

Kuna Planning & Zoning Commission

January 9, 2007

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:

Vice Chairman Brian Stewart, Commissioners Gary O'Dell and Justin Touchstone. Planning and Zoning Director Diana Sanders, Attorney Randy Grove, Planner 2 Lisa Bachman, and Planner Tech Shawna Whitehead.

Commissioner Kerfoot was absent.

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

OLD BUSINESS

None

NEW BUSINESS

A. 06-10-DR / CEMENT FALLS / YOUNG CONSTRUCTION

Diana Sanders presented the application for a design review to an existing subdivision. The applicant is proposing a 6250 square foot building with four tenants in the Central Business District. The proposed parking and lighting has been reviewed by staff and is acceptable. The only item of concern appeared to be the trash container and if it would be encased with the proper enclosure.

APPLICANT PRESENTATION:

The applicant, Don Young, stated that there was still a shortage of office space in Kuna. His goal is to try and improve the looks of a "square building" by going the extra mile to make it look appealing.

CHAIRMAN DISCUSSION:

The Vice Chairman asked about colors and materials. Commissioner Touchstone asked if the applicant would be willing to address the trash issue. He also wanted to know where the air conditioner units would be placed and what kind of screening would be used. Vice Chairman Stewart inquired about the accessibility of trucks getting into the parking lot if the trash enclosure was located as proposed. Commissioner Touchstone asked what kind of gate they were proposing for the trash enclosure and wondered if the applicant had thought of a heavier duty hardware that is more durable and appealing in the long run. Vice Chairman Stewart inquired about the sewer capacity stating that the new lift station wouldn't be completed until July or August so there would not be sewer available until then. Vice Chairman Stewart said he would prefer to see the trash enclosure where it is rather than in the front of building. He also said he didn't like vinyl slats around trash enclosure but preferred chain link or steel because of the durability.

APPLICANT RESPONSE:

Don Young said that the colors for the building would consist of light lime green with granite tiles. The roof would be a copper paint and the front will have planters for flowers and small shrubs. The

applicant said that the trash enclosure was an oversight. The trash will be enclosed. The applicant asked where the commission preferred the trash receptacle be located, indicating that he would be willing to do whatever the commission asked. The applicant stated he had already talked to J & M Sanitation. He was proposing a chain link fence with privacy slats around the container, but was open to other types of materials. The applicant wasn't aware that the lift station wouldn't be completed until middle of summer but was pretty sure they wouldn't be ready to take occupation until then anyway. The air conditioners would be in the back and would be screened with shrubs.

MOTION:

Commissioner Touchstone moved to approve File # 06-10-DR / Cement Falls / Young Construction with the following conditions:

- Meet all staff and agency conditions
- Construct a trash enclosure with a durable material to match the building. The gate for the trash enclosure to be constructed with chain link and slats or a steel gate.

Commissioner O'dell seconded, and the motion passed unanimously.

B. PUBLIC HEARING / 06-12-S / 06-10-ZC / 06-11-DA / SPRINGHILL / LAKE HAZEL, COLUMBIA & LINDER

Lisa Bachman presented the application. The applicant is requesting approval for a preliminary plat and rezone approval with a development agreement for an R-6 zone with 702 single-family lots on approximately 221 acres and an R-20 zone with 2 multi-family lots on approximately 4.5 acres. The site is located on Lake Hazel, Columbia, Linder and Kay Roads. The property was recently annexed into the City with an Agricultural zone and is a participant of the Local Improvement District for the new wastewater treatment plant.

CHAIRMAN DISCUSSION:

Commissioner Touchstone brought up an issue on Kay Road abutting Pear Blossom Subdivision and whether the road would need to be constructed completely on Springhill at that point. An option would be to eliminate some of the 30' foot buffer on Kay Road and verify this with ACHD and the applicant.

Vice Chairman Stewart opened the public hearing at 7:31 p.m.

