



**PLANNING & ZONING COMMISSION
MINUTES**

**Tuesday, September 8, 2020
6:00 PM**

Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks was 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

COMMISSIONERS:

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

CITY STAFF PRESENT:

Wendy Howell, Planning & Zoning Director
Jessica Reid, Planning & Zoning Staff

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

A. Planning and Zoning Commission Meeting Minutes

I. August 25, 2020

B. Findings of Fact & Conclusions of Law

- I. Case No. 20-15-DR (Design Review) Patagonia Pool House
2. Case Nos. 20-08-SN (Sign) and 20-17-DR (Design Review) Kuna Dental Automated Monument Sign

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:

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

Voting No: None

Absent: 1

Motion carried: 4-0-1

3. PUBLIC HEARING:

4. BUSINESS ITEMS:

A. Case No. 20-18-DR (Design Review) Medical Office at Redhawk Square - **ACTION ITEM**

Jessica Reid: Good evening Commissioners; for the record, Jessica Reid, Planning & Zoning Staff, 751 W 4th Street, Kuna, Idaho, 83634. NeUdesign Architecture requests design review approval for an approximately 6,061 square foot medical office and adjacent parking lot at Redhawk Square, located on the southwest corner of W Deer Flat & N School Ave. Staff has determined the architectural elements of the project conform to Kuna City Code Title 5, Chapter 4. The medical office will accommodate two businesses & provides 32 regular

parking spaces & 2 ADA accessible spaces. Accent lighting on the building & lighting in the parking lot is proposed to be shielded & conforms with dark sky practices. Landscape islands within the parking lot conform to Kuna City Code Title 5, Chapter 17. Staff notes that J&M Sanitation has requested a trash enclosure for each individual building within this complex. As such, staff has provided an additional condition requiring the applicant to work with J&M Sanitation to come to a solution. Staff also notes the applicant will be required to have all drainage & storm water retention plans reviewed and approved by the City Engineer prior to construction. Upon review, staff has determined the proposed building and parking lot generally appears to conform to applicable standards set forth in Kuna City Code Title 5. With that, staff would recommend if the approves Case No. 20-18-DR, that the applicant be subject to the conditions of approval as listed in section "F" of the staff report, as well as any other conditions as determined by the Planning & Zoning Commission. I will stand for any questions you may have, thank you. **C/Young:** Are there any questions for staff at this time? **C/Damron:** Did they come out with a new place for the secondary trash enclosure. **JR:** Currently there are two located within the complex already, J&M Sanitation requested that there be one for each building itself so, that is why we are having them work with J&M to see if that is absolutely required. **C/Damron:** Thank you. **C/Hennis:** I had one question and I am not sure who the best is to ask so, I'll ask you Jessica. In their landscape plan, at first I didn't see anything out along Deer Flat or School Avenue but yet, as I'm looking closer at the PDF, it looks like there is some ghosted in there; is there already existing landscape? **JR:** That is part of the original plat as it was submitted for the entire complex itself, and then they will be providing the landscaping within the islands and directly around their building. **C/Hennis:** Ok, I couldn't remember how we had left that one. **C/Gealy:** And when will that landscaping along Deer Flat and School Street be completed? **JR:** That I am not sure off of the top of my head, it is part of the inspections that we do directly on streetlights and the landscaping that is required when the complex is put in; I could get you those dates. **C/Gealy:** I guess I'm wondering who's responsible for that if it's not part of this application. **JR:** The developer who originally put forward the plat. **C/Hennis:** So, it would have to be in coordination with this construction. **JR:** Yes, most likely. **C/Hennis:** Ok. **C/Young:** Are there any other questions for staff at this time? **C/Hennis:** No, sir. **C/Damron:** No, sir. **C/Young:** Ok, then we'll go ahead and have the applicant please come forward and state your name and address for the record. **Amanda Bidwell:** Amanda Bidwell with NeUdesign Architecture, 725 E Second Street in Meridian, Idaho, 83642. Jessica, if you could pull up the slide show? Ok, I will walk you through the project. This is the overall plat that you were just talking about, north is actually to the left and we are the building in the top left corner; to the south is a commercial office, to our west is a dentist's office and the two larger buildings are proposed, future, assisted living facility. You can see the trash down here and one in the top corner, that's where they are currently, and we are proposing that is enough for the proposed uses so, we will work with J&M on a solution there; if not, we will find a better place for an additional one for our facility. Next slide. This is our site; it is extended out to include the dentist office so that I could show where our trash is located; you can see the wrap around and on the south is parking. There is also a west entry and a south entry for the two separate businesses and you can see the mechanical equipment is called out on the north side of our building, and we are proposing that to be shielded by landscaping. Next slide please, the landscape plan. There is fairly dense landscaping on that north side to help hide the mechanical units; there is also a floor plan which is a rough outline, Advanced Medicine is entering from the west and Rehab Authority would be entering from the south; they are more

