

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

**MEETING MINUTES
Tuesday, June 23, 2015**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	Absent
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

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

1. CONSENT AGENDA

- a. Meeting Minutes for June 9, 2015

*Commissioner Gay motioned to approve consent agenda;
Commissioner Gealy seconds, all aye and motioned carried 4-0.*

2. NEW BUSINESS:

- a. **15-03-DR – (Design Review), Enrique’s Mexican Restaurant:** Applicant requests approval for additions and modifications to the existing Sandstone Building Plaza (west end of Main Street) building and a proposed monument sign on North Avenue E.

Todd Arnold (applicant/representative): My name is Todd Arnold with KM Engineering. I am here representing for the Sandstone Plaza improvement. Our project is the redevelopment of 345 N. Avenue E in the Sandstone Plaza. If you’ll go to site plan in the DR packet, it consists of the internal remodel of the existing building and site improvements that will include paving of the existing gravel parking lot that is currently used north of Cowgirls, which does include storm drainage, it will also include paved parking on the southbound boundary near the new approach put in by the ACHD project and that will connect to the existing parking. The existing parking will remain as it is; striped and parking count –no changes will be made there. Storm drainage will also be included for the additional paved parking area on the south boundary. If you will turn to your landscaping plan, L1.0; the landscaping on the south boundary, the plan is to knock down the existing berm that is part of the old bike park and open that up and create a nice view down toward the river that is similar to the west of the project. We are going to be installing a seating area/eating area for the restaurant. We’ll be keeping the remaining trees around the existing house at 331 N. Avenue E, and save as many as we can there. If you’ll turn to the second sheet of the landscape plan; L.1.1 which is in the back of the staff report for some reason; we’ll also be installing some plants and trees along 4th Street as part of that parking development and landscape planters as required by city code in the parking stalls. One of the comments made in the DR staff report was for a trash enclosure; there is a current fenced trash enclosure. It’s a simple structure on the northwest corner of the Cowgirls building and we

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, June 23, 2015

will work with the sanitation department to make sure that meets city standards as part of the development. It's a fairly simple project; not a lot of site improvements. Do you have any questions?

C/Young: On the site, itself?

Todd Arnold: On the site itself.

C/Young: The trees on the north end of the north parking lot or those that are shown; are those existing trees that are between the sidewalk and the new paving?

Todd Arnold: No, those are new trees.

C/Young: All of the landscaping there is going to be torn out as well?

Todd Arnold: Yes.

C/Young: Ok. And with regard to the trash enclosure you mentioned, did you say it was on the north...northwest?

Todd Arnold: North

C/Young: Ok, so it's on the northwest corner, ok. Are there any other questions for the applicant at this point?

C/Hennis: I don't at this point.

C/Young: Ok; If you will state your name and address please?

Chuck Tookie: My name is Chuck Tookie; I'm with Maxey-Tookie architects. My address is 1412 W. Idaho Street, Boise, Idaho. I guess the one comment was on the height of the sign; we had it showing ten (10) feet, and your requirements are seven (7), so we'll make it smaller.

C/Young: Ok.

C/Hennis: Easy enough. I have no questions on the sign; it's fine with me.

C/Young: Are you addressing the elevations as well?

Chuck Tookie: Yeah, we can; all we are doing with the elevation is on these two areas here, we are going to pop it up a few feet and put a roof on it so it accents it a little better and...*inaudible*...support and then have the covered roof so...*inaudible*...that's pretty much all we're doing with the outside...*inaudible*...the remodel and the sidewalk.

C/Young: Ok, are painting anything on the rest of the building?

Chuck Tookie: No, we're only going to paint to match where we install the Enrique's sign.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 23, 2015

C/Young: But not tower elements?

Chuck Tookie: And also the Enrique's sign.

C/Young: Ok.

Chuck Tookie: Do you have any questions for me?

C/Gealy: I don't have any.

Chuck Tookie: Thank you.

Troy Behunin: Commissioners, for the record, Troy Behunin, Kuna Planning and Zoning staff. The application you have before you tonight is 15-03-DR, the design review of the proposed redevelopment of the Sandstone Plaza or more specifically, the Cowgirls and future home of Enrique's Mexican Restaurant. Staff is pleased to let you know that the applicant has provided all of the information that was requested and they have provided quite a nice redevelopment package for this part of the downtown which will compliment the near completion of the downtown corridor revitalization project with sidewalks and some better streets and curb and gutter where there hasn't been before so we are really excited about what is happening in this part of the downtown and this is certainly going to be a nice little exclamation point at the end of that project. We know that the applicant is anxious to get going; they've done everything that we've asked them to do and actually gone above and beyond some of the requirements, especially with the landscaping. Again, just to highlight the monument sign that is being proposed; in the CBD (central business district), the requirement is seven (7) feet, however this body can address that down. You could allow for a slight increase should you decide that you want to strike a compromise between the proposed ten and the allowed seven. There is some wiggle room for you folks to make a decision on that. Other than that, this project follows the city code for design review and it does follow the proposed Kuna architectural guidelines booklet and we think it will be a very inviting and nice place that attracts people to the area and encourages them to stay for a while. With that, I will stand for any questions you have.

C/Young: I do have one question Troy; I didn't see in the packet where the city arborist had reviewed any of the landscaping and I saw the honey locust is one of the plants on there. I remember in the past these are kind of top-heavy and there has been comment on that.

Troy Behunin: I actually did send this to Natalie Purkey to look at and I will touch base with her just to make sure that she didn't miss something. I know that she is very busy but I actually haven't received and comments. But I will touch base with her on that. There is one think I failed to mention; the proposed parking on the north side of the building, while it is a complete transformation from what it is now –a gravel parking lot which doesn't really meet any of our standards; we are working with them on some of the depths and the widths and the encroachments to allow for that paving. It certainly beats what is out there by a long shot and really the only difference is about a foot and a half. The buffer should be wider than what is proposed. It is one foot and a half narrower than it should be, but other than that, it is a redevelopment in an already existing business so we are happy to accept what they have proposed.

C/Gealy: I have a question. Where is this sign?

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 23, 2015

Troy Behunin: The sign is going to be directly south of where Idaho Pizza Company is. Where the new ACHD...

C/Gealy: South of Idaho Pizza?

Troy Behunin: ***indicating to the site plan*** If you'll look right here...

C/Hennis: Yeah, Cathy; if you've got that sheet there?

C/Gealy: I think I need glasses.

Troy Behunin: its ok, if you can find this sheet here...

C/Gealy: I've got this one. Is this...?

Troy Behunin: It's really close; it's going in right here. It's going in this area, but it's not shown on this plan. But this is the area that it's going in. This is Idaho Pizza Company here.

C/Gay: So, this is Idaho Pizza?

C/Gealy: Oh, this is Idaho Pizza Company.

C/Lee: You get a good view of it as you come down Main Street there.

C/Gealy: Oh, Ok. He was going to show us something helpful I think. He's got a elevation...

C/Hennis: Cathy, if you go a couple more pages back, you should have this page in the back.

C/Lee: The color elevations there.

C/Gealy: Oh, sign location. Where's the flag pole?

Troy Behunin: The flag pole is further into the site. If you'll go back to the landscaping...the flag pole is right there.

C/Gealy: Oh, ok.

C/Hennis: That whole area is going to be new.

Troy Behunin: The flag pole will remain though. It's a bit of an icon.

C/Hennis: Yes.

Troy Behunin: In fact, it being a monument, the features around it will attempt to preserve that.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 23, 2015

C/Gay: That is good.

C/Gealy: So I guess what I am wondering with the height of the sign is, how it looks compared with that flag pole? As you approach...

Troy Behunin: You won't even see it really.

C/Gealy: You won't even see the sign compared to the monument?

Troy Behunin: No, meaning -there will not be a noticeable...

C/Gealy: Conflict?

Troy Behunin: Yes, conflict is the word I was looking for.

C/Gealy: At either seven or ten feet?

C/Lee: No.

Troy Behunin: Not really. Not unless you are standing right in front of the sign, say... from you to me. See, you can still see the flag from there.

C/Lee: No, that flag and flag pole are... rather sizable.

C/Gealy: Pretty big.

Troy Behunin: Just to give you an idea about what ten feet is; ten feet is not quite what that is right there.

C/Gay: The corner of... oh yeah.

C/Gealy: Where this wall hits the ceiling?

Troy Behunin ***indicating toward the chambers wall***: This is more than ten feet.

C/Hennis: The exit sign.

Troy Behunin: Yeah, that's about ten feet.

C/Gay: Ok, so where it says that it has to be seven feet, I think we mentioned in another situation where it's the frame that is actually ten feet high, but the sign isn't actually that high.

Troy Behunin: The sign itself, which is the 'sandstone' ... there are three pylons between the two sets of pillars; the top of the 'sandstone' appears to be right around the nine foot mark.

C/Gay: Right, yeah.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 23, 2015

Troy Behunin: So to the top of the pillars, that is the ten foot mark.

C/Hennis: On the south existing parking lot, is there any existing lighting over that way or is there a need for lighting in that particular parking lot? -Off the building? Because I know they're adding it to the new area south there towards the sign and then the north ...I just don't know if there is any existing lighting there. I can't tell by the photos.

Troy Behunin: Maybe that's a question for Todd or Chuck.

Todd Arnold: Which area are you indicating?

C/Hennis: On the south end of the building just off the building.

Troy Behunin: Are you talking about the area south of the building?

C/Hennis: Yes.

Todd Arnold: There is one light pole in the center of the building and then one in the parking lot.

C/Hennis: Ok.

Todd Arnold: Existing lighting, not proposed.

C/Hennis: Ok.

Troy Behunin: Good question.

C/Lee: Ok. Are there any other questions for staff/Troy?

C/Hennis: I don't.

C/Lee: Thank you Troy. And now that brings up our discussion. I think that the architectural improvements on the front of the building are great. I think a little more relief on the building gives it more architectural presence. I think the proposed landscaping, especially to the south is exceptional.

C/Hennis: Yeah definitely.

C/Gay: Oh, yes.

C/Lee: I think it will make everything look wonderful for the city, and especially as you come down Main Street, I think that it's going to be a wonderful addition back there.

C/Hennis: Yeah, even the north back there; I think it's going to give an unsightly little parking lot that always looks unfinished ...it's going to be really nice and it looks appropriate.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 23, 2015

Troy Behunin: Chairman Young, the architect, Chuck, would like to make an addition, or rather a rebuttal from staff. Is that ok?

C/Gealy: Yes, please.

C/Young: Yes, of course.

Chuck Tookie: Do I need to say my name again? Oh, Chuck Tookie. The reason that we had the sign ten feet tall, and I didn't realized that there might be some leeway in some ruling of the height of our sign as it is a fair distance from the building itself because its out on the street. We are highlighting the sandstone building and then the two lots next to the building so ... and that flag pole is probably thirty-five feet tall; it's not going to obscure the view of the flag pole at all and it would help their business in the relocation because it's not going to be on Avalon anymore, it's going to be around the corner so I would like you to consider, that being said, a chance to do a taller than seven foot sign. Because if we have to bring it down in height, then we have to bring it down in width to make it proportional, so it will be harder to see the graphics on it. Thank you.

C/Lee: Thank you; any other thoughts?

C/Hennis: Not on the building; I think all of that is fine. I think the next thing we will want to address is the sign. I personally don't think it is going to be overly large. And maybe as long as we maintain the height of about nine feet like we were talking about. And then the pillars can go to ten. I don't think it's going to obstruct anything; it's going to be far enough away from the building.

C/Lee: So we'll just be approving it as presented?

C/Hennis: Yes. I suppose we ought to amend it somehow to specify that the actual signage needs to be at nine.

C/Gay: Was it not seven that it was supposed to be?

C/Hennis: But we the ability to create a variance.

C/Gay: Right, right.

C/Hennis: And I think due to the distance from the building like he says, I think it's not close; it's not obstructing a view corridor or something to where you are trying to get into a parking lot and such. That's a lot of the problem with these signs out front is you can't see around them for traffic concerns.

C/Gealy: Well this is going to sound really odd, but I will say it anyway. I want to be careful that we are not inviting people to try and drive through the sign; that it is not looking like a gate and we're inviting people to see if they can fit.

C/Hennis: There has been weirder stuff around here; trust me.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, June 23, 2015

C/Gealy: I mean, sometimes people get confused. I'll give them the benefit of the doubt. Maybe they're not trying to drive their car through the sign but you don't want to confuse people.

C/Lee: I think so, but given the way that the sign is proposed, with the sandstone piece for the center, then by the time you get the other two pieces of signage installed, that it drops it down quite a bit so...anybody that tries to drive through that has spent way too much time at Cowgirls and probably shouldn't be driving anyhow.

*** Laughter ***

C/Gealy: Now I didn't say that, you did.

Troy Behunin: Plus it's well off the roadway.

C/Hennis: Yes, it's a ways from the road.

C/Gealy: Well, because I was thinking if you're... I mean, I don't know. I have known people that do some very strange things and...

C/Hennis: Ah yes, that's certainly not out of our...

Chuck Tookie: Oh no, we're well back off of the sidewalk so... it actually sits back on the lot quite a ways.

C/Gealy: So, you're not concerned that someone is going to try and drive their mini-cooper under it?

*** Laughter ***

C/Lee: Well now, why do you ask that?

C/Gealy: I don't have a mini.

C/Hennis: I know somebody who would, and they do have a mini. No, I mean, I think it is far enough back, plus you have a ramp and a sidewalk there. I don't think that is too much of a concern for me. But I have seen people do weird things.

C/Gealy: I'm really excited. I think this looks great.

C/Gay: You're right; this is exciting.

C/Lee: Any other points?

C/Hennis: No, sir.

C/Lee: Ok, I will stand for a motion.

C/Gealy: Well, did we decide about the sign?

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

**MEETING MINUTES
Tuesday, June 23, 2015**

C/Lee: We will with the motion if someone wants to motion.

Commissioner Hennis motions to approve 15-03-DR for Enrique's Mexican Restaurant given the conditions addressed in the staff report with the exception on the signs (the sign looks to be fine at the present height with the ten foot pillars and approximately nine foot for the top of the standstone sign and to have the applicant work with the city and the city forester to ensure the Honey Locusts are not too numerous for the city; Commissioner Gealy Seconds, all aye and motion carried 4-0.

-All Commissioners thanked the applicants and wished them good luck.

3. PUBLIC HEARING

a. None

4. DEPARTMENT REPORTS:

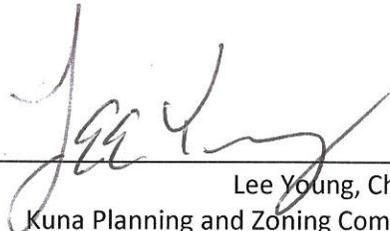
a. None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

a. None

6. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 6:25pm; Commissioner Hennis Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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