



KUNA PLANNING AND ZONING COMMISSION

Agenda for June 9 , 2015

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA

- a. Planning and Zoning Meeting Minutes for May 26 , 2015

3. NEW BUSINESS:

- a. **15-02-DR** (Design Review): **Kuna Caves Storage**; Applicant requests approval for a proposed monument sign on Deer Flat Road for customers to identify where this business is located.

4. PUBLIC HEARING:

- a. None

5. DEPARTMENT REPORTS

- a. To Be Determined

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, May 26, 2015

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	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 **6:04 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Meeting Minutes for May 12, 2015

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

2. NEW BUSINESS:

- a. **15-01-DR (Design Review) - Tomorrow Subdivision Apartments;** Lots 1 & 2, Block 7 and Lot 69, Block 1 (SE corner of 4th St. & Kay Ave): Applicant requests reinstatement of the design review approval in order to construct three (3) 4-plex apartment buildings located within the Tomorrow Subdivision No. 3. This project features four (4), 3-bedroom, 2-bathroom dwelling units. The project will provide 27 parking spaces and act as a transition between Kay Avenue and the single-family dwellings.

Mark Sanders: Mark Sanders with the Architects Office, 499 Main Street, Boise, Idaho. This is the third time I have been up here for this and I appreciate the city of Kuna, especially the planning department staff's cooperation and patience. My client had notified me earlier this year that they wanted to potentially develop this property this year. They asked me to see if we could get the entitlements back so we read the conditions of approval and don't have any issue with those. The trash enclosure; the reason I located it where it is, is to keep it away from the building but I would be happy to put it wherever the local sanitation department comes up with a place that's more suitable to everyone, but I don't think I have anything more to add.

C/Young: Ok. Anyone have any questions for the applicant?

C/Hennis: No, none here.

Mark Sanders: Thank you.

CITY OF KUNA

REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, May 26, 2015

Troy Behunin: For the record, Troy Behunin, Senior Planner for the City of Kuna. The application before you tonight; 15-01-DR, is a design review application for the Tomorrow Subdivision apartments for multi-family housing that will go on Lot 1 and 2 of Block 7 and Lot 69 of Block 1. It is on the southeast corner of 4th Street and Kay Avenue here in Kuna. As Mark Sanders has testified, this multi-family project has already received design review approval twice before and each time, the market conditions were not right. So they're coming before you again, with no changes. It's essentially the same project as it was before, just with the one noted change; that they would be willing to work with J&M Sanitation to make sure that they have an easier access for the trash enclosure. Other than that, they have turned in all the application materials requested and items required. Hopefully, you've had a chance to review your packets and you have the right staff report and all the right information and if you have any questions, I would be happy to answer them.

C/Young: Does anyone have any questions for staff?

C/Hennis: Actually Troy answered my questions with the new staff report that he handed out. I couldn't figure out where the drive thru went.

C/Gealy: I just wanted to clarify something so I will ask; I understand that this is a design review but in the original filing, there were comments received from ACHD and the city engineer and the fire department so there haven't been any changes made that would impact the approvals of those other agencies, is that correct?

Troy Behunin: Yes, that is correct. As a design review application, this actually did not go out for public agency review or comments, so there will not be any for this design review. No ACHD, or city engineer, or Idaho Power comments would have been solicited for the subdivision which was done in 2007.

C/Gealy: This is the same project? It just carries forward?

Troy Behunin: Yes. This is basically the final phase for Tomorrow Subdivision.

C/Gealy: Thank you.

C/Young: Any more questions for staff? Ok. Thanks Troy. That leads us to our discussion. As we've seen this twice before, do we have any issue with anything?

C/Hennis: No. Not on this.

C/Young: I think the only issue that I can think of is just to make sure to maintain the original design review comments from the original submittal would be all. Any other thoughts?

C/Gealy: Thanks for coming back.