evident in the elevations. As you can see, we have played up the two elevations where the entries are to make them really obvious and to help the building make a little more sense. We also dressed up the north elevation since it was right on Deer Flat and added an extra location for signage. The colors we chose were based on looking at the development as a whole; they would like to make the assisted living facility in brown tones, the dentists office is black and white so, we went with a warm grey to help tie that together. We also used the building mass to tie in a more traditional proposed assisted living facility and little bit more modern looking dentist office; we combined that to make a sort of layered roof that looked a little more traditional in it's roof lines, there are a lot of steps to the roof to give it some definition and detail. One thing to note is that our signs are proposed to be by the tenants so, they will come in for their own design review, we are not proposing any signs with this application. Overall, we like that it brings a mixed use to the area; there are a lot of houses around there so, this will offer some more diversity. It's a nice looking building on School and Deer Flat; with that, I will stand for any questions. **C/Young:** Are there any questions for the applicant at this time? **C/Hennis:** No, sir. **C/Damron:** No questions. **C/Gealy:** I have a simple question regarding timing. If this building is the first one completed, what will be your vehicle access? **AB:** They are putting the roads in with the plat. **C/Gealy:** Ok, thank you. **C/Young:** I have one question as well. The ground-mounted HVAC equipment that you indicated, you said that it is intended to be screened by landscaping; is there landscaping in front of those units or are the units in line with the landscaping on that north elevation? **AB:** There will be landscaping in front of the units. **C/Young:** Ok. Are there any other questions for the applicant at this time? **C/Hennis:** No. **C/Damron:** No. **C/Young:** Ok, thank you very much. And that brings up our discussion, would anybody like to go first? **C/Hennis:** We'll let you go first. **C/Young:** I think the elevations are inline with what we look for in a development like this; the rooflines are broken up; the materials are goo. I don't really see any issue with this as long as we can come in line with J&M. I'm good with the way it's been presented, it's a good-looking building and fits in well with the residential uses adjacent to it. **C/Hennis:** I agree, I think it's a well laid out building; I like the different entrances to it, the change in color and material at those entrances. I like how it's dropped on the site there, I think it will be a good place to have that. **C/Gealy:** I hadn't thought about it until you mentioned it, I think it was in the letter, because the location is in a primarily residential area and we do want to have commercial there but, I like that the design is going to blend nicely in a residential area; it's not just houses and then oh wow, what's that! I think that was really a good idea. I did have one question for staff, with respect to the landscaping and the maintenance of the landscaping, generally we see in the conditions of approval that the applicant is responsible for maintaining landscaping in good order. Again, there's the developer and then there's the applicant, what are the conditions with respect to landscaping maintenance? **JR:** For the landscaping for the complex itself, that is part of the final plat and that will be maintained, as far as my understanding, by the developer with the irrigation and all of that. Then, if I could defer to Wendy on that part when it comes to the building itself? **C/Gealy:** And the landscaping that we're seeing in this particular application, do we need to include a condition with respect to the maintenance of that landscaping in the future? **Wendy Howell:** Yes. **C/Gealy:** Yes, we should. Thank you. **JR:** Thank you Wendy. **C/Young:** Are there any other questions or concerns? **C/Hennis:** No. **C/Damron:** No. **C/Young:** Ok, I'll stand for a motion.

Commissioner Cathy Gealy moved to approve 20-18-DR (Design Review) for the Medical Office at Redhawk Square with the conditions as outlined in the staff report and the additional condition requiring maintenance of that landscaping associated with the application. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:

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

Voting No: None

Absent: 1

Motion carried: 4-0-1

5. ADJOURNMENT:

C/Young: Seeing nothing else on the agenda, staff, is there anything to report? **Wendy Howell:** No, there is not.

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:

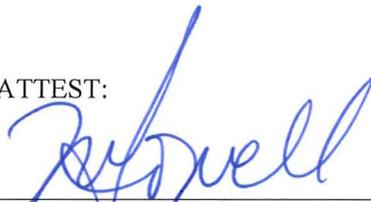
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.

Voting No: None

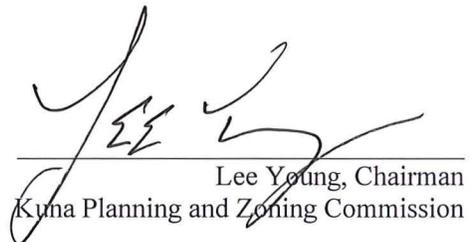
Absent: 1

Motion carried: 4-0-1

ATTEST:



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



Lee Young, Chairman
Kuna Planning and Zoning Commission