. It has a maximum density of 5.2 dwelling units per acre as approved by Planning and Zoning and City Council. The preliminary plat before you has 206 single-family lots, 27 common lots and one shared driveway. This makes a total of 234 lots. This layout reflects the gross density. It also includes approximately 3.4 acres of landscape open space which is located at the center of the project. It is proposed to have soccer fields and walking paths around it. That will improve connectivity throughout the project. We reviewed the staff report from the City of Kuna and Ada County Highway District had no comments. The conditions of approval have been listed. We appreciate working with the city staff on this project. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, Kuna Planning and Zoning Staff. The preliminary plat is presented for your vote to recommend to the City Council for approval, conditional approval or denial. All notes have been followed for tonight's public hearing, in fact a courtesy notice was also sent out late last week. The courtesy notice was tabled at the last meeting to be heard tonight. The applicant does seek to subdivide approximately 39.5 acres into 206 single-family homes, 27 common lots and one shared driveway. This is in the city limits like Kevin McCarthy mentioned. The project does have significant front along Kuna Road, and it is near the northwest corner of Ten Mile Road and Kuna Road. This project has provided for a mid-mile collector, Beadlily I believe is what it's called. It is on the west side of the project. There is a considerable amount of landscape buffers and internal open spaces for recreational uses. Staff mentioned that the back-T tests were approved earlier this year. One condition of approval was that it would not exceed a certain density. Staff is here to tell you that the density that was required at time of annexation and zoning does conform to that. Staff agrees with ACHD and the applicant that the mid-mile collector shall be completed from Kuna Road all the way to the northern property line. As stated in the ACHD staff report, in their conditions of approval, they suggest that a barricade be placed on the north side of Beadlily and West Park Street. The reason for that is that the improvements that the developer is going to expand to have them put in are protected. It's actually put in already and available for any additional development either to the west or to the north. Staff supports the ACHD condition that they can put that barricade there. Staff also supports the proposed shared driveway in the subdivision. As I handed out in my presentation, the applicant has also submitted an updated landscape plan. This plan does comply with Kuna City

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Code 5-17-15. Originally the first submission was just a few trees and shrubs shy, but they provided that earlier today. This new one appears to conform with that code. The applicant is aware that they will be extending and be required to extend all city and public utilities at this site. It's anticipated there will be up to four phases for the project. The applicant has provided everything that we have asked for. With that staff can answer any questions you may have. We hope that it's a new chapter for the City of Kuna. **C/Young:** In the staff report in the conditions of approval, it's listed that there be easement in the northeast corner for a future pathway and for when properties in the north and east develop. It goes on to state that the HOA will be responsible for building that pathway when the development happens. Does the applicant need to build out the city required width for a future reminder rather than putting them on an HOA? **Troy Behunin:** That is something that this body could condition, but you may also ask the applicant to do that. The reason that staff included that is that was tucked in the northeast corner of this project against the creek. It was a pinch point between two properties. One of them is to the north, and it will likely develop and there is one to the west of the Deutsch property. It will probably be some time before that develops, just because of the many constraints that are on that site. We don't want to miss that opportunity to get the greenbelt in place. **C/Gealy:** Do you feel like that the new landscape plan addresses concerns about space available in that corner for that pathway? **Troy Behunin:** I did notice in that corner that the landscaping was pulled away from that corner where the master pathway map indicates that there is a recreational path. **C/Gealy:** What about the rest of the new landscape plan? **Troy Behunin:** It is significantly different from the original. Even if there is something missing, it will still be required because it needs to conform to Kuna City Code 5-17-15. If there is a discrepancy, we can handle that afterwards. **C/Hennis:** You said the Deutsch property is to the west? **Troy Behunin:** I did say to the west, I'm sorry. I meant to the east. **C/Hennis:** Also, has there been talk between staff and the applicant regarding the issue with the sewer. The issue is that there is