

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

**MEETING MINUTES
Tuesday, February 9, 2016**

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 II	Absent
Commissioner Cathy Gealy	Absent		
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:02 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for **January 26, 2016**
- b. **15-03-AN** (Annexation) – **Liberty Investments/Logan Patten**
–*Findings of Fact and Conclusions of Law from the Public Hearing*

*Commissioner Hennis motions to approve the consent agenda at **6:03 pm**; Commissioner Herther Seconds, all aye and motion carried 3-0.*

2. NEW BUSINESS:

- a. **16-02-DR – Kuna Counseling Center Design Review Application**; Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 5,000 square foot new commercial building (Counseling Center), landscaping and parking lot for their proposed new commercial use, within the South Linder Estates Subdivision.

Jarrold Walgren: Mr. Chairman and Commissioners, my name is Jarrold Walgren, I live at 2920 E. Loon Creek St., Meridian, 83642. I am with JGT Architecture; I am representing the applicant, Jim Grigg. He is the owner of Kuna Counseling Center and they are proposing to construct a new 5,000 square foot office building on this site, which is on the south side of Deer Flat Road, just east of Linder Road. Last week, we received approval from City Council for a lot split. As you see from the site plan here, and you may have it in your packets; it's kind of a triangular shaped property that we are dividing into three (3) lots. There is an existing house on the southwest corner lot. The new proposed office building is on the front lot, right around Deer Flat. It is a bit of an unusually shaped piece of property and the logical orientation of our building is to align it with potential future commercial development on this back parcel. We will have access off of the road, come into a parking lot and that will eventually continue on a drive aisle to future commercial development. That is what sort of drove the orientation of the building. The front doors, if you will, are facing the parking lot and we also have a ...toward the front of the building that addresses Deer Flat with probably signage. Landscaping...I will just touch briefly on the part of the project will be a dedication of right-of-way to ACHD to match their requirements for... I think it is a minor arterial classification. After that dedication, we will have a twenty foot; I

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believe it is ...landscape buffer. We have specified appropriate trees and plants to meet the ordinance to fill that buffer. The only change to the plan that we have here is; we had originally had shown some landscaping essentially blocking this whole lot in. Someone at City Council last week mentioned about access back to the existing storage building that is on that lot, so we are probably going to eliminate a section of shrubs right there to allow access to that storage shed to be maintained.

Regarding the esthetics of the building; these prints came out awfully dark and your smaller versions might be a better representation but I have brought some physical samples of what we are proposing. We are proposing durable, long-lasting materials; the building will be mostly stucco. We are proposing three (3) different kinds of stucco and some brick accent elements. We've got some wainscot along the main facades of the building as well as two (2) vertical elements that are full height brick. The plan of the building is a fairly simple box which we have popped out some areas on the corners and given those some vertical changes in height. We are proposing a mansard type roof on the majority of the building which will conceal any rooftop equipment for the mechanical systems of the building. That is kind of the gist of it; I think it will be a really nice project that will kind of add to the trend of commercial development along that street and kind of start to tie the town together a little bit. With that, I would be glad to answer any questions.

C/Young: Ok. Are there any questions for the applicant at this time?

C/Herther: How far is that parking lot from the existing house?

Jarrod Walgren: We have a 20 foot setback to the property and then we have a five (5) foot landscape strip to the actual parking.

C/Young: Anything else?

C/Hennis: No questions from me.

C/Herther: I don't think I have anything else.

C/Young: Ok, thank you. With that, we'll have staff come up.

Troy Behunin: Good evening Commissioners, Chairman Young. For the record: Troy Behunin, Kuna Planning and Zoning staff. The application that we are looking at tonight, that you folks are considering is the Kuna Counseling Center; 16-02-DRC which is design review committee. The applicant has already successfully gone through a lot split which Jarrod mentioned already. They did that a week ago with the city council and so there is actually going to be three (3) parcels here on an already zoned C-1 commercial property. This area is trending more towards commercial and this is just going in that direction. Staff believes that it won't be too many years before the properties west of this also convert to some type of commercial as well; and on the north side. The applicant has submitted everything that we have asked. They came to the meeting last week with City Council for the lot split. The only thing that staff would like to highlight is a mistake in the staff recommendations of approval; if you will look on the staff report, page 5 of 5 under the conditions of approval, number 3, just that the applicant will work with the property owner to the west to some degree to create or allow a single point access to be taken between this property and Linder, there are six (6) existing ingress/egress points. That is far too many within 450 feet on a minor arterial in a very busy part of town. This is the number one most congested intersection in all of Kuna, at least two times during the day; it is extremely busy when commuters and school students are out (peak hours). We believe that Ada County Highway District (ACHD) will also highly encourage an effort to combine entrances. Other than that, staff would like to commend the applicant for

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putting together this building. We think it is going to be a nice addition to this trending area and also to the Kuna community as a whole. Like I said, they have done everything that we have asked them to and planning and Zoning would definitely forward our recommendation of approval for this design review application. I would stand for any questions you have.

