

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, January 28, 2014**

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Joan Gay	x		

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 p.m.**

1. CONSENT AGENDA

- a. Meeting Minutes for December 10, 2013

Vice-Chairman Wierschem motioned to approve consent agenda; Commissioner Hennis seconds, all aye and motioned carried 3-0.

Let the record reflect that Commissioner's Gealy and Gay were not present at the December 10, 2013 meeting and therefore did not vote.

2. OLD BUSINESS:

None

3. NEW BUSINESS:

- a. Elect a New Planning and Zoning Chairman and Vice Chairman
- Vice Chairman Wierschem and Commissioner Dana Hennis nominated Chairman Lee Young for another term. The Planning and Zoning Commission voted 5-0 approving Young as Chairman.
 - Commissioner Gealy and Commissioner Hennis nominated Vice Chairman Stephanie Wierschem for another term. The Planning and Zoning Commission voted 5-0 approving Wierschem as Vice Chairman.

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4. PUBLIC HEARING

13-09-SUP, 13-07 DR and 13-07-SN Lete Family Revocable Trust – Inaki Lete

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The Applicant requests SUP approval for a self-storage campus on a previously lot line adjusted parcel, totaling 5 total acres. This application specifically proposes commercial office space, conditioned and unconditioned storage, and a warehouse on site. Applicant requests full-access from Deer Flat Road.; to line up with proposed Crimson Point Villas to the north, and temporary emergency access on Ten Mile Road – to line up with W. Ingo Street. Applicant seeks for design review approval for the commercial buildings, parking lot and landscaping.

Kuna City Code Title 5, Chapter 3, Section 2, of the *official schedule of district regulations* Section states a storage unit facility between two (2) and five (5) acres in size (in a C-1 zone) requires obtaining an SUP. Staff views this request to be valid and eligible for an SUP as this application meets this requirement. Proposed new commercial buildings, landscaping, parking lots and commercial signage within Kuna require development designs to be evaluated by the Design Review Committee (DRC) in an effort “to specify desirable building and landscape architectural styles and materials to create a sustainable and pleasing environment for residents and visitors alike”.

The proper noticing procedures were all followed. Applicant held a neighborhood meeting (2 people) attended, letters were sent to land owners within 330’, and this hearing was published in the Kuna Melba Newspaper on Jan 2, 2014.

This site is located at the SWC of Ten Mile and Deer Flat Roads and is in the vicinity of several residential subdivisions. The applicant proposes to place 74,295 square feet (sf) of unconditioned and 5,842 sf of commercial office space and conditioned units for self-storage purposes. The applicant has also proposed 5,000 sf for a warehouse facility.

Applicant is requesting this storage unit project be allowed to be completed in several phases, depending largely on the demand for services. Applicant stated the main office with conditioned storage and some limited unconditioned storage would be built during the first phase.

Jon Tillman [KFD], is concerned with secondary access given the proposed uses. He has recommended a temporary all weather access from Ten Mile Road be provided, to withstand a 75,000 pound apparatus.

This development does not have frontage along a defined public street. As such, applicant shall provide Deer Flat Road ingress/egress into perpetuity by way of recording a cross-access agreement with the County.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan.

Questions for staff:

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Vice Chairman asked staff about the weight specified by the Kuna Rural Fire District and if it was suppose to be in their packet. Troy explained that the weight was not specified in the fire districts report. It was a late addition to the file after it was published. Staff did confirm this weight with Jon Tillman at the Fire District.

C/Hennis asked if the Fire District required a turnaround within the site. Staff explained that the Fire District did not feel that a turnaround was necessary because of the width of the isles and how the fire hydrants were laid out on the site.

C/Hennis asked if the City required landscaping including perimeter fencing during the initial phase or in conjunction with each specific phase. Staff explained that the developer would be required to landscape and fence during the phase in which they are developing. Representative, Scott Stanfield does have an approximate phasing schedule to go through with the Commission.

No further questions for staff.

Public Hearing opened at 6:15 pm

Scott Stanfield with Mason and Stanfield, Inc. located at 826 3rd St. South in Nampa, Idaho praised Staff for providing an in-depth summary of the overall project. Scott will focus on the Special Use Permit (SUP) side of this application and will leave the design review and signage to Greg Toolsen. He feels the demand for a storage facility in Kuna is warranted. The developer, Inaki Lete owns and operates two (2) other storage facilities in the Treasure Valley. He will run the storage facility as he does with his other two locations. The storage units will be tucked in the back of the development in order to preserve the outside lots for higher and better commercial development in the future. There are no immediate plans for the commercial lots at this time. The applicant and the representatives have reviewed the staff report as well as all of the agency comments and conditions. The applicant is satisfied with each of those reports and will comply with the standards and conditions proposed.

Phase one will include the easterly perimeter row closest to Ten Mile Road and will include fencing/landscaping and three total rows of storage as well as their associated drive isles. Future phases will be dictated by the overall market and initial success of the project. The applicant is considering paving all of the development in phase one as well as all of concrete pads for the remaining buildings.

Questions for Representative:

Chairman Young asked what type of fencing would be used. Scott referred the question to Greg Toolsen.

No further questions

Greg Toolsen with JGT Architecture located at 1212 Avenue South in Nampa, Idaho will be covering the design review of the project as well as the signage. The project as a hole is comprised of unconditioned storage an office facility with conditioned storage and a warehouse building. The warehouse facility will be developed at a future phase because it is not an immediate need at this time. There will be thirteen (13) total buildings, one security gate and approximately 5900 square feet of office space and conditioned storage. Only 900 square feet will be used as office. The Applicant wanted the building and landscaping design to reflect quality

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construction and to be attractive throughout. All of the fencing will be completed during the first phase with landscaping to soften the appearance. The fencing along the street frontages will be wrought iron.

Questions for Representative:

C/Young informed Greg that the plans call out for two foot eave overhangs and that city code requires three feet. C/Young also asked whether the applicant would consider breaking up the long lineal Northern elevation with additional stone veneer. Greg explained that they are attempting to emphasize the office portion of the site and feel that the overall design is high quality. They plan to use a variety of plants and bushes to improve the overall appearance. However, they would be open to working with Staff to consider other options of breaking up the facade.

Barbara Palmer located at 2673 Cerulean in Crimson Point Subdivision asked the Planning and Zoning Commission for clarification regarding the current zoning of the proposed land to be developed. She was under the impression that the land was being used for farming purposes. The Commission confirmed that the land was appropriately zoned with a commercial designation, but has been farmed in the past.

Public Testimony closed at 6:34 pm.

Question: VC/Wierschem asked Staff about Mason Stanfield’s response to comment #7 in the City Engineer’s report. Are they going to comply with that requirement? Staff explained that the Engineer’s comments are standard protocol and included in most reports. ACHD is not interested in Right-Of-Way (ROW) at this time, but the dedication of ROW is common practice for this type of development. ROW dedication may become a factor in future phases of development and the Applicant is okay with that condition.

C/Gealy asked the representatives what the developer intended to do with the outside commercial lots while they were waiting for development. Greg explained that the applicant would maintain the appearance of those lots to satisfy city code requirements and to maintain the appearance of the overall development. Some of vacant land could continue being used for farming purposes in the time being.

Commissioner Hennis motioned to approve 13-09-SUP, 13-07 DR and 13-07-SN – Kuna Caves Storage with the conditions as outlined in the Staff Report as well as working with Staff to address the northern elevation; Commissioner Gealy seconds, all aye and motion carried 5-0.

3. DEPARTMENT REPORTS:

BUILDING PERMITS	2012	2013	NOTES
TOTALS	254	373	WE’VE HAD 119 MORE TOTAL PERMITS IN 2013
NEW RESIDENTIAL	102	138	36 MORE NEW RESIDENTIAL PERMITS IN 2013
AVG EST. CONSTRUCTION COST	\$222,799	\$234,873	\$12,074 INCREASE IN 2013
AVERAGE SQUARE FOOTAGE	2077	2257	AVG. S.F. OF HOMES WENT UP 180sf in 2013
NEW COMMERCIAL TOTALS	3	6	DOUBLED NEW COMMERCIAL PERMITS IN 2013

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Coming up in February 2014:

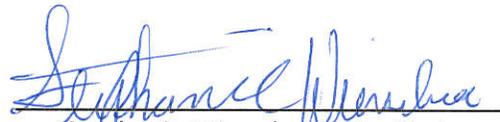
Special Use Permit request for an In-Home Group Childcare and an In-Home Salon.

4. CHAIRMAN / COMMISSIONER DISCUSSION:

None

5. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:50pm; Commissioner Gealy seconds, all aye and motion carried 5-0.


Stephanie Wierschem, Vice Chairman
Kuna Planning and Zoning Commission

ATTEST:


Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department