*Commissioner Hennis motioned to approve **15-01-DR** with the conditions of approval as noted in the staff report and to ensure the original design review comments are still considered;
Commissioner Gay seconds, all aye and motioned carried 4-0.*

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

**MEETING MINUTES
Tuesday, May 26, 2015**

3. PUBLIC HEARING

- a. None

4. DEPARTMENT REPORTS:

- a. None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

- a. None

6. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:12 pm**; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



Design Review Staff Report

To: Planning and Zoning Commission; acting as P&Z and Design Review Committee

Case Numbers: 15-02-DR (Design Review)

Location: Kuna Caves Storage Site – SWC of Deer Flat and Ten Mile Roads

Planner: Troy Behunin, Senior Planner

Meeting Date: June 9, 2015

Applicant: **Lete Family Revocable Trust** - Inaki Lete
146 N Middleton Road, PMB 106
Nampa, ID 83651
208.465.6141
Inaki@kingsgateid.com

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. General Requirements of Code
- I. Proposed Decision by the Commission

A. Course of Proceedings:

1. Applicant proposes a new commercial building with accompanying signage in an existing C-1 zone. According to Kuna City Code (KCC) Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial monument signs are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

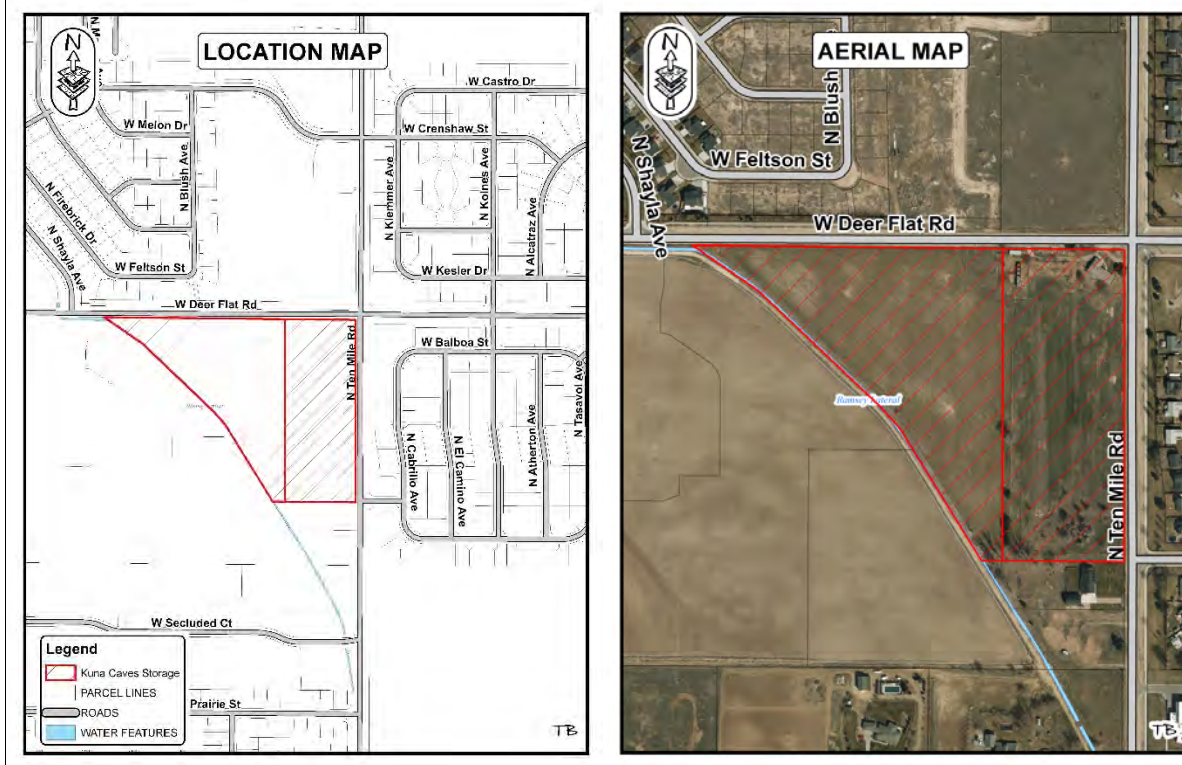
June 9, 2015

2. In accordance with KCC Title 5, Chapter 10, Section 4-G-10, this application seeks DRC approval for a monument sign for the entry into Kuna Caves Storage.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a proposed monument sign on Deer Flat Road, for customers to identify where this business is located.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps:



D. History:

The property is in the City limits and is currently zoned C-1 (Neighborhood Commercial). This parcel has historically been farmed.