C/Young: Thanks Troy

Troy Behunin: Just to highlight on that condition I spoke of. I talked with Jarrod Walgren about this and we think that we have come up with at least a measurable solution to the single point access; at least for the two adjoining properties. Is that something that you folks have had a chance to discuss?

Jarrold Walgren: We did. I forgot to mention that but yeah; we talked about it and wrote a letter acknowledging that we will work in the future for an easement for some stretch of that frontage to allow that access.

Troy Behunin: And that would be memorialized in a letter to the city that we would put in the application.

C/Herther: It states there is going to be a 6 foot fence on the west. That is right at the edge of the property?

Troy Behunin: Yes.

C/Herther: So there would be no fence for whatever length or span...

Troy Behunin: At least a portion of it, yeah. It would be far better to remove twenty or thirty feet of fence and create a single point access rather than an access for every parcel that is there.

Inaudible

Jim Grigg: I'm sorry. Jim Grigg, Kuna Counseling Center. 1914 Summer wind Place, Kuna, Idaho. I've seen like...if you look at Dr. Fouts and his office and the dentist, they have single point access. It has like, Kuna dental and advanced family medicine and ...so I can see something similar making logical sense.

C/Young: Thank you. I just have one other question for the applicant very quickly along the lines of the staff report; I just wanted to make sure that you had read the staff report and have seen all of the recommendations that were made in that.

Jarrold Walgren: Yes, we do acknowledge the conditions and that one condition was the only one that was a little bit in question and I think that we have come up with a method; a letter to acknowledge that and we will probably have some specifics in there as far as where we think that access will happen.

C/Young: Ok. Thank you. That brings up our discussion and I think the applicant has done a good job on the building design; I think the building looks really nice. I think it will be a good addition to Kuna and the area down there.

C/Hennis: I agree.

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C/Young: My only ...really the only thing on the building to me anyway ...is on the northeast elevation; that kind of sits on an angle. It's the rear of the building that faces Deer Flat. That entire elevation is stucco. My only thought is if they could maybe mimic the brick wainscot between the two pop-outs; just down at that stretch. Just to add some more textural relief on that, but I think the roof lines as you are coming down the street with the roof popping up on the other elevations gives enough relief on the roofline. It's just that one band of something different texturally. That is really the only thing I have. The rest of the building looks wonderful. I think it will be a great addition to the city.

And then, the only thing I saw on this site plan would be just to make sure that the fence that runs on the west side of the property where the fence enters the vision triangle; that the fence steps down to the minimal height they may have for the landscaping there. But like I said, the rest of this looks good to me.

C/Hennis: Right. Yeah. It looks really good. Would the applicant be opposed to adding some brick along that wainscoting?

Jarrold Walgren: Yeah, we had certainly thought of that and not to say everything is driven by costs, but we have a unique building here, where kind of three (3) sides of it almost have some sort of frontage really. So where this is kind of the back of our building conventionally, it's not ... I do agree that the brick would be nice, but we also ... that is an easement along there for the canal and it was discussed that they would like more than just a bare easement that is just dirt there, and we are going to approach the irrigation district to have a little bit of vegetation and something actually close to our building; shrubs. So I don't know if the effort to put in the brick is going to be counteracted by any shrubbery that is there. Maybe those shrubs would be a little bit of the texture to keep that building façade from being monolithic like you are thinking?

C/Young: Well, I think that too would also add to that; any additional landscaping along just ...nothing ... I think that landscaping that is shown on here, even in some of the other easement areas look like they probably even exceed the minimum so I expect everything is going to look really nice out there. It was just that... the thought on that elevation; because as you drive down Deer Flat heading west, it is just that long elevation. And granted, it is not the entrance and you have to have presence at the front of your building and ... you know, I understand that but...

Jarrold Walgren: Yeah, and to answer your question, we would love to put brick back there; and we may.

