

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 11, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	N/A
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Commissioner Hennis called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for May 28, 2019.

Findings of Fact and Conclusions of Law For 19-01-AN (Annexation) – Guido Annexation

Findings of Fact and Conclusions of Law For 19-02-SUP (Special Use Permit) – Pi Stem Modification

Findings of Fact and Conclusions of Law For 19-02-AN (Annexation), 19-01-S (Preliminary Plat), 19-01-ZC (Rezone), 19-08-DR (Design Review) – Greyhawk West (2019) Subdivision;

Commissioner Gealy Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

19-11-DR (Design Review) – Peak Construction Office & Shop; The applicant, NeuDesign Architecture, requests Design Review (DR) approval for a new shop for a building contractor, approximately 4,207 square feet, accompanying lighting and a parking lot, within the Shortline Park Subdivision No. 1; The site is located 706 East Stagecoach Way, Kuna, Idaho 83634.

Sam Weiger: Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new building for a shop contractor with landscaping, lighting and a parking lot. The site is located within Shortline Park No. 1 subdivision, lot 2 block 1, at 706 E Stagecoach Way. The property is within city limits, and currently zoned M-1. Because the existing fencing along the street frontage will remain and adequately screens the proposed parking lot, staff would like to remove the recommendation that the applicant install additional shrubs along the street frontage. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-11-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Damron:** Sam, the building just to the east of it, that has shrubs on the frontage on that one. He apparently doesn't want to put shrubs on it to match that one. Is there a reason for that? **Sam Weiger:** Commissioner, the fencing and landscaping along the parking lot was previously approved with the contractor's storage yard. The applicant, Peak Construction, applied for a Special Use Permit and Design Review for a contractor's storage yard back in July 2018. They are in compliance with code, because they were previously approved and they have the fencing serving as a screen. **Marla Carson:** Marla Carson, NeuDesign Architecture, 725 E. 2nd St. I'm here representing MMB Holdings, who is wanting approval for a shop at 706 East Stagecoach Way. That building is going to be 4,207 square feet. It's going to be a preconstructed metal building, It will be grey with white trim on about one acre of

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land. He's currently occupying the lot and using it as a storage lot. He's looking to new build his office and shop for his business. **C/Hennis:** Seems pretty straightforward, seems like a pretty decent building for what they're wanting. **C/Gealy:** I agree. **C/Damron:** It looks good.

Commissioner Hennis motions to approve Case No. 19-11-DR with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.

PUBLIC HEARING

19-04-AN (Annexation) – On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

Jace Hellman: Chairman, Commissioners, for the record Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th St. The application before you this evening is for the recommendation to the City Council of the annexation of 7015 S Ten Mile Road which is an approximately 19-acre parcel. The applicant has requested to annex into the City with an R-8 Zone, which is classified as medium-density residential by Kuna City Code. The Kuna City Comprehensive Plan Future Land Use Map identifies the site as Medium Density Residential. No development is included in this application. Staff has determined the annexation request is in compliance with Kuna City Code, Idaho State Code and the Kuna comprehensive Plan. Staff would recommend that if the Commission recommends approval to the City Council, that the applicant be subject to the conditions of approval listed in section "L" of this staff report.

