

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, October 23, 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	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 October 9, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-04-AN & 18-03-S; Lugarno Terra Subdivision.
- c. **Findings of Fact and Conclusions of Law** for 18-01-S; Whisper Meadows Subdivision.
- d. **Findings of Fact and Conclusions of Law** for 18-11-SUP; Pinson’s Muffler Shop.

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

2. PUBLIC HEARING

18-03-AN (Annexation), 18-01-CPM (Comprehensive Map Change), 18-04-ZC (Rezone), 18-02-PUD (Planned Unit Development), 18-04-S (Preliminary Plat) & 18-20-DR (Design Review) – Falcon Crest Subdivision; Scott Wonders with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 996 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and one private road. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

- **Staff requests this case be tabled until November 27, 2018.**

Commissioner Gealy motions to table Case No. 18-03-AN, 18-01-CPM, 18-04-ZC, 18-02-PUD, 18-04-S & 18-20-DR to November 27, 2018; Commissioner Hennis Seconds, all aye and motion carried 4-0.

18-29-DR (Design Review) – Arbor Ridge Villas; The applicant, Tim Eck, requests Design Review approval for eight four plex buildings (32 total units), accompanying open space and landscaping, lighting and parking lot on approximately 2.10 acres. The site is located on the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634 (APN# S1314244201).

Sam Weiger: Sam Weiger, Planner I, Kuna Planning and Zoning Staff. Chairman, 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 eight fourplex buildings (32 apartment units) accompanied with landscaping, lighting, and parking within Arbor Ridge Subdivision.

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Staff would like to note that in the Staff Report in Section E-2 named Parcel Sizes, Current Zoning, Parcel Numbers, the zoning should be C-1 – Neighborhood Commercial District. The applicant proposes two access driveways, one from W. Ardell Road and one from N. School Avenue. The applicant proposes 64 total parking spaces with 29 standard open stalls, 2 accessible open stalls, 32 standard carport stalls, and one accessible carport stall. This exceeds the requirement of 1.5 spaces per unit. Staff finds that the proposed two-inch caliper shade and ornamental trees comply with Title 5, Chapter 17, Landscaping Requirements. Chad Gordon (with J&M Sanitation) approved the proposed trash enclosure. Staff would recommend a condition of approval that the applicant work with the Kuna Rural Fire District on the location of fire hydrants, per Kuna City Code Title 6, Chapter 4, Section 2-F. Staff would recommend a condition of approval that the location of fire hydrants and street lights shall be shown in the preliminary plat, per Kuna City Code Title 6, Chapter 4, Section 2-F and 2-T. Staff forwards a recommendation of approval. With that I will stand for any questions you may have. **C/Gealy:** You said you would recommend a condition of approval for the preliminary plat or final plat? **Sam Weiger:** Preliminary Plat. **C/Hennis:** It's not really congested, there's more than enough open space than what we're asking for. **C/Young:** I like that its within 250 yards of a 22-acre park as well. There is plenty of open space nearby. It's actually closer for somebody near the park on the side of the subdivision to get to it. **C/Hennis:** The colors and the design seem to be nice. It's pretty much what we've got going through the city and such. It seems complementary. **C/Gealy:** I think from looking at the plan, it seems to have more space than some that we've seen. It's laid out so they're not just in rows. I think it's great that they had two access points. **C/Laraway:** When we have these structures going up, we normally ask for common area. **C/Gealy:** There's some nice grass area, but there are not amenities such as a gazebo or a playground, or additional landscaping in the common area. **C/Laraway:** If they're building this as a standalone, then the kids could start migrating into other people's amenities. We've got to provide them now. **C/Young:** The park near them is a city park, it's not owned by the subdivision. I do agree that a gathering place for the residents, whether it's a gazebo or something. **C/Laraway:** It also seems to be competing with a lot on ingress and egress and traffic on the major arteries, which makes it a lot simpler to adapt.

Commissioner Gealy motions to approve Case No. 18-29-DR with the conditions as outlined in the staff report; With an additional condition that the applicant work with the Kuna Rural Fire District for the location of fire hydrant; An additional condition that the fire hydrants and street lights be shown on the preliminary plat; And an additional condition that the applicant work with staff to provide additional amenities within the green space that's available such as a gazebo or additional landscaping to provide a gathering space for the residents; Commissioner Hennis Seconds; Motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

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

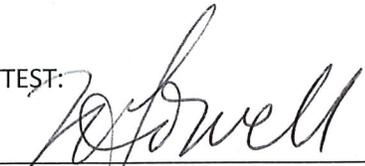
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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