

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Tyson Garten, Commissioner  
Ginny Greger, Commissioner  
Jim Main, Commissioner



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday May 10, 2022**

**6:00 PM REGULAR MEETING**

*For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.*

**1. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:30)*

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – In Person  
Vice Chairman Dana Hennis – In Person  
Commissioner Tyson Garten – In Person  
Commissioner Ginny Greger – In Person  
Commissioner Jim Main – In Person

**CITY STAFF PRESENT:**

Andrea Nielsen, City Attorney – In Person  
Doug Hanson, Planning & Zoning Director – In Person  
Jessica Reid, Planner I – In Person

**2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS**

*(Timestamp 00:00:45)*

1. Regular Planning and Zoning Commission Meeting Minutes Dated April 26, 2022
2. Findings of Fact & Conclusions of Law  
*None*

*(Timestamp 00:00:52)*

**Motion To:** Approve Consent Agenda.  
**Motion By:** Vice Chairman Hennis  
**Motion Seconded:** Commissioner Garten  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 0  
**Motion Passed:** 5-0-0

**3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS**

*(Timestamp 00:01:05)*

- A. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino’s Rocky Ridge Subdivision – Troy Behunin, Planner III

*(Timestamp 00:01:48)*

**Motion To:** Table Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision to a date certain of May 24, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 5-0-0

*(Timestamp 00:02:28)*

**B.** Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare – Jessica Reid, Planner I

*(Timestamp 00:02:40)*

Planner I Jessica Reid requested the item be tabled to a date certain of May 24, 2022, due to a site posting error; courtesy notices to property owners within 300 feet would be provided.

*(Timestamp 00:03:10)*

**Motion To:** Table Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare to a date certain of May 24, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 5-0-0

#### **4. BUSINESS ITEMS:**

*(Timestamp 00:03:36)*

**A.** Case No. 22-15-DR (Design Review) 679 S Best Business Avenue Metal Shell Modification – Jessica Reid, Planner I

*(Timestamp 00:03:52)*

Planner I Jessica Reid provided an overview of the Design Review Modification request.

*(Timestamp 00:05:30)*

Commissioner Main asked Ms. Reid if the height of the building would increase with the increased size of the building. Ms. Reid answered it would not to her knowledge.

*(Timestamp 00:05:56)*

As the Applicant was not able to be present, the Commission proceeded into deliberation.

*(Timestamp 00:07:37)*

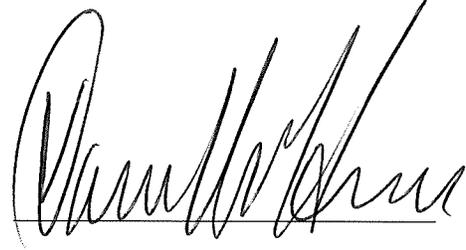
**Motion To:** Approve Case No. 22-15-DR (Design Review) 679 S Best Business Avenue Metal Shell Modification, with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 0  
**Motion Passed:** 5-0-0

**5. ADJOURNMENT:**

(Timestamp 00:08:12)  
**Motion To:** Adjourn.  
**Motion By:** Commissioner Garten  
**Motion Seconded:** Vice Chairman Hennis  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 0  
**Motion Passed:** 5-0-0



Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



Doug Hanson, Planning and Zoning Director  
Kuna Planning and Zoning Department