

**Kuna Planning & Zoning Commission  
November 13, 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.**

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**Those present:**

Chairman Brian Stewart, Vice-Chairman Justin Touchstone, Commissioner Holly Kerfoot, Commissioner Stephanie Wierschem, Attorney Randy Grove, Planning & Zoning Director Steve Hasson, Planner Tech's Tracy Rushlow and Planner II Stacey Yarrington.

Absent: Commissioner David Case,

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.

Chairman Touchstone has moved item 5, approved minutes from October 9 and item 6 fact and finding and conclusions of law for Idaho Baptist College to a consent agenda. Commissioner Kerfoot second all approve.

**OLD BUSINESS**

None

**NEW BUSINESS**

**PUBLIC HEARING: 07-10-DR Applewood Subdivision No.1, Hubbard and Ten Mile**

Planner II Stacey Yarrington presented the application. Applewood Subdivision phase one was approved by City Council in August 2006. One of the conditions of approval was that the Developer goes through the Design Review process for the landscaping & buffer on Ten Mile, Hubbard, Columbia & all collector roads. The applicant has submitted a landscape plan for this purpose for phase one. The applicant has already completed some of the landscaping along Ten Mile Road. Urban Forestry has submitted some issues with the planting due to burlap and plastic left on roots and worry that the trees may not live that long.

Applicant: Jim Jewett 1560 Carol St Meridian. Agrees with the staff report. The landscape was actually installed, this kinda fell through the cracks because of all the staff changes lately. I have not seen the report from Urban Forestry but will make sure that it will meet requirements before it is signed off.

**Open Public Hearing 7:06 Close at 7:06**

Discussion:

Chairman Stewart: I think the main thing is that they meet Urban Forestry requirements.

Commissioner Kerfoot: Have all the noticing requirements been met?

Planner II Stacy Yarrington: Yes this is a public meeting not a hearing so all that was required was the 300 foot notice which was done. It does not have to be published in the paper.

Chairman Stewart motions to approve **07-10-DR Applewood Subdivision** with the following requirements:

- Meet all staff and agency requirements.
- Meet all Urban Forestry requirements.

Vice-Chairman Touchstone Seconds, all approve.

**PUBLIC HEARING: 07-01-AN/ 07-03-ZC/ 07-04-S/ 07-03-DA/ PROFILE RIDGE  
SUBDIVISION/ SOUTHWEST CORNER DEER FLAT & HWY 69**

Planner II Stacey Yarrington presented the application. The site was recently annexed into the City of Kuna with an Agricultural designation. The applicants are now proposing a Master Site/Preliminary Plat plan for a mixed use development. This application consists of a Rezone from A (Agricultural – Kuna City) to C-1 (Light Commercial) and R-6 (Residential – medium density); an Annexation, as parcel #S1324142204 was not included in previous annexation and is not part of the LID, with a zoning designation from RUT (Rural Urban Transition – Ada County) to C-1 (Light Commercial); a preliminary plat to be completed in four (4) phases; and a Development Agreement. This project is also a participant in the Local Improvement District for the new wastewater treatment plant. The total area subject to the proposed and approved annexation and development agreement includes approximately 75.08 acres.

The application is has been reviewed as a master plan and each phase of the development will be subject to preliminary plat fees, review, which includes detailed landscape and improvement plans, and in the case of the commercial uses, design review. There are four (4) phases proposed as shown on Exhibit 2.

The proposed master plan submitted with this application depicts an overall gross density of approximately 2.08 residential dwelling units per acre and a net density (excluding roads) of 4.33 residential dwelling units per acre. The lots range in size from 4500 square feet to 8781 square feet, which allows for diversity in housing. The residential portion of the project also contains lots with secondary access from alleys. Alley-loaded access will allow for garages to be placed in back of the homes and improve the aesthetics of the street by reducing the number of garages oriented to the street. This also allows for several different styles of homes providing additional diversity throughout the development. The residential lots meet and/or exceed the minimum requirements for the R-6 zoning and street frontage requirements.

