

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

**Planning & Zoning Commission
REGULAR MEETING**

MINUTES

Tuesday, June 25, 2024, at 6:00 PM



*For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:10)

Chairman Dana Hennis Okay, let's go ahead and bring to order the regular meeting for Planning and Zoning Commission on Tuesday, excuse me, June 25th, 2024, and first off we'll start with roll call.

Planning and Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning and Zoning Director Doug Hanson Commissioner Bryan Clark.

Commissioner Bryan Clark Present.

Planning and Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning and Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning and Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Doug Hanson, Planning and Zoning Director
Troy Behunin, Senior Planner
Morgan Treasure, Economic Development Director
Maren Ericson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:36)

A. Regular Commission Meeting Minutes Dated June 11, 2024

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Chairman Dana Hennis First step on the agenda is the consent agenda.

Commissioner Jim Main Mr. Chairman, I move that we approve the consent agenda.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:00:39)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

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3. PUBLIC HEARINGS:

4. BUSINESS ITEMS:

(Timestamp 00:00:49)

A. Case No. 24-05-DR (Design Review) Dutch Bros – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for Dutch Bros located on lots 24, 25, and 26, Block 1 of the Merlin Cottages Subdivision near the NWC of N Sailer Ave and E Kuna Road; Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-05DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Next item up is public hearings and we don't have any agenda there. So we'll move on to the next agenda item, which is business items, case #24-05-DR Design Review for the Dutch Brothers, Doug.

Planning and Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna. The applicant requests design review approval for 950 square foot Dutch Bros located on future lots 24, 25, and 26 Block 1 of the approved Merlin Cottages subdivision near the northwest corner of N Sailor Ave. and E Kuna Rd. Upon review staff finds the application to be in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code. Staff recommends the Commission approve case #24-05-DR, with the applicant being subject to the conditions as outlined in staff's report, as well as any additional conditions imposed by the Commission. With that, I will stand by for any questions.

Chairman Dana Hennis I think the only question I've got at this point, and I probably just now thought of it and I didn't look correctly, but did J&M sanitation review this and okay with it?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning Dana Henn...

[Laughter]

Planning and Zoning Director Doug Hanson J&M Sanitation did review this, they provided comments and there was a condition added to the conditions of approval... recommended conditions of approval that all J&M sanitation requirements are satisfied.

Chairman Dana Hennis It just looks like a tight corner, so I wanted to make sure, thank you. I have no further questions. Anybody else?

Vice Chairman Bryan Clark No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis No? Okay. If the applicant would like to come up and say anything further?

[Inaudible]

Chairman Dana Hennis Yeah, just at the base of that microphone. Yeah, it turns green. Then if you'd state your name and address for the record.

Chad Jones, ALC Architecture There we go. Thank you. My name is Chad Jones. I'm with ALC Architecture, 1119 E State St. Ste. 120. Eagle, ID...

Chairman Dana Hennis Thank you.

Chad Jones, ALC Architecture I don't know if I can add any more than what Doug has said. I'll stand for questions.

Chairman Dana Hennis Thank you. Is there any questions for the applicant?

Commissioner Jim Main I just have one question out of curiosity. Why is it located in that specific location and what are they trying to achieve from traffic lows?

Chad Jones, ALC Architecture Well, that's a great question. It fits well with the mixed-use development that was planned in there and as a drive through restaurant, you always want the corner exposure for traffic coming in and out to help control that, and I don't know if there's any other real answer to that other than that.

Commissioner Jim Main Yes, I was just wondering, because the way it's situated, it's picking traffic up coming into Kuna.

Chad Jones, ALC Architecture Which is perfect.

Commissioner Jim Main Which is perfect, I guess, because there's a lot of traffic coming to Kuna. So, I just assumed it would be on the other side of the road going out of Kuna.

Chad Jones, ALC Architecture It would be difficult to go to make that left turn coming in from the north, and I think they're trying to capture that as well as the Community that's being developed on the north side of Eagle Rd. I mean, Kuna Rd. as it's coming in because it's really developing that way and I think that's part of it.

Commissioner Jim Main Okay, thank you.

Chairman Dana Hennis Thank you.

