

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 28, 2019**

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

Meeting Minutes for May 14, 2019.

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

2. NEW BUSINESS

19-04-DR Mod (Design Review) – Freedom Fitness; The applicant, ALC Architecture, requests Design Review (DR) approval for a new commercial building, approximately 11,588 square feet, to house a new *Freedom Fitness* gymnasium accompanying landscaping, lighting and a parking lot, within the Ensign Commercial Subdivision No. 2; The site is located at the northwest corner of North Meridian Road and Meadow View Road, Kuna, Idaho 83634.

C/Gealy: Mr. Chairman, I will recuse myself from this item. **Jeff Likes:** 1119 E State St, Eagle Idaho. We submitted this application back in November. The thing that we'd like to modify is to flip the building, so now our north is our south. Our south is our north. This allows for huge expansion possibilities. We had a pool expansion on the north with the existing dollar tree and the drive aisle to do some true expanding. We flipped the building, that's really the only change that we've got. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new *Freedom Fitness* gymnasium accompanying landscaping, lighting and a parking lot. The site is located within Ensign Commercial Subdivision No. 2, at the northwest corner of Meridian Road and East Meadow View Road. The property as it sits now is vacant, within city limits, and currently zoned C-1. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-04-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Hennis:** Nothing has changed with the parking lot, correct? **Sam Weiger:** Chairman and Commissioner Hennis, they are proposing more spaces with this modification than the original application.

Commissioner Hennis motions to approve Case No. 19-04-DR Mod with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.

19-05-SN (Sign) & 19-07-DR (Design Review) – Indian Creek Sports Monument Sign; Troy Todd, owner of Indian Creek Sports, requests design review approval for a 15-ft multi-tenant commercial monument sign. The subject site is located 8797 S. Meridian Road, Kuna, ID 83634 (APN: S1312142304)

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Aaron Vance: My name is Aaron Vance, I'm here because there is new sign going up for a new complex. This sign will be on the highway with an additional message center. There are three spaces, one large space for the main business and then two more for smaller businesses, one for storage units and another for rental. **Jace Hellman:** Chairman and Commissioners, Jace Hellman, Planner II 751 W 4th Street. The design review is in consideration for a monument sign for Indian Creek Sports, located at 8797 S Meridian Road. Staff has determined that the sign meets Kuna City Code. Staff recommends that if the proposed monument sign, that it is approved with the conditions of approval listed in the staff report. I will now stand for any questions you may have. **Aaron Vance:** I have another sign right down the road.

Commissioner Hennis motions to approve Case Nos. 19-05-SN & 19-07-DR with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 4-0.

19-12-DR (Design Review) – United States Postal Service Parking Lot; Michael Stafford requests design review approval for a private parking lot, driveway and corresponding landscaping which will be utilized and maintained by the United States Postal Service (USPS) following their site relocation. The subject site is located on 199 S. Kay Ave., Kuna, ID 83634 (APN: R0615253160).

David Gronbeck: David Gronbeck, 1400 E Kokanee Lane, Kuna. I will stand for any questions. **C/Hennis:** For the building where Freedom Fitness is currently operating for the United States Postal Service, what is the plan? **David Gronbeck:** Our plan is to subdivide four lots, a driveway lot and two additional parking lots. The only thing that I have to say is that when my client bought this parking lot, the parcel is going to be zoned as commercial. The parcel south will also be commercial. Regarding the parcel south and setback changes, I don't know if you could mention that or act on it. **Jace Hellman:** Chairman and Commissioners, Jace Hellman, Planner II, 751 West Fourth Street. The application before you this evening is for a driveway, parking lot and landscaping for the United States Postal Service for their new location at 693 E Wythe Creek Court, former location of Freedom Fitness. Staff has determined that the application complies with Kuna City Code, Title 5, and staff recommends that when the project is approved, that it is subject to the conditions of approval listed in the staff report. We will work on the zoning at a later point, and I'll stand for any questions you may have. **C/Young:** Typically, the chain link is not uncommon. **Jace Hellman:** Correct. **C/Young:** This would be good support for the post office. It looks appropriate.

Commissioner Gealy motions to approve Case No. 19-12-DR with the conditions as outlined in the staff report; Commissioner Hennis seconds, all aye and motion carried 4-0.

