

Kuna Planning & Zoning Commission

SPECIAL MEETING MINUTES

JANUARY 10, 2006

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.

Those present:

Chairman Brian Roth, Vice Chairman Mel Coulter, Commissioners Gary O'Dell, Justin Touchstone & Brian Stewart, Attorney Randy Grove, Interim Director Diana Sanders, Planner Lisa Bachman, and City Engineer Keven Shreeve.

The Kuna Planning & Zoning meeting was called to order by Chairman Brian Roth at 7:05 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

REPORTS

PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS: Diana Sanders reported that there were 41 building permits, 33 new residential with an average sq. ft. of 2,228 and average price of \$188,250. The Commission needs to pick a date and time for the workshop to update the Commission. The Commissioners decided on January 19, 2006 at 5:30 p.m. It will be held at the City Hall and dinner will be provided. The Commissioners will hold their regular meeting on February 14, 2006. There will be a Town Hall meeting January 24, 2006, 7:00 p.m. at the City Hall. The City is gathering names and expertise to begin the Comprehensive Plan update.

CITY ATTORNEY / RANDY GROVE: Randy Grove updated the Commissioners on the financing of the Wastewater Treatment Facility. The City is discussing financing options. They are considering a Revenue Bond and LID, instead of judicial confirmation. The City has looked into financing from DEQ, but in order to be placed on the priority list, it has to be an emergency situation.

CITY ENGINEER/ KEVEN SHREEVE: Keven Shreeve stated that the City of Kuna is communicating with Meridian for an agreement for a friendly boundary.

MINUTES

SEPTEMBER 27, 2005 MINUTES:

Chairman Roth moved to approve the December 13, 2005 meeting minutes with a correction on page 5 under application discussion. It should read "Diana Sanders asked the applicant where the gates would be located". Commissioner Stewart seconded the motion and it passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. KUNA'S LIL SPUDS DAYCARE/ 368 E. AVALON/DESIGN REVIEW/05-12-DR:

Lisa Bachman reported that this is an application for a Design Review for a daycare with a maximum of 54 children. The Special Use was approved on November 29, 2005.

APPLICANT PRESENTATION:

Janet Avery, 10352 Emma Loop, Cascade explained that the Design Review encompasses 392 and 368 E. Avalon. Currently there is parking in the front of the property, but it is in the ACHD r-o-w and needs to be placed within the boundaries of the property. There is a shop located on 368 E. Avalon and a tree and jungle gym on 392 E. Avalon that would need to be adjusted to provide parking in the rear. The employee parking will be in the shop area. The Commissioners discussed the parking circulation, overhead lighting for the parking area and relocating the power pole. The applicant explained that the landscaping will be consistent with both properties. It was not identified on the original diagram, but was adjusted after discussions with ACHD on the location of the r-o-w. The school bus does stop in front of the daycare to drop off children. There are a total of six part-time employees. There are approximately three parents at a time dropping off children at the daycare.

APPLICATION DISCUSSION:

Vice Chairman Coulter would like to require the applicant to relocate the power pole to not impede the circulation and parking area, place overhead lighting in the parking area and in the front common area for safety. Diana Sanders suggested that the Commission not require, but recommend the applicant work with Idaho Power.

CHAIRMAN DISCUSSION:

The Commissioner discussed the following items:

- Power pole relocation.
- Lighting in the parking area and the front common area.

MOTION:

Vice Chairman Coulter moved to approve the Design Review with the following conditions:

- Staff and agency conditions.
- Overhead lighting for the parking area.
- One additional light in the front common area.
- Recommend that the applicant work with Idaho Power on the feasibility of moving the existing power pole.

Commissioner Stewart seconded the motion.

Janet Avery asked for clarification of the lighting. Vice Chairman Coulter explained that the light should be on during hours of operation and should be an overhead fixture.

The motion was not amended and it passed unanimously.

2. PUBLIC HEARING/ JW PROPERTIES/SPECIAL USE/05-13-SUP:

Commissioner Touchstone recused himself from the discussion, because the company he is employed by was involved in the design of this application.

Chairman Roth opened the public hearing at 8:03 p.m.

Lisa Bachman reported that the applicant is requesting a Special Use for a drive-thru coffee shop located in the Godsill Subdivision on Linder and Deer flat Roads. The site is currently zoned C-1. The Design Review will be presented after the Special Use for the drive-thru.