Commissioner Ginny Greger I guess I have a question for Doug.

Chairman Dana Hennis Okay.

Commissioner Ginny Greger Is... the Maverick is going in, to the east of this, correct?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. That's correct. That will be on the northeast corner of Sailor and Kuna Rd.

Commissioner Ginny Greger So, I'm sure like Dana, it was probably in the ACHD... Does that change anything? Wasn't there, like, is there a magic number for when it's going to be right only and not... no left?

Planning and Zoning Director Doug Hanson So, for the record, Doug Hanson, Kuna Planning and Zoning, so the Merlin Cottages subdivision, was a planned unit development at... that was originally a lot of the Merlin Point Subdivision. When Merlin Point was initially approved, ITD stated in their conditions of approval that once phase one of Merlin Point is built out, they'll have to redo their TIS to determine turn lanes right-ins, right-outs, things of that nature.

Commissioner Ginny Greger Okay.

Chairman Dana Hennis Thank you. Okay, so with that, I think that just brings up our deliberation. You know, I think architecturally it looks good. It's one of their normal prototypes, but it's not flat faced. It's got pretty good texture, you know. I always like the little Dutch Brothers unit. So, I think on that corner

like Jim said it's kind of a little tough, but I think we're going to get more and more people coming in and so I just they're going to have a hard time getting it in the morning going out, but I think that's kind of the whole intention is to get the other crowd that's come in the other direction.

Vice Chairman Bryan Clark But access to that neighborhood. I want to take a look at that.

Chairman Dana Hennis I mean, overall, I think the landscaping plan that looks really good. I think it's a, you know, nicely laid out site. It's got good, you know, mixture of the trees, the shrubs. I think it's been nicely laid out. So, I have no opposition.

Commissioner Bobby Rosadillo Yeah, I don't see anything with the way out or structure. I mean trying to visualize traffic going through here. I mean it's like every other Dutch Brothers, where it seems like they move people in and out, you know, quickly, although, you know, so as far as the design review goes I don't see anything that sticks out to me, you know, it would be nice if there was a traffic light at Sailor and Kuna first, but, you know, neither here nor there, since just design review.

Commissioner Bryan Clark Just a note on that. This will in all likelihood impact. What is this fulgato going on to sailor? In all likelihood, we're going to see people coming down off K St. to get in from the north side and or to avoid trying to make that left because we'll see impact on eastbound-northbound traffic on Meridian Rd. I'm kind of surprised the Police Chief didn't show up today.

Commissioner Ginny Greger I really like the two lanes because and I was worried when I first looked at it, that is going to want traffic backed out on Kuna Road, so the way its setting and the two lanes, and I know they move through people pretty fast. But I also know that several of them have backups at different times and different locations. So, I like that. I like the looks of that and I'm just surprised they're not out on Meridian Rd. so...

Chairman Dana Hennis Yeah, and I there's enough room still on that, kind of that, area that they're not backed up even as they come out of there, it still dumps into the rest of that that area to back up, either.

Commissioner Ginny Greger Yeah, they're not.

Vice Chairman Bryan Clark The other nice thing to consider here is the fact that there's another Dutch on northbound Meridian, 4 miles off the road, so a lot of people who are used to going that one probably aren't going to be shifting direction. So, honestly, I mean I like the location. It's going to be a pain in the butt of that corner regardless of the Maverick, so.

Chairman Dana Hennis Yeah, I mean, but I think it....

Vice Chairman Bryan Clark We need a streetlight, but we have to justify the streetlight.

Commissioner Ginny Greger Yeah, we have to get one at the other corner first.

Commissioner Jim Main Yeah. And I think we also need to reduce the speed limit there. Because when they hit that point, they're... when they're going out of town, they're accelerating. So they're hitting 50, 60 miles an hour when they hit Sailor and when they're coming in, they don't start decelerating until they get to K St. so. It's kind of a nasty corner out there.

Chairman Dana Hennis Yeah. And I think that's what, you know, we've often been told, you know, this stuff doesn't get changed until there's enough stuff added. So, I think this will help. Because when they do the next TIS for that Merlin Point area, then that'll all be included as well.

