

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 25, 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	Absent
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.
- b. **Findings of Fact and Conclusions of Law** for 18-10-SUP; Small Wonders Daycare
- c. **Findings of Fact and Conclusions of Law** for 18-02-S; Madrone Heights Subdivision

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

2. NEW BUSINESS

18-28-DR (Design Review) – Accessory Building; the applicant, Mike Smith, requests approval from the Planning and Zoning Commission for a project consisting of four new 6,000 Square Foot (SF) buildings, to be built next to the existing buildings on the lot. The purpose is to provide spaces for start-up business that require between 1,500 and 6,000 SF. Four new buildings are proposed.

C/Young: The first item up on your public hearing is 18-28-DR. **Mike Smith:** Last time I was here, we were putting up the first building. We decided to go ahead and apply for the permit for the next four. We've already ordered them, gotten them on the way. It's a business park, kind of an incubator theme type place where you would come rent a space. The first building and the first tenant took it all. We've got a lot of people waiting for us to get it built. The first company builds shoe covers, the ones you put on when you go into someone's home. We're going to employ eight to ten people when it's all up and running. They brought four employees with them, another six or so that work from home. We're in the industrial park over by the old Best Bath building. We're ready for the second building. **C/Gealy:** There was one remark in the staff report regarding working with J&M Sanitation about trash enclosures. **Mike Smith:** I think the first tenant has already gotten his own dumpster in. We also have one, so we just order them as we need them. **Troy Behunin:** Good evening Commissioners for the record, Troy Behunin. In response to your question Commissioner Gealy, he actually went out today to inspect the first building. That was a remark that staff put in the notes. We continue to work with them because each of those tenants as they come on will have to have their own container. Their waste needs to be picked up. I drove around the building, and I walked around the building. The new one that you just approved earlier this year, it's bigger than a tipcart. It's about five times the size of a tipcart. Staff also noticed that the landscaping was in, the parking lot was there and black-topped. A good portion of the 8.6-acre parcel is either recently developed or its being developed. This is kind of report like the last one we had. One of the conditions from last time was to continue to bring the landscaping and some of the other things into compliance. It wasn't very slightly, and it didn't fit the area. Mike is with SPI, and he's doing a redoing a significant

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landscape buffer in the front. That is well under way. The building looked great, and this proposal for these four new buildings is actually going to follow the same exact pattern. It will follow the same building, the same size, the same landscaping requirements. There are parking requirements, J&M Sanitation requirements, and as they come in, they will be responsible for any tenant improvements. They'll also be responsible for any sewer connection fees, water connection fees, it's basically just a shell. It's very much what Tractor Supply and Dollar Tree did, and O'Reilly's too. Staff has no serious concerns, in fact this is a large parcel at 8.6 acres. With each of these new buildings that he's bringing on, he's basically improving something that's not improved. It's a portion of the lot that's just empty and raw. It just further improves that parcel. I'd be happy to answer any questions you might have on the project. **C/Damron:** Is he going to divide these up into subsections there, like 1500 square feet? **Troy Behunin:** Whatever a tenant needs for the building, but the parcel is not actually being divided. A new building is being added to the same parcel. The building itself can be divided depending on how many tenants seek to have an incubator business. **C/Damron:** What about bathroom facilities? For each individual space, that's the tenant's responsibility to put that in? **Mike Smith:** Their plan should be four 1500 square-foot units. With the first lady taking the whole building, we just put in one bathroom. We would love to have four tenants per building, but it looks like one tenant wants our second building as well. They are all set up for four bathrooms. **C/Damron:** Those four sections are connected to the sewer, or will they connect them when the tenant moves in? **Mike Smith:** Those we have are already connected together. For the first three buildings, we'll hook them up to sewer before we build the building. Then they'll have to pay, and if they have to get the toilet they'll have to get the permit for that. **Troy Behunin:** They will have to have a bathroom. **Mike Smith:** They'll all have up to four. **C/Young:** In the industrial area, they're matching everything that is continuing on.

Commissioner Hennis motions to approve Case No. 18-28-DR with the conditions as outlined in the staff report; Commissioner Damron Seconds; Motion carried 4-0.

