



**PLANNING & ZONING COMMISSION  
MINUTES  
Tuesday, August 25, 2020  
6:00 PM**

*Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks were required. Council Chambers audience occupancy was 15.*

*This meeting was also streamed Live on the City of Kuna Facebook page:*

<https://www.facebook.com/CityofKunaIdaho/>

**1. CALL TO ORDER AND ROLL CALL: 6:00 PM**

**COMMISSIONERS:**

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Stephen Damron  
Commissioner John Laraway

**CITY STAFF PRESENT:**

Doug Hanson, Planner  
Jessica Reid, Planning & Zoning Staff

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

**A. Planning and Zoning Commission Meeting Minutes**

1. August 11, 2020

**B. Findings of Fact & Conclusions of Law**

1. Case Nos. 20-01-AN (Annexation), 20-03-S (Preliminary Plat) and 20-07-DR (Design Review) LedgeStone South Subdivision
2. Case Nos. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) Patagonia East, Ridge & Lakes Subdivision
3. Case Nos. 20-03-SUP (Special use Permit), 20-13-DR (Design Review) Eagle Christian Church
4. Case Nos. 20-01-ZC (Rezone), 20-02-S (Preliminary Plat) & 20-05-DR (Design Review) Sera Sole Subdivision
5. Case No. 19-13-AN (Annexation) Blackrock Marketplace/Village

**Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:**

**Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron, and Commissioner John Laraway.**

**Voting No: None**

**Absent: 0**

**Motion carried: 5-0-0**

**3. PUBLIC HEARING:**

#### 4. BUSINESS ITEMS:

##### A. Case No. 20-15-DR (Design Review) Patagonia Pool House - **ACTION ITEM**

**Jessica Reid:** Good evening Commissioners; for the record, Jessica Reid, Planning & Zoning staff, 751 W 4<sup>th</sup> Street, Kuna, Idaho, 83634. Applicant Celeste Valle of Breckon Land Design, seeks Design Review approval on behalf of Patagonia Development to construct a pool, pool house and accompanying parking lot. The pool and pool house will be constructed on future Lot 1 of Block 18 (APN: S1407427955) within Patagonia No. 7, which was approved on May 19, 2019. Said project will acquire an ingress/egress via E Rio Chico Drive, which will become a public road once extended, and provides 15 parking stalls, 2 of which are ADA accessible. The 853 square foot pool house is comprised of a variety of approved building materials in earth toned colors, and features decorative beam details. The roof is comprised of architectural grade asphalt shingles. Men's and Women's bathroom facilities separated by a covered entryway, a pool storage room and pool equipment room, will be contained within the building; a 6-foot wide wrought iron, self-locking and closing, double gate will provide access from the parking lot. Wall and soffit mounted LED lighting will illuminate the area as well as street lighting along E Rio Chico Drive. The concrete pool deck will have multiple seating arrangements, a seating area shaded with a cabana-like structure, and will be surrounded by a 6-foot tube steel fence with a self-closing and locking 5-foot man gate, located on the north side. An ADA accessible ramp near the steps has been designed into the pool as to ensure all Patagonia residents will be served. Trash collection via bins has been provided on the north side of the pool house with appropriate screening walls, as well as the additional amenities of a seating area and bike rack. The entire pool and pool house area is surrounded by landscaping made up of trees, shrubs, crushed sandstone mulch and turf. Landscaping will be watered via an irrigation system. A pathway will span from the sidewalk on E Rio Chico Drive, along the front of the pool house, across the common lot, and connect to E Los Altares Drive to the north. Staff notes the applicant shall be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer. Staff has reviewed the application and finds the proposed project generally appears to conform to Kuna City Code Title 5; Comprehensive Plan; Future Land Use Map and Idaho Code. With that I will stand for questions. **C/Young:** Are there any questions for staff at this point? **C/Damron:** Not at this time. **C/Laraway:** No. **C/Gealy:** Yes, I had just one question. I had looked for the enclosure for the trash bins, and had seen that it would be bins and not a dumpster, but I'm not sure where the trash enclosure is; I heard you say on the north side. **JR:** It is shown off the north side where the 5-foot man gate is located. **C/Hennis:** If you look at page 116 (of the packet), it's on the north end of the building, keynote 5. **C/Gealy:** Ok, thank you. I have no other questions. **C/Young:** Would the applicant please come forward and state your name and address for the record. **John Breckon:** John Breckon, Breckon Land Design, 6661 N Glenwood Street. I don't have a whole lot to add, it's relatively self-explanatory if you've gone

through the packet and seen the materials. Essentially, this is part of phase 7 of Patagonia and within this common lot is a parking lot, the changing room building, and swimming pool. It is a relatively large common lot with green space big enough for a softball field, and has landscaping. Our intent is to dress this area up and provide a nice amenity for the community; the swimming pool is relatively large, has ADA accessibility, a trellis shade structure on one side as well as ample deck space for layout chairs. It is relatively similar to other pool designs that we do for this type of development, it has a small tanning shelf or shallow end that is about 18-inches deep, then it steps down to your more standard 3 – 5-foot depth. There is a nice landscape design, the color plan really shows the size of that common area; it also connects to the pathway to the north, the pathway bisects that common area and allows for pedestrian circulation throughout. The structure elevations gives you a good feel for what it (the pool house) will look like, the roofline, as well as the finishes and color; there is a dry-stacked stone appearance for a portion of the building, then it transitions to a cement fiber board with some darker earth tones. I will stand for questions.

**C/Young:** Are there any questions for the applicant at this time? **C/Gealy:** I have no questions. **C/Hennis:** The only thing I was wondering is are you planning on having any lights within the parking lot, light posts? I didn't see any indicated. **C/Young:** There is a lighting plan on page 123. **JB:** There is a photometric plan and there is lighting on the building, and there is street lighting within the development. There is no light pole within the parking lot itself, we have the lighting coming off the building itself. We didn't think it was needed based on the photometrics. **C/Hennis:** Ok, thank you. **C/Young:** That brings our discussion. **C/Hennis:** I think it has a nice open area, there's good parking; I don't have any opposition to it, they've presented a good product. **C/Young:** For me, the landscaping looks appropriate, the pathway connection. As far as the structure itself, the varying materials and roofline, it's not monolithic, and the rest of the structure has relief to it; it works pretty well. Any other thoughts. **C/Laraway:** It seems appropriate. **C/Damron:** I like the way they actually have a large area, if the kids don't want to play in the pool they are still contained within that area, I think it bodes well with it and works nice. **C/Hennis:** I like the ADA (accessibility) in the pool, that's not something you see a lot of. **C/Gealy:** I have no concerns; I think it's a great addition to the community.

**Commissioner Dana Hennis moved to approve 20-15-DR (Design Review) for Patagonia Pool House with the conditions as outlined in the staff report. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:**

**Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron, and Commissioner John Laraway.**

**Voting No: None**

**Absent: 0**

**Motion carried: 5-0-0**

**B. Case No. 20-08-SN (Sign) and 20-17-DR (Design Review) Kuna Dental Automated Monument Sign – ACTION ITEM**

**C/Hennis:** Mr. Chairman, I'm not sure if I need to recuse myself from this as I am a patient of Dr. Croft's, I don't know if that is going to create an issue. I can listen then recuse if necessary. **C/Young:** Do you feel it would affect anything on the Design Review? **C/Hennis:** I can't see how it would, I just wanted to be transparent. **C/Young:** It's on the record, thank you. **Doug Hanson:** Good evening Mr. Chairman, members of the Commission; for the record, Doug Hanson, Kuna Planning & Zoning Staff, 751 W 4<sup>th</sup> Street, Kuna, Idaho, 83634. Apex Sign requests design review approval for a new freestanding, automated sign with illumination for Kuna Dental located 935 N Linder Road, Kuna, Idaho, 83634. Staff has determined that the sign area, illumination and location complies with Title 5 of Kuna City Code. With that, I will stand by for any questions you may have, thank you. **C/Gealy:** I have no questions. **C/Laraway:** No questions. **C/Young:** Not at this time. **C/Hennis:** No. **C/Damron:** No questions. **C/Young:** Will the applicant please come forward and state your name? **Craig Lunsford:** Good evening, Craig Lunsford, Apex Sign Company, 741 N Cactus Creek, Eagle, Idaho, 83616. I'm here on behalf of Kuna Dental and we seek to fabricate a double-sided pylon sign, with electronics, at 935 N Linder. I'll stand for any questions. **C/Gealy:** I have no questions. **C/Young:** The only question I have is, has there been any discussion as far as the base goes? What is the base material? **CL:** Chairman, the base material is aluminum and it will be painted to match a color on the building. **C/Young:** Has there been any discussion to installing stone to match the other monument sign in the development? Or any of the others across the street? **CL:** We discussed that in the very beginning, I had mentioned that we could potentially match the stone that's on the building; that was really about it in the terms of what does the base look like; we can certainly add it. **C/Young:** Ok. **CL:** It would be at an additional cost, you know, finding the exact stone and to have it installed by a mason. **C/Hennis:** My question that I had was, this is complying with the dimming at night as required in City Code? **CL:** Yes, it has an automatic dimming switch and they control it from their computer. **C/Hennis:** Ok, I just hadn't seen it noted in here so, I wanted to make sure. Thank you. **C/Young:** Any other questions at this time? **C/Laraway:** No questions. **C/Damron:** No questions. **C/Young:** Thank you; that brings up our discussion. **C/Damron:** I like your idea Chairman, of the trying to match the other monument sign as far as the base goes. My concern is aluminum doesn't hold paint well and in the future wind damage and rain damage, the stone would be a much better base. **C/Hennis:** I tend to agree with you on that one Chairman and Commissioner Damron, because we have such a large footing underneath there and one center post, that's my structural side of things; it's 6-foot by 3-foot by 4-foot, and you have one 6-inch diameter post in the middle. **C/Young:** I think the rest of the cabinet and its design fits well, I don't think it's over stated or anything. Any other thoughts, questions or comments? **C/Hennis:** No; I agree with you on that, otherwise, it's a good sign. It has nice proportions on it; I think if you get stone on the base to match surrounding monuments signs.

**Commissioner Dana Hennis moved to approve 20-08-SN (Sign) and 20-17-DR (Design Review) for the Kuna Dental Automated Monument sign with the conditions as**

outlined in the staff report and the additional condition the applicant work with the city to provide a base matching the adjacent building or monument signs. Seconded by Stephen Damron. Approved by the following roll call vote:

**Voting Aye:** Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron and Commissioner John Laraway.

**Voting No:** None

**Absent:** 0

**Motion carried:** 5-0-0

**5. ADJOURNMENT: 6:19 PM**

C/Young: Are there any reports from staff? **Jessica Reid:** There are no reports.

**Commissioner Cathy Gealy moved adjourn. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:**

**Voting Aye:** Chairman Lee Young, Commissioner Danna Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron and Commissioner John Laraway.

**Voting No:** None

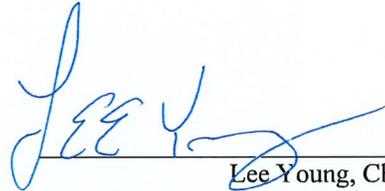
**Absent:** 0

**Motion carried:** 5-0-0

ATTEST:



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



Lee Young, Chairman  
Kuna Planning and Zoning Commission