Planning and Zoning Director Doug Hanson Chairman, if I might just interject. For the record, Doug Hanson, Kuna Planning and Zoning. This will not alleviate all of the issues, but there is a planned signalization for Kay and Avalon. It's completely designed and we anticipate construction to hopefully begin before the end of the summer.

Commissioner Ginny Greger Yay!

Chairman Dana Hennis Okay, good.

Vice Chairman Bryan Clark Yeah, that one that we knew about, right?

Chairman Dana Hennis Yeah. I think that will help a lot. With that, I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve case #24-05-DR with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Motion passes, thank you.

(Timestamp 00:09:58)

Motion To: Approve Case #24-05-DR with Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

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B. Case No. 24-06-DR (Design Review) Grocery Outlet – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for Grocery Outlet located near the NWC of N Meridian Road and E Deer Flat Road (APN: S1313449910); Section 13, Township 2 North, Range 1 West.

(Timestamp 00:10:18)

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis So, next item up is case 24-06-DR design review for Grocery Outlet, Doug.

Planning and Zoning Director Doug Hanson Commissioners, for the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna. The applicant is submitting a request to construct an approximately 16,000 square foot grocery store on 1.96 acres located within the approved Paul Bunyan Commercial Subdivision at the northwest corner of N Meridian Rd. and E Deer Flat Rd. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, and Idaho Code. Staff recommends the Commission approve case #24-06-DR, with the applicant being subject to the conditions as listed in Staff's report, as well as any additional conditions imposed by the Commission. With that, I will stand by for any questions.

Commissioner Ginny Greger Eventually, as the rest of that area develops, will there be a connection like to the other...whatever develops in that?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning, so there is the access that is shown on this site plan onto E Deer Flat Rd. There will also be a connection across the canal that will take access from State Hwy. 69.

Commissioner Ginny Greger *M'Kay*.

Chairman Dana Hennis They're building that bridge, right now, I believe. Any other questions for staff at this time?

Commissioner Jim Main No.

Chairman Dana Hennis Okay, thank you. Would the applicant like to add anything?

Chad Jones, ALC Architecture Chad Jones, ALC Architecture, 1119 E State St. Ste. 120 Eagle, ID. This is a 16,000 square foot Grocery Outlet store, not any different than the grocery outlets that you see around the valley. The only difference being the one side that's facing Deer Flat, we've increased the articulation and architectural interest.

Chairman Dana Hennis Oh, good.

Chad Jones, ALC Architecture To give a little bit more, a little bit better view to the public and to the development of what would normally be seen on the side of one of those stores. With that being said, there is a fairly large landscape buffer is to go along with the drive aisle on that. This would be the West side separating the residential development, heavily landscaped along there as well as on Deer Flat, to provide that buffer coming in. With that, I will stand for any questions.

Chairman Dana Hennis So, is there any revised elevation at that on the South elevation then to kind of better have us visualize that, because that was one of my concerns?

Chad Jones, ALC Architecture Right, the elevation that we have and I have it, if you don't have it on there, Doug, I do have a.

Planning and Zoning Director Doug Hanson For the record, Doug Hanson Kuna Planning and Zoning. The elevations are on page 49 of the packet.

Chairman Dana Hennis Right. But that shows just a big blank surface.

Commissioner Bobby Rosadillo So if you go to the next page down. I think they have... On Page 50, Doug.

Chad Jones, ALC Architecture Yeah. We've added additional pilasters and banding.

Chairman Dana Hennis Oh, okay. So that one. That' s south, okay.

Vice Chairman Bryan Clark And that'll be a... Store signage as well? The big blank white spot.

Chad Jones, ALC Architecture That's correct; construction note one.

Chairman Dana Hennis Okay. Thank you for that clarification that makes a big difference for me. Any other questions for the applicant?

Commissioner Jim Main Yes. So, when the development was approved, there was a condition that the roadway would align with the roadway across the street. And I just wanted to verify, since there's... we don't reference the roadway across the street into the *Ridley's*, I just wanted to make sure that we are in alignment with that roadway.

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. The access that you currently see on the screen was the access point as approved by the Ada County Highway District. So while not directly aligned with Abstein to the South, it's slightly offset, but this is where it was chosen to be placed by ACHD.