18-25-DR (Design Review) & 18-12-SN (Sign) – D&B Supply; The applicant, Brad Marczuk with Larson Architects, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 46,546 square foot new commercial building to house a *D & B Supply* store with accompanying landscaping, lighting, parking lot and two monument signs; a 26'-8" high double-sided monument sign on Meridian Road, and a 12' – 1" high, double-sided monument sign on Deer Flat Road. The site is located at the southeast corner of Meridian and Deer Flat Roads, Kuna, Idaho 83634 (Current APN = S1419223152 – Until the plat records, then it will be Lot 3, Block 1).

Brad Marczuk: Brad Marczuk with Larson Architects, 210 Murray St, Boise, Idaho. I've been working on this project with Troy for a while now. We're proposing the D&B retail store, and it's a larger scale building. We really tried to get a vernacular architecture. We've got heavy timber canopies that go around the building that will be stained. We have some heavy timber columns that will be stained, along with column bases. The canopy wraps around the front and the sides. We have some core tin seal corner accents on these two corners. There is core tin steel in the main entry canopy up front. As we go around the building, we've modulated the sides pretty heavily so it's not just a square. On those sides, we've used metallic, finished, different types of metal siding. It has fairly expensive siding and architectural profiles. We didn't want it to look like a rerecorded type building. The side with the vinyl fence and the landscaping, the plan that Troy's worked with, it's part of the same landscaping concept. It's important that the development is in to keep the same landscape look as it goes through that same development. It'll get a nursery area in the north side, and that will be surrounded by a wrought iron fence and a three-foot high wall for security. The wall will serve to have break-ups of not just a landscape area there. The building function itself, they're going to sell at retail. It will be single level, there is a loading dock on the back and we put the fence far enough away. We have sent visuals to Troy about how that will not be seen. We've set it back about eighty feet from the property line, minimizing the impacts and surrounding on three sides by the building itself. The trucks that do access it are not the big trucks, they are medium size trucks. 55 is the name of those trucks, and they have a loading dock where they will

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come in. A four-foot typical loading dock, so again none of this will be visual based on the site plans. Parking out front will be a shared use development that happens on the west side. There are two pad sites on there, with separate owners that will share a cross-use agreement on the parking. Being fully landscaped and the parking meets the standards we've put forward. **C/Young:** What are the panel depths? **Brad Marczuk:** They vary based on the profile. We've had the X-16 profile, some of them are an inch-and-a-half and some of them are seven-eighths. I could have brought a section of the panel in, I can send it to Troy to send to you if you would like. **C/Hennis:** I was having a hard time distinguishing what the different panel depths. **Brad Marczuk:** That is on the south side. Rather than a whole wall, we brought it out 12 inches. You can see the projections. **C/Hennis:** I understand that, but the siding is the same across those pieces, correct? **C/Young:** With regards to the parapet, and I really like that front elevation, especially when the front elevation does what it's supposed to do. It's going to be really nice. **C/Young:** My concern is on the sides and rear. We have 100 less feet of flat parapets. **Brad Marczuk:** It is more of a flat parapet, yes. It's 112 feet setback from the property, then you have a road outside of that. It's going to go around 91 feet on the back side going across there. These are also different heights, so if we look at it at three dimensions, we have it going all the way across. It's set back pretty far. If you feel a little stronger about it, we could do something about it. **C/Young:** There's a couple things going in tandem with my thought, here. You've got kind of a sea of gray that goes away from the front of the building back. With the exception of painting the doors, the other metallic color, everything is the same. **Brad Marczuk:** We're going to have different colors on the panels there. We've got zinc gray as our primary color, but we have different colors. **C/Hennis:** I can't tell by the elevations where the different coloration is. I kind of understand where it is, even on the locations I was looking at, so if you would describe to us a little bit more about the color differentiation. **Brad Marczuk:** Zinc gray is our primary colors, and these will use the medium gray. We can also use the silver smith if Troy decides that he wants that. If you guys want a different color on the bump outs, we can change those colors. **C/Gealy:** Is it on the north elevation, that's where the nursery center will be? **Brad Marczuk:** The nursery center will be in here, there will also be some greenhouse in here. They will be built in these little tent shapes for the plans. For the feed store, we'll work on the bump out colors if you would like. **C/Young:** I know you've got two shades of gray on what would be the south elevation. You've got that 12-inch bump out. For that 80-foot section, have you thought about raising that parapet height for that section to maybe match. The core town height at the front, you know it breaks that elevation out. I understand that this is the rear of the store, but on the other side on the north, the awning kind of extends back. **Brad Marczuk:** I understand that, we can match the elevation here, have a different path with a different color. I wouldn't go with any wild colors. **C/Young:** With the gray, what's the minimum panel width for the core-ten? They usually come as small as three-foot wide panels. **Brad Marczuk:** 12 feet long, and the panels are different ones and they're like 16-inch. They interlock, and they repeat a pattern. **C/Young:** At either end of that bump out, whatever modular panel that this is, getting a breaking up of the colors. **Brad Marczuk:** We're just kind of wrapping around it, I'm not worried about a modular on this side. **C/Young:** I'm not worried about this side. As you go south from where you're going to be is my concern. **Brad Marczuk:** You would help break it up a little bit more and get a little more depth. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, Kuna Planning and Zoning Staff. The application presented by Travis, D&B Supply at Deer Flat and Meridian Road. Staff actually has reviewed the application, and found that there's sufficient parking. This building at least meets the intent of the Kuna guidelines and architectural design guidelines. The discussion that Commission just had with the applicant. We agree that it would be substantially good to move in the right direction. Staff does note that everything else seems to be in the guidelines with the Design Review Committee, especially in our presentation corridor. This is going to be the first commercial project on the east side of Highway 69. Ridley's was kind of the pioneer in the area. D&B will now be the pioneer on the east side. We think that it fits the area just fine. The only change that staff would like to note is that there are a couple of notes on the landscaping plan. The notes deal with the installation of the trees. We would just like to see that implemented and conditioned. Staff recommends that it be conditioned that the twine and baskets be removed from all the trees. This is so the trees have a better life expectancy and a lower mortality rate. The landscaping plan has been proposed, and if you folks approve it, then it would be a binding site plan. There are a number of recent residential projects that have had to make changes A, B and C. We just want to make sure that everybody understands that it is considered a binding site

