



**PLANNING & ZONING COMMISSION
AGENDA**

Tuesday, March 24, 2020

PUBLIC HEARING ITEMS WILL BE TABLED TO APRIL 14, 2020

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young

Commissioner Stephen Damron

Vice Chairman Dana Hennis

Commissioner John Laraway

Commissioner Cathy Gealy

2. CONSENT AGENDA:

All Listed Consent Agenda Items are Action Items

A. Planning and Zoning Commission Meeting Minutes for March 10, 2020

B. Findings of Fact and Conclusions of Law for 20-04-DR (Design Review) & 20-01-SN (Sign).

3. PUBLIC HEARING:

A. Case No. 19-06-S (Subdivision) Corbin's Cove Subdivision – ACTION ITEM

19-09-S, Corbin's Cove Subdivision - A Preliminary Plat request for **Corbin's Cove Subdivision** from Gary McAllister to subdivide approximately 6.0 acres in the City of Kuna in an existing R-6 (Medium Density Residential) Zone, into 22 total lots. The subject site is near the SWC School Ave. and Avalon Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West. Parcel Numbers: R5070251061, R5070251161 & R5070251166). This will be a re-subdivision of Lots 7 and 8 in Kuna Home Tracts Subdivision.

Staff requests this item be tabled to April 14, 2020 due to the City Hall closure to the public from COVID-19.

B. Northern Area of City Impact Expansion – ACTION ITEM

The City of Kuna is requesting to expand its most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.

Staff requests this item be tabled to April 14, 2020 due to the City Hall closure to the public from COVID-19.

4. ADJOURNMENT:



PLANNING & ZONING COMMISSION MINUTES

Tuesday, March 10, 2020

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy - Absent
Commissioner Stephen Damron
Commissioner John Laraway

CITY STAFF PRESENT:

Wendy Howell, Planning and Zoning Director
Doug Hanson, Planner I
Jessica Reid, Customer Service Specialist

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

A. Planning and Zoning Commission Meeting Minutes, February 11, 2020

Commissioner Dana Hennis moved to approve the consent agenda. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:

Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Stephen Damron and Commissioner John Laraway.

Voting No: None

Absent: 1

Motion carried: 4-0-1

3. PUBLIC MEETING:

A. Case No. 20-04-DR (Design Review) & 20-01-SN (Sign) Swan Falls High School Monument Sign – **ACTION ITEM**

Doug Hanson: Good evening Mr. Chairman, members of the Commission; for the record, Dough Hanson, Kuna Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. Lytle Signs requests Design Review approval for a new automated monument sign for Swan Falls High School located at 7300 S. Linder Road, Kuna, Idaho, 83634. Staff has determined that this application complies with Title 5 of Kuna City Code and Idaho Code; with that I will answer any questions you may have. Thank You. **C/Hennis:** Just one clarification, the Agenda states that as 20-02-SN but our Staff Report says it's 20-01-SN. **Doug Hanson:** It is 20-01-SN. **C/Hennis:** Ok, as long as the Staff Report is correct then, I just wanted to make sure. **C/Young:** Any questions for staff at this time? **C/Laraway:** No questions. **C/Young:** Ok, have the applicant come forward. Please state your name and address for the record. **Tom Mikesell:** Hi, my name is Tom Mikesell, I live at 8745 W. Steinburg in Boise. I am here representing Lytle Signs and I will stand for any questions; it is a monument sign designed to fit meet their needs and we have. **C/Young:** It's pretty straight forward. Are there any questions at this time? **C/Hennis:** Just one clarification just to make sure. We're meeting all the city codes for dimming during the evening time? **Tom Mikesell:** Yes, it's all automated, it will be in the programming. **C/Hennis:** Ok. No further questions. **C/Young:** I do have a question for staff; since the block base below the sign itself indicates that it's by the customer, the block base and accent band, are they matching the dark block on the building with the white accent band that goes around? Is that what that's indicating? **Doug Hanson:** Yes. **C/Young:** Ok. We did have a request that there is someone, it's not a Public Hearing per se, but there is somebody that wanted to comment. (Directed to audience member) It pertains to this case, correct? **Cindy Giesen:** Yes. **C/Young:** Please come

