

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, September 24, 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 00:00:04)

Chairman Dana Hennis Okay, thank you all for showing up for the regularly scheduled Planning and Zoning Commission meeting for Tuesday, September 24th, 2024. We'll go ahead and start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present, finally.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger...Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Planning and Zoning 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 00:00:31)

A. Regular Commission Meeting Minutes Dated September 10, 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 Thank you, and first up is the consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope, perfect, thank you.

(Timestamp 00:00:35)

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

Voting Nay: None

Absent: Commissioners Gerger, Rossadillo

3-0-2

3. PUBLIC HEARINGS:

(Timestamp 00:00:47)

A. Case No. 24-05-SUP (Special Use Permit) J&M Solar - Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval in order to install and operate an Energy System, Production Solar Facility located at 680 S Swan Falls Road, Kuna, ID, 83634.

Staff requests this item be tabled to the date certain of October 22, 2024, due to an on-site posting error.

Potential Motions:

- *Motion to table to a date certain of October 22, 2024.*

Chairman Dana Hennis And so up first on the agenda tonight after that is the public hearings case #24-05-SUP, J&M solar. That appears, staff, that you would like...

Planning & Zoning Director Doug Hanson Yeah, so, Chairman Hennis, for the record, Doug Hanson, Kuna Planning and Zoning. Staff would actually request that this item be tabled to a date certain of October 8th, 2024, and staff will notice courtesy mailers to neighboring property owners of the change.

Commissioner Jim Main Mr. Chairman, I move that we table case #24-05-SUP for J&M solar to a date certain of October 22nd, 2024.

Planning & Zoning Director Doug Hanson October 8th.

Commissioner Jim Main I'm sorry, October 8th, 2024.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. Thank you.

(Timestamp 00:01:21)

Motion To: Table Case #24-05-SUP For J&M Solar To A Date Certain Of October 8th, 2024.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioners Gerger, Rossadillo

3-0-2

4. BUSINESS ITEMS:

(Timestamp 00:01:54)

B. Case No. 24-14-DR (Design Review) Panera – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for a two (2) tenant commercial building located near the NWC of N Meridian Road and E Deer Flat Road; Section 13, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-14-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Henni Okay, and that does it for public hearings next item on the agenda is business items, so case #24-14-DR, Design Review for Panera, Mr. Hanson.

Planning & Zoning Director Doug Hanson Good evening, commissioners. For the record, Doug Hansen, Kuna Planning and Zoning 751 W 4th St. Kuna. The applicant is requesting to construct an approximately 6560 square foot, two-tenant, commercial building located on 1.26 acres located within the approved Paul Bunyan Commercial Subdivision located at the northwest corner of Meridian and Deer Flat Roads. Panera is identified as a user with the other tenant to be determined 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 #24-14-DR, with the applicant being subject to the conditions as listed in staff report, as well as any additional conditions imposed by the Commission. With that, I will stand by for any questions and the representative for the project is here this evening to answer any questions you might have, as well.

Chairman Dana Hennis Thank you. One question I had is it's... this building is just set up for the one drive through, correct? The other tenant will not be a drive-through at all?

Planning & Zoning Director Doug Hanson For the record. Doug Hanson, Kuna Planning and Zoning staff, that is correct.

Chairman Dana Hennis Okay, thank you.

Chairman Dana Hennis Any other Commission questions?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. Mr. Applicant, you would state your name and address for the record and you press on the bottom of the microphone to make it green.

Jeff Lakes Jeff Lakes, 1119 E State St. Eagle, ID 83616 with the architect for the building. Doug's gonna bring it up here. Your question was yes, it's a drive through, but only the one. The Panera tenant is the drive through. We are speaking to another tenant on the other side, but that will also be a single tenant, so it'll be a two-tenant building. I'm going in there. Just so, kind of give you a brief rundown of the building: stucco stone. The two entrance features are a nichiha panel. Would look nichiha panel. Panera's green and the other one is just a brown color. Black storefront. *Scroll down a little bit kind of.* There's some

variations there with the roofs and the parapets to give not such a flat look. Doors on the rear of the building for service entrances. And we'll stand for any questions.

Chairman Dana Hennis Commission do you have any questions?

Commissioner Jim Main Not at this time.

Vice Chairman Bryan Clark Just out of curiosity, do you have any idea how much of the parking area will be covered by canopy, tree canopy?