not enough capacity in this R-6 that they recommend in an R-4. **Troy Behunin:** Actually, that was a very significant part of the discussion. At the public hearing for the annexation, this explained why they are limited to the 5.2. I spoke to Public Works Director Bob Bachman and Paul Stevens, and they agree that would not compromise the available capacity. They also believe that there are other solutions working to provide more sewer connections in the area over the next couple years. The number of 206 homes was not a concern to them. The recommendation from Mike Borzick was that it be zoned no more than an R-4 or less. That was their recommendation before the rezone. It was discussed at length at the public hearing for the annexation. **C/Hennis:** We have nothing that states that everyone is ok with the 5.2? **Troy Behunin:** They were at the meeting stating that they were ok with the 5.2. That was actually the number that was agreed on between council, the applicant and public works. **C/Laraway:** When he's talking about it being naïve to the city engineer, is the wastewater portion of it going to be sent to the ponds or are they connected to the Ten Mile? **Troy Behunin:** This one will actually be connected to the south Swan Falls plant. **C/Laraway:** Wasn't there talk about getting rid of those? **Troy Behunin:** I don't know. **C/Young:** We will open the public testimony at 6:50 and I have listed neutral to testify Kay Albers. **Kay Albers:** I live at 8165 McDermott Road. I know I live outside city limits, but I will be passing by this development several times a day, possibly. I can't imagine what the traffic is going to be like. One of my worries is being on the outside of the tracks, adding more homes and people for fire and emergency responders. We have had to have them deal with fires on the wheat fields and if the tracks are blocked, what do we do? A month ago, both tracks are blocked and fire trucks are blazing past the post office. My other concern is that living out in the country, I would hate to see our rural feeling disappear. I'm just wondering why the developers, instead of cramming five or six homes on an acre, can't give people the option of one-third of an acre or one-fourth of an acre. This would give us a rural feel that Kuna is known for, and we moved here 30 years ago. The other thing is the schools. All the homes in this subdivision are coming in, and our schools can't handle it. If you go to the schools and walk the halls to see how crowded they are, they have to do three sections for lunch. This is because they can't fit the kids into the lunchrooms at one time. Some of these kids are going to lunch at 10:30. My concern is slowing down and keeping out rural feeling. With 206 homes and 27 common lots, how many homes is that putting on an acre? **C/Young:** 5.2. **Kay Albers:** I noticed that there is no place for the kids to play in the backyards, not even room for a swing set or a fair-sized dog to roam around because the yards are so tiny. The picture shows the common lot right in the middle. All these children have to cross these streets to get to this common lot in this development. They need a place to play or roam. I would

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think the common lots would need to be more spread out in this subdivision instead of right in the middle where all the children cross the streets. I'm concerned about going from one entry to a two-lane road. **C/Young:** Next, I have listed Tim Gordon. **Tim Gordon:** I'm ok, thank you. **Tim Eck:** Good evening Commissioners, Tim Eck, 6152 W. Half Moon Lane, Eagle, Idaho. I am the applicant. These are all single-family detached lots. They all have the ability to be fenced, they all have private yards for their kids and their dogs. We do try to provide internal connectivity with the pathways. We centrally locate a larger amenity, which is the smaller pocket parks that aren't big enough to run your dog on. We have the ability to house two of these. Since the soccer fields turn the other direction, we'll house the larger soccer fields for the teenage groups. We want them to be able to have the outdoor activities. Soccer seems to be the hot sport today, so we've got a good amount of open space in it. For questions about the back corner, we're just barely touching it, nobody knows exactly what we're going to need there. We'll gladly from the road put a pathway out to the corner at the dead end, because there's nothing on either side of it. We don't know what will come there, but we can certainly improve a pathway if Planning and Zoning would like to see that. **C/Gealy:** I think the concern is more about the area for the pathway would be kept free, the cross-through pathway. **Tim Eck:** We left it open on the corner, and we left it open in the center. If time comes that the connecting pathway along the Indian Creek is constructed, there's a space for it. If that occurs, then we can easily put a connecting path from that road to that pathway. That's why we've got everything laid out the way that it is, to accommodate all that. We do anticipate building out about 4 phases. We prefer to