

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 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES

Tuesday October 25, 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 00:00:10)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Doug Hansong, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Chris Engels, City Clerk
Jessica Reid, Associate Planner

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

(Timestamp 00:00:36)

- I. Regular Planning and Zoning Commission Meeting Minutes Dated October 11, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-09-SUP (Special Use Permit) Hawk Substation
 - B. Case No. 22-11-SUP (Special Use Permit) Cole Substation
 - C. Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) for Beltzarock Subdivision
 - D. Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment), 22-02-ZC (Rezone), 22-02-S (Preliminary Plat) & 22-28-DR (Design Review) for Kuna Apartments
 - E. Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace

(Timestamp 00:00:38)

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

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

(Timestamp 00:00:52)

- A. Case No. 22-13- SUP (Special Use Permit) for Idaho Power Bowmont to Hubbard Transmission Line Upgrade – Doug Hanson, Director

(Timestamp 00:01:02)

Planning and Zoning Director Doug Hanson presented an overview of the project then stood for questions.

(Timestamp 00:02:22)

Jeff Maffuccio of Idaho Power discussed the need for the upgrade due to deficits becoming evident withing the power grid; Idaho Power’s desire to use existing power poles; why some of the existing power poles could not be used for the additional line in a certain areas; briefly discussed the need for additional power due to growth within the valley; the requirement for a Public Utility to serve all customers; that the project had been planned for approximately 12 years; and that a large majority of the required easements ha already been under Idaho Powers ownership for some time. *(Mr. Maffuccio referenced a PowerPoint presentation during his testimony; see Pages 217 – 228 of the meeting packet).*

(Timestamp 00:13:20)

Chairman Young asked how wide the easements were; Mr. Maffuccio answered they were between 25-ft to 50-ft. Mr. Maffuccio further explained that the power poles were approximately 4-ft wide, and the insulators (arms extending from the poles) extended out 10 – 15-ft.

(Timestamp 00:13:00)

Commissioner Main commented that the poles north of Kuna Road appeared overwhelming then asked if Idaho Power had discussed with ACHD (Ada County Highway District) the requirements for future roadway widening, and if ACHD had an estimated date for construction on the widening. Mr. Maffuccio answered ACHD had requested 80-ft of right-of-way for future widening at their last conversation; he commented that improvements to Cloverdale Road was not currently part of ACHD’s 5-Year Capital Improvement Plan but that Idaho Power would continue working with ACHD in regards to the future improvements. Commissioner Main then asked how difficult it was to move the power poles; Mr. Maffuccio stated it was the cost to do so which was the larger issue, then further commented the project was still a few years out which provided the ability to work out detailed specifics with ACHD.

(Timestamp 00:16:36)

Chairman Young opened the Public Hearing.

Support:

None

Neutral:

None

Against:

None

(Timestamp 00:16:46)

Chairman Young provided an additional opportunity for any individuals present to sign-in to testify if they wished to do so; one (1) person came forward.

Support:

None

Neutral:

Brad Peters, 12467 S Cloverdale Road, Kuna, ID 83634 - Testify

Against:

None

(Timestamp 00:17:52)

Brad Peters commented that Idaho Power had been very cooperative and had actually sent out an Idaho Power representative and Engineer when he contacted them. Mr. Peter's then commented that he did not understand why the new line could not utilize the existing power poles which resulted in new poles needing to be installed on the opposite side of Cloverdale where there currently weren't any; he asked why additional height was not going to be added to the existing poles. Mr. Peters was concerned with the new poles being an eyesore, and why an additional wood power pole needed to be added to his property. He also commented on his concerns with future Cloverdale Road widening as he was under the impression the right-of-way would be over 100-ft. Mr. Peters understood the need for additional power, he was just concerned with what he viewed as lack of future planning, additional items being on his property and the potential for him to lose additional property with future improvements.

(Timestamp 00:21:01)

Mr. Maffuccio rebutted that triple service was not permitted on the existing poles. He also commented that additional wood poles on his property may be due to span length of a line or other factors. Mr. Maffuccio agreed the required right-of-way may be larger than he had believed but Idaho Power was willing to work that out with ACHD.

(Timestamp 00:23:00)

Jimmy Buker, Idaho Power Engineer, explained why triple circuit on the existing poles did not work and referenced three (3) specific reasons: height restrictions from the FAA; the increased width of the power poles to support the additional circuit and the inability for manufacturers to create poles that met those requirements; and the force wind applies to the wires. Mr. Buker then stood for questions.

(Timestamp 00:28:08)

Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:28:32)

Chairman Young believed that if Idaho Power continued to work with ACHD and because a majority of the poles were already existing, the upgrade was needed due to power requirements; he understood concerns of the residents who had submitted testimony, but did not see an ability for the project not to move forward due to current and future power needs.

(Timestamp 00:29:07)

Commissioner Garten agreed it was an eyesore but it was a necessary eyesore.

(Timestamp 00:29:21)

Commissioner believed that if Idaho Power worked with ACHD to mitigate roadway issues and/or future roadway expansion, he found no issues with the project.