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plan, at least on your approval. Staff has heard from four different developers that didn't understand that it was the final thing at Design Review. We're going to start adding that to all of our conditions. Staff also notes that the sign that has been proposed on Meridian Road, at 26 feet, meets our standards for a multi-tenant monument sign. There is also one on Deer Flat, and that one also fits our standards. They're listed there in the staff analysis. Other than that, staff has no concerns about the project. I would be happy to stand for any questions you might have.

C/Laraway: On one diagram of the building, it shows large commercial undeveloped on Meridian. When I hear the sign is in place, those plots will disappear. Now there's more parking, and that's where the sign is. Which one is it?

Troy Behunin: That was just the sign location map. That's a lot, and that's a lot between the Ashton Estates Commercial Subdivision. The parking is really only restricted on their lot. This lot is defined by that dashed line there. This is a site-specific exhibit for D&B showing and illustrating their parking, while this one is more of a master plan for the area. You're not looking at the parking there. This sign would go somewhere right in here. Correct me if I'm wrong, Travis, but plan you were just looking at that shows the parking where the sign is, that's more of a conceptual look here's how the whole picture fits with all of the parking and possible parking for those two spaces and where the sign fits. It's to give a better visual of the overall site and completion.

C/Gealy: It's expected that there would be perhaps two other businesses in those other two lots to the west of D&B and the east of Meridian Road.

Troy Behunin: Yes, that's what it is planned for. It's my understanding that the developer is actually speaking to two separate businesses for those spots.

C/Gealy: I think I understood they were talking about line of sight to the back of the building. My concern is that I'm not sure which one I'm looking at here. I believe to the east of this, there's South Magellan and South Upson Way. I believe that's going to be a more residential area over there, or will it be more of a commercial area?

Troy Behunin: East of this is South Magellan Road and residential, and south of this will be a city park. There will be adjacent residential uses to that south and east of the park.

C/Gealy: I see that there's nice trees and landscaping on about the bottom third of that on Magellan Road but no real trees or landscaping as South Upson drives into the back of this building.

Troy Behunin: That was handled during the pre-plat and the landscape design review for the subdivision.

C/Gealy: Is there any screening of the back of the building for the residential people?

Troy Behunin: There is a fence that will be provided, and there will be some landscaping yes. In addition, I believe that Brad testified that it's at least 80 feet from the property line to where the trash compactor is going. It will be about 86 feet.

