

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

**MEETING MINUTES
Tuesday, November 12, 2014**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner Technician	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 **6:00 p.m.**

1. CONSENT AGENDA

- a. Approval of Planning & Zoning Commission Meeting Minutes for October 28, 2014
- b. **14-02-SUP** (Special Use Permit): Sara Kinghorn; Sara’s Salon – In-Home Beauty Salon
-Findings of Fact and Conclusions of Law
- c. **14-05- AN** (Annexation), **14-04-DA** (Development Agreement), **14-03-S** (Subdivision) and **14-06-DR** (Design Review); Patagonia Subdivision – Westpark Company, Inc.
- Finding of Fact and Conclusions of Law

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

2. NEW BUSINESS:

- a. **14-11-DR** (Design Review); Super ‘C’ Sinclair Station Illuminated Sign; Lytle Signs, Inc.: Applicant’s representative seeks Design Review approval for a newly proposed internally illuminated fueling service area canopy. The applicant also intends to re-face the fuel island signs and replace the existing pole sign.

Troy Behunin: Good evening Chairman Young and Planning and Zoning Commissioners. My name is Troy Behunin, and I am standing in for Trevor tonight who is out for class. The application before you tonight, 14-11-DR and 14-09-SN is for an illuminated sign at the Super ‘C’ Sinclair station here in downtown Kuna. The applicant’s representative seeks design review approval for a newly proposed internally illuminated fueling service area canopy. The applicant also intends to re-face the fuel island signs and replace the existing pole sign; however the fuel sign and sizes will not change and the square footage and the structure of the pole will also remain the same with the exception of the new digital illumination; which will actually emit less lumens, which equals ‘brightness’, than the existing fluorescent

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lighting. Hopefully you have had a chance to examine all of the information in your packets concerning this design review and staff would stand for any questions you might have concerning this application.

C/Gealy: I have nothing.

C/Gay: I don't have anything either.

C/Hennis: The structure on the canopy is going to actually remain the same? It's just the wrap virtually, that's changing?

Troy Behunin: It's changing and it will be illuminated. It is growing slightly in size but it's ...

C/Hennis: But the structure remains the same? Ok.

Troy Behunin: Yeah, the actual upright structure and supports remains the same.

C/Hennis: Ok, I don't have any other questions.

C/Young: I haven't seen anything in the staff report that gives me pause.

C/Hennis: No, it's seems pretty easy to me.

C/Young: Ok.

Commissioner Hennis motioned to approve 14-11-DR, Design Review for Super 'C' Sinclair Station Illuminated Sign; Commissioner Gealy seconds, all aye and motioned carried 4-0.

- b. **14-09-DRC** (Design Review): Ridley's Pads 1 & 2; Lundin Cole Architects: Applicant requests approval from the DRC for two (2) new commercial building shells in an existing C-1 zone. Each building will be approximately 6,000 square feet.

Troy Behunin: Thank you Chairman Young, again my name is Troy Behunin, Senior Planner for Kuna Planning and Zoning. The project that you have before you tonight is a design review for the Ridley's pads, like Lee already said, for pads number 1 and 2. There are actually several pads within the development and these are just the first two that are coming before us. The applicant wishes to construct two (2) shell buildings that are approximately 6,000 square feet each; making a total of 12,000 square feet. They are just getting them ready for future applicants. No one has been announced or anything like that. The items in your packet that state 'pets' and 'salon' and 'art supplies' –those are just generic. They have not announced, nor is this an announcement for any kind of tenant. Hopefully you have had a chance to review all of the information in your packet, which was quite a bit. The applicants have come to us with a great design. They have followed all of the guidelines that we have sent them for Kuna architecture. It's form-fitting, it fits the Kuna architectural theme. It also follows the establishment

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that Ridley's has launched. They've come to us with two (2) great buildings and are looking forward to getting them started.

The only thing that staff would like to point out is actually at the very end of the staff report. In the conditions of approval, we would just encourage them to continue working with J& M Sanitation for the trash enclosures for the sight. In the back of pad number one (1), there is a trash enclosure on the north side of the project and there is a parking island that appears like it could be an obstacle for the trash collection truck. It's really difficult for J&M Sanitation to collect the garbage without hitting these enclosures if it's not a 'straight-on' shot, and they of course want to be on-site at a minimum so any extra effort that they have to do is going to add to their time, but more importantly, any extra attention that they have to give to this will certainly create the opportunity for nicking or the doors or the enclosure or something and of course that leads to deterioration. This was actually a requirement for the Ridley's family market center and Ace hardware that came through two years ago, so since the parking lot is mostly completed, we would just have them work with J&M Sanitation so that it's not a problem.

Other than that, staff likes the design, and it meets all the criteria and forward a recommendation of approval to you folks and I would stand for any questions.