E. General Project Facts: Tomorrow subdivision; Lot 69, Blk 1 and Lots 1 &2, Blk 7 Sub No 3 – Kuna, Idaho.

- 1. Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Commercial. Staff views this request to be consistent with the approved FLU ma

2. Surrounding Land Uses:

North	RUT, C-1	Rural Urban Transition – Ada County / Neighborhood Comm. – Kuna City
South	R-4	Medium Density Residential - Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-5, R-4	Medium Density Residential – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Five total acres (For Self Storage).
- C-1, Neighborhood Commercial
- Parcels S1322111055 (10.1 ac.) and S1322111060 (9.0 ac.)

4. Services:

Sanitary Sewer– City of Kuna
 Potable Water – City of Kuna
 Irrigation District – Boise-Kuna Irrigation District
 Pressurized Irrigation – City of Kuna (KMID)
 Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – K&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The approved office and conditioned building is under construction and will be opening soon. Several (five or six) out-buildings have been constructed for self-storage. The property is generally flat, and has a mix of natural vegetation and approved landscaping being installed.
6. **Transportation / Connectivity:** The applicant has approved driveway access to/from Deer Flat Road and temporary access to Ten Mile Road in connection with future development.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

F. Staff Analysis:

Staff has reviewed the sign ordinance and tried to find the best category that fits this request. Staff found the best fit for this application is KCC 5-10-4-G 1 through 10.

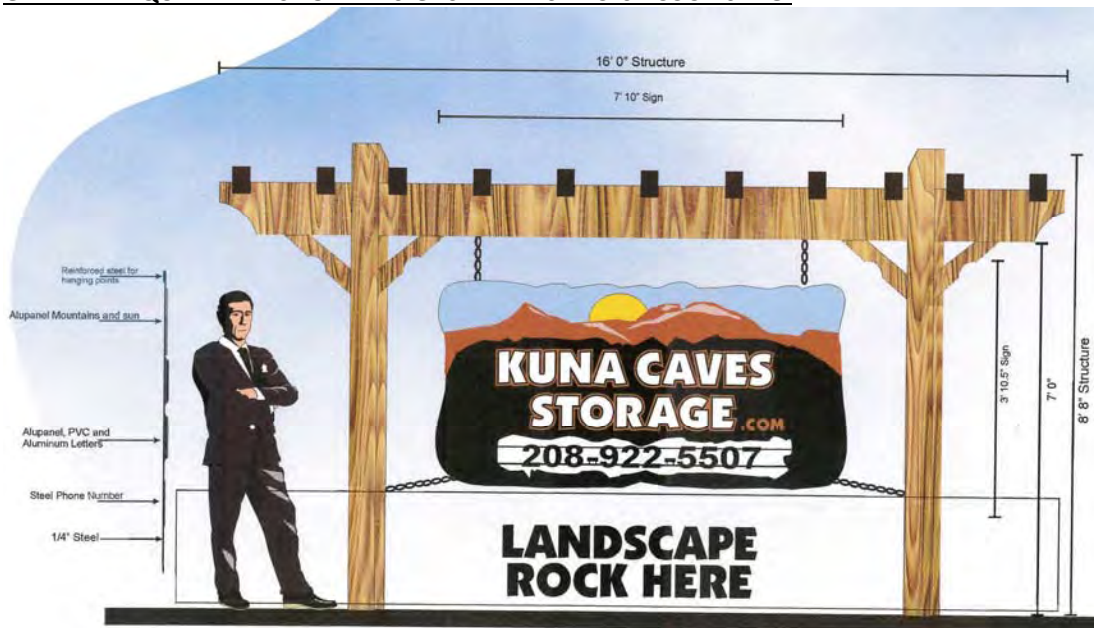
Staffs review of the application revealed this sign is in accordance with all provisions of the sign code with the exception to the height of the sign. KCC 5-10-4-G-1 states the sign must be seven (7) feet high or less. The applicant proposed the sign to be a little higher than the allowed height - at eight (8) feet.