APPLICANT PRESENTATION:

The applicant, Kent Brown, introduced himself and said that they are proposing a subdivision with two separate zones, R-6 and R-20. The City's comprehensive plan states that he can have a medium density residential in this area. The city requires a ½ mile collector north and south and east and west. They are proposing two roundabouts, two entrance waterfalls, two swimming pools, a tot lot next to one, and changing rooms. Mason creek has a 10 foot wide pathway and a 10 foot wide paved path. There will be landscaping throughout the subdivision. The intent when designing was to take in the topography of the land. There is an existing pond by one of the pools with a proposed pump station. They have reviewed staff's conditions and spoke to their client about the issue of Pear Blossom Subdivision and Kay Road. They discussed obtaining a reduction in the landscaped buffer. The subdivision will include 50 to 56 foot lots and 70 to 80 foot lots located in the north. The developer, Greg Johnson, introduced himself and said that he is aware of the issue with Kay Road and the Pear Blossom Subdivision and he agrees to reduce the landscaping in order to comply. This is the first portion of Springhill with two more phases to come. They will be using a team of builders that they have had for 12 or 15 years and who plan to build 25% to 55% of homes in Springhill. There will be a rock feature, sign with the Springhill name, and a waterfall feature at two entrances of the Springhill subdivision. One will be located at the entrance at Lake Hazel and

one at Linder. The northeast corner of project will contain larger executive style homes with home sizes of 2600 to 4000 square feet with possible basements in some. The traditional home sizes from the collector road north to the middle of the plat will be 2000 to 3200 square feet with mostly 3 car garages. Some will be 2 car garages but will have double bays. These homes are priced from \$325,000 to \$450,000. The village homes located in the middle portion of the plat range from 1400 to 2200 square feet and are priced from \$265,000 to \$350,000. He stated that they are working on some homes where garages are in the back and the residents share a common driveway. They are trying to vary the garages so that the streets look more appealing. The color trend is a fairly bright mix of colors. Some are duller reds with tan trim and some are blue with white trim. Green is also a very popular color. Most of the homes are Craftsman style. Some are Tuscan style with more stucco. He plans to break up the style of houses on the street so that it doesn't appear monotonous. Columbia Road is where the multi-family lots are planned. They will be brick or rock stucco with durable siding and proper landscaping. There will be 2 to 3 story condos or apartments with carports or detached garage parking.

CHAIRMAN DISCUSSION:

Vice Chairman Stewart says proposed signs for the subdivision are impressive. Commissioner Touchstone said that the more exclusive part of the subdivision had more landscaped areas and was curious why that wasn't carried throughout the subdivision. He also asked if the developer was proposing a 5' wrought iron fence along the common lots by Mason Creek. He wanted to know how they were going to enforce it if new residents moved in, tore it down, and replaced with a wood fence. What would the multi family lots look like in the R-20 zone? Vice Chairman Stewart wanted to know if the multi family units would have their own CC & R's. Commissioner Touchstone wanted to know if the wrought iron fencing would be throughout the subdivision. Vice Chairman Stewart wanted to know why Monet Street didn't line up with Pear Blossom and was curious why road jogs to the north. Commissioner Touchstone was curious if there were going to be any rentals in the new subdivision and if they were just going to be located in the southern portion of the subdivision.

APPLICANT RESPONSE:

The developer said that it was too expensive to landscape the entire subdivision the same as in the higher priced area. He said that when you go to detached sidewalks it's more expensive. He also said that the homeowner's association will not allow new homeowners to remove wrought iron fencing and replace with wood fencing. It is something that the homeowner's association will enforce. In the multi-family housing area the developer is looking at 78 units with heavy landscaping, swimming pool, courtyard, park, and amenities. They will have a sub group of CC & R's that they will be required to follow. There will be wrought iron fencing for the more expensive homes in the subdivision and vinyl fencing for the rest. The builders will be required to completely landscape the backyards on the south side of subdivision where the less expensive homes are located. The developer said that the plan is to locate a lift station along Mason Creek. A sewer treatment plant will be located on Ten Mile and they would work with the city to get the proper easements. A lift station will be built if the plant isn't ready and then will be removed. He is also proposing a school site in a future application south of Springhill. The developer hasn't decided if there will be any rentals or not in the multi-family housing portion of subdivision.