PUBLIC HEARING

19-02-SUP (Special Use Permit) Modification – PiStem Academy; PiStem Academy request to MODIFY their SUP by adding two (2) additional portable buildings (approx. 28 feet x 64 feet each) for classroom and school purposes at their campus on Hubbard Rd. If approved, the addition of the two portables will bring the total to five (5) manufactured buildings on site, with 429 students by fall of 2021. Applicant intends to have permanent buildings within three years after opening. The subject site is located at the southeast corner of Hubbard and School Ave., Kuna, within Section 14, T 2 N, R 1 W; (APN#S1314120891).

Teresa Fleming: I'm at 2273 W Hubbard Road. We're seeking a modification to our special use permit to include additional enrollment that reaches 363. Additionally, it will be for rentals. **C/Young:** I noticed in our packet, there are no Ada County Highway District (ACHD) requirements for this, correct? **Teresa Fleming:** Correct, we are requesting a waiver regarding those conditions that they set forth. They were requesting some school signaling and a hawk system on School Avenue for another 330 feet on June 12, regarding that waiver. We did not want to delay our process with you, we were a little behind the eight-ball and did not receive our occupancy for opening. I didn't

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want to do that again to be honest. **C/Gealy:** In the staff report, it reiterates that you intend to have permanent buildings in the development? **Teresa Fleming:** We intend on having meetings about that this summer and be ready by about January of next year, when we move into our permanent facility. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, 751 West Fourth Street. The application before you tonight is for the PiStem Academy School on West Hubbard Road and School Avenue, the southeast corner. All of the noticing procedures have been handled so that we could have this hearing tonight. The only way to modify a special use permit is to have a public hearing. They would like to modify it to increase to student enrollment from 293 to 429 for the Fall of 2021. They need to bring on two portables to accommodate the increase of the students and other activities for the school. The use of the permanent buildings has been brought up on several occasions, and Mrs. Fleming has reiterated to me several times that they have a plan of action. We'll have to do some more design review for those elements. Staff supports the request to add these two trailers, portables. The appeal letter to ACHD was in the packet, I believe that the appeal letter was for the first three conditions of approval in the ACHD staff report. I'll stand for any questions. **C/Gealy:** Regarding the dark skies standards, is this something that needs to be included in the conditions of approval? **Troy Behunin:** You can certainly reiterate that as you feel necessary. **C/Gealy:** I see the applicant suggested a waiver plan. I see that sod is required, has that been included in the conditions of approval under landscaping? **Troy Behunin:** Yes. It might be ok to reiterate that as part of your conditions of approval. If you feel that way about the sod, it would be a good idea to indicate that. **C/Young:** We'll open the public testimony at 6:22. **Kayleen Jones:** I live at 1747 N Spike Ave. I'm a parent to a fifth grader who goes to PiStem. When I grew up, I didn't get an opportunity to attend a school like this. I am an advocate of this, my son has really enjoyed it so far. It's been really neat seeing him learn and grow, and also take the initiative to open paths of communication with his teachers. I'm in favor of the expansion, and I hope that other parents will be as well. **C/Young:** I'll close the public testimony at 6:24. That brings up our discussion. As far as the expansion, I have no opposition. My only concern is that as a Commission, we want the final report from ACHD. For me, personally I feel that ACHD might discuss upgrades for the street, based on what I'm reading in ACHD's staff report here. For me, I'm in favor of tabling it until ACHD gets the final report in. **C/Gealy:** Do we have the final report from ACHD? **Troy Behunin:** We have the final report from ACHD. The issue is that three of those site-specific conditions are being appealed. It's a waiver meeting, so they're requesting a meeting about three conditions. Hopefully, the ACHD Commission will make a decision about it that night. **C/Laraway:** The appeal includes the hawk system, correct? **Troy Behunin:** Correct, and street signals and street improvements. **C/Laraway:** How many of the students will be riding the bus? **Teresa Fleming:** Approximately 90 percent of our students ride the bus. It's a school safety zone, so we have for those students a way to get to the school. We would like to note that if you postpone, we will not be able to sign our contract. We will not be able to expand, that is why we are coming to you for approval today. **C/Gealy:** What does ACHD say about safety of the students. **Teresa Fleming:** I met with Commissioner Goldthorpe about this, and Mrs. Little and an ACHD attorney this afternoon. We discussed trying to reduce the speed limit. We would put in a painted crosswalk for the school and Hubbard at this point. If that was the case, then the school could get crossing guards for the crosswalks. The school would get crossing guards as volunteers during those morning and afternoon terms, we would. That's what we intend to discuss on June 12, those compromises and working together to ensure the safety of those few students. They have estimated this to be \$250,000. However, my investigation of the one that was done at Kuna High was \$439,000. This is part of our waiver request, Kuna School District paid 7.34 percent of that cost, but not the total cost. **C/Gealy:** ACHD? **Teresa Fleming:** They also recently purchased one for Compass Charter School on Cherry Lane. There is recently a redefinition in Idaho Code to term charter schools as excluded from a developer. We're now considered schools funded by public monies. **C/Damron:** In order to speed this process up, could we condition this that the pass not be occupied or used until ACHD issues to vacate it. That way they can get their contract signed and have the building just come in. **C/Hennis:** The only advantage to us tabling it is to hear what the result is. It really doesn't affect our design review on the expansion. **C/Young:** We don't know what the street improvements will be. **C/Hennis:** This is just the special use permit though, so how does that matter? If they delay this and can't meet their contract, then they're no better off than if we go ahead and approve it. We're looking at a special use permit for occupation, do the street improvements matter to that? If they roll it into their design review