There are 18 commercial lots proposed to be located along Highway 69, Deer Flat Road and E Meadowview Road. The lots range in size from 22,784 square feet or .52-acres to 757,334 square feet or 17.385-acres. The primary access will be from Deer Flat Road into N Chappelle Avenue. N Chappelle Avenue connects to Deer Flat Road at approximately 1250 feet west of center line Kuna/Meridian Road. A second access to the commercial areas will be from N Abstein Avenue, which connects to E Meadowview Road and stubs into the northern commercial area. A driveway with a common access easement across Lots 23 and 24, Block 12 will provide access via right-in/ right-out only to the commercial area fronting Deer Flat Road. Another driveway with a common access easement at E Profile Street from Kuna/ Meridian Road with a right-in/ right-out only, will provide access to the development from the east.

The applicant is requesting that the commercial lots adjacent to Kuna/ Meridian Road and south of E Profile Street are of a conceptual nature that could be used instead for multi-family housing. The proposed alternative multi-housing plan, which is shown in the landscape drawings (L1.7) are allowed in a C-1 commercial zone through a special use permit. The applicants are required to submit a special use permit and go through Design Review for any multi-family housing development. Applicant has not submitted a special use permit at this time as multi-family is an alternative to the commercial use. The proposed drawing shows the parking would be located on the lot with the dwellings.

The footprints shown on the plat within the commercial lots are also of a conceptual nature and may fluctuate with the type of use. As the phases are developed, the applicant will be required to meet all the city's standards associated with the development, such as parking, lighting, signage regulations and design review.

This project is subject to the Highway 69 Overlay requirements as found at KCC 5-4. The overlay requires a 30-foot landscape buffer when the property has a commercial use and a 50-foot buffer when the property has a residential use associated to it.

The common/ open space area will consist of approximately 7.27-acres and is subject to Design Review. The applicant is proposing to provide a picnic area, tot lot, volleyball and basketball court, barbeque area and pedestrian pathways in the proposed Park/ Common Lot area shown as lot 1 block 9. The site will also include pathways that will provide connectivity between the residential area, the common/ open space areas and the commercial development.

Chairman Stewart: are there going to be acceleration and deceleration lanes? There does not appear to be any on the plans

Applicant Bob Unger: 2060 S Eagle Rd Meridian ID; I have two handouts that I would like to give you. This shows two master plans depending on the market. There are the acceleration and deceleration lanes not sure if they are that set of plans. I concur with the staff report but on page 2 fourth paragraph it should read full access between lot 23-24 block 12 on Deer Flat Road. The Development Agreement is fine except it should be R-6 instead of R-4 on page 2 under 4.1.9.

Commissioner Kerfoot; Why are we putting access on Highway 69 and Profile Road, I thought that the Highway 69 overlay was to keep access limited?

Applicant; In order for us to have a big box store we need to have another access and that access needed to be off of Highway 69. We have had discussions with staff and a right in-right out would work and that is what we proposed.

Chairman Stewart: Where that street (Profile Road) comes in what will you do to control or slow down traffic?

Planner II Stacey Yarrington: It is written in the development agreement that they will keep funds in a escrow account to provide for slowing mechanisms should they be needed in the future.

Chairman Stewart: What about phasing, how are you going to do that?

Applicant; On the landscaping plan it shows the phasing plans, basically phase one will be ½ of the residential, phase 2 will be the sw corner of the residential, phase 3 will be development along highway 69 and phase 4 will be the big box retail. The park will be in phase 1.

Chairman Stewart: when will the sidewalk and buffer be built along highway 69?

Applicant; Right now it is planned for phase 2 and more than likely the landscaping along Deer Flat at that time also.

Vice-Chairman Touchstone: the entrance on Highway 69, with the pork chop design, it would be best if a acceleration and deceleration lane be provided.

Applicant: met with ACHD and they suggested a exaggerated "y" but it needs to be justified with ITD as they do not want it.