up to the mic and state your name and address for the record. **Cindy Giesen:** I just think that it's important enough to share and I didn't realize it wasn't a hearing because usually signs are approved. **C/Hennis:** Could you also state your name and address for the record? **Cindy Giesen:** Good evening, my name is Cindy Giesen and I reside at 1363 S. Ash Avenue in Kuna, Idaho. As a citizen of Idaho, I have a passion to preserve Kuna's culture, to do my part I have decided to focus on light pollution as this is one source of pollution that can easily be avoided with the proper education. If lighting and light sources are carefully considered before they are approved and installed, we can avoid future regrets, health concerns, and unnecessary expenses. My efforts are supported by the recent Kuna Comprehensive Plan which has provided direction to our city leaders by including goal number 2, objective 2E5D which states: "Require lighting plans comply with Dark Sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife." Realize that I am in favor of a properly installed message sign at the Swan Falls school, one that includes electronic messaging, I call it EMC, provided that the EMC utilizes all precautions to avoid light pollution in this agricultural and residential area zone. However, I do feel a simpler illuminating message center like the one used at Kuna High School, is sufficient for the school's purpose and a simpler version at this site will cut down on the pollution, will be easier to manage, and will save tax payer dollars. The EMC's are multiplying rapidly and they are major contributors to light pollution; they are referred to as signs but they are actually tens of thousands of LED lights set in a frame of various qualities, controlled by a computer program, good or bad, which allows unlimited color combinations, displays of images, photos, and videos; and provide the changing intensities, multiple text styles and many moving objects. These messages can be programmed to behave very pleasantly and informative or like most, programmed to be very distracting with unnecessary, useless information. Before this particular request should be approved, I feel some EMC considerations and some special conditions should be defined and included for the following reasons; the Kuna Zoning Department is presently in the time-consuming process of updating their signage and lighting codes, the present EMC related codes mostly in that section mentioned, have a minimal set of requirements. I have compared the current EMC usage in Kuna to the codes and found that almost every single one is non-compliant. Until the Kuna codes are updated, I urge that you refer to the Ada County Zoning Codes, Sections 8-4-H and 8-4-1 for signage and lighting; they are more current and they better address today's EMC and their operation in different zones. (3:00 minute testimony timer beeped) Can I continue? **C/Young:** No, we are keeping it in the same framework as a hearing. **Cindy Giesen:** Ok. I have a handout I would like to give you to look at. **C/Young:** Has staff seen it? **Wendy Howell:** Since this is not a Public Hearing, they cannot really consider additional information. **Cindy Giesen:** Can I send it to them, because this is an important issue that is getting out of control and there are a lot of good solutions, good equipment, that can stop. **Wendy Howell:** To give you additional information, the signage ordinance, there is only one area that will discuss any type of lighting; all of that is done through the Public Works Department and they will be updating what they need to as far as lights go. **C/Young:** Ok, the timeframe was up and if you want to email something to staff for future use, that would be great. **Cindy Giesen:** Ok, I just had some Dark Sky EMC information by what they are going by as use in different areas. **Wendy Howell:** Why don't you give that to me. **C/Hennis:** Wendy can get it to us. With that being said, in the city, I do. We put ordinances in a couple of years ago about the dimming during night time so they aren't as distracting as some of the ones we see in the other cities. I think we try to do good because this all started with the eye center out there right on Avalon; we were concerned with it being too bright as we came in because there were a few other signs that were ultra-bright. We do make them dim at night, we do make them conform to that, pursuing this as we go along in the future; we'll definitely look at it but I think we do try to do more than surrounding cities. At

this point we cannot go beyond the ordinance; we do maintain Dark Sky policies with our lighting and what we recommend. We do make sure they have the dimming at night so that it is not obnoxiously bright so, I do think we try to control it but I think as we go along, we have to wait for Public Works. But I do agree, I think we actively take part in reducing it; it's better than we did five years ago. **C/Young:** I agree with everything you said there and as far as the sign itself goes; I think it fits with the school as far as Design Review goes; the pieces that move are overall not massive. **C/Hennis:** Yes, it's only nineteen square feet. **C/Young:** I think the base is appropriate, it fits with the building so I don't see any issues with the sign itself. **C/Laraway:** Yes. **C/Damron:** I don't either. **C/Hennis:** With that I think it complies with our ordinances and what we are looking for, it does a good job.

Commissioner Dana Hennis moved to approve 20-04-DR (Design Review) & 20-01-SN (Sign) with the conditions as stated in the staff report. Seconded by Commissioner Stephen Damron. Motion carried 4-0-1.

4. ADJOURNMENT: 6:12 PM

C/Young: Is there anything that staff would like to add before closing. **Wendy Howell:** No.

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner Stephen Damron. Motion carried 4-0-1.