Staff views this proposed use to be consistent with the neighboring uses and the approved FLU map designation. Staff forwards a recommendation of approval for case No. 15-02-DRC to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.

H. GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS KCC 5-10-4-G:



Monument signs (freestanding on-premises signs):

1. For single-tenant buildings which are not within the central business district (CBD district) or within a "shopping center", monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side.
 2. For multi-tenant buildings which are not within the CBD district or within a "shopping center", monument signs shall not exceed fifteen (15) feet at the highest point and the sign area shall not exceed one hundred forty (140) square feet per side.
 3. For single-tenant buildings which are within the CBD district monument signs shall not exceed five (5) feet in height with a maximum sign area of forty (40) square feet.
 4. For multi-tenant buildings which are within the CBD district, monument signs shall not exceed seven (7) feet in height with a maximum sign area of sixty (60) square feet. There shall only be one (1) freestanding monument sign for each building regardless of the number of businesses located in the that building.
 5. A "shopping center" is a group of commercial establishments, planned, developed, owned and/or managed as a unit related in location, size and type of shops to the trade area the unit serves. Shopping centers shall provide services for a neighborhood or for the community. Neighborhood centers will typically be comprised of shopping areas between thirty thousand (30,000) to one hundred thousand (100,000) square feet of gross leasable floor area and community centers will typically be comprised of shopping areas between one hundred thousand (100,000) to four hundred fifty thousand (450,000) square feet of gross leasable floor area. A "shopping center" shall be allowed one (1) monument sign per street that it abuts for any site less than twenty (20) acres in size and two (2) signs per street for any site twenty (20) acres in size or larger. The highest point of any such sign shall not exceed fifteen (15) feet adjacent to a roadway that is not designated as a state highway and thirty (30) feet adjacent to any state highway. The sign area shall not exceed one hundred forty (140) square feet per side adjacent to a roadway that is not designate as a state highway and two hundred (200) square feet per side adjacent to any state highway. If the shopping center has a single address, the address shall be located on the monument sign and shall be a size that is readable from the street.
- In addition to any shopping center monument signs, any single-tenant building within a shopping center, and adjacent to a roadway, shall be permitted one (1) monument sign. The height of any such sign shall not exceed five (5) feet adjacent to a roadway that is not designated as a state highway and seven (7) feet adjacent to any state highway. The sign area shall not exceed forty (40) square feet per side adjacent to a roadway that is not designated as a state highway and sixty (60) square feet per side adjacent to any state highway.
6. The minimum distance between monument signs on a single parcel, shall be one hundred (100) feet.
 7. No monument sign shall be any closer than fifty (50) feet from a monument sign, or other freestanding sign, on an adjacent property.
 8. Monument signs are permitted to be double-faced.
 9. Businesses not open twenty-four (24) hours shall turn lights on signs off thirty (30) minutes after closing; with exception to the master signs and signs indicating open or closed.
 10. All monument signage is subject to design review approval.

I. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Design Review Committee wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting the Design Review Committee of Kuna, Idaho, hereby approves/denies Case No. 15-02-DRC, a Design Review request by Kuna Caves Self Storage (Inaki Lete), with the following conditions of approval:

Conditions of Approval:

1. Signage for the site shall comply with current Kuna City Code, as well as, obtain a sign permit prior to construction.
2. Lighting within the site shall comply with the Kuna City Code.
3. The applicant shall follow all staff and appropriate agency recommendations.
4. The applicant shall comply with all federal, state and local laws.

