

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

**Tuesday, February 12, 2013**

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho 83634

*NOTE: These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem		Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Mike Bundy	x		

**6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING**

**Call to Order and Roll Call**

Chairman Young called the meeting to order at 6:00 p.m.; roll call reflected that Stephanie Wierschem and City Attorney, Richard Roats were not present.

**1. Consent Agenda:**

**A. PZ Commission Meeting Minutes – January 22, 2012**

Commissioner Gealy motioned to approve consent agenda; Commissioner Hennis seconds; motion passes 4-0.

**2. Old Business:**

*None*

**3. New Business:**

**A. 12-03-SUP (Special Use Permit) & 12-07-DR (Design Review)–Profile Ridge Subdivision; Ridley’s Family Markets.** The applicant is requesting approval for a Special Use Permit in association with drive-thru’s, a fuel station and Free standing signs; and Design Review for the building, site signs, landscaping and parking lot.

Chairman Young recuses himself for the remainder of the discussion. His company is involved in preparing the plans for the project.

**Staff Report:**

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Planner Behunin presented the application for design review concerning Ridley's Family Market. The Applicant is representing Ridley's Market in order to secure a special use permit for a 54,000 square foot building and for official design review. According to Kuna City code, an SUP is required for drive-thru's, fuel stations and free standing signs when they exceed a certain height as it relates to this project. The proposed signs will be 40 feet tall and the associated documents indicate the materials that will be used. Planner Behunin confirms the applicants have fulfilled all of the procedural requirements required by the city. They have held a neighborhood meeting with landowners within the required 300 foot radius. The applicant has also had the SUP and design review sent to the appropriate government agencies. Those agencies have had the opportunity to respond with comments.

Staff has had a chance to review all of the items and have recommended few conditions in the staff report. Most are standard conditions of approval. There is a need to take care of the irrigation water rights on the property sometime before final plat is sought for signature by the city Engineer. The associative water rights are requested to be annexed into the KMID (Kuna Municipal Irrigation District). The other condition staff would like the applicant to execute is working directly with J&M Sanitation in order to satisfy the sanitary garbage requirements. J&M Sanitation noted to staff that there were two areas on the plan that may present challenges with curb and gutter in order to get into the highlighted areas as shown in Exhibit #9 of the report. There were some slight alterations to the islands within the parking lot as well. J&M had no other concerns regarding the development plan.

Staff's review of the proposed development appears to comply with city code. Planner Behunin would like to express the department's excitement in presenting this project and to forward a favorable recommendation onto the Commission.

As for the special use permit for the intended uses and also for the free-standing signs, the Commission is the final decision makers tonight. Their decision will become the findings of fact and will not go beyond this point.

Commissioner Bundy asked whether the fire department was contacted as a part of the process. Planner Behunin confirmed that the fire department had been contacted and that they simply wanted to make sure that fire regulations had been properly taken care of. The Fire department had no further comments or concerns. They will review the plan at time of construction plan submittal.

Commissioner Bundy asked whether the Idaho Transportation Department's (ITD) response letter, Exhibit #8, Item #1 talking about the right- in, right-out not complying with ITD policy. What are they referring to? Planner Behunin further explained the site plan and HWY 69/Meridian Road access. Staff stated that this plan will be acceptable according to previous agreements.

Commissioner Hennis asked whether or not Deer Flat Road would be the only entrance for drivers heading North on Highway 69. Planner Behunin confirmed this to be true. The access management plan is strategically designed to preserve the corridor as a travel corridor and to maintain minimal driveways along that road.

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Commissioner Gealy asked what the procedure access management plan is for the property on the corner, noting that she has not had the opportunity to review the information ahead of time. Planner Behunin stated that once the project is up and running, the access management plan for Profile Ridge as a whole would be to funnel all properties that front Deer Flat Road into one location. That specific location is where Ridley's proposes on its plan. Commissioner Gealy went on record stating that she had not had previous conversations with that property owner regarding this application.