C/Young: Is the applicant going to be here tonight?

Troy Behunin: You know, I'm not sure. I didn't see John. They are actually from out of state. I know that Mark Ridley was either going to make it himself or have representatives come but I don't see anybody here. But the applicant and the owner have been sent the complete packet of tonight's meeting and I know that they at least received it. I'm assuming that they read it as I haven't had any comments back stating that there was something that they couldn't live with. It's really not a big change to anything. It just means the trash enclosure gets moved over three (3) feet maybe or just a few feet.

C/Hennis: Well the problem is, I don't see how they can move that if they're trying to get that drive aisle in there. Have the back parking islands there already been constructed? I haven't been back there, so I'm not sure.

Troy Behunin: It actually has. There might be a little bit of removal that's necessary. Against the building; you know the sidewalk right there, in order to accommodate that and perhaps, if there is a field visit between J&M Sanitation and the contractor, or J&M Sanitation and the owner, then perhaps they'll find that it's not nearly as ... what it appears to be on paper. I just know that I visited with Chad and Gordon and that's the one thing he pointed out.

C/Hennis: yeah, it's a little close. Do you know if the amount of parking behind pad 1 is at the minimums or can they possibly reduce or remove one and move that end island in front of that down one?

Troy Behunin: The parking against the building or are we talking, like the island in the back?

C/Hennis: In that island in the rear of pad 1, at the end of it, it turns down and comes in. Is that...?

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Troy Behunin: I believe there is sufficient parking there that if one was actually removed, then it might not be a big deal. My thought is that we should try to save that as much as possible even maybe, if we do have to reduce it below the standard in order to accommodate this, then they could make it a compact, instead of removing it completely, but if this body would like to remove it, then have it be... maybe fill it in as a island, with grass, shrubs and trees, then that's up to you.

C/Hennis: Ok.

Troy Behunin: But I believe there is sufficient parking.

C/Hennis: I mean, most of the parking is going to be usable in the front, if it's all front-facing, then the back would seem kind of superfluous at that one.

Troy Behunin: They might make that so it's a dual entrance. At least that was the impression that I got, was that there could be dual entrances for the building.

C/Young: I think if we require that they work with J&M then we can...

C/Hennis: Ok.

C/Gealy: I have a... a question, or a thought. I wonder if what we want is for the applicant to work with you, with staff, on the trash enclosures and drive aisles; and then I think you might have more authority than J&M. The way this reads is that they can work with them, but then they can still do what they want. I think that if they work with you on the trash enclosures, well then you have a little bit more authority to enforce, and represent J&M.

Troy Behunin: We certainly can do that because if you couch the condition in that way, then yes, that certainly gives us the opportunity to do that.

C/Gealy: So could we change that to 'applicant should work with staff for all trash enclosures and drive aisles'?

Troy Behunin: Yes.

C/Hennis: Because I think that's going to be more useful because if they have to pull that island down, it's going to kind of affect the plan and that's where you're going to have to be involved rather than J&M.

C/Gealy: Right.

Troy Behunin: Right. Yes.

C/Hennis: *(to C/Young)* ...Did you have a question?

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C/Young: No, go ahead.

C/Hennis: One last question, I know in here, it said that they had wanted to add one drive-thru through the special use permit. But that's not included in tonight's deal?

Troy Behunin: No, that's not tonight.

C/Hennis: Ok, I didn't see it in there.

Troy Behunin: Yeah, you're right, that's not in there. It will come down in a future land use application. They're actually ready for it; it's actually already been built. But the reason why it was built was because that was ahead of knowing that McDonald's was coming in and when McDonald's began knocking on the door, they started talking to Mark Ridley about acquiring one of his already granted drive-thru's and they hadn't done so themselves, it was something they had discussed very early in their napkin sketch discussions but it never really surfaced, so Mark in his graciousness, he actually gave them one of his and then McDonald's would go ahead and take care of the new one; at least in terms of fees. But, yes, they are aware.

C/Hennis: Ok.

C/Young: Any other questions for Troy?

C/Gealy: I have no other questions.

C/Hennis: No sir. All yours Mr. Chairman

C/Young: I think the buildings themselves look really good. I like the change in materials and a little bit of extra texture there along the front elevation. My only comment is the rear elevation which I'm pretty sure everybody knows I was going to comment on. The material, although there is banding back there, it's still a pretty flat elevation, and it would be my preference that on the west elevation where the parapet steps down, in those two locations, they mimic what they did on the front with CMU number three (3), but make that a different depth of block or a different color to give it a little more relief back there. But other than that, I think that they've done a really good job on all the packaging and what they've put together.