APPLICANT PRESENTATION:

Ryan Skeesuck, Johnson Architects, 440 E. Corporate Drive, Meridian, Idaho. Ryan is representing the applicant. This is a Special Use for the drive thru only. There will be a 3,750 sq. ft. retail building with three tenants. The drive-thru loading will be via the existing access road not Linder Road.

SUPPORT:

None.

NEUTRAL:

None.

OPPOSE:

None.

APPLICATION DISCUSSION:

The applicant is requesting that the fence for the drive-thru be exempt from the requirements. Ryan explained that the applicant is concerned with sight safety and the durability of the fence due to the location. There will be an ordering kiosk located approximately in the center of the drive-thru.

Chairman Roth closed the public hearing at 8:14 p.m.

CHAIRMAN DISCUSSION:

The Commissioners discussed the stacking area, kiosk, and the traffic circulation.

MOTION:

Commissioner Stewart moved to approve the Special Use for 05-13-SUP, for a drive-thru with the following conditions:

- Meet all staff requirements.
- Ordering kiosk to be placed in the center of the drive-thru.
- Decrease the island per Engineer's report to allow easier access to the drive-thru.

Commissioner O'Dell seconded the motion and it passed unanimously.

3. JW PROPERTIES/DESIGN REVIEW/05-10-DR:

Commissioner Touchstone recused himself from the discussion, because the company he is employed by was involved in the design of this application.

Lisa Bachman reported that the application is for a Design Review for a 3,477 sq. ft. retail building with multiple tenants. It is located in the Godsill Subdivision. The concern on page 6, #4 regarding the right-in-right-out issue on Deer flat Road with ACHD has been addressed. The site is currently zoned C-1.

APPLICANT PRESENTATION:

Ryan Skeesuck, Johnson Architects, 440 E. Corporate Drive, Meridian, Idaho. Ryan explained that the building will enhance Kuna. There will be loading in the rear of the property from the existing access road. The applicant will provide 17 parking stalls, concrete seating area, and an outdoor café area. The applicant is asking to be exempt from constructing the fence along the drive-thru.

CHAIRMAN DISCUSSION:

The Commissioners discussed the following:

- Daycare fence and parking separation.
- Enclosing the area between the daycare fence and the proposed building
- Hours of operation.
- The outdoor seating.
- Trash enclosure.
- Rock features or painting (two tone) on the north and west side of building.

MOTION:

Commissioner Stewart moved to approve the Design Review application with the following conditions:

- All staff conditions.
- Parking lot setback to protect the daycare fence on the north side with a minimum of two feet.
- Trash enclosure material to match the building with a durable material and a privacy gate.
- Columns not in cultured stone are to be painted to match the stone color.
- Exempt the applicant from the fence along the drive-thru requirement.

Commissioner O'Dell seconded the motion and it passed unanimously.

4. PUBLIC HEARING/ JAMES WYLIE/SPECIAL USE/05-14-SUP:

Lisa Bachman reported that the applicant is requesting a Special Use for a drive-thru for a restaurant located at 1075 E. Kuna Rd. in the Empty Pockets Subdivision. The site is currently zoned C-2. The Design Review will be presented after the Special Use for the drive-thru.

Chairman Roth opened the public hearing at 9:11 p.m.

APPLICANT PRESENTATION:

Jerrod Wallgreen, JG Architects 2717 N. Shoveler Way, Meridian, Idaho. This is a Special Use for the drive thru only. There will be a 3,750 sq. ft. retail building with three tenants. There is an existing solid block wall on the south property line and the applicant will construct a solid block wall on the east property line. There is a ditch on the east property line with a head gate at the northeast corner of the property. The applicant explained that normally they would just pipe the ditch, but after talking to staff and the neighbors they are aware that there are some problems with the irrigation and drainage. There has been a traffic study on the turning radius for the drive-thru. The applicant will shield the lights for neighboring residences. Commissioner Stewart was concerned with the rear doors on the south side of the building. There is no sidewalk or buffer from the building to the drive-thru aisle. Jerrod explained that the two exits are not required for the size of the building. The applicant can provide a sidewalk, remove the exits, or not allow the exits as service entrances.

SUPPORT:

Jerrod Wallgreen, JG Architects 2717 N. Shoveler Way, Meridian, Idaho.

NEUTRAL:

None.

OPPOSE:

Mike Sailer, 1185 E. Kuna Rd., is concerned with the irrigation, drive-thru proximity to their property, noise, and lighting. He is requesting that the east wall continue along their property. Bobby Sailer, 1185 E. Kuna Rd., referred to her comments in her letter dated January 3, 2006. She would like to have a masonry wall along her property. She is concerned with irrigation and operation times.

