

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 13, 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	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 July 23, 2019.

Findings of Fact and Conclusions of Law For 19-21-DR (Design Review) – Panda Express

Findings of Fact and Conclusions of Law For 19-15-DR (Design Review) – Downtown Tabby Addition

Findings of Fact and Conclusions of Law For 19-03-SUP (Special Use Permit) – Johns In-Home Salon

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

2. NEW BUSINESS

16-13-DR (Design Review) Modification – Winfield Springs Design Review Modification; On behalf of Sterling Ranch HOA, Coleman Homes requests approval of a design review modification to the landscape buffer. The site is located near the northwest corner of Meridian Road and Deer Flat Road. Kuna, Idaho 83634 (APN # S1313428000).

Troy Behunin: Chairman and Commissioners, for the record, Troy Behunin, Planner III, Kuna Planning and Zoning Department, 751 West 4th Street. The application before you tonight is for the previously approved Winfield Springs Subdivision. As you know, this subdivision is well under way. They recently had phase four record. They are really moving along. The applicant has submitted a request to modify their previous approval back from 2017. They would like to change the buffer along Deer Flat Road across two different common lots. It's just the frontage along Deer Flat. We've had some challenges with Steve Gray and a couple of other things that were unanticipated. This used to follow our design review guidelines and try to make it nicer than what they thought this would turn out to be. Staff supports it and has no issue, conditions, requests or other information than what has been provided in the packets. I will stand for any questions. **C/Gealy:** Would there be any lessons that we might learn to avoid someone having to come back with a change from the initial review as a condition. **Troy Behunin:** We are reviewing how steep we're going to allow slopes in the future. That's one part of it. Another design consideration is probably going to be coming forward soon is the rock inside a required buffer. The lessons that they learned, we're going to have to learn from them, that's certain. **Kim Siegenthaler:** Kim Siegenthaler, Jensen Belts Associates, 1509 South Tyrell Lane, Suite 130, Boise, ID 83706. We are the landscape architects of this project, as Troy stated in 2017, the applicant submitted a preliminary plat with the buffer design. As the project moved forward, we made some changes that Coleman Homes with Toll Brothers requested with some berming and use of existing rock that could be crushed and used. Once that was all in place, we decided that the rock was pretty harsh. We wanted to change some of that out with some softening of grasses that would look really great along the buffer area. It's approximately 1500 linear feet for that

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Deer Flat Road buffer area. There's a mockup of what that will look like. We added more plant materials to soften that wall and then the grass behind the wall. **C/Young:** Is that the L2 sheet that you're referring to? **Kim Siegenthaler:** It's detail seven, that's an existing picture of the buffer along that. It was enhanced with Photoshop to show what the plant material would look like here. Adding pictures and adding that grass behind the wall. **C/Young:** The intent is to still keep the rock wall as you go down. It's just the modification of the plantings, correct? **Kim Siegenthaler:** Correct. **C/Hennis:** It's pretty straightforward. I like the fact that they're trying to improve it over what it already is to make it look really nice. **C/Young:** We like the grasses and desert vegetation.

Commissioner Hennis motions to approve Case No. 16-13-DR Mod with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

19-03-S (Preliminary Plat) & 19-14-DR (Design Review) – Robinhood Subdivision; On behalf of Falcon Crest, LLC and M3 Companies, Scott Wonders with JUB Engineers requests preliminary plat approval to subdivide approximately 36.72 acres into 137 total lots with a gross density of 3.44 dwelling units per acre and a proposed net density of approximately 5.83 dwelling units per acre. The application also includes a Design Review application for the common lots. The subject site is located at 11102 S. Cloverdale Road, Kuna, ID, 83634 in Section 22, T 2 N, R 1 E (APN #'s S1422212410, S142212000, S1422233700).

- Staff requests this item be tabled to a future date; ACHD staff report was not received.

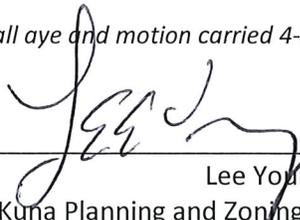
C/Young: Does ACHD have an estimated time of arrival? **Troy Behunin:** I received an email from Austin Miller, who is preparing the Robinhood Subdivision preliminary plat report. He has submitted a draft report that will be going to the ACHD Commission. However, that meeting cannot actually be held until August 28th. Tentatively we are looking at the first meeting in September. **C/Gealy:** Is that enough time? Or do we need to push it out further? **Troy Behunin:** September 10 would give staff enough time to digest the report. They're trying to keep the existing infrastructure as intact as they possibly can.

Commissioner Hennis motions to table Case Nos. 19-03-S & 19-14-DR until the September 10th Commission Meeting; Commissioner Damron seconds, all aye and motion carried 4-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

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



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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