

**Kuna Planning & Zoning Commission
October 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:

Chairman Brian Stewart, Commissioner Holly Kerfoot, , Commissioner Stephanie Wierschem , Attorney Randy Grove, Planning & Zoning Director Steve Hasson, Planner Tech's Tracy Rushlow and Maranda Schindel.

Absent: Commissioner David Case, Vice-Chairman Justin Touchstone

The Kuna Planning & Zoning meeting was called to order by Chairman Stewart at 7:00 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

OLD BUSINESS

None

NEW BUSINESS

A. PUBLIC HEARING: 07-02-SUP (Special Use) 07-06-DR (Design Review) / 07-14-DA/ (Development Agreement) Idaho Baptist College Inc

Planner Technician Tracy Rushlow presented the project. The applicant is requesting a special use permit for the operation of a church, and a Design Review and Development Agreement for the college campus it is proposing. The college campus that is being proposed will have an Administrative building that will contain a book store, library, classrooms, community center and 3 office spaces. Eventually they will build additional buildings for classrooms for kindergarten through high school, dorms as well as a church, and gym. This complies with the Neighborhood Business District uses. The two smaller parcels (each .387 acres in size) directly located on Meridian Road (Highway 69) currently have buildings that are being used for church services and classroom space for college classes and have access off of Meridian Road (Highway 69) which will continue until Design Review on final phase is complete; at that time the access off of Meridian Road (Highway 69) will cease to exist. Each phase will have to go through Design Review when developed. Other phases will have numerous building for classes for Kindergarten through High School, dorms, a gym, and a church. All other uses other than church and/or school/college use on phases 2, 3 & 4 will not be allowed. The Developer will cease to have access of off Meridian Road (Highway 69) when the final phase (4) is developed. Special Use was heard on the September 25, 2007 meeting and approved. The changes were because of the Highway 69 overlay, the applicant had to move their entrance to accommodate the 660 feet.

Applicant Barbara Brandon: We are happy to have this project go forward. The building will have a library upstairs and classroom, book store and office space to rent. The book store and library will be for community use also. The main part of the building will hold a large room that can be used for conferences, church auditorium, and be used for any thing that may need a lot of room, like weddings, dances, conferences so on.

Chairman Stewart: On phase 4, there is currently construction going on there if new construction is going on why is it on phase 4.

Staff: They are currently holding classes and church services in building on phase 4 and they request to move a temporarily building on to make it ADA compatible for those students that are currently attending there.

Commissioner Kerfoot: On phase 4 what will be going there on the final phase?

Applicant: It could be more church parking, dorms or things that may be needed. We don't know for sure what we need yet.

Chairman Stewart: Is Development Agreement for the whole thing or just this phase and has a study been done on parking space and occupancy for this space?

Staff: Yes just the first phase and they have enough parking for the purposed building. The building inspector will have final occupancy when he has a chance to review the construction plans but a courtesy look thinks it will be okay.

Chairman Stewart: The purposed entry off of Columbia, it is going to be in the center of the building? And when do you expect to have new drawings on that?

Applicant: Yes. When we have the approval, the engineer is working on it but didn't want to move to far forward if it need a lot of changes.

Chairman Stewart: Staff, does ACHD say anything about lights going in on Columbia and Highway 69? And any outside improvement required by ACHD?

Staff: Yes it is in there five year plan to install signal lights. I believe that next year is when it is schedule to have those lights. The applicant was required to provide additional right of way for this project and they have done so. The only improvements were sidewalk which they have provided and the additional right of way.

Applicant: We plan to do the whole building but may have just do the center and add on the wings because of finances, but we have had a lot of interest. Anything from a medical training facility, school for the blind or deaf and even an automotive training. We have lots of things that we would like to eventually have.

Chairman Stewart: what is the building made of? Can you address for my benefit is this intent to be a long term facility. My concern that this be a durable material, long term, I think of brick for long term buildings.

Staff: in the report it states that the roof will be slate grey colored asphalt shingles, the main body will feature brown-gray culture stone siding, the columns at the entry and second story will be a manufactured stone product of earth tone colors.

Applicant: The manufactured stone is actually better than brick, the mortar can crumble and this is more durable. We want something that will be long lasting, easy to care for and yet still look good years down the road.

Commissioner Kerfoot: I am still confused about the frontage road issue and the way it is designed.

Planning Director Hasson: the church is located within our Highway 69 overlay and the within that overlay there is a requirement that the first driveway entrance on section line road has to be 660 feet from the centerline. It was 440 feet prior which is ACHD standards, so when we asked them to move it back it caused a problem with the circular drive and they were receptive to work with us to accomplish both things, the frontage road, the curve in the driveway and yet keep their circular drive. The engineer will have to determine a certain radius and tangent and reverse curve and will have to accommodate for those issues. The circular drive way will intersect with that and that alignment will have to work with sight distance so as not to created more traffic conflict. It will be a frontage road in all ways and when the property to the north develops it will be tied in to that property.

Discussion:

Chairman Stewart: Need to reword the development agreement. Maybe something like this 3.1.3 these are the general conditions. This project has 4 phases; Phase 1 contains a large administration building with a book store, library, 3 office space rentals, and enclosed garbage receptacle. When Kindergarten is started there will be some playground equipment added. Future phases are to be determined.