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or the permit construction, that's an option. **C/Young:** I'm looking at it as an ACHD policy, and knowing what their final input is. **C/Damron:** In terms of timeframes and financial obligation, that's their part. We're just looking at the special use permit as opposed to whether or not they can afford this. That's not our business. Granted they condition it until it's approved or they get the waiver from ACHD, we're giving them permission to expand when they are allowed to be ACHD. We shouldn't be holding them up just because of that. **C/Gealy:** I don't think the ACHD decision will affect our decision. I think that depending on the ACHD decision, the applicant may want to modify their application. At this point in time, the ACHD decision won't affect when we decide on this application. I don't think it relates to our special use permit. **C/Laraway:** If you read this, it says that the school "should" install the crosswalk. It doesn't say "shall". That's from ACHD in their findings of fact. It says to ensure safe pedestrian access to the school prior to occupancy on any of the buildings. The applicant should be required to install a school zone with flashing lights. **C/Young:** It says site-specific conditions of approval. **C/Hennis:** I like to have ACHD's final report, but I do kind of agree with Cathy. I don't think that's going to affect our decision whether they could and should expand. **C/Damron:** If they sign the contracts, it doesn't mean the buildings are delivered. They just signed the contract for the people who make the building. I believe that if ACHD looks at it, they're going to kind of determine that permanent structures will be in within a few years. They can do that with the finances, they can with the permanent structures increase the size of the street and put the hawk system in. Those are on corporate financing. I believe ACHD will give them a waiver for all this. **C/Gealy:** I would like to add that the street lights go in with dark skies standards, and that under the landscaping condition we include sod in the playground areas. **C/Gealy:** There's a standard condition that they meet all agency recommendations. It was required that they meet the requirements of ACHD. My question is, do we want a condition about student safety with children crossing the road? **C/Damron:** They can have those students in class until ACHD has completed, anyway. **C/Hennis:** The condition is for ACHD to mitigate the issue for the hawk system or the crosswalk. Either way, is it financially feasible? In the event that ACHD grants their waiver, we will want to condition that they work with our staff to ensure student safety. Those are the only concerns I had, the dark skies and the sod. **Wendy Howell:** Cathy, they would need to work with ACHD staff, they manage the pedestrian crosswalks. Whether it be painting the street or something else, they will need to work ACHD staff to eliminate the safety concerns. The applicant will need to provide a letter from ACHD letting staff know what the result is. **C/Hennis:** The result of the safety coordination, the waiver fee, or both? **Wendy Howell:** Ultimately, both. One way or the other, they will have to let us know. **C/Gealy:** What if ACHD has no requirement to address student safety? **Wendy Howell:** We can possibly work with the City Engineer about that. **C/Gealy:** I think this is an ACHD issue. I don't want this to fall through the cracks. **C/Hennis:** I believe that in the waiver, they are offering to do a crossing. **C/Gealy:** We don't need to do this as a condition? **C/Hennis:** I don't believe so, because that's what they're proposing. **C/Gealy:** We do want to condition that they work with ACHD staff.