SUPPORTS: Kent Brown, 1500 East Iron Eagle Eagle, Idaho
Greg Johnson, 1280 East Pienza Meridian, Idaho

NEUTRAL: Debra Johnson, 6801 South Linder Road. She says it is a beautiful subdivision and other than personal emotions about losing privacy etc., she has some concerns about the wastewater treatment plant that is supposed to be built prior to any building. She wanted to confirm where the water is coming from whether it be the City or individual well sites. She has questions about stop signs and traffic signals at Lake Hazel and Linder Road. She thinks that there needs to be a 4-way stop there with the amount of

people coming into the area with proposed subdivision. She also wondered how many rental homes would be available.

OPPOSES: None

Diana Sanders, Planning and Zoning Director, interjected after Debra Brown's testimony to clarify some items. She said that the developer can go in and build before the new sewer treatment plant is up because he is part of the LID. He is not required to wait but can compete for the 1400 connections that are available. It is water from the City well. Ada County Highway District will deal with the traffic issues.

Vice Chairman Stewart closed the public hearing at 8:32 p.m.

CHAIRMAN DISCUSSION:

Vice Chairman Stewart and the Commissioners talked about the lot sizes in the proposed subdivision, and he said that he was impressed with the layout of the subdivision. He could see the neighborhood start to form and it swayed him away from worrying about lot sizes. Commissioner Touchstone stated that he was skeptical when he first heard about the subdivision, but thinks it was very well done. Vice Chairman Stewart talked about amending the fencing in the development agreement. They also talked about the issue at Kay Road and the Pear Blossom Subdivision and whether or not they should put that in the development agreement. They were pleased with the amount of common areas in subdivision but talked about adding basketball courts for the pre-teen and teenagers to use. The Commission also wanted the home sizes delineated in the agreement. Commissioner O'dell talked about spelling out densities of the zones.

MOTION:

Commissioner Touchstone moved to recommend approval of the revision of 06-12-S / 06-10-ZC / 06-11-DA / SPRINGHILL / LAKE HAZEL, COLUMBIA & LINDER with the following conditions:

- R-6 & R-20 zones approved as proposed on preliminary plat (staff shall revise the density for each zone to reflect 702 dwelling units in the R-6 zone and a maximum of 78 dwelling units in the R-20 zone.)
- Meet all staff and agency requirements
- Revise the following items in the proposed Development Agreement:
- 3.1.5: Developer agrees to construct homes on the property from 1,400 square feet or larger. Executive homes shall be a minimum of 2,600 to 4,000 square-feet. Traditional homes shall be a minimum of 2,000 to 3,200 square-feet. Village homes shall be a minimum of 1,400 to 2,200 square-feet.
- 3.1.6.2: 2-community pools (minimum 30-foot by 60-foot in size, each within proposed common areas with changing rooms, parking, landscaping and tot lot play equipment. Play equipment shall be submitted and approved by staff.
- 3.1.6.8: Developer shall provide two basketball courts to be located within the common areas, outside of any drainage swale or drainage facilities. The basketball courts and locations shall be submitted and approved by staff.
- 3.1.7.2: 30-foot wide adjacent to Kay Avenue with a five-foot meandering sidewalk. The buffer width may be reduced in the location abutting the developed portion of Pear Blossom Subdivision, where the developer will construct the full street section. The reduced buffer width shall be submitted and approved by staff.
- 3.1.8: Fencing shall be as follows: A composite material or equal may replace vinyl where vinyl fencing is proposed.
- 3.1.8.4: Fencing along Monet Drive shall be ~~five-foot~~ six-foot vinyl fence or better equal.