Jim Grigg: But currently, it's not like you are able to see it by the graphic, but there is two large trees and a house, so you really can't see that very well; the back side. It won't be seen. But that could be wiped out if this commercial development happens, so we could do that. That is a good point. I'm not opposed to it. I would definitely consider it, depending on how ...**inaudible** greenery and shrubs and other things and how it all plays out. I like the idea and suggestion though.

Jarrold Walgren: So, I guess the question is really for you. I mean, if you want to make that a condition of your approval, well it's certainly something that is desired. I don't like to make things about cost, but ... if there is anything...

C/Young: Well...it's still a business and there are costs so... I understand that.

Jarrold Walgren: And from your standpoint, I mean... I think you would like to have some sort of ordinance to point to... and maybe Troy can comment. I don't know if there is something that would require that difference of material on that face of the building that we could all point to that says it is a requirement; let's do it. Um ...I'm sorry, I don't know...

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Troy Behunin: One of the purviews of this committee is to make sure that new commercial buildings do follow the Kuna standard and the guideline book and one of those topics is flat, monotonous, monolithic sides of a building; be it front, side or back and so if you folks feel that is just the touch it needs; whether it be one band or maybe there is a vertical break-up...you know... somewhere in the middle of the building? Then this probably could move forward with that. Maybe the thing to do would be to do it in the form of a condition.

C/Young: Ok.

C/Hennis: I mean, if they end up putting shrubs and such back there, it's probably going to be a covered point.

C/Young: Yeah.

C/Hennis: Well, can we make a condition that one of those two (2) be addressed throughout the ...

C/Young: Well, yeah, I think that if the irrigation district is amiable to landscaping then I think that would be a much cheaper route to go. I mean, I don't...

C/Hennis: I don't think that would do what we want though.

Troy Behunin: If we are talking about irrigation districts and landscaping, we'd better make sure that the landscaping is going to be outside of the irrigation easement. The irrigation company historically allows for a wide variety of grasses, but they don't like trees and shrubs; in fact, they do not allow them in their easement.

C/Hennis: Right. Well, this easement is quite ways away isn't it? From what it looks like...

Troy Behunin: Yeah.

C/Hennis: Well, no, actually it is not.

C/Young: No; it is right up on the building.

C/Hennis: Jeez, it is right on the building there.

Troy Behunin: I guess its pretty close.

C/Young: Gosh. They have one of those grasses out front don't they?

C/Hennis: Because they only have...like two (2) feet in there.

Jarrod Walgren: Yeah, we do come right up to that easement, so we would have to be in the easement. It's something we haven't explored yet.

C/Young: Darn.

C/Hennis: I don't know, I mean, it breaks it up by color. Are we going to notice that much?

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C/Young: Yeah, there is banding on there.

C/Hennis: Are we going to notice that much textural difference between the two? It would be nice.

C/Young: It's pretty good. There is a fair distance off the street though actually.

C/Herther: Yeah, it is.

C/Hennis: I don't know.

C/Young: I think I am probably ok without that. I think it would be alright without that. So... any other thoughts?

C/Herther: Nope. I'm there.

C/Hennis: No, I am pretty good with it. I'm just trying to find the first page. Well, I guess we could do that.

C/Young: It's that kind of day.

Commissioner Hennis motions to approve 16-02-DR (design review) for Kuna Counseling Center with the conditions of approval as outlined in the staff report and also to work with the city to make sure the vision triangle at the western front of the site is addressed with a fence; Commissioner Herther Seconds, all aye and motion carried 3-0.

3. DEPARTMENT REPORTS:

Wendy Howell; Planning Director reported on January building permits. The total square footage of new housing added in January was 45,724, with a total estimated cost of construction at \$4,945,321.

As a comparative to the previous month, the total square footage added in December 2015 was 20,917, with a total estimated cost of construction at \$2,266,979.29.

C/Hennis: You guys have been busy. Your report lists have been quite a bit longer the last two or three weeks.

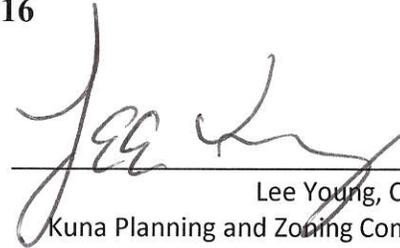
Wendy Howell: Some weeks it feels like it's unusually slow, but as you can see, things are happening.

4. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:29 pm; Commissioner Herther Seconds, all aye and motion carried 3-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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