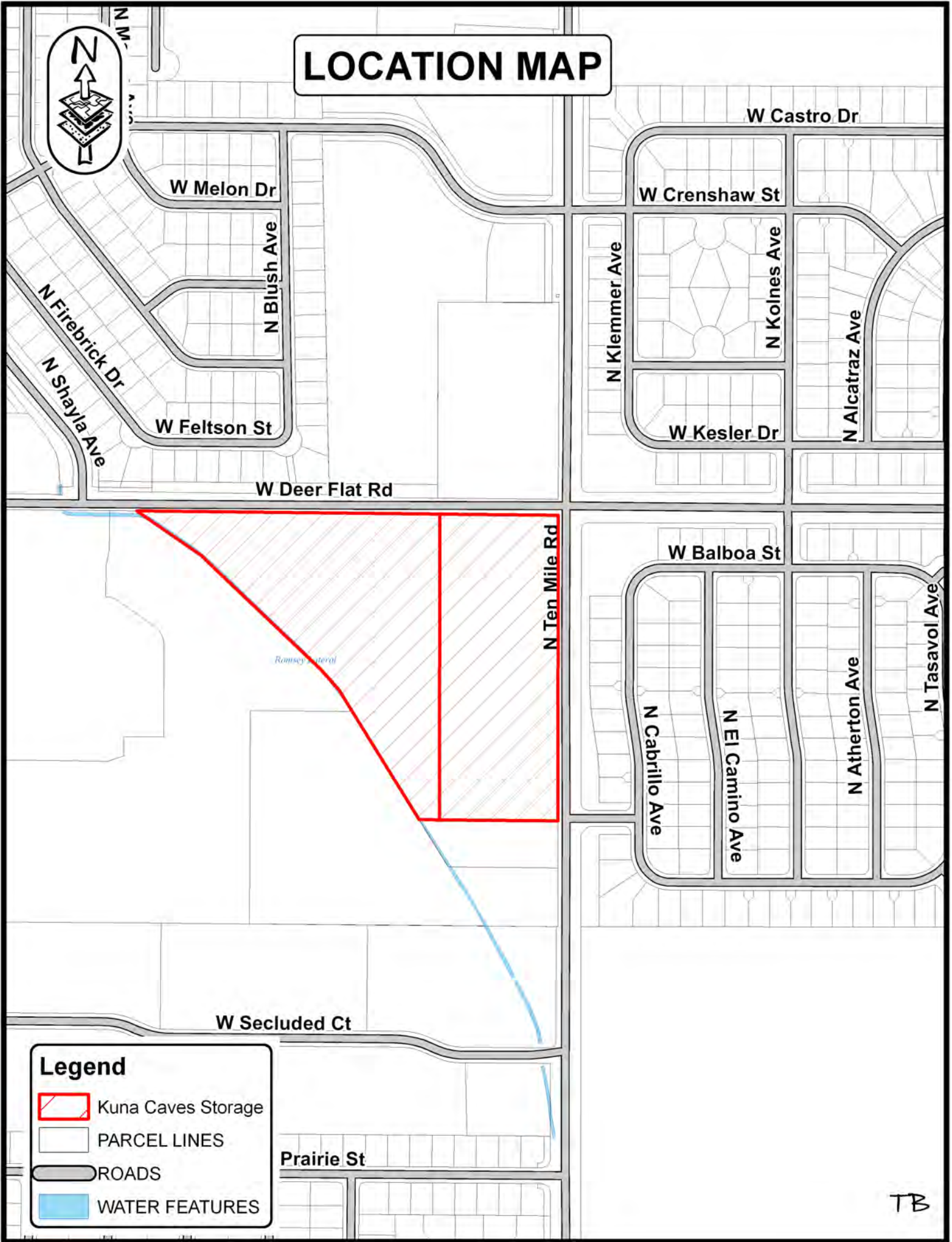
DATED: This 9th day of June, 2015.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

LOCATION MAP



Legend

-  Kuna Caves Storage
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

Troy Behunin

Subject: FW: Kuna Caves Storage Signs

Troy,

My intent for the sign is very simple. For customers to recognize the business Kuna Caves Storage and an attractive entrance to the storage and future commercial.

Thank you,

Inaki Lete