- 3.1.8.5: Fencing along the internal landscaped buffers shall be ~~five-foot~~ six-foot vinyl or five-foot wrought iron.
- 3.1.8.6: Fencing along the common lots shall be ~~five-foot~~ four-foot solid, two-foot lattice vinyl and or five-foot wrought iron.
- 3.1.10: Kay Avenue shall be construction with a full street section to include curb, gutter and sidewalk on both sides abutting the developed portion of Pear Blossom Subdivision.
- 3.1.11: Brick or stone or stucco and durable siding material shall be included on all structures within the R-20 zone area.

Gary O'dell seconded, and the motion passed unanimously.

A. PUBLIC HEARING / MISCELLANEOUS ORDINANCE CHANGES

Diana Sanders presented the application. This application was to change some of the wording to make it easier for people to understand and to clean up some items in the code.

Vice Chairman Stewart opened the public hearing at 9:40 p.m.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

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

MOTION:

Vice Chairman Stewart moved to recommend approval of the Miscellaneous Ordinance Changes as amended including:

5-5-6F: Regulations For Fences, Walls and Hedges:

2. a. The use of "see through" fencing is required, as it provides better visibility from adjacent homes or buildings. If solid fencing is used it may not exceed four feet (4') in height. Wrought Iron, a vinyl 4' solid with 2' lattice, or equal quality fence is preferred.

Commissioner Touchstone seconded, and the motion passed unanimously.

REPORTS

PLANNING & ZONING DIRECTOR/ DIANA SANDERS: Diana Sanders passed out the prior month's building report list and talked about a special meeting Friday to discuss latecomers for the Danskin Lift Station. They will possibly be issuing building permits for Denali Heights next week. She is planning on hiring a new Planner Tech for the Planning and Zoning department which will make a total of 3 planner techs.

CITY ATTORNEY / RANDY GROVE: Randy Grove said that the LID has been funded and design is underway from Keller & Associates. A membrane supplier has been contracted and it will probably take until spring to get the design done. The construction is set to begin late summer or early next fall. It will probably not be operational until February or March of 2009. The City Council denied the Black Labrador application because they are trying to get away from developments that utilize septic systems. There will be no bond election in February.

MINUTES

December 12, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner O'dell moved to approve the Planning and Zoning Commission meeting minutes for December 12, 2006.

Commissioner Touchstone seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

06-08-DR / 689 ACCESS / CHAD ERWIN

Commissioner O'dell moved to approve. Commissioner Touchstone seconded the motion and it passed unanimously.

06-11-DR / RUSSELL / 452 MAIN

Commissioner O'dell moved to approve. Commissioner Touchstone seconded the motion and it passed unanimously.

06-09-SUP / 1059 S. SARAH / HUBBLE / SALES OFFICE

Commissioner O'dell motions to table until January 30, 2007. Commissioner Touchstone seconded the motion and it pass unanimously.

CHAIRMAN DISCUSSION

- Some discussion about Kay Road abutting Pear Blossom Subdivision in the proposed Springhill Subdivision and how it may be dealt with in the future. It appears that we would have to talk to ACHD and see how we could work together to improve these issues. Commissioner Touchstone went to the last City Council meeting to see what the outcome of the proposed Rockaway Subdivision was and felt that the commission should be more concerned about densities instead of zones
- The January 30, 2007 Planning and Zoning Commission meeting will be at 6:30 p.m. to discuss the design review ordinance.

ADJOURNMENT

Vice Chairman Stewart moved to adjourn the meeting.

Commissioner Touchstone seconded the motion and it passed unanimously.

Vice Chairman Stewart adjourned the meeting at 10:15 p.m.

Brian Stewart, P & Z Vice-Chairman

ATTEST:

Shawna Whitehead
Planner Tech