Jeff Lakes *Should be a site plan in there.*

Planning & Zoning Director Doug Hanson Yeah, I will pull that up.

Jeff Lakes Yeah.

Vice Chairman Bryan Clark Yeah, there's a landscape site plan. Just wondering if we know percentage wise, we're committing ourselves to.

Jeff Lakes Percentage wise. Yeah, I don't think I know what percentage of tree of tree canopy. But we do have all the islands have Landscaping is... you've probably seen in the landscape plan. There it is.

Planning & Zoning Director Doug Hanson Yeah. For the record, Doug Hansen, Kuna Planning and Zoning staff, we don't have an exact open space requirement for commercial design reviews. Yeah, just we have a required landscape buffer along the roadways and then landscape islands based off of the number of parking spaces provided.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis Anything else? Not yet?

Commissioner Jim Main Sure, I assume that this building has parapets, so we aren't going to be able to see HVAC units on the roof?

Jeff Lakes Yes, Sir, it has parapets and you want they're all screened behind that parapet.

Commissioner Jim Main Okay, thank you.

Vice Chairman Bryan Clark Okay, I just I just found it. TAM did their due diligence on the landscape plan. They have a total percentage of 21.9% landscaped area.

Jeff Lakes We knew we hired good people.

Vice Chairman Bryan Clark Good guys over there. I know them.

Chairman Dana Hennis So I guess, the only... I'll bring it up prior to deliberations because we would, I'd probably be asking this of you any ways to come back up, but on the rear elevation there, because that's primarily going to be facing Meridian Rd., correct?

Jeff Lakes No, that is the South elevation.

Chairman Dana Hennis That would be the south...

Jeff Lakes The Meridian Rd. elevation would be the drive-through side.

Vice Chairman Bryan Clark East elevation.

Jeff Lakes The east elevation, correct.

Chairman Dana Hennis Okay, but then maybe that would be facing Deer Flat? Okay. Because it's an awfully expansive...

Jeff Lakes Yes, it will face deer flat until the there's two other sides to the there's one other side to the South until that guy builds.

Chairman Dana Hennis Okay.

Jeff Lakes Yeah, right there. So there still is a site there still is on that right there still in their pad to the South, the corner of Deer Flat and Meridian.

Chairman Dana Hennis Yeah, that's true. I'm just kind of wondering. I was looking at that as an awfully flat one-color face. If there is any sort of a differentiation we can put kind of in the middle?

Chairman Dana Hennis But I would also see... maybe that is a better iteration.

Chairman Dana Hennis That was just, that was just one of mine. I was a little concerned with that big flat face.

Commissioner Jim Main Yeah, it's going to be... It's going to have a building behind it. So, once it's built out, you're not really going to see that.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark Plus, we also have the landscape buffer on that edge.

Chairman Dana Hennis That's true. We have a decent amount. Okay, well, that was probably your irrelevant for questions, so.

Jeff Lakes Perfect. Thank you. We like that question and we like the 2 answers to help solve it.

Chairman Dana Hennis That's what I have the smart ones for here.

Commissioner Jim Main So, I have a couple of questions about the site design. I assume J&M has looked at this as far as the trash; but looking at it, it looks like with the diagonal trash enclosure. They're going to have to run their truck in and then back it down the road to the first intersection to turn around.

Jeff Lakes So this main this is a main.... This is a just a drive aisle through here. So they'll come in, grab it back, back out and move on. So there's no, this is just a quick, this is just a normal drive aisle as in a parking lot drive out, once this all gets built out. We have talked to them. They just come in, grab this back out to the drive aisle and keep going if we go to the full site plan.

Commissioner Jim Main So, this drive aisle is going to continue?

Jeff Lakes Yes, this will continue. They're still working on these two, and so this will continue and go, it actually gets punched through here. When that gets...

Planning & Zoning Director Doug Hanson And for the record, Commissioner Main, Doug Hanson, Kuna Planning and Zoning. J&M Sanitation did comment. Their comments are on page 40 of the overall packet.

Commissioner Jim Main So, as part of this project, the drive aisle will be paved on the, I guess that would be, the West side of the project?

Jeff Lakes Correct.