(Timestamp 00:29:27)

Commissioner Greger stated it was unfortunate a portion had to be on both sides of the road but otherwise, she had no concerns.

(Timestamp 00:30:08)

Motion To: Approve Case No. 22-13- SUP (Special Use Permit) for Idaho Power Bowmont to Hubbard Transmission Line Upgrade, with the Conditions as outlined in staffs report.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent:

Motion Passed: 4-1-0

5. BUSINESS ITEMS:

(Timestamp 00:31:02)

- A. Case No. 22-35-DR (Design Review) for the Kuna Police Station – Doug Hanson, Director

(Timestamp 00:31:13)

Planning and Zoning Director Doug Hanson presented an overview of the proposed new Kuna Police Station, then stood for questions.

(Timestamp 00:32:50)

Chairman Young asked if the existing trash enclosure was sufficient to service a new police station and City Hall. Mr. Hanson answered that roll-bins (dumpsters) would be used during construction then deferred to the City Clerk to elaborate.

(Timestamp 00:33:14)

City Clerk Chris Engels confirmed roll-bins were to be used during construction, then once complete, the city would re-evaluate if an additional or larger dumpster was required for daily use. Ms. Engels pointed out that they did not want to utilize the average tip-carts and dumpster usage would be dependent on what the police station could and could not throw away (i.e., document shredding services). The Chairman then asked if an additional ADA parking stall would be added as one (1) was being removed according to the project renderings. Mr. Hanson stated that two (2) ADA stalls were being added at the proposed police station, therefore exceeding the ADA parking requirements outlined in Kuna City Code. Ms. Engels clarified if the Chairman was asking if a courtesy ADA stall would be added to the south (near the greenbelt); Chairman Young answered no and felt the two (2) additional ADA stalls were sufficient for the station.

(Timestamp 00:36:00)

Commissioner Main stated concerns with the longevity of the proposed metal shop building and would prefer to see a stone wainscot that matched the station and City Hall to counteract; he also

felt the stone wainscot should extend around the north of the station. Commissioner Main was also concerned with the engineering of one (1) of the entry overhangs as it appeared it would not be structurally sound.

(Timestamp 00:37:35)

Ms. Engels explained the stone wainscot did not continue on the north as the intent was to highlight the public entrances to the station and act as a visual deterrent for the public attempting to access a secured entrance. She also explained that Kuna Police signage was intended for the north side of the station, as well as attempting to be as budget conscious as possible in spending tax dollars; if continuing the stone was not necessary, it was preferred it was not added in order to reduce costs. In regards to the shop, Ms. Engels did not feel that stone was not necessary for the shop as it was simply used for storage; again, she referenced diligence in budgeting which is why a metal building was chosen instead of a stucco one. Ms. Engels expressed willingness to review the entry overhangs with the designing architect to ensure they were structurally sound. Commissioner Main understood Ms. Engels reasoning but again pointed out that a wainscot of some sort seemed appropriate as the shop faced the parking lot shared between the station and City Hall.

(Timestamp 00:44:06)

Mr. Hansons asked Commissioner Main if a stone wainscot was an absolute or if the Commission would support a painted wainscot. Commissioner Main suggested a stone veneer or sheet metal running in the opposite direction of the main structure and painted a color similar to the stone on City Hall and the proposed station. Ms. Engels asked for a moment to ask clarifying questions to staff.

(Timestamp 00:46:05)

Mr. Hanson asked the Commission if they would be willing to let staff research the potential additional costs as the new station was taxpayer funded. Commissioner Main stated he did not believe a wainscot on the east face of the shop would add a substantial cost increase that would negatively affect the budget. Ms. Engels and staff performed calculations and how many square feet would be required for the wainscot, then Mr. Hanson confirmed that it appeared it was a doable change to add a metal wainscot to the shop.

(Timestamp 00:50:41)

Chairman Young then stated that he felt the proposed plantings along the north, when grown out, would hide any additional wainscotting and would provide a visual breakup of the façade; he agreed that budgets for public buildings were important to follow. Commissioner Main agreed the landscaping would be adequate on the north as well.

(Timestamp 00:52:14)

Commissioner Garten had no concerns and appreciated the desire to create cohesive design between the proposed station and City Hall; he agreed with Commissioner Main on adding a wainscot to the shop. Commissioner Garten asked if the new police station was what spurred an Impact Fee increase. Ms. Engels answered that thought Impact Fees were being used, it was not the cause.

(Timestamp 00:54:36)

Ms. Engels provided an estimated timeline for the project, explaining that staff was hoping to have the design finalized by the end of the week so they could move forward to the bidding

process where requests for bid would be published two (2) times. Ms. Engels expected the formal fund request to go before City Council in December, then the project could move forward to submitting for building permits. She also commented that the project was designed in a way that, if additional space was required in the future, it could be added, as well as having an emergency command room that could be used by other agencies such as the Kuna Rural Fire District.

(Timestamp 00:58:18)

Commissioner Garten asked if Kuna Police anticipated having to hire new staