

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

**MEETING MINUTES
Tuesday, May 24, 2016**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	Absent
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	X
Commissioner Cathy Gealy	X	Nancy Stauffer, Planning Technician	X
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Commissioner Hennis, acting as Chairman, called the meeting to order at **6:05 pm**.

Commissioner Gealy motions to approve Consent Agenda, Commissioner Herther Seconds, all aye and motion carried 3-0.

1. CONSENT AGENDA

2. Approval of the Planning and Zoning Commission meeting minutes for **April 28, 2016**.
3. Approval of the Planning and Zoning Commission meeting minutes for **May 10, 2016**.
4. **16-01-AN** (Annexation) and **16-01-CPM** (Comprehensive Plan Map); Scott Stanfield requests annexation of approximately 4.70 +/- acre into the City limits and to amend the Comprehensive Plan Map designation from Med. Density Residential to High Density Residential. Applicant requests a R-12 zone (High Density Residential), in preparations to develop the site as a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue– *Findings of Fact and Conclusions of Law*

5. NEW BUSINESS:

6. **16-06-DRC: Larson Architects (Brad Marczuk)** - Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 9,546 square foot commercial building to house a new Dollar Tree store, accompanying landscaping and parking lot, within the future Ensign Commercial subdivision.

Brad Marczuk at 210 Murray Street, Boise ID. We are proposing a Dollar Tree that is next to the Tractor store that is going in a new development, the Ensign Subdivision. And I think you each have a copy of the materials of what we are proposing and the elevations. We are using stucco on the building as follows a kind of format that we use on the Dollar Trees in Meridian and Payette right now. The color schemes here, it's going to be a metal building and it's going to be fairly limited in height along the front ...the same profile...It is currently proposed, we don't know what is going to the south of this building, but it will be a continuation of this development so we centered the building on the site

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depending upon what happens to the south. If the building is set in the property line we still have some... and have a nice type of corridor there versus ...trying to hold it up tight...To the north is a drive access that is a truck access that the tractor supply store had set up already for their egress, ingress out of the site, and so we have utilized that as well for our truck access where they unload, we do not have a loading dock they just come every few days and unload their product, but we have utilized that same drive isle that they have and will be held along the back, the west side, a drive through, so, as this project develops to the south with other buildings we can keep in that access drive along the back for trucks and cars and fire trucks and all of that. It's 9500 square feet, it's not a very big building, limited hours, retail hours and the parking is in the front with some in the back as well to keep the count and for employees. Along the east side we have proposed a ... drive to the property that eventually gets built along meridian road and we can use that same access so we try and minimize the access points coming in. ACHD has looked at this and the common drive and they are in agreement with this as well. We are proposing a single, right now there is just a monument sign, so from the conditions of approval here, we are not proposing any signage at this time, I have showed what the Dollar Tree signage, what they will be proposing something similar to that, but the signage is not under this proposal, there will be some type of common signage for the whole development that we will be part of and that will also be submitted under the tractor store will be providing that. Troy may have more information on that than I do. The lighting is in the Kuna code, we have a photometric chart that we provided that has all the foot candles and we are within the limits everything shining down, we are trying to meet your code there. The 10-foot buffer on the west side, number 3, we have no problems going with the change in the ground cover to trees and shrubs and we will work with Troy on that proposal. The reason that we had a ground cover is because that's what we thought the tractor store had proposed as well so we just tried to match that and keep the continuity, but there is no problem going with trees and whatever you guys ...we'll work with Troy on coming up with a plan on that, we have Tom...doing our landscape and he does a good job on things. We will follow the staff and agency recommendations, that's a little grey, I'm not sure what you guys will come up with, but we are willing to work with you on whatever, on that and of course we have to meet all the laws. So if you have any questions I'll try to answer those now, to put it briefly, it's a pretty straight forward building.

C/Hennis: Pretty much, definitely, thank you. Do you have any questions?

C/Gealy: Nope

C/Herther: I don't at this point

C/Hennis: I don't either at this point, thank you very much.

Senior Planner: Good evening commissioners, Troy Behunin, Kuna Planning and Zoning Staff Senior Planner. The application before you tonight the 16-04-DR design review for the he ac Tree, the applicants represents...he actually summed it up very well, they have followed all of our requests for

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information and they provided a very robust application and a very detailed application which staff appreciates. There is nothing that we really have to add to the report that is in your packets or that has been stated here tonight, except to say that the access point from Meridian road has been approved by council and there will be two access points from the get go. They will be fully improved and this will actually add to the rear access that he spoke about behind tractor supply, so another segment of that private drive will be added to the project and provide a little bit more access throughout the rest of the site. It's going to mirror or it's going to be very close what you would expect to see behind Ridley's at this point. Other than that, I would stand for any questions that you might have.

C/Gealy: So the conditions of approval with respect to landscaping addresses your concerns that were discussed in your staff report?

Troy Behunin: If they are willing to work with us, yeah, I think we can come to an agreeable solution. Just to springboard off of what Brad mentioned, they were following what tractor supply, two weeks ago this body said, you know, they let tractor supply know that they have to change that, so, I guess, like for like. So they will mirror that and if they are willing to do that, sure, staff has no concerns.

C/Hennis: There are no requirements for the frontage?

Troy Behunin: This property actually has no frontage.

C/Hennis: Right, because there is another lot there, correct?

Troy Behunin: There is, yeah.

C/Hennis: OK

Troy Behunin: This lot does not actually touch Highway 69.

C/Hennis: I do not have any further questions

C/Hennis: So I guess that leads to our discussion. I don't really have any issues with it, it seems pretty well presented, pretty well put together. The normal concerns that I know Lee would have, is that he has voiced in the past on these would be the longer walls and not being broken up vertically, but I don't know if it is going to be useful in this respect because we are pretty much up against buildings. There are buildings on either side, so having that requirement in the front or the back would be kind of superfluous, I don't think it would be something that would really benefit. I think if we just stick with the improvement to the rear buffer, landscaping, otherwise I think it would be a good addition. Do you have any concerns?

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C/Gealy: I don't have any concerns or questions.

C/Herther: I don't have any.

Commissioner Gealy motions to approve 16-06-DRC as presented and put the conditions of approval in the staff report, Commissioner Herther Seconds, all aye and motion carried 3-0.

C/Gealy: Welcome to the neighborhood

Next up on the agenda is

7. **16-03-DRC: 'A Team' Land Consultants (Steve Arnold)** - Applicant seeks approval from the Planning and Zoning Commission (acting as Design Review Committee) for the Journey's End Subdivision which proposes 24 (total) new multi-family (commercial) buildings, a club house (with a pool), parking stalls, public roadways and landscaping in an existing C-1 (Neighborhood Commercial) and R-6 (Residential) zone.

Acting chairman and commissioners, my name is Steve Arnold with the A Team Consultants, I gotta say that this is probably me first DR (design review) down here and twelve to fifteen years, so, I vaguely remember the process, so, I did take this through the P and Z and City Council for SUP and Preliminary Plat. At that we submitted a conceptual drawing of the multi-family that you now have before you tonight as a design review, to give you a little history on that, I don't have much of a presentation past that is, we essentially came in with 25 units, dropped one and then we dropped a cluster of town homes to try to give a little bit more open feel, open space to the project. One thing to note on this one is the developer is the owner of the property who is also going vertical on the project. At one point we were looking at selling the multi-family portion off, but he decided to build, in that aspect we have designed kind of a pin wheel design, it's the same design that we submitted at the SUP and the preliminary plat hearing. It's unique, it's got an entrance on all four sides so each of the residents has the feel of a single family or a townhouse feel. In other jurisdictions they actually chop up the building into four lots and they can be divided into townhouses. This, we are not, we are actually subdividing each building, this first phase that you have in front of you is roughly 9 lots and we'll come in as we get available services to the south of us with the remaining two phases of this multi family, and then the towns will come in, those may come in with the four-plexes with the last phase of the four-plex or the single family units. Essentially the plan you have here complies and has met all the requirements of our original plat. We have read through all the conditions and have worked with Trevor on the sight specifics, and we agree to everything. With that I will stand for any questions.

C/Hennis: Do you have any questions?

C/Gealy: I don't have any questions.

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C/Hennis: So does the developer plan to retain ownership at the end, do you know? Or just to build it and then sell from there. I mean is he going to kind of play landlord as well?

Steve Arnold: Commissioner Hennis, we are breaking it up into lots, but they are going to be handed to his kids who are going to manage certain units. The end game is he is going to maintain ownership, but long term down the road, and the reason that we put these on individual lots is so that we'll have one HOA maintain the integrity of the entire subdivision for the multi-family so they will have one set up for the HOA for the multi-family and those will be maintained and operated by that entity. But long term wise it is set up so that we can sell off one of the buildings and someone can come in, a retiree, buy the actual building, live in one of the units and rent out the other three and that's a real popular thing right now, with people or younger generations that want to see some income producing properties. There big enough. They are over 1000 square foot. Our A units have two bedrooms two bath with a den that can actually be utilized as a small kids' room or something like that or an office, so they are fairly attractive units.

C/Hennis: Ok, thank you. Ron, did you have anything:

C/Herther: No I don't have anything.

C/Hennis: Ok, well thank you

Steve Arnold: Thank you

Trevor Kesner: Commissioners, acting chairman, just very briefly, I don't have anything additional to highlight, other than what the applicant has brought forward, and what you see on the site plan, the applicant has submitted all of the required documents for this design review. The planning and zoning commission approved the special use permit to construct the multi-family residential within that commercial zone, located on the northern part of the sight. As the applicant has stated, you are only seeing the first phase at this time and the final plat has not even begun to run its course yet, so if you guys have any questions for me, any other staff I would be happy to...

C/Hennis: So this is just for the multi-family area? Ok that's what I thought. Anything else?

C/Gealy: I don't have any questions.

C/Hennis: So that brings us to our discussion as well. I don't see anything wrong with it, I think it's a nice looking development.

C/Gealy: I think so too.

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C/Herther: I think so too.

C/Hennis: Any other concerns or, I went through the trash enclosures, they have the right materials, the, everything seems to be in accordance with city code so...

C/Gealy: And the conditions all address any landscaping concerns. So...I move approval of 16-03-DRC A Team Land Consultants as presented in the staff report and with the conditions of approval.

Commissioner Gealy motions to approve 16-03-DRC A Team Land Consultants as presented in the staff report and with the conditions of approval, Commissioner Herther Seconds, all aye and motion carried 3-0.

C/Hennis: Next up on our agenda, we have our public hearing for 16-03-AN for Patrick and Lisa Lee. To look at, requesting approval to annex into the city. If the applicant would like to come up and briefly tell us about it? Inaudible... Staff, it's your turn.

Good evening commissioners, for the record Trevor Kesner, Planner 2, City of Kuna. The application before you tonight is fairly straight forward annexation application. They held their neighborhood meeting on March 18th, agencies were notified by staff on April 25th, property owner's within 300 feet of the subject sight were mailed notices about this hearing on March 25th, the Kuna Melba Newspaper ran the legal notice for this hearing on May 11th and the sight was posted beginning on April 24th, and is posted now. The applicant's, who could not be here tonight sent their mother in their stead, obviously she did not, has nothing additional to offer, however, she is ...the applicants have followed all the necessary requirements for annexation and I will stand for any questions you may have on this.

C/Hennis: So in a nutshell, I kind of understand this is, they just kind of want to join the city in order to get the utilities.

Trevor Kesner: The benefit of the development that is going on, Journeys End, which is basically right across the street from these folks, they see the development occurring and they see that there is a benefit to being able to hook into city services. Right now they are on a septic and they've got a well, but you know, city services are safe and always reliable.

C/Hennis: IS there any particular reason why they are looking for an R-4 zone?

Trevor Kesner: They wanted to do something that would fit the surrounding uses. I mean, you have kind of a multitude of uses that are going in next door, you've got multi-family and R-6, so it's a mix and the future land use map designates this area as kind of a mixed use area, so it was really kind of up in the air as far as what the owners wanted for the future. They plan to continue living there for...there are no

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plans to move, and they just thought, well if it ever does go up for sale, and R-4 is kind of right there.

C/Hennis: I don't have any further questions.

C/Gealy: I don't have any questions.

C/Herther: And I don't either.

Trevor Kesner: Thank you

C/Hennis: Since this is a public hearing, I will open this up at 6:26 for the public hearing portion of this agenda. We have Ms. Hensen signed in to testify, is there anything that you did want today?

Ms. Hensen: No

C/Hennis: Seeing how there is no one else on the list, and no one else present, we will go ahead and close the public hearing at 6:27. It is out turn now. Is there any discussions anybody brings up. I think that one is a pretty straight forward one. I don't see any opposition to it.

C/Herther: I sure don't

C/Gealy: I don't have any questions. Mr. Chairman, I move to recommend approval of 16-03-AN, Patrick and Lisa Lee, to City Council with the conditions as stated in the staff report.

Commissioner Gealy motions to recommend approval of 16-03-AN, Patrick and Lisa Lee, to City Council with the conditions as stated in the staff report.

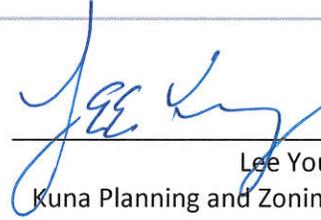
Commissioner Herther Seconds, all aye and motion carried 3-0.

8. ADJOURNMENT:

Commissioner _____ motions to adjourn at ____:____pm; Commissioner _____ Seconds, all aye and motion carried 3-0.

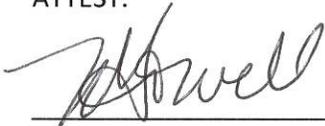
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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