



**KUNA PLANNING AND ZONING
COMMISSION MEETING AGENDA
December 10, 2019**

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy

Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for November 26, 2019.
- b. Findings of Fact and Conclusions of Law for 19-28-DR (Design Review)

3. PUBLIC HEARING:

- a. **19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review)** – Chotika Subdivision; Don Veasey (owner) requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (33 buildable lots, 5 common lots). The subject sites are located at 642 S. Ash St. and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835). **ACTION ITEM** *Continued from October 22, 2019.*
- Staff request this item be tabled to January 14, 2020; Revised preliminary plat and landscape plan has not been submitted.
- b. **19-05-ZC (Rezone), 19-04-SUP (Special Use Permit)** - B&A Engineers is requesting to rezone approximately 1.29 acres from “C-2” (Area Commercial) to “C-1” (Neighborhood Commercial) zoning district classification, additionally the applicant is seeking special use permit approval to operate a church in the existing building. The subject site is located at 763 W. Avalon St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West (APN: S1326120716). **ACTION ITEM**
- Staff requests this item be tabled to January 14, 2020; Due to noticing violation.

4. ADJOURNMENT

**CITY OF KUNA
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**MEETING MINUTES
Tuesday, November 26, 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	N/A
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	N/A
Commissioner Stephen Damron	X	Doug Hanson, Planner I	X
Commissioner John Laraway	X	Jessica Reid, Customer Service III	N/A

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 November 12, 2019.

Findings of Fact and Conclusions of Law for 19-06-ZC (Rezone), 19-07-S (Preliminary Plat) & 19-27-DR (Design Review)

Commissioner Hennis motions to approve the consent agenda; Commissioner Damron seconds, all aye and motion carried 3-0.

2. BUSINESS ITEM

- a. **19-28-DR (Design Review)** – Ashton Estates Commercial Shell; Jessica Petty requests approval of design review for an approximately 12,900 square foot commercial shell located at 1385 N. Jacksonmill Avenue, Kuna, Idaho 83634.; (APN: R0539760080).

Doug Hanson: Good Evening, Mr. Chairman, members of the commission, for the record Doug Hanson, Kuna Planning and Zoning staff 751 W 4th St, Kuna, ID 83634. The applicant requests approval of design review for an approximately 12,900 square-foot commercial shell within the Ashton Estates Subdivision located at 1385 N. Jacksonmill Avenue, Kuna, ID 83634. Staff has determined that this application complies with Title 5 of Kuna City Code and Idaho Code. With that, I will stand for any questions you may have, thank you. **C/Lee:** Any questions? Since there are no questions at this time, we will have the applicant come forward. **Dave Moorhouse:** I am not Jessica who was the architect for this project; she came down with the stomach flu today. I am Dave Moorhouse of McCarter-Moorhouse, a general contractor for the project. I reside at 3536 West Ryder Cup Drive, Meridian Idaho. I am just here to answer any questions regarding this project if any arise. **C/Lee:** I guess the only question that I have for myself at this point, on the rear elevation that sits along Jacksonmill, I like the different directions of the roof plane and the way that the building I broken up. My only question is with everything being stucco along the back, is there any thought to putting a small amount of stone or changing the wains a little bit to add some stone on the back, to give a little more texture to that elevation facing the road on the back side? **Dave Moorhouse:** Our primary business is going to be on the other side of the building, the entrances for the businesses. If deemed necessary we could add some additional stone if that would please Planning and Zoning. We did take into consideration that there are roads around the entire building and that’s why we did angulate the roof lines and the back of it, instead of just a long straight wall, breaking that up with coloring different shades to give it some desk and texture. We were heavily focused along the main highway entrance in which the patrons would enter the building, we see the back