Commissioner Jim Main So the one the one question I have is, you basically have one exit out the West side of the parking lot onto that drive aisle. You have another drive out the South side, but it's part of this project nothing's paved beyond that... beyond the drive through lane.

Jeff Lakes That's right. That's under that other property. So that will be a cross access once they come in for their building.

Commissioner Jim Main So, is there any way you could actually pave access from the drive aisle to the drive through to where that second access would be usable?

Jeff Lakes That's probably something we can workout with that owner. That's been a... that's a sold property...

Commissioner Jim Main Right, I understand that.

Jeff Lakes Right, We can certainly look into that connecting here to here.

Commissioner Jim Main It's just looking Yeah. And it's just looking at it as a sole entry and exit, including the access in the drive aisle or the drive through exiting the drive through and all the parking, and they're all focusing on one, one in and out access point. I think we need to at least put a temporary pavement section in to be able to utilize that South access.

Vice Chairman Bryan Clark And just point of clarification, Jim, are you talking... So just beyond the entrance into the drive through, you're proposing or requesting additional paving?

Commissioner Jim Main I'm just... what I'm looking at is a 24-foot-wide section that would go from the drive aisle to the east, just past the entry into the parking lot.

Vice Chairman Bryan Clark Yeah, okay. Just to provide for a second point, secondary point of access just localized to that...

Commissioner Jim Main Right.

Vice Chairman Bryan Clark Main access driveway.

Chairman Dana Hennis Any further questions for the applicant?

Commissioner Jim Main I don't have any.

Vice Chairman Bryan Clark I'm good.

Chairman Dana Hennis Thank you, Sir.

Jeff Lakes Thank you.

Vice Chairman Bryan Clark And just a point of fact, Sir, this is a Panera Bread, not an *In-and-Out*.

[Laughter]

Chairman Dana Hennis We need a lot more in and...access at that point from our experience, yeah.

Vice Chairman Bryan Clark It's just his phraseology. It was just humorous.

Chairman Dana Hennis I mean, All in all, I think. The product is going to be good. I normally the stores are built well and are kept up well, so I'm not anticipating anything but a good looking area here and it seems like that landscaping is more than adequate for our minimum standards. It looks really nice. It's got quite a bit of coverage, so. You know what I was concerned with that one backside that's just kind of big and bland, I think. Like you said, as it gets built out, it will get absorbed and the trees hopefully will absorb it as well.

Vice Chairman Bryan Clark And how big is that landscape before on that edge? I didn't catch that dimension. One second. Sorry, I'm looking up the details for you.

Chairman Dana Hennis Yeah, I mean, we've got big trees along that side.

Vice Chairman Bryan Clark As 12-foot access and then the median. Oh, looks like it's about an 8 or...8-to-10-foot Median. 4 1/2-foot parking landscape buffer on their side, Okay, looks like probably about 9-foot. Yeah, that's all [*unclear*] Okay.

Chairman Dana Hennis It seems pretty straightforward, so if there's no further questions from the Commissioners, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Commissioner, Mr. Chairman, I move to approve case #24-14-DR with conditions as outlined in the staff report, with the addendum, we would like to request the additional access to the South from the private drive to the drive-through.

Chairman Dana Hennis At least a temporary.

Vice Chairman Bryan Clark at least a temporary.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No. Thank you, Motion passes.

(Timestamp 00:13:53)

Motion To: Approve Case #24-14-DR With Conditions As Outlined In The Staff Report, With The Additional Request To Provide A Secondary Access (Temporary Or Permanent) Access To The South In Proximity Of The Drive-Through

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioners Gerger, Rossadillo

3-0-2

5. UPDATES & REPORTS:

(Timestamp 00:14:33)

Chairman Dana Hennis And that appears to be all I have on my agenda. Is there any updates or reports from staff?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. That is it for this evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:14:45)

Vice Chairman Bryan Clark Mr. Chairman, I move that we adjourn.

Commissioner Jim Main Second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

(Timestamp 00:14:45)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim main

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

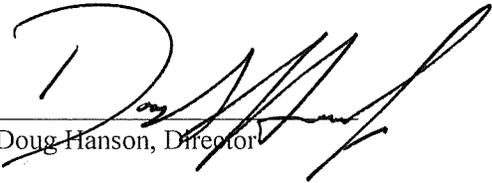
Absent: Commissioners Gerger, Rossadillo

3-0-2



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.