Dave Washburn: I am the applicant. I live at 512 West Seasons Court in Nampa. We are in the process of changing the property ownership from Jefferson Washburn to my name. He currently lives in the little house, and we plan to split that house off. I'll be the one developing the property. We had to go through this process in order to split off his house. This piece of property is from what we can tell a transition route, because we have CBH Homes on the north and they're doing the typical size lot subdivision. On the new Comprehensive Plan, everything to the south of us along Ten Mile, the Comp Plan shows as mixed-use. We're assuming that this would mean commercial, or it could be a variety of things. We're just transitioning I believe from one to the next. It's a very small piece of ground that we'd like to do the smaller lots with less maintenance required. I think we can do the smaller lots. Sewer is a little bit of a challenge. We can develop this initially with the existing sewer line that stubs out to the property. When we come back with the preliminary plat, we'll have more answers about that then. We have an irrigation canal on the north, Ten Mile, and another irrigation on the east. On the south property line, Ada County Highway wants us to come in with the material connecting Ten Mile and Black Cat, so they want a road extending. **C/Hennis:** We'll open the public hearing at 6:13. **Kurt Smith:** Kurt Smith, I live at 2587 Southside Blvd, Melba. I'm the project engineer licensed to practice in the State of Idaho. We have no issues with following any of their requirements with this project. When we lay it out with the R-8 zone, we expect anywhere from 80 to 110 lots. We will be glad to connect to City services. I will stand for questions. **C/Hennis:** That leaves Commissioner discussion. **C/Laraway:** This is an annexation only, we're not talking about R-8, rezoning, design review or anything like that. We're talking about R-6 to the north and R-8. We really don't know what transition we're making. The property to the south would be R-4, if they came in and tried to develop it, correct? **C/Hennis:** It's all technically medium density as is outlined on the Comp Plan. If I remember right, it will be R-6 or R-8. Both R-6 and R-8 are considered medium density. **C/Gealy:** In the proposed Comprehensive Plan, the property to the south is mixed-use. It will be a combination of two uses. There's no indication as to what the density might be under a mixed-use designation as I understand. I'm concerned about the R-8 density, because of the location, it seems to be a good distance from the City Center to be looking at a higher density than what's surrounding it. There's a map on page 70 on what I have that indicates that everything coming in is R-6 with the possible exception of Danskin Ridge that is an R-2. As I recall, that's just one lot. They've been getting a lot of pressure not for higher density. **C/Hennis:** They're indicating with that being a transitional from

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R-6 into a mixed-use area. If we try to go to a lower density, we'd be going backwards. That's where we either stay with the R-6 density, or we transition up slightly to a mixed-use. If we went to an R-2, then it would seem counterintuitive to what we're trying to do in a transitional area like we've been reaching for. **C/Hennis:** We have a lot of developments coming in, but we do correct them in the correct positioning. If we're trying to push this to a northern City Center, that might be appropriate. **C/Gealy:** The property to the north and the property to the west are both R-6. **C/Laraway:** That's kind of what I've been looking at, we don't know what the transition is going to be. It seems like we have a connection. We have a consistency of flow. We have R-6 to the north. We have R-6 across the street, abutting it to the northeast. Everything around there is R-6. **C/Hennis:** Right, but we're also as a City trying to have R-2 and R-12 in these areas. If the proposed Comp Plan has got us intending to do a lot of mixed-use out here, we going to go from R-2 to R-12 or R-20, depending on what they want to do with the project. We don't know what we're going to get at this point. Is that an appropriate area for an R-8? There's not too much difference between R-6 and R-8. It's still medium density, it's not considered high density by any means. **C/Gealy:** They did indicate that their intention is to do townhomes on the outside and smaller lots on the inside. Do you feel that this is appropriate? **C/Hennis:** If we're looking at mixed-use, it's south of that. If someone comes in and rezones it to R-2, then that's a problem. We don't know at this point. It's always a guess. **Jace Hellman:** Red is commercial, orange is medium density residential, and the dark blue is public and that is the treatment plant, and yellow is low density. It's a transition between mixed-use and the commercial there on the corner. **C/Gealy:** It's not Lake Hazel, it's a mid-mile collector. My major concern is that we have proper transitions between different types of uses and provide amenities for the people there. I would encourage probably townhomes along the street side, the corner may be appropriate. I would encourage you to consider perhaps a lower density as you butt up against the Memory Ranch to the north and to the west, so that there's less disparity between the two communities along the boundaries. **C/Damron:** The street side appears to be that other existing home that's going to remain there in that lot. We have that and townhomes behind that, is that what you're saying? **C/Hennis:** I think she's also meaning the new street and then Ten Mile. **C/Gealy:** Along those two roads, it might be appropriate for a higher density. Along the boundary of the subdivision to the north and the west, I'd like to see lot sizes a little more consistent with the property, where those are R-6. **C/Damron:** Then moving to the higher density towards the corner. **C/Gealy:** That would be my input, to have transition between the existing neighborhoods and to also consider amenities for the people that will be living there.