C/Hennis: I was kind of looking at the same thing, so I assumed you would go that direction. Or even, you know, they could do some sort of ... even if they just put a veneer face like the white in the front would necessarily be bad either. Or really, even if they wanted to do some sort of...

C/Gealy: What diagram are you looking at?

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C/Young: I'm looking at A-2 in the design review submittal, mostly in the front of the package, this one here. Right here, they probably got folded separately.

C/Gealy: Oh. So I'm looking at A-4 back here.

C/Young: Ok, so those are the conceptual drawings. The one that's in your left hand is the design review one. That one.

C/Gealy: Ohh, but not... so that's... what you're talking about.

C/Hennis: Actually, she brings up an interesting point because the west elevation on the conceptual drawings does show a different relief.

C/Young: But I, correct me if I'm wrong, but the submittal, would it be under the design review submittal drawings and not the conceptual drawings?

Troy Behunin: I just included that...

C/Hennis: But we can refer to that too.

Troy Behunin: Yeah, that was the original concept that was given to us and it was just given to you for your information, but yes, the design review one is the official.

C/Gealy: Well that's confusing.

C/Young: So our review should be based on the design review drawings.

C/Hennis: Right. Exactly.

C/Gealy: But what you're talking about is really what is shown on the other A-4.

C/Young: Does anyone else have anything they want to...?

C/Hennis: I have nothing further. I think everything else looks good. I would like a pet store though.

C/Young: If there's nothing else, then I would stand for a motion.

C/Gealy: No public hearing? No one is here.

C/Young: Design Review is just a public meeting.

C/Gealy: Alright.

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Commissioner Hennis motioned to approve 14-09-DRC, Design Review for Ridleys Pads 1 & 2, with the conditions already outlined in the staff report and design review packet; and with condition number 3 to also included: applicant shall continue working with J&M Sanitation and the planning and zoning department for all trash enclosures and drive aisles and also with a recommendation that the applicant add a color relief at the rear of the building and west elevations similar to what's shown in the conceptual design ; Commissioner Gealy seconds, all aye and motioned carried 4-0.

3. PUBLIC HEARING:

- a. **14-01-ZOA** (Text Amendment): City of Kuna, Idaho; Applicant seeks approval for Amending Title 5, Chapter 1, Section 6-1 "meanings Of Terms Or Words", update formatting and verbiage, and add definitions; Amending Title 5, Chapter 2, Section 2-B, "Residential", making R-8 Consistent with Kuna Comprehensive Plan; Amending Title 5, Chapter 3, Section 2, "Land Use Table"; Amending Title 5, Chapter 9, Section 2-D, "Off-Street Parking and Loading Facilities" with an exception for M-1 and M-2 zones for storage areas.

C/Young: Nobody wanted to sign up for text amendments?

Wendy Howell: I will just quickly go over a few things for the record here. The recommended changes are consistent with Kuna's Comprehensive Plan.

C/Hennis: I think we need to be official. Could you please state your name and address for the record?

Wendy Howell: Wendy Howell, P.O. Box 13, Kuna, Idaho 83634.

Wendy Howell: Staff is proposing a text amendment to the city's zoning regulations. Additional definitions are requested to be added. Some of the verbiage for the definitions is to make it clear and consistent with the related chapters. We would like to amend the R-8 density residential district from high density to medium density to match the comprehensive plan and modification of the land use table by adding additional options where businesses can operate, consolidating like businesses, and updating some of the terms used within that table.

An addition was added to the parking and loading requirement that allows for options in the heavy and light industrial areas, where the pavement is required, an exception was added because they may want to store heavier equipment and so forth. We've been asked several times, to have another option besides the pavement because with heavy equipment, the pavement doesn't wear well so we've added an exception to try to accommodate several requests that we've had.

I will stand for questions...

C/Gealy: I have no questions

C/Young: No questions.

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C/Hennis: No questions. Well, you answered them.

C/Young: I have nothing.

C/Hennis: No, seems fine to me.

C/Gay: I have nothing.

C/Gealy: I'll do this one. Mr. Chairman...

C/Young: Well, now I need to open the public hearing at 6:25 p.m. and since there is no one signed up, I will close the public hearing at 6:25 p.m.

Based on the facts contained in the staff report and supporting evidence, Commissioner Gealy motioned to recommend approval to City Council for 14-01-ZOA Text Amendment to Kuna City zoning code, Title 5; Commissioner Gay seconds, all aye and motioned carried 4-0.

4. DEPARTMENT REPORTS:

- a. The planning director asked if any of the Commissioners would be attending the employee Thanksgiving Potluck. It appears Commissioner Gay will be the only one in attendance with Commissioner Hennis and Young as a 'tentative'.

5. CHAIRMAN / COMMISSIONER DISCUSSION:

- a. None

6. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 6:27 p.m.; Commissioner Hennis Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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