construct Beadlily. One of the options that ACHD put forth was that we would road trust warrants. Then, what would we do with the landscape buffer? We don't know the road, I still have the landscape buffer between the fence and where the road would be. We have a landscape buffer that goes to leaves. At least this way, the road gets built with the contiguous phase. The road really isn't open for public use beyond the park. When the neighbors come on to our west or to our north, the north is stubbed to them ready to go. You take that money, 130 percent of their anticipated costs, put it in a road trust and it sits there for 10 years. If it's not used in 10 years, I get it back and the road doesn't get built. I'd rather get it built. That would be a request of ACHD, and staff agreed with stopping the road past Park Street. Policy requires a stop street over 150 feet has an emergency vehicle turnaround, but there's no reason for a firetruck to go down there. It's a dead-end road. It will be stopped off at Park, and we read into putting a turnaround out there. It's in the abyss, and it would be a dumping ground. We see that in all of our subdivisions. People think the most beautiful thing about a new subdivision is that they can back their trucks and dump all of their garbage. We haul truck loads for every subdivision, and at least a load is dumped in our plats. I will answer any questions you may have. **C/Hennis:** What size houses are you looking to build in here? **Tim Eck:** We think that this will be a continuation of the Desert Hawk Subdivision. I think there are 1800-2400 square foot homes out there. This is one of our smaller lot projects. We're trying to hit a little more affordable product out here. As you get closer to Meridian, everything gets more expensive. We've started putting bigger homes and bigger lots out there. As we move a little bit south, south of the tracks, we try to go a little bit tighter with smaller product. The smaller product has been very successful in the Crowman Subdivision. We just started the fourth phase of Desert Hawk, it's 30-32 lots. That's the end of it. We spend \$18-20,000 on traffic studies. All recommendations for traffic study are rolled into the ACHD staff report. This includes improvements that are recommended by ACHD. This is an example of ones that are not warranted. It is not warranted by the subdivision and ACHD is putting it in, because we're close. **C/Damron:** You said you're putting up two soccer fields in that center section? **Tim Eck:** You can see that on this landscape plan, it's laid out. The soccer fields will be sized based on the age group. We have different sized soccer fields, smaller and larger fields. We'll put two of the smaller soccer fields vertically on this layout. The larger fields would be placed horizontally on this layout. **C/Damron:** If you've got soccer fields there, it's not just going to be the residents using it. You're going to have a lot of parking overflow in there that's going to block driveways. It will block driveways at other people's houses, which will cause problems. **Tim Eck:** This is not intended to be a public use, this is for the private community. It will be an HOA-owned park amenity. If they elect to chalk out soccer fields, then their kids can go play soccer. We're providing the capacity for the kids to play soccer or softball. We're not promoting a soccer field for hire. **C/Gealy:** I think you said there's a pathway around the park? **Tim Eck:** Yes, we'll put a pathway around it. You can see on the landscape plan that to the north there is a fairly wide landscape strip in the lots that have a pathway to the north segment. **C/Laraway:** Were you made aware

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of any concerns by first responders about getting over to this section? **Tim Eck:** No, they've all gotten notification of the plat, and they would actually respond to staff. **C/Gealy:** We were just given two letters from them that I haven't read yet. Have you had a chance to read them yet? **Tim Eck:** I did receive two today, and Mr. Deutsch's letter speaks about our stub street and his property. We talked about the fact that he runs cattle, and he's very close to being 100 percent accurate. We did discuss the fact about putting a contiguous fence around there, but that would have to meet ACHD and council approval. This is where our stub street meets his property. Normally we would stop our vinyl fence and put up a barricade that says this will be extended for the future. Then whatever fence he's strung up already would remain. What he's concerned about is that the stub street would promote ingress to his property. He doesn't feel that the three-rail barbed wire fence is going to slow down or stop him. We're seeing this done more and more where instead of putting a temporary fence and the barricades across there, you just run the vinyl fence straight across. The sign on it that says to be continued in the future. We're finding that doing this provided that it meets policy with ACHD and the City of Kuna. The other letter spoke about varying the power and building the streets. It talked