Commissioner Gealy motions to approve Case No. 19-02-SUP Mod with the conditions as outlined in the staff report; With an additional condition to landscaping to place sod in the playground areas. An additional condition that the lighting follow dark skies standards. And an additional condition that the applicant work with ACHD staff on a waiver and waiver request and inform Kuna Planning and Zoning Staff. Commissioner Hennis seconds, all aye and motion carried 4-0.

19-02-AN (Annexation), 19-01-ZC (Rezone), 19-01-S (Preliminary Plat) & 19-08-DR (Design Review) – Greyhawk West Subdivision; A request by Providence Properties, LLC. to annex approximately 29.15 ac. into Kuna with an R-6 zone, and to rezone approx. 10.45 ac. from Ag to R-6 (Med. Density Residential). Applicant requests preliminary plat approval to subdivide the approx. combined 39.33 acres into 174 total lots with a proposed gross density of 3.97 DUA, and the proposed net density is approx. 5.04 DUA. The application also includes a Design Review application for the common lots. The subject site is near the southwest corner of Hubbard and Kay Avenue, Kuna, in Section 13, T 2 N, R 1 E (APN #'s S1313212470 & S1313244650).

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Kent Brown: 3161 E Springwood. Greyhawk West is an expansion of the Greyhawk Subdivision that lies to the east. We had a portion of that site that was part of the original design. Kuna went through all the change, basically you could have any zone you want and any house sizes. Kuna came up with a medium density that they wanted to try to get. They wanted to size it for sewer. The City Council actually prevented the zoning ordinance. Since we originally submitted, ACHD has asked us to not have the connection to Hubbard, and turn that into a cul-de-sac. We're looking at that being an emergency access. We have a connection through Saranda Subdivision to the west of us in that northwest corner of our site. The overall subdivision has Kay Street and the Kuna Canal along the westerly boundary. With the extension of the City is a pathway that has already been started and completed in the Saranda Subdivision. We have those landscape islands that are on those long streets. We have one on the east and one on the west. When you can't look down the street, you have a tendency to slow down. These islands work really well at doing that. We have endcaps and landscaping. That caused homes backing into those streets, the homes are looking at landscaping. We have a couple of pocket parks that are in here and pedestrian connections that go down to Ardell and Kay Street and go back west to the pathway along the Kuna Canal. I've been doing this for 30 years. I started out with the City of Boise as a Planner for nine years. Greyhawk was one of the first subdivision that I did after leaving the City. As we've gone through this and you talk about amenities, what's very interesting is that walking seems to be the most popular one. The combination of the pathways, sidewalks and lakes people enjoy the most. We have a pocket park and a tot lot that is in here. We have worked with the school district. The school district wants another location for the buses. We've agreed to do that with them and work on a location and type of structure that they would like to see. I'll stand for any questions. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, 751 West Fourth Street. All noticing procedures have been met to have this public hearing tonight. This project involves two different parcels, one is 29 acres and in the County. There's also a rezone request for the southern 10.4 acres. It is currently zoned agriculture in the City, it's been used for agricultural purposes for a long time. They would like to rezone that from agriculture to the R-6. The annexed parcel is also seeking an R-6. Both parcels are in the Comprehensive Map as medium density residential. R-6 is squarely in the middle of both of those. Even their gross density is under the six units per acre. They have worked very well with Kuna School District to get the kids here. Soon, Kay will be completed so they will get at least four of the schools within the district. We also met with Bobby Withrow, who is our Parks Director. We've worked really closely with the applicant in order to provide a substantial amenity on the west side of the project. It's nearly 2,000 feet long. It will connect to the subdivision called Saranda that Kent already mentioned. At build out, that pathway will take someone on Timbermist on the north side of Hubbard all the way down to Deer Flat. Both subdivisions north and south of this have already begun the pathway connection. This is just another 2,000 feet of connection. They're working very closely with Bobby as well for the subdivision and the community. They will also be completing a portion of Ardell to the south and to the east. Staff has reviewed the design review component. It does meet our code. The shrubs and trees are fine and they're ready to put another subdivision in. If they send in another PDF, we'll review it and we can move on from there. I'll stand for any questions you may have. There are 172 total lots and 17 common lots. **C/Gealy:** In ACHD's report it said that Ardell Road will cross the canal. Are they planning to construct up to the canal? **Troy Behunin:** I believe that will have to construct up to the canal and then there would be a proportionate share for a crossing, a road trust for the bridge. **C/Gealy:** What if ACHD says that it does not align? **Troy Behunin:** It's only off a few feet, but it's nothing that they are not used to. They'll work it out, and the applicant will have to comply with that. During the construction documents process, any misalignment will get handled through realignment. It's not a perfect process, but at some point, there will be a crossing there and it will follow all standards. **C/Gealy:** Did ACHD require that they not connect to Hubbard and that they place a cul-de-sac there? **Troy Behunin:** Yes, I believe they have a cul-de-sac slated for things as this begins to develop. This project will develop from the south and go north, if approved. Winfield Springs did the same approach. They came in from Deer Flat and are marching towards Ardell, so they'll begin to converge. **C/Gealy:** There will be emergency access through the cul-de-sac, correct? **Troy Behunin:** At the deep end of that north cul-de-sac, yes. There will be an emergency access. It will serve both pedestrian access and emergency access. **C/Gealy:** Did you recommend a condition to include street lights? **Troy Behunin:** They're required anyway. Are you talking about in the staff analysis? **C/Gealy:** Yes. **Troy Behunin:** They will have to follow the Kuna City standard for

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street lights. Anything we follow that up with under specific condition of approval. I believe that is number four. **C/Gealy:** Will you explain where it says gross density of 3.97 dwelling units per acre and net density of 5.01 units per acre. **Troy Behunin:** I think I said that backwards. Even with their net, they are well under the six units per acre. **Troy Behunin:** Gross density is everything that the applicant will own, whether they own it right now or at the time of development. It encompasses everything. The net density is when they remove things that can't be built on it, such as roads, end caps, parks, pathways. The net is what you have left, the actual developable land. **C/Gealy:** The actual land with houses on it. **C/Young:** We will open the public testimony at 7:04. **Jana Montague:** 583 E Black Hawk Court, Kuna, ID 83634. I live in Hawk's Nest Subdivision. Back in 2005, there was a discussion at that time about the property, Greyhawk West being sold. A lot of us were told that the property, the smaller annexed part, was supposedly allotted for a park. I wanted to find out what happened with that, if that was a true thing. Now that this subdivision is going in, what happened with the park that was supposed to go in there? That was back in 2005, and I talked to my next-door neighbor. He was supposed to come in today, because they were told the same thing. They didn't show up. **C/Young:** As far as whether that was slated to be a park, we don't know. **Jana Montague:** Nothing is ever developed back there, so I thought that was true. I never really investigated it, and nothing ever transpired. That was my only concern. There are so many subdivisions going in. There's nothing for the kids to do. There's no boys and girls club, there's no YMCA. This is another 100 or so lots going in, and there's nothing for the kids. That's my concern. We keep building all these subdivisions, and there's nowhere for the kids to go. That's why I was opposing, thank you. **Tegwin Matouaer:** 2217 N Greenville Ave. I don't know anything about any of you. This is a rural community, and I love the farm that is across the way that will not be there anymore. There are farms on Hubbard going north that hopefully won't stay there in towards the highway thing. All the bricks on the wall are getting closer and closer. My concern is the space. I honestly think they should take at least ten houses out of that and add a little more space. I don't know what you call your common area that you're counting as a land lot. None of the walk-through spaces are land lots on our side. There are a lot of kids in the neighborhood, and it's fun to see them. They have to play in the streets, though. We have a little playground down the way, but it's like long and narrow. There's not a place in that part on our side that's already there. You see where it's going to be going in on that dirty part. We've already got houses going up right now. It's a very limited space, the original Greyhawk has a limited space where the kids can play soccer and the jungle gym. In our little section, there's very limited things from the width of that to here. There are 330 homes, two cars, two people, and now you're saying another 170. There's almost 1,000 people on that one road coming and going twice a day. When the kids grow up and they have cars and they're on the streets, I am just saying that in the future for all of you, we need to think of our mental and physical well-being. It creates crime and all kinds of crazy things. This brings up our discussion. **Kent Brown:** 3161 East Springwood. For an explanation on the bridge to Ardell, it's owned by four different people, thus where the crux of the matter comes. When you don't have people that are financially responsible to be a portion of the bridge on Ardell, that's where the issue is. They've subdivided everything to the south, and they're hoping something with deeper pockets will build a bridge for it. Our connection to this road network is part of Kuna's plan and ACHD's plan to get traffic removed from Kay Street, it's a very key portion of that in this part of the valley for Kuna. There was a discussion about parks, and there never was a park shown on the property that is that lower 10 acres. It did get that ag designation, because they were participating in your sewer treatment plan. They needed to be in the City, but they wanted to try to limit them, because they didn't have a subdivision. The idea that it's part of the existing zoning that lies on that property. It's very interesting, the property is on the other side of the canal on the west side of the canal. Kuna's old zoning ordinance is the reason that there's not these pocket parks or these parks that we were able to put in the original. Because of the old zoning ordinance, you didn't get any credit for it. There were so many lots that were three times larger, but the zone said that you could get 6,000 square foot lots, well you're allowed to have a third of it be 6,000 and you add another third that is 12,000. You had to have another third that is 20,000. That old zone didn't allow anything. The Comp Plan was saying that you're getting 6,000 square-foot lots. It was a total nightmare from an engineering standpoint. This allows us to be creative and provide open space that is usable. We have 12.99 percent open space in this development. You wouldn't have seen that in these areas. That's why they have such a small open space. **C/Young:** I close the public testimony at 7:16. This brings up our discussion. **C/Damron:**

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A traffic impact study is requested, so they can think about a highway entrance. **Troy Behunin:** Didn't you send it to them? **Kent Brown:** We sent it to ACHD, ITD wasn't asking for them at that time, and that was a recent change. They're asking for those. No litigation was needed. My client is telling me that no litigation was needed. **C/Gealy:** Two of things that I look for are transitional lots and amenities for the people living in these communities. In this case, this proposed development is under R-6 and is surrounded by R-6. The transition pretty much takes care of itself. I'm very pleased to see the amenities that are provided. I'm glad that you're working with staff to develop the trails. There are small green spaces scattered throughout the development. It looks to me like there's connectivity with the pathways as well as so the people can actually make a loop. The only conditions I found were that you ask the applicant to submit a new landscape plan to comply with Kuna City Code and add it to the conditions of approval, and that the applicant will work with the Kuna School District on the time and position of the bus stops for the students. **C/Young:** The amenities are something we've been pushing for a while. It's nice to see the connectivity and open space higher than the minimum required as well in the subdivision. **C/Hennis:** There are two to three grass areas versus one large one. **C/Young:** I agree with ACHD on closing off the street access to the north with things to close to a mid-mile collector. The mid-mile collector helps with traffic flow as intended. **C/Hennis:** The long streets will bring speeds down. **C/Young:** As far as the bridge goes, that will be into account when ACHD decides to install for that, so. **C/Hennis:** What I see on the site plan or landscape plan, the landscaping looks well thought out.

Commissioner Hennis motions to recommend approval of Case Nos. 19-02-AN, 19-01-ZC, 19-01-S with the conditions as outlined in the staff report; With an additional condition to work with the City to provide an updated landscape plan; And an additional condition to work with the City to provide the required stops that the school district had recommended. Commissioner Gealy seconds, all aye and motion carried 4-0. Commissioner Hennis motions to approve 19-08-DR with the conditions as outlined in the staff report; With an additional condition to work with the City and provide the updated and revised landscaping plan based on the recommended conditions; And an additional condition to work with the City to provide the required stops that that the school district had recommended. Commissioner Gealy seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

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


DANA HENNIS Lee Young, Chairman V, City of Kuna
Kuna Planning and Zoning Commission

ATTEST:



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