Commissioner Bobby Rosadillo Looking at the lighting diagram, is this going to be did you take into consideration for the neighbors that are going to be just to the West side? You know the lighting effects.

Chad Jones, ALC Architecture Yes, we did. Yeah, we.

Chairman Dana Hennis Anything else for the applicant?

Commissioner Jim Main Yes. Rooftop HVAC equipment. I assume we have some and are we screening that?

Chad Jones, ALC Architecture Completely screened.

Commissioner Jim Main So, it will be screened from view.

Chad Jones, ALC Architecture That's correct. They'll be behind the parapet walls and they'll be completely screened.

Commissioner Jim Main Okay. Thank you.

Chairman Dana Hennis Perfect. Thank you. With that, that brings us to our deliberation. I think the one big thing that I had. I mean, I'm the front was at the east elevation in the north elevation. I liked it's always been done well. I was a little concerned with that one facing Deer Flat. So seeing the revised elevation is pointed out. I do agree that gives us good relief on that. The backside there is pretty well shielded. So not too concerning on the West elevation. But I think it overall looks like it's a good solution there and does have a good landscape buffer. I think that's laid out well with the trees and the islands, excuse me, throughout the parking lot. So, anyone have concerns? Thoughts?

Commissioner Jim Main No, I don't have any concerns. I think it, you know, the fact that they've modified the South side of the building, I like that. You know, grocery outlets look like grocery outlets, and they're not... They're not too bad of a looking facility, so.

Commissioner Bobby Rosadillo I see nothing that stands out to me.

Vice Chairman Bryan Clark Is there going to be any sound mitigation on the West side that back alley? It looks like it will be both serviced by trash and delivery services on the West edge. I'm not seeing anything.

Chairman Dana Hennis Well, it's fairly large landscape buffer there with trees. They should have a fence along the property.

Vice Chairman Bryan Clark There's an existing.... I believe there's an existing block wall. I was just looking at that on my way in. But I believe it's only a six-foot block. Oh no, it's vinyl.

Chairman Dana Hennis So that's all that we had requested in the actual original approval for that,

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis I don't know if there's much more that we could really...that would help.

Planning and Zoning Director Doug Hanson Chairman, For the record, Doug Hanson, Kuna Planning and Zoning. So currently Kuna City Code, would only require an offset of the actual Grocery Outlet building to be 15 feet to match the rear residential setback of the neighboring subdivision. So by providing that 75 feet, it far exceeds that requirement.

Chairman Dana Hennis Alright.

Vice Chairman Bryan Clark That's where...

Chairman Dana Hennis Yeah, it is quite a ways.

Vice Chairman Bryan Clark Yeah.

Commissioner Ginny Greger I remember when we approved this original and the neighbors were those people were concerned about the lighting and the noise because originally wasn't it thought that this would be a storage facility? And have talked about it. So I think this is I would my question is I wonder how they feel about it? I personally if I lived there would think this was better than...

Chairman Dana Hennis Yeah. Okay well, with that, I stand for a motion or any other questions.

Commissioner Bobby Rosadillo I don't have any questions. I'll make a motion to approve case #24-06-DR with conditions as highlighted by the city staff.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Say any abstains? Any nays? Okay. Just want to make sure. Thank you, motion approved.

(Timestamp 00:19:34)

Motion To: Approve Case #24-06-DR With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

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5. UPDATES & REPORTS:

(Timestamp 00:20:01)

Chairman Dana Hennis With that, I don't see anything further on the agenda. Is there anything from staff or reports or updates?

Planning and Zoning Director Doug Hanson There is not.

Chairman Dana Hennis Okay, thank you.

6. ADJOURNMENT:

(Timestamp 00:20:10)

Commissioner Ginny Greger I'll make a motion to Adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:00:39)

Motion To: Adjourn

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Bryan Clark

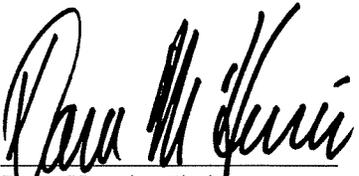
Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

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Dana Hennis, Chairman

ATTEST:


Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.