Bill Humphrey, 226 Sailer Rd., represents the Teed Lateral users. He is concerned with the irrigation issues in the area.

APPLICATION DISCUSSION:

The applicant will work on resolving the drainage issues and will construct a masonry wall along the east property line.

Chairman Roth closed the public hearing at 9:40 p.m.

CHAIRMAN DISCUSSION:

The Commissioners discussed the drive-thru aisle and a sidewalk for safety on the south side of the building next to the drive-thru aisle.

MOTION:

Commissioner Coulter moved to approve the Special Use for 05-14-SUP, for a drive-thru with the following conditions:

- If the applicant has doors on the south of the building that open to the drive-thru, a 3' sidewalk will be provided on the north side of the drive-thru.

Commissioner Coulter withdrew his motion and will address the sidewalk issue in the Design Review.

Commissioner Coulter moved to approve the Special Use for 05-14-SUP, for a drive-thru with the condition that the applicant meet all staff requirements.

Commissioner O'Dell seconded the motion and it passed unanimously.

5. JAMES WYLIE/DESIGN REVIEW/05-11-DR:

Lisa Bachman reported that the applicant is requesting a Design Review for a 3070 sq. ft. building, located at 1075 E. Kuna Rd. in the Empty Pockets Subdivision. The site is currently zoned C-2. There are concerns with the irrigation. There were letters submitted concerning the Special Use addressing the irrigation and the masonry wall on the east property line.

APPLICANT PRESENTATION:

Jerrod Wallgreen, JG Architects 2717 N. Shoveler Way, Meridian, Idaho. There will be three tenants and one drive-thru. The exterior of the building will be stucco with rock accents. The landscaping will be on pressurized irrigation. The applicant will extend the masonry wall on the east property line. The trash enclosure will be block with stucco finish and metal gates. To address the concern of the Commission discussed in the Special Use, the applicant will place a sidewalk on the south side of the building if the building has doors on the south side of the building.

APPLICATION DISCUSSION:

Commissioner Touchstone asked the applicant to address screening of the mechanical units on the roof and the Transportation Task Force concern of blockage of the drive-thru aisle during trash pickup. The applicant stated that there will be screening of the mechanical units on the roof. The trash pick up may block the drive-thru aisle, but does not believe that it will create a problem for the business.

CHAIRMAN DISCUSSION:

Commissioners discussed the materials of the trash enclosure, the sidewalk on the south side of the building adjacent to the drive-thru aisle, and the last parking stall on the northeast corner of the parking lot, due to the possible problem of backing out so close to the drive-thru aisle.

MOTION:

Commissioner Touchstone moved to approve the Design Review with the following conditions:

- Extend the east fence to the NE corner of the parking area.
- Move the trash enclosure closer to the building.
- Trash enclosure to be constructed of a matching durable material.
- Extend the parapet on the entire south side.
- Create a hammerhead for the east parking space.
- Work with the neighbors and City Engineer to resolve the irrigation issue.
- Install a sidewalk on the south side of the building.
- Meet all staff requirements.

Vice Chairman Coulter seconded the motion and it passed unanimously.

Chairman Roth called for a break at 10:46 pm and called the meeting back to order at 11:05 p.m.

6. PUBLIC HEARING – KUNA LIFE CENTER /ANNEXATION - SPECIAL USE/ 05-13-AN, 05-10-SUP/ 500 DEER FLAT RD.

Chairman Roth opened the public hearing at 11:05 p.m.

Lisa Bachman stated that this is an annexation with an R-6 zone and a Special Use for a church. The property is located at 500 E. Deer flat Rd. with 6.5 acres.

APPLICANT PRESENTATION:

Dennis Durrant, 200 N. Baltic, is representing the applicant. There is an existing house (with a life estate) and other out buildings. The applicant is requesting annexation with an R-6 zone, but will look at a low density zone.

SUPPORT:

Richard Chasen, 2125 E. Star Lane, Meridian, supports the application. He goes to the church and is asking if the life estate could remain as a residence once the church took possession.

NEUTRAL:

Sharon Disher, 450 E. Deer flat, is in favor of the Special Use for the church, but does not support the R-6 zone. She is concerned with ACHD recommendation of a driveway for the church that is abutting her property.

OPPOSE:

None.

Application Discussion:

Dennis Durrant stated that the church will zone the property with a low density zone. The Comprehensive Plan shows the property with low density zoning. Mr. Chasen, 2125 Star Lane, had talked with ACHD and stated that ACHD requires the second driveway. Boise Project Board of Control has indicated that the pipe under the road is rated as such. Phase 2 is contingent upon the church possession the residence with the life estate. Chairman Roth closed the public hearing at 11:32 p.m.