about bringing utilities. **C/Gealy:** Mr. Chairman, I would like to moment to read the letters that we first received. **C/Young:** We will close the public testimony at 7:07. **C/Gealy:** I'm confused by the two greenbelt access points in Mr. Deutsch's letter. **C/Young:** I think what he's referring to is in the northeast corner of the Future Land Use Map. As things develop to the north and to the east. The city has planned another continuation of the greenbelt there. For this northeast tip, it just kisses that and there's a small 20 to 30-foot section lengthwise. This would enter on the east side and from the north. **C/Gealy:** Is he calling that two access points from the east and north? **C/Young:** That's what I'm getting out of the letter. Does that seem correct, Troy? **Troy Behunin:** Troy Behunin, Planning and Zoning Staff. What Mr. Deutsch is talking about is concerning the two access points on the greenbelt out of the north boundary of the subdivision. He's talking about the two that aren't even on his property. He's talking about the one for this subdivision. It says Tim Gordon, so I'm guessing that is going into Tim Gordon's property. He's talking about offsite greenbelt access. I don't know why he's referring to them as two different ones. **C/Laraway:** Just for clarification about Mr. Gordon's property. Is this directly to the north, behind this property? **Troy Behunin:** Correct. He has a little 30-foot property line that actually overlaps the property boundary between Madrone Heights and Dick Deutsch. **C/Gealy:** His concern is that they need to maintain a barrier between people from this subdivision to keep them from wandering into the site? **Troy Behunin:** He doesn't explain that very well, it's about access to his property. He does say that we can't talk about that, because they do not adjoin our property. He's got concerns that are actually off of his property. It sounds like he needs to talk with Mr. Gordon, and I know that Tim Eck, the developer of Madrone Heights, has had a number of discussions. I think that Mr. Eck and Mr. Deutsch see eye to eye on everything. At least from what I've heard, I think he submitted this letter just to get on record. His suggestion would be to put that vinyl fence. That was the main thrust. **C/Laraway:** Earlier, we've heard a couple times that the facility director said R-4, and people said that it was discussed at the city council meeting. What was agreed upon? **Troy Behunin:** R-6 is what was agreed upon with the 5.2 dwelling units. R-6 actually allows six units per acre, but he's not interested in six units per acre. The developer is interested in the dimensional standards of the R-6. As you can see, he's actually below that by a pretty good chunk. **C/Gealy:** Could I ask for your opinion about the solid vinyl fence across the stub street? **Troy Behunin:** I have no opinion. As long as it says that it's blocked off and to be continued for future development, as ACHD requires, then staff has no opinion whether it's all the way across or not. **C/Gealy:** Would it be a violation of the city code to put a solid fence across there? **Troy Behunin:** They're not blocking off any of the road, it's either at the edge of road or just beyond the edge of road. **C/Gealy:** Would staff object if that was a condition? **Troy Behunin:** No. **C/Young:** I think the overall layout and access points are good. There are two access points off of Kuna Road. I think that helps with accessing the back end. As things develop, there will be other additional things to enter. **C/Hennis:** As Stephen said, I'm still concerned with parking for any usage of that park. There's just nothing there. The streets are fairly narrow. You've got a lot of people crammed into a little place. **C/Damron:** I also have concerns with, and I've addressed this before, what point in the city we start building a fire station on this side of the tracks. How many houses have to go in before we need this public safety. **Wendy Howell:** The city doesn't have any say in when and if they do, we would support one if they choose to do that. **C/Damron:** Is that up to the fire district? **Wendy Howell:** Yes. They are a separate taxing entity. **C/Hennis:** Did they have any

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response to this application? **Troy Behunin:** No, they did not. However, the silver lining is that they just implemented a rural fire district impact fee. This subdivision would be subject to that. **C/Damron:** Knowing fire districts, that impact fee usually goes to the district. It still doesn't show us that they're looking towards the south station. When those tracks are blocked, there is no access. We all know that fire burns rapidly and EMS calls and they're not there and people die. I'm real concerned with those aspects as we build through there. **Wendy Howell:** They are working with the Pulse Point app, and that may help with some of those issues for the emergency if it's a heart attack for example. You might want to get a hold of the fire district to chat with them about that program that they're doing. **C/Damron:** Do you have any other