

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**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	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 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 4<sup>th</sup> 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 is 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 depth 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:



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