C/Hennis: There's also a drainage swale back there and seepage beds.

Troy Behunin: The only thing that staff would say is that I know that they've talked with J&M Sanitation about the roll-off trash compactor scenario. These folks are aware that they need to contract with J&M. Chad has no concerns, it fits their needs.

C/Hennis: The sign is LED?

Brad Marczuk: Yes.

C/Hennis: Are they self-dimming, like the requirements of the city?

Troy Behunin: It goes down to seven percent.

C/Damron: That entry off of East Deer Flat Road, is that further than the 300-foot limit?

Troy Behunin: That entry does follow ACHD guidelines, I don't know what the depth is, but ACHD approved that during the pre-plat stage.

C/Laraway: If the customers want to leave and go out on Deer Flat, they have to go right?

Troy Behunin: From that entrance, they would yes. There is also another entrance off of Meridian Road.

C/Laraway: Not on here. It's not developed yet. I'm assuming that you're talking about further south?

Troy Behunin: It's connected to that subdivision. They will have access to it.

C/Laraway: I just hate getting caught in these right-in, right-outs.

Troy Behunin: Right-in, right-outs are much better than having nothing.

C/Laraway: Right, I'm not asking them to do this, but if they move the entrance further to the east, doesn't that free up that right-in, right-out a little bit?

Troy Behunin: The entrance is built. They're just buying a completed lot that is now officially recorded as Ashton Estates. In the staff report, it actually states that it was recently recorded. It has recorded, they have completed all of the sign improvements. Basically, they're buying a lot within a subdivision. It's been completed and rerecorded.

C/Hennis: I like what's coming in, especially with those additions that you're talking about. I think the building will look really nice, and the it fits in with the center across the street. The whole area, I like the design of it.

C/Young: The sign ties in with the structure as well.

Commissioner Gealy motions to approve Case No. 18-25-DR and 18-12-SN with the conditions as outlined in the staff report, an additional condition that the applicant work with staff to modify the elevations, and an additional

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condition that the applicant remove the twine and baskets from the trees before they're planted. Commissioner Hennis Seconds; Motion carried 4-0.

18-24-DR (Design Review) & 18-10-SN (Sign) – Multi-Tenant Commercial Building Sign; On behalf of Renny Wylie, the applicant, Dana Vance with Superior Signs, seeks design review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a sign for a recently approved multi-tenant commercial building. The site is located 1075 E. Kuna Road, Kuna, ID 83634 (Parcel No. R2373790020).

Aaron Vance: Aaron Vance, 2904 S Illinois Ave, Caldwell, ID. I am proposing the sign for the completion of the building that's already almost done. They are now in the final stages of landscaping. I wish that this could have gone on the original design review. The owner slacked a little bit in calling me and making me do my job. I am now coming back to you to get this sign approved. It's a pretty simplistic sign in nature, it meets all the requirements for the city code. There are three tenants available, these are hard dividing retainers but could be removed in case we want to have a larger space and take up larger sections of the building. We did originally have it proposed as being about 17 feet tall, but that was not allowed. We have brought it down to this stage. As far as the brick section down below, that is to give it a little character draw some attention to it. **Sam Weiger:** Chairman and Commissioners, for the record Sam Weiger, Planner I, Kuna Planning and Zoning Staff, 751 W 4th Street. The application before you tonight is seeking approval for one monument freestanding sign for the multi-tenant commercial building. The sign will include LED lighting. Staff forwards a recommendation of approval. With that I will stand for any questions you may have. **C/Young:** The back-side colors match the building.

Commissioner Hennis motions to approve Case No. 18-24-DR and 18-10-SN with the conditions as outlined in the staff report; Commissioner Damron 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, October 9, 2018 due to the ACHD (Ada County Highway District) report not being available at this time.**

Commissioner Gealy motions to table Case No. 18-01-S and 18-07-DR to Tuesday, October 9, 2018; Commissioner Hennis Seconds; Motion carried 4-0.

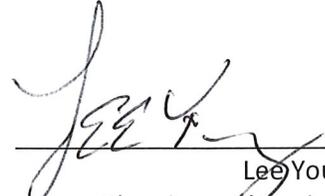
4. COMMISSION REPORTS

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.

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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