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parking lot for the building workers and those that would be coming into work. C/Lee: That is just my biggest thought since the landscaping isn't going to have a berm there and with the residents on the other side of that street. **Dave Moorhouse:** I think there is a park that is going in across the way, so we do have a buffer from the residents, but we would consider whatever you think necessary. **C/Hennis:** I don't think it would take much, it would just take something towards the ends or the upper reliefs. Lee has something sketched here that is just kind of the end little thirds. **C/Lee:** This is my thought and what I was picturing. I know this band is the consistent height around the entire building, what I was potentially thinking was on the back if the band came down to a wains height on these portions, so when you come around and have a band at three (3) feet and a band at four (4) feet and brought the stone up a little bit, then the transition for that banding and what you see with the band on the other side doesn't look like a weird transition. That was my only thought. **C/Hennis:** Yeah, looking at the same thing we have some decent masonry texture up front, just having something nicer on the sides. There is going to be a lot of traffic along that back side with going to D&B and the future bank, as well as your facility. I like the relief that you have on the back that really helps. A lot of the time the applicant does not come in thinking that far ahead already. **C/Lee:** That was my only thought. Are there any other thoughts? Any other questions for the applicant? That brings up our discussion. **C/Hennis:** The agenda says public hearing. IS this a public hearing? **Doug Hanson:** That was an agenda error it is a business item. C/Hennis: I like it, the relief in the heights, they're thinking ahead and the landscaping looks good. I don't see any other issues. C/Lee: The altering canopies and different heights are nice; the landscaping is appropriate. The wall packs on the back have a good angle down so it should keep a whole lot of light going down instead of into the residential area behind. C/Hennis: It will light it up for safety reasons. C/Damron: I like it, I like what Lee did on the back to break that up it looks good.

Commissioner Hennis motions to approve Case No. 19-28-DR (Design Review) with the conditions as outlined in the staff report as well as the condition that the applicant work with staff to add texture along the rear elevation as described by the chairman towards the bottom perhaps with stone or texture relief; Commissioner Damron seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

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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

2. Surrounding Land Uses:

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- 1.45 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R0539760080

4. Services:

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna City Police (Ada County Sheriff’s office)
Sanitation Services – J&M Sanitation

5. Existing Structures, Vegetation and Natural Features:

There are currently no structures situated on the subject site. The site’s vegetation has been cleared and earth work for future development is underway.

6. Transportation / Connectivity:

Vehicle ingress/egress will be made available via a driveway from N. Meridian Road.

7. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

D. Staff Analysis:

The Ashton Estates Commercial Shell is planned for Lot 4, Block 1 of the Ashton Estates Subdivision. Staff has reviewed the application and finds that the proposed building, parking lot and landscaping satisfy the intent of Kuna’s Zoning Code and conforms to the Kuna architecture guidelines and parking standards. Staff finds that the proposed building height and masonry generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District.

The applicant proposes sixty (60) parking stalls and the stall dimensions are in conformance with KCC 5-9-2 and 5-9-3.

Trash collection will be served through the use of a two-container trash enclosure. The enclosure dimensions and building materials are in conformance with KCC 5-5-6. The plans for the trash enclosure did not specify the enclosure gates degree of opening. Staff recommends the applicant be conditioned to install enclosure gate doors that open to a minimum of 120 degrees per KCC 5-5-6.

The applicant has not proposed a sign, which will require a separate sign permit application. The proposed sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.

The applicant is subject to design review inspection and fees, for compliance verification of the building façade, parking lot and landscaping, prior to Certificate of Occupancy being issued.

Staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case Nos. 19-28-DR that the applicant be subject to the recommended conditions of approval listed in section “F” of this report.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Order of Decision by the Planning and Zoning Commission:

Note: This proposed motion is for (approval, conditional approval or denial) of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 19-28-DR a design review request to construct a commercial shell, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer’s office prior to commencement of construction. Storm Water shall be managed on site.
 - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired the applicant shall request a change from the Planning and Zoning Department and it will be determined if the change will need to go to the Planning and Zoning Commission for approval.
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
8. Developer/owner/applicant shall comply with all local, state and federal laws.
9. Applicant shall work with staff to add texture to the rear elevation of the of the building.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Based upon the record contained in Case No. 19-28-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approve* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-28-DR (Design Review), a request for a commercial shell.

1. Based on the evidence contained in Case No. 19-28-DR, this proposal generally **does** comply with the City Code.

Finding: *The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application **does** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking design **does** provide safe vehicle parking and safe access.

Finding: *Per the submitted site plan, there are a total of sixty (60) proposed parking spaces with four (4) proposed ADA accessible spaces. All spaces are nine feet in width and at least twenty feet in depth. Additionally, all proposed driveways are at least 22 feet wide. The parking spaces and driveways comply with KCC 5-9-2 and 5-9-3.*

4. The proposed project **does** conform to the Kuna Architecture Guidelines.

Finding: *Per the submitted elevations, the maximum building height is approximately 22 feet. The building height and proposed building materials conform to the Kuna Architecture guidelines.*

DATED this 10th day of December, 2019.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Doug Hanson, Planner I
Kuna Planning and Zoning Department