Commissioner Bundy asked who the reviewing authority for ADA requirements is. Planner Behunin stated that staff is the reviewing authority. Staff concluded that this project exceeded the necessary requirements set forth.

Representative, Tim Sievers with CSHQA located at 250 S. 5<sup>th</sup> St. Boise, ID addressed the building portion of the design review. Representative, Sievers provided a brief history and overview of Ridley's Family Markets. This will be the 11<sup>th</sup> store in Idaho. Ridley's started in Utah, in 1984 and they have been in the Idaho market since 1986. The company is headquartered in Twin Falls, Idaho.

The design review standards of the building were followed primarily as set forth by the City of Kuna. One of the major goals of this project is to maintain the small town feel and character of Kuna. The proposed building will be a combination store including Ridley's Family Market and Ace Hardware. The overall design of the building focused on minimizing the "big box" look commonly associated with similar developments. This will be accomplished by having well conceived building materials and design elements. The building materials are sustainable in nature and the shell of the building would be constructed primarily using masonry block. Local rock and building materials will be utilized throughout the project. There is an outdoor seating area propose to add character and to make the site more inviting. Various green building materials/methods will be used throughout the project.

Commissioner Hennis asked what the proposed trash enclosures were going to look like. Representative Sievers response concluded the CMU enclosure wall will screen out the trash and include a gate.

Representative, Jeff Ward with CHSQA further explained the site plan. The landscaping proposed will include all drought tolerate species to minimize water consumption. The SUP for the drive-thru's include 3 total for the site. One would be used as a pharmacy drive-thru and the two others would be for future development. This process involved working directly with city Engineer, Gordon Law throughout the development of the plan.

Commissioner Bundy asked about the drainage ditch for the neighboring property to the West. How does this plan account for that? Representative, Ward explained that the drainage ditch is private and they have discussed this matter with the irrigation district. They will simply put the water into piping (tile the ditch) and continue the flow from one site to the other.

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Commissioner Hennis asked what the anticipated height would be for the fueling station canopies. Representative Ward explained that they do not have those numbers at this time. Those estimates will come at a future date.

Commissioner Gealy asked whether or not they will be accepting the approval conditions placed by the city engineer and more specifically the concerns regarding irrigation. Representative, Ward responded with “yes”, that the 35 acre site will be using potable water until pressurized irrigation water arrives at a future date. The proposed piping plan will be equipped to handle irrigation when it becomes available. Currently the irrigation water is 1.5-2 miles of main, away that would be needed to make the connection. This would result in a significant additional expense to the project and therefore, they’ve developed an alternative plan with the city Engineer. All of the other conditions placed by the city Engineer are acceptable as proposed.

Commissioner Gealy asked for clarification regarding J&M Sanitation’s request for enclosures concerning the other proposed pads. Representative, Ward confirmed the plan requires some minor adjustments and that the remaining conditions placed by J&M are acceptable.

Representative, Dan Cobb with Image National Signs located at 16265 Star Rd. Nampa, ID discussed the proposed signage on the property. Image National Signs has been doing the signs for Ridley’s Family Markets for the past few years. Representative Cobb noted that the store look and signage is very similar to the Middleton location. The signage proposed includes two sets of Ace Hardware letters. The letters will be illuminated with LED lighting. Ridley’s signs located in the front and side will be exposed neon, as well as LED. Departmental signs including: food, pharmacy, bakery and deli will not be lighted signs. Other proposed signs include two 16’ wide by 40’ tall free-standing signs. Those signs are referenced on the site plan with the letters G and H. The heights of the signs are intended to be visible from the highway and will accommodate future tenants and a potential movie theater. One of the signs will be along HWY 69 in front of the market. The other sign will be along Deer Flat Road along the West side.

The Commission had no further questions for Representative Cobb. The public hearing was opened for public opinion regarding the SUP and design review for Ridley’s Family Market. There were no further questions from the public.