What are general conditions? Are there any easements on this property?

Staff: not aware of any.

Chairman Stewart: 3.1.4 this needs to be addressed once this is done. We don't know of the actual layout yet. Might need to put "seeded, irrigated and landscaped according to Exhibit A." 3.1.5 put existing sign and water fall is to remain, 3.1.5.4 a second sign will be in the east corner. Take out the + sign for parking lot. On the fencing take out the property owners east of the ditch have their own fences. The current fencing on future phases consists of: until those phases are developed. Call all phases except 1 as future phases.

Chairman Stewart motions to accept 07-06-DR (Design Review) / 07-14-DA/ (Development Agreement) Idaho Baptist College Inc with the following conditions

- Meet all staff and agency requirements
- Drive off of Columbia road be redesign and review by staff to meet all codes and circulation requirements.

The development agreement be revised as follows:

- 3.1.3: This project is to be developed in multiple phases; this development agreement is for phase 1, and existing conditions to remain on future phases. Design Review to be required on all future phases.
- 3.1.4 The front entrance will be facing south on Columbia Road placed approximately in the middle of the existing property lines (as shown on engineering drawing). In future phases approximately seven other building may be erected for class rooms, and dorms as needed, church and gym.
- 3.1.5 Entrances features: Egress and ingress will be off of Columbia Road in front of the administrative building. A 1.5 foot berm with a 5' sidewalk will meander along Columbia Road. This front area will consist of a minimum of 15 trees and 77 shrubs. ~~Drive through will circle in front of the building with handicap parking to the immediate south.~~ Campus will be seeded, irrigated, and landscaped according to Exhibit A. Irrigation ditches will be piped.
- 3.1.6 The common area will consist of the following:
 - 3.1.6.1 A existing campus sign and water fall is on the southwest corner at Columbia Road and S Meridian Road (Highway 69) and is to remain.
 - 3.1.6.2A lake and prayer garden is in the northeast corner of the property. The area will have trees, 5' sidewalks and resting areas with benches.
 - 3.1.6.3A domestic well is proposed (designated on the plans) to be negotiated with the City of Kuna for campus and community use for the area.
 - 3.1.6.4 A second campus sign will be in the east corner of the buffer on S. Columbia Road.
- 3.1.7 Pathways and roads on the campus will be paved. Sidewalks will be concrete. There will be one tree in each of the islands on the parking lot. The parking lot will have approximately 460 parking spaces. This will accommodate our goal of 1000 students, book store, and office rentals.
- 3.1.8 Fencing: The current fencing in the future phases consists of field fencing with barb wire, this fencing will separate the campus on the north, northwest from other

property owners until those phases are developed . A county irrigation ditch separates the east property line.

- 3.1.9 ~~The Developer will cease to have access of off Meridian Road (Highway 69) when the final phase (4) is developed. Design Review will be required for each phase when it is developed. Phase 2 will consist of buildings for classrooms for kindergarten through high school and/ or dorms and a mechanical/irrigation building. Phase 3 and phase 4 will consist of a gym, church and additional building for church/college use. All other uses other than church and/or school/college use on future phases will not be allowed.~~
- 3.1.10 The Developer will cease to have access of off Meridian Road (Highway 69) when the purposed final phase (4) is developed.
- 3.1.11 The full access driveway on Meridian Road located on the north property line will be for emergency access only and restriction of this access will be with gates, bollards, etc., depending on requirements from ITD and City of Kuna.

Commissioner Kerfoot seconds, all approve, motion carries.

REPORTS

PLANNING & ZONING DIRECTOR: We have updated the Design Review application and have made up a Design Review booklet and updated the tree list, all of this is based on the Design Review ordinance that we recently adopted which is approximately 33 pages long. What I don't have is the protocol which I hoped to have done by tomorrow. Now when people come in and say okay, what do you want and how do you want it done we have the tools to give them. The application is so we can get the proper information so that the Design Review committee or who ever is doing the design review has all the pertinent information to make a sound decision. The booklet is to give examples of what we would like to see. Now I have handed out cameras to you and several others. What I would like you to do is go out and take pictures of what you would like to see in Kuna as well as what you don't want to see in Kuna. Bring them back in about 30 days. When we have the pictures back we will incorporate them into the booklet so it is exclusive to Kuna.

CITY ATTORNEY RANDY GROVE: No Reports

MINUTES

August 28, 2007 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Kerfoot motions to approve, Commissioner Wierschem seconds, all approve, motion carries. Chairman Stewart abstains.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

Facts and Findings for August 28, 2007

A. Pawnee Creek Subdivision – 07-11-ZC (Rezone) / 07-12-S (Preliminary Plat) / 07-13-DA (Development Agreement) Commissioner Kerfoot motions to approve, Commissioner Wierschem seconds, all approve, motion carries. Chairman Stewart abstains

CHAIRMAN DISCUSSION

none

ADJOURNMENT

Chairman Stewart motions to adjourn

Commissioner Kerfoot Seconded the motion and it passed unanimously.

Chairman Stewart adjourned the meeting at 9:00 p.m.

Brian Stewart, P & Z Chairman

ATTEST:

Tracy Rushlow
Planner Technician