information besides that? Being a former paramedic, an app doesn't save people's lives. **Wendy Howell:** No, but it will get someone close to it that will sign up for it and can help. **C/Damron:** They are looking at first responder notification, so they'll be able to get there first. **Wendy Howell:** Correct. They have told me verbally that the rail has been only minimally been an issue for them. If it's a big emergency, they'll just go around to another route. I know that it makes it longer, I realize that. That's what I've been told verbally. They do have to have a capital improvement plan for their impact fees. That plan is what you could potentially review to see what they planned for the impact fees to go towards. **Troy Behunin:** I know that Commissioner Hennis had a concern just a moment ago about the park and parking. The streets are actually to Kuna City standards. Staff has actually had discussions with the developer about the soccer fields that are shown on there. The discussions were about how large they are. You may have missed it, but in his testimony, he said that if the HOA wants to chalk out soccer fields, then they can. That's really just an illustration of the size. If you ask most people how large an acre of ground is, they think that half of an acre is a full acre. People understand soccer field sizes for whatever reason, so it's just an illustration. **C/Hennis:** I understand that, but it's still going to be usage of the park. Considering you've got a lot of houses here, not all of them are going to track from the outside corner all the way out there. I was concerned a little bit more on the park. **Troy Behunin:** Traditionally speaking, with a centrally located park like this, there might be a few people that do drive. I believe I ran a measuring tool on there, and most people are going to walk less than 600 feet to get there. It's not a public park so the outside influence shouldn't be there. **C/Young:** Do we like the idea of extending Beadlily all the way to the north boundary? Do we want to install a barricade at that point, having that built out with this development? Without having to worry about if development isn't happening to the north right away, this development still gets taken care of. The barricade will keep people from the rear of the subdivision. I like the idea of extending the vinyl fencing on the east boundary from West Park Street with the Ada County signage on there. The road is going to terminate there one way or another until something develops. It could be ten years, it could be never. If the fencing's in place, I think that helps address the neighbor's concerns to the east. It doesn't affect anything. **C/Hennis:** What about the one to the north, though? Don't the cattle graze across here? I think it would have to cross both. **C/Young:** To keep consistency. **C/Gealy:** This street here, the Beadlily, that will be constructed to a full width, correct? Or is it half of a width? **C/Young:** They'll develop a street with the curb and gutter along the side they develop. The curb and gutter on the other side will be developed. Yes, full width. **C/Gealy:** Are you suggesting that they build the whole road? **C/Young:** I recommend they build it as shown in this plan and barricade it. **C/Gealy:** This would be so they don't have to build the turnaround for emergency vehicles. My only other concern I still have is with the northeast corner. I know it's all in the future and it has to align a certain way. As far as the future pathway or future greenbelt, I have a hard time saying in the future that the HOA is going to pay for something. It's either a parks improvement or something the developer should have done. We can have that easement off of the pathway, but I don't know what the verbiage would be. **C/Gealy:** It would seem that at this point, given the concerns about the stub streets there would be this same concern about open streets in the corner. It would need to be fenced in. **C/Young:** I think that it is fenced in. The concern is in the future when the north property develops, and again that northeast corner barely touches it. I'd like to see the developer do something now, rather than put those on the HOA to build out this little strip. The staff report right now indicates that the onus would be on the HOA in the future to do that. **C/Hennis:** One other way to do it is to specify something and in the future simply connect what's there. First in, first to determine it. **C/Young:** That's where I'm at. The corners would have to align that in the future. **C/Hennis:** Well just imagine something like a concrete pad back there that would allow some amenities to go in. People would picnic or something there, and there would be something in the corner