ATTEST:

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

Lee Young, Chairman
Kuna Planning and Zoning Commission



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 20-04-DR (Design Review);
20-01-SN (Sign) -
**Swan Falls High School
Monument Sign**

Site Location: 7300 S. Linder Road
Kuna, Idaho 83634

Planner: Doug Hanson, Planner I

Meeting Date: March 10, 2020

Findings: **March 24, 2020**

Applicant: **Lytle Signs**
Tom Mikesell
2070 E. Commercial St. Ste. B
Meridian, Idaho 83642
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tom@lytlesigns.com

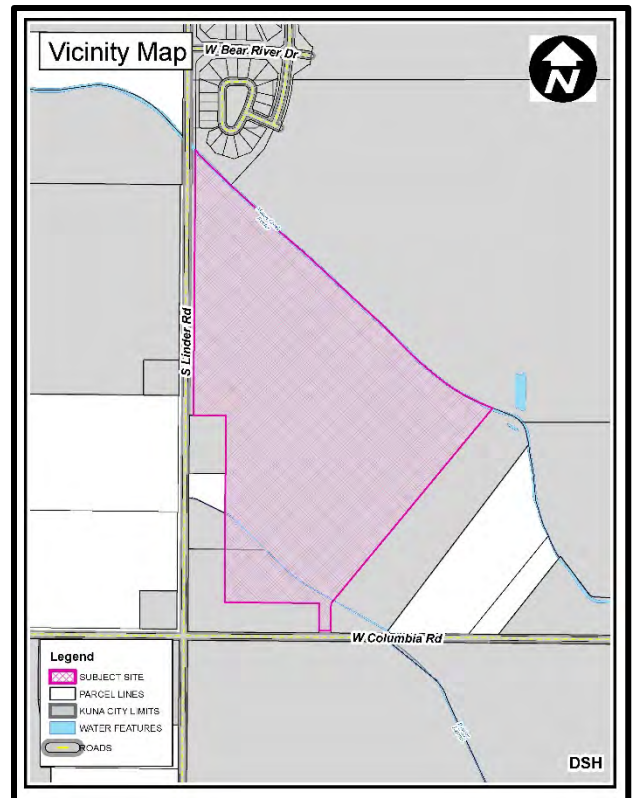


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A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant's Request:

Lytle Signs, request sign and design review approval for an approximately 110 square foot, illuminated monument sign. The subject site is located at 7300 S. Linder Road, Kuna, ID 83634 (APN# S1301336320).

C. Site History:

This parcel is currently zoned P (Public) within Kuna City Limits. Swan Falls High School was originally approved for design review by the Planning and Zoning Commission on December 11, 2018. At the time of the original approval a monument sign was not included in the application.

D. General Projects Facts:

1. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	A	Agriculture – Kuna City
East	R-6	Medium Density Residential – Kuna City
	A	Agriculture – Kuna City
West	A	Agriculture – Kuna City
	RR	Rural Residential – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Number
Kuna Joint School District	58.35 acres	P (Public)	S1301336320

3. Existing Structures, Vegetation and Natural Features:

Swan Falls High School is currently undergoing construction. Vegetation is typical with that of a high school, the site’s topography is generally flat.

4. Environmental Issues:

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time.

E. Staff Analysis:

The applicant is proposing to construct a new onsite freestanding monument sign for Swan Falls High School, located at 7300 S. Linder Road. The monument sign stands approximately fifteen (15) ft high and eleven (11) ft across at its widest point. The sign area is approximately 110 square feet of just sign area.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “G” of this report and any additional conditions requested by the Planning and Zoning Commission.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

G. Order of Decision by the Commission:

Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves** Case No’s 20-04-DR (Design Review) and 20-01-SN (Sign), a request from Lytle Signs for design review approval for an illuminated monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. Applicant shall obtain all appropriate building permits prior to construction (electrical permits are considered under this condition). All work shall be inspected by Kuna City Inspectors
3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.

4. Applicant must ensure that sign is no closer than 10' to Rights-of-Way
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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Based upon the record contained in Case No's 20-04-DR & 20-01-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-04-DR & 20-01-SN, a design review request from Lytle Signs for a monument sign at Swan Falls High School.

1. Based on the evidence contained in Case No's 20-04-DR & 20-01-SN, this proposal **does** generally comply with the City Code.

Finding: *The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application **does** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed project **does** generally conform to the Kuna Architecture Guidelines.

Finding: *The applicant proposes to construct a monument sign that stands approximately fifteen (15) ft high and eight (11) feet across at its widest point. The sign cabinet area is approximately 110 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with Kuna Architecture Design Guidelines.*

DATED this 24th day of March, 2020.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Doug Hanson, Planner I
Kuna Planning and Zoning Department