Planner Director Hasson: on the access on Highway 69, a quarter mile access would actually act as a relief valve, taking traffic pressure of a already increasing backed up Deer Flat Road. The city of Kuna does have some latitude in recommending a quarter mile access point

Vice Chairman Touchstone: When we discuss the highway 69 overlay there is the problem that if you do it once it will set a precedent so we need to be careful in what we do. If we do go with the access I would like to see a landscaped median put in to deter drivers from turning left and be a attractive entrance to Kuna.

Chairman Stewart: Agrees with Vice Chairman Touchstone about the access on highway 69. Another concern would e if they do the landscaped medians who is going to construct, maintain and pay for the improvements? This needs to be determined before we move to the next step.

**Open Public hearing at 8:14**

**Neutral: None**

**Support: None**

**Oppose:** Margo Whale 3333 W Ambrosia Lane. Has led a community effort to form a vision for Kuna's future, expressed concerns about the impact of the big box on local small business's , the lack of protection of open spaces and a lack of connectivity that includes bike and pedestrian paths as well a lack of playing fields for soccer, baseball, etc.. Wants to have a independent consultant picked by the city but paid for by the developer to study the true impact it would have on city services and for taxes for existing residents and small businesses.

John Bruce: 1352 Albacore : Wants to see better transition from the large acreage lots instead of having of having a bunch of ¼ acre houses up against 5 acre lots. Also worried about traffic and does not want high density close to where he lives.

Applicant: There are large lots to the south in this project and it includes a 20' landscaped buffer with a fence. We have lots of connectivity in this project and we more than meet the open space requirement with the green space that we have provided.

**Close Public Hearing at 8:30**

**Discussion:** Vice Chairman Touchstone I think that if they are going to have a access there it needs to be turned in to a blvd. This issue really needs to be addressed before we can make a decision on it. We need more details on the access and how it is going to be dealt with from ITD and ACHD. All commissioners agreed this needs to be addressed before they can proceed.

Chairman Stewart motions to table until December 11, 2007 until more information can be brought forward.

Vice Chairman Touchstone seconds

All approve

<b>REPORTS</b>
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**PLANNING & ZONING DIRECTOR:** Just to bring you up on the RFQ. We have 7 people reviewing the submittals and will have the them scored and hopefully narrowed down to about 3 or 4 and then we will begin the interview process. I would like to see it started on around

January of 08. There are several different components that we are requesting and one of them is the capital improvement plan which will set the precedent for impact fees for things like fire, police substations and recreational facilities. We have several local and several out of state firms that are being ranked and we want one that will do a good job for us.

Planner II Stacey Yarrington: We would like to start interviews soon for the Design Review committee and would like a couple of people from the P & Z Commission be on the interview committee. Any takers? Justin said he would be one of the interviewers. We have a couple of other people but would like to get this started as soon as possible. Would like to start the interview process December 3, 2007 around 7pm.

**CITY ATTORNEY RANDY GROVE:** No Reports

## MINUTES

**October 9, 2007 Kuna Planning & Zoning Commission Meeting Minutes:**

Placed on consent agenda

## FINDINGS OF FACTS/CONCLUSIONS OF LAW

Facts and Findings for October 9, 2007

07-14-DA / 07-06-DR / 07-02-SUP / IDAHO BAPTIST COLLEGE **Placed on consent agenda**

Chairman Stewart moves to approve items on consent agenda: minutes from 10/9/07 and facts and findings and conclusion of law for Idaho Baptist College.

Commissioner Kerfoot seconds, all approve.

Vice-Chairman Touchstone abstains.

## CHAIRMAN DISCUSSION

none

## ADJOURNMENT

Vice-Chairman Touchstone motions to adjourn

Commissioner Kerfoot Seconded the motion and it passed unanimously.

Chairman Stewart adjourned the meeting at 9:15 p.m.

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Brian Stewart, P & Z Chairman

ATTEST:

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Tracy Rushlow  
Planner Technician