Planner Behunin reiterated that Chad Gordon with J&M Sanitation wanted to confirm the trash gate enclosures will be fitted in such a way to give the full passage width for trucks. The gates will be located along the outside of the enclosure.

There were no further discussion items or questions from staff.

Commissioner Hennis motioned to approve 12-03-SUP (Special Use Permit) & 12-07-DR (Design Review)–Profile Ridge Subdivision; Ridley’s Family Markets. Also included are the conditions previously stated in the staff report. Commissioner Bundy seconds, all aye, motion carries 4-0.

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- B. (Tabled from January 22, 2013). 10-01-CPA-** This is a request to update the Comprehensive Future Land Use Plan (text & map) to reflect the recent annexation and rezone approvals passed by Kuna City Council; to update any outdated information from 2010 to the present found within the Plan; to make for any changes the Ada County Board of Commissioners requested with regards to the text and maps; and the request to adopt all proposed maps displaying the reconfiguration of the proposed Area of City Impact boundary.  
(Please contact the Planning and Zoning Department for a copy of the changes to the Comprehensive Plan).

**Reports:**

Planning Director, Wendy Howell opens the discussion by requesting that this be tabled once again in part to make all the requested changes. Any changes that have been listed out will be given a response as to why that particular change wasn't made. Ada County Board of Commissioners has asked that parts of the comprehensive plan text be changed in order to increase the area of city impact. An additional change staff has undertaken includes updating the data to reflect recent statistics changes as a result of the 2010 census. This has added to the timeline for completing this update due to the domino effect the changes has caused. This update was completed without public input and therefore the context will remain intact to reflect the vision Kuna citizens previously set forth.

**Questions:**

Commissioner Hennis brought up the Kuna-Mora Road Expansion for discussion. He asked since none of the proposed developments have broken ground, does that warrant us taking another look at the plan once again? Director, Howell mentioned that staff would like to take a further look at the plan and specifically the Osprey Development project that remains a future possibility. Director, Howell then confirmed that the Comprehensive Plan is a living document and will continue to take shape over time. The information currently provided in the plan is not intended to be set in stone.

Commissioner's Hennis and Gealy expressed concern that the Kuna-Mora Road project language within the comprehensive plan is too specific in nature. They worry that the expansion will negatively affect property owner's land and potentially its current/future use. Commissioner Hennis also worries that the area will be negatively impacted by heavy truck use and lack of access points along the road.

Director Howell would like to give staff an opportunity to take an extended look at the development projects associated with this future expansion.

Director Howell proposes to table this discussion for the next hearing date in two weeks.

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Commissioner Hennis moves to table 10-01-CPA for the Comprehensive Land Use Plan to the next meeting on February 26, 2013. Commissioner Bundy Seconds, all in favor, aye, motion carries 4-0.

Commissioner Gealy would like the school district map to show the Canyon County area included in the Kuna School District.

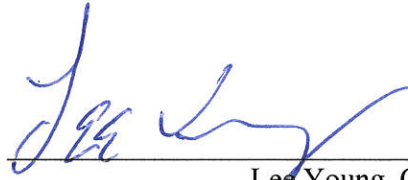
Director Howell introduced the Commission to Travis Jeffers who is the new Planning Technician for the City of Kuna.

**4. Chairman/Commissioner Discussion:**

There were no further discussions.

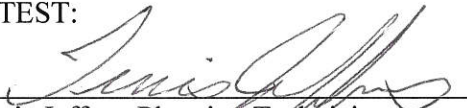
**5. Adjournment:**

Commissioner Bundy motions to adjourn at 7:00 pm; Commissioner Gealy seconds, all aye and motion carried 4-0.



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Lee Young, Chairman  
City of Kuna Planning Commission

ATTEST:



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Travis Jeffers, Planning Technician  
City of Kuna Planning Department