CHAIRMAN DISCUSSION:

The Commission discussed the zoning and is recommending an R-2 zone that is in compliance with the Comprehensive Plan.

MOTION:

Vice Chairman Coulter moved to recommend approval of the Annexation (05-13-AN) with an R-2 zone, and the Special Use (05-10-SUP) for a church. Chairman Roth seconded the motion. Vice Chairman Coulter amended his motion to include with the conditions of staff requirements. Chairman Roth seconded the amended motion and it passed unanimously.

7. KUNA LIFE CENTER /DESIGN REVIEW/05-09-DR/ 500 DEER FLAT RD.:

Lisa Bachman reported that the applicant is requesting a Design Review for the construction of a 7,350 sq. ft. building in Phase 1 and a 3,000 sq. ft. church in Phase 2. The property is located at 500 Deer flat Rd.

APPLICANT PRESENTATION:

Dennis Durrant, 200 N. Baltic, explained the two phases. Phase 1 will be the 7,350 sq. ft. gymnasium for an after school program, extracurricular activities, and a temporary church. This is a pre-engineered metal building with wainscot. The parking is in compliance with the City Code. The sidewalk will match the width of the sidewalk constructed for the school to the west. It will be a free standing sidewalk with no curb and gutter. Drainage will be designed in Phase 1 for the entire project. The trash is located behind the existing storage building. Overflow parking in Phase 2 is proposed as gravel.

APPLICATION DISCUSSION:

The Commissioners discussed:

- Trash placement and radius for the trash vehicle.
- Cross access agreement with the neighbor to the west.
- The durability of the metal building.
- If the undeveloped areas will be maintained and irrigated.
- Pressurized irrigation availability.
- Visual impact on Deer flat Rd.
- Transferring water rights with Annexation.
- Incorporating designed panels, window, and access panels.
- Drainage.
- Asphalt parking area.

The applicant will include Phase 1 with this application and will submit a new Design Review for Phase 2.

CHAIRMAN DISCUSSION:

Commissioner Stewart is concerned with the visual impact on Deer flat Rd. and would like to see 30% of the building be constructed with masonry. Dennis Durant explained that the building

currently is 17% masonry. Dennis Durant explained that they could help the visual effect by possibly adding the following features:

- An architectural line in the wall on the south side of the building.
- Awnings and eaves.
- Accent panels, smooth or embossed.

Dennis Durrant will work with the church to revise the design of the south side of the building. Pastor Stan Johnson explained that the intended use of the building is as a gymnasium for the after school program.

MOTION:

Vice Chairman Coulter moved to table the Design Review for Phase 1 until the January 31, 2006 Planning & Zoning meeting, to allow the applicant to address the visual impact on Deer flat Rd.

Chairman Roth seconded the motion and it passed unanimously.

FINDINGS OF FACT/CONCLUSIONS OF LAW

DESIGN REVIEW/05-07-DR / KURT LUND/ 349 E. AVALON:

Chairman Roth moved to approve the Findings of Facts for 05-07-DR with the following change; page 10, #9 which should read:

- 9. A sidewalk constructed in front of the building to allow a 3-foot clearance for opening the doors.

Commissioner Stewart seconded the motion and it passed unanimously with Commissioner Touchstone abstaining.

PRELIMINARY PLAT/05-13-S/ NICHOLSON SUBDIVISION/ S. TEN MILE TO ASH:

Commissioner Stewart moved to approve the Findings of Facts for 05-13-S/ Nicholson Subdivision Preliminary Plat. Vice Chairman Coulter seconded the motion and it passed unanimously.

DESIGN REVIEW/SPECIAL USE/05-08-DR/ 05-12-SUP/ CRIMSON POINT ELEMENTARY SCHOOL/ N. SHAYLA AVE.

Vice Chairman Coulter moved to approve the Findings of Facts for 05-08-DR and 05-12-SUP. Commissioner Stewart seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

Chairman Roth stated that for the record, at the December 6, 2005, Dave Szplett accused Chairman Roth of testifying and voting on an Agenda item, which Chairman Roth had not done.

ADJOURNMENT

Vice Chairman Coulter moved to adjourn the meeting. Commissioner Stewart seconded the motion and it passed unanimously. Chairman Roth adjourned the meeting at 12:45 p.m.

Brian Roth, P & Z Chairman

ATTEST:

Diana Sanders, Secretary