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for any pathways that would come in. You've got a half moon or half circle right there. You give them a corner of concrete and fence either side so they can bring the path in so they connect either way. **C/Young:** There's an easement here that also has to be a part of that. If we don't have a defined pathway now, then that concrete will be over that easement. It would have to get tore up in the future as things change. **C/Hennis:** Well, I think you're going to have a hard time tying the cart on the horse here. My only suggestion is to put something else here, but beyond that I don't know what it's going to look like down the road. **C/Gealy:** I agree that if we require them to construct something there and then drive that pathway at either side. It does seem premature to do that. They're holding the space open, and they're requiring it to be constructed at a future date. **C/Young:** By the HOA? That's where my hang-up is. Right now, the verbiage is that the residents will pay for that. Is there some contingency in the HOA that there's money set aside for that? Do they just get a surprise bill in the mail that says you have to spend \$10,000 to get a pathway there? **C/Hennis:** That's true, but I don't think you're going to be in the realm of \$10,000. I think they'll be more around \$2,000. **C/Laraway:** Am I missing something, are we suggesting that the path either be built by the developer or the HOA? Does the path have to be paved, or can it be a gravel material designated as a path? **C/Young:** In the future would the pathway along that side of the greenbelt be intended to be an asphalt pathway? **Troy Behunin:** For the record, Troy Behunin. There's a high likelihood that at some point, there might need to be some kind of ACHD stormwater pond. For that little pocket park, it will be a small one. Why don't you condition that they work with staff to provide some kind of walk way? It would be an easy way to meld what they would put in with a future path in the future. They likely might put a walkway around the outside edge of that lot, so that people could walk around much like that one in the center. In the future, it would be really easy to either add to it or to extend it just a little bit so that it is included. Because this is a master path or plan, there is no definitive location that it goes. In the event that it does happen, there's something working in place that could accommodate something like that. **C/Damron:** What would the size of that storm drainage pond be? **Troy Behunin:** No more that 2-3 feet deep. The only way to know that is to go all the way through engineering. **C/Gealy:** I think the concern is that at some point we're going to have some kind of pathway connectivity through there. We're trying to figure out how to get the developer to pay for it, rather than the homeowners and the city. **Troy Behunin:** That's what the developer is suggesting. He will put a walkway in around the outside edge of that entire property. This would circle the property. In the event that Mr. Deutsch's and Mr. Gordon's property develops in this point, then there would be something to connect to a lot closer to a path than just grass. Somebody might have to expend a few more dollars to connect to it, but we can work with the developer. **C/Gealy:** The other landowners and the city would be able to resolve any issues. **Troy Behunin:** We can work with them to get it so close to that corner that it's very minimal. We're talking hundreds of dollars, not thousands of dollars. **C/Young:** This would alleviate the language in the staff report. **Troy Behunin:** You can strike that completely and say that you want to condition or read this instead. **C/Damron:** Is Beverly an existing road or just a farm access only? **Troy Behunin:** There are no roads at all existing on this property. The developer just reminded me that likely if there is subservice drainage needed, the naked eye won't see it. It would just be flat grass, not a pond. **C/Laraway:** I'm assuming the developer solved our problem if he's going to put the sidewalk around the property at the considered path.

Commissioner Hennis recommends approval for Case No. 18-02-S with the conditions as outlined in the staff report and a revision to No. 13, a condition that the applicant shall provide a perimeter pathway in Block 2 in the northwest corner for future connectivity to the city greenbelt, a condition that the applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue to seal off the streets with the future signage as recommended in the ACHD report, and a condition that the applicant shall install barricades north of Park Street and along Beadlily to restrict access for the road to the north. Commissioner Laraway Seconds; Motion carried 4-0.

Commissioner Hennis motions to approve 18-18-DR with the conditions as outlined in the staff report, a condition that the applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue; a condition that the applicant shall install barricades north of Park Street and along Beadlily; and a condition that the applicant

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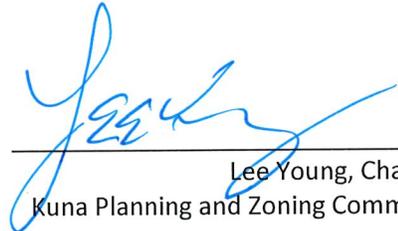
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shall work with staff for the perimeter hardscaping and port and/or pathway for future access; Commissioner Gealy Seconds; Motion carried 4-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Laraway 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