Commissioner Gealy motions to recommend approval of Case Nos. 19-04-AN with the conditions as outlined in the staff report, Commissioner Damron Seconds, motion carried 2-1.

19-01-OA (Ordinance Amendment) – Fencing and Open Space; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- Making certain findings; AND
- Amending Section 20, Article A, Chapter 2, Title 4 making a technical correction regarding the measure of fence height; AND
- Amending Subsection 2 of Section 6, Chapter 1, Title 5 making technical correction to the definition of "open space"; AND
- Amending part 8 of Subsection C, Section 5, Chapter 5, Title 5, making a technical correction regarding the measure of fence height; AND
- Repealing Section 4, Chapter 6, Title 5 and renumbering the remaining Sections of said Section; AND
- Amending Sections 5, 6, 7, 8, 9, and 10, Chapter 6, Title 5 to redesignate these Sections; AND
- Amending Subsection D, Section 12, Chapter 17, Title 5 making technical changes to design requirements for residential open space; AND

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- Amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which City Staff can rely and making a technical correction regarding the measure of fence height and location of fencing; AND
 - Providing a severability clause; AND
 - Directing the City Clerk; AND
- Providing an effective date.

Wendy Howell: Wendy Howell, P.O. Box 13, Kuna, Idaho 83634. This ordinance does two main things. We're taking the tiered approach to the open space after further research. This is more evenly spread and closer to the role of the Parks Department. The usage goal is 1 acre to 80 people. We added buffer areas and endcaps to the definition. Those areas cannot be included as open space. We have questions in the discrepancies regarding where the height of the fence is taken from. We went through all the ordinances and I hope I've got all the spaces it's been put, but we're having it so that the measurement is taken from "all fences should be measured from and along administrative property at the location the fences are constructed." That should be consistent throughout the ordinances. **C/Hennis:** What if there is an uneven grade? Is it on the lowest of the grades or should there be a definition on that? Say there is a site wall for two, you have a retaining wall and then a fence built on top of it. Or, you have an uneven grade. Is that something that you may add in there at some point? I don't want to complicate it, but it is something that I've run into in the past. **Wendy Howell:** It will be suggested by the building inspector, because there have been problems, because of berms and so forth. They do it along a finished grade of the property. **C/Damron:** It's like a contour. **C/Hennis:** I guess the way you qualify that is that it's the guy applying for the permit. **Wendy Howell:** There's also a mechanism in the fence ordinance, that they can apply for a specific variance that's requested. I have Bobby Withrow here to speak on behalf of the Parks and Recreation Department. **Bobby Withrow:** Bobby Withrow, Kuna Parks Director. I was looking at this before one of our Council Meetings. Before it passed, it was showing up as the five percent per 50 homes. We started looking at one of the subdivisions that was coming in front of us of approximately 600 homes. We started doing the math, and they weren't going to be able to do their project, because of the percentage that were going to have per open space. We sat down and came up with this. It helps with our density goals. The more houses you put on acre, the more open space you will need to have. You will have 300 homes, almost 10 percent of that ground will have to be open space. That is an estimate. Also, we had a project that went in front of City Council. There were four acres of park space, when there was only an acre-and-a-half, when the rest was the buffer and the endcaps. My goal is always to get more green space for the kids to play in. I'm hoping for any questions. **C/Hennis:** I will open the public hearing at 6:33. I will close the public hearing at 6:34. I open for Commission discussion. I like the approach.

Commissioner Gealy motions to recommend approval of Case No. 19-01-OA as presented; Commissioner Laraway seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

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Dana Hennis, Commissioner
Kuna Planning and Zoning Commission

ATTEST:


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