

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Monday, July 1, 2019 (Special Meeting)**

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	N/A
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for June 11, 2019.

Findings of Fact and Conclusions of Law For 19-04-AN (Annexation) – Washburn Annexation

Findings of Fact and Conclusions of Law For 19-07-DR (Design Review) – Indian Creek Sports Sign

Findings of Fact and Conclusions of Law For 19-11-DR (Design Review) – Peak Construction Office & Shop

Findings of Fact and Conclusions of Law For 19-12-DR (Design Review) – USPS Parking Lot

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

2. NEW BUSINESS

19-17-DR (Design Review) & 19-07-SN (Sign) – PiSTEM Academy Sign; The PiSTEM Academy request sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891).

Theresa Fleming: Theresa Fleming, 9299 School Road. I'm going to ask that this item be tabled at this point. I need to discuss some of the fees with the staff regarding design review. **C/Young:** If we table this item, I don't know what time frame we're looking at. Our next regular scheduled meeting is the 9th, then the 23rd. **Troy Behunin:** Staff can work with the 9th or the 23rd, everything is prepared and ready to go. Does that give the applicant enough time to discuss with the board? **Theresa Fleming:** Yes.

Commissioner Gealy motions to table Case No. 19-17-DR and 19-07-SN until July 9th; Commissioner Hennis seconds, all aye and motion carried 4-0.

19-13-DR (Design Review) – Shortline Park No. 2 Flex Space; The applicant, Cleary Building Corporation, requests design review approval for a new multi-tenant commercial building, approximately 8,400 square feet, including landscaping, lighting and a parking lot, within the Shortline Park Subdivision No. 2; The site is located 689 East Access Street, Kuna, Idaho 83634.

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 multi-tenant commercial building including landscaping, lighting and a parking lot. The site is located within Shortline Park Subdivision No. 2, at 689 East Access Street. The

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specifically going on Lot 5 Block 26 of future phase three. Staff only made a couple recommendations that a parking stall be added based on the projected volumes for the rest of the subdivision at full buildout. The designers built this to Kuna City standards at 17 or 18 feet deep. Our code is barely bigger than that. The width was just fine, and staff did suggest that they add a bike rack to accommodate the users that hopefully will ride their bikes rather than drive their cars. Staff thought it was important that they add at least one stall. Other than that, staff supports the application. I will stand for any questions you may have. **C/Gealy:** You also indicated that you didn't see in the report how they were going to handle trash. Troy Behunin: That is correct. The applicant mentioned that during his presentation. I didn't see that it was indicated on there, but they didn't see it. I will tell you that I did have a conversation with Sean Brownlee earlier today about the parking stalls. He just wanted to know if it was the end of the world if they just stuck with the seven parking stalls. I'm not trying to advocate for just the seven, obviously staff believes we could have eight. We could make this more of a pedestrian friendly, please walk to the pool sort of amenity. We'll touch base on that and expect that, but if you do have other questions, I can elaborate a little more.

Rob TeBeau: Rob TeBeau, 499 Green Street, Boise, ID 83702. We have an application for a pool house. I am representing Trilogy Development, who works often with CBH Homes. We've done several subdivision amenities with them. They use high quality materials, and obviously that seems to be acceptable. We have people going there in Nordean Street. It looks like we have enough space to do everything that's asked. The bike rack would not be a problem, the parking space if necessary. I wouldn't have a problem adding a space. Regarding the trash, we don't typically collect enough trash at the swimming pools to require a trash enclosure. **C/Gealy:** In your experience for this size of a community, and in terms of the size of the number of homes, and also the size in terms of geography. Would seven or eight parking spaces be adequate? **Rob TeBeau:** This is kind of the same amount that we've seen four times recently, and it has worked. I understand that they need to be a little larger, I know the owner was looking to not have to add one. To make a long story short, yes, they have worked well. **C/Young:** Have you had any communication with J&M Sanitation as far as their trash collection with the subdivision? **Rob TeBeau:** We have definitely been in contact with J&M, we haven't had any issues with them in the past. The trash receptacles in the restrooms have worked well. **C/Young:** Do you have an area designated for J&M, is there an area where the carts that they used would be stored? **Rob TeBeau:** We have a floor plan, and there's two sides to this building. One is where equipment will be stored inside that room. The maintenance company will deal with the trash. **C/Gealy:** There's not any need for some changing rooms or lockers, correct? **Rob TeBeau:** They haven't been designed as such. I think they will be mostly kids and their parents at the pool. **C/Young:** That brings up our discussion. **C/Hennis:** Landscaping is really nice. I think that adding a parking stall knocks out the trees and shrubs on that end. I recommend that they leave the landscaping the way they have it. **C/Young:** I think the colors are appropriate. I'd ask that they double check with J&M on a building of this size, just to make sure there's no need for additional trash collection. **C/Damron:** I think the bike rack is a great idea to mitigate the pedestrian traffic. **C/Laraway:** I agree with that. Our neighborhood is all kids, so adding a parking stall might not be necessary. **C/Gealy:** I am thrilled to see a pool going in, I think that's great.

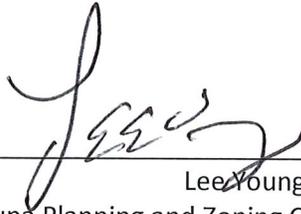
Commissioner Hennis motions to approve Case No. 19-10-DR with the conditions as outlined in the staff report to lengthen the parking stalls to maintain the City Code but recommend only seven parking stalls; With an additional condition that the applicant review the trash situation proposed with J&M Sanitation. Commissioner Gealy seconds, all aye and motion carried 4-0.

19-20-DR (Modification) - Snerk's Drive Thru + Retail Building; The applicant, Bolton Company, LLC, requests design review modification approval for the landscape plan. The site is located 450 East Deer Flat Road, Kuna, Idaho 83634.

Sam Weiger: Chairman, commissioners, for the record Sam Weiger, Planner I, Kuna Planning and Zoning Staff 751 W 4th ST. The application before you tonight is 19-20-DR (Design Review) Modification which is seeking approval for an alternative method of compliance for the landscape plan. The site is located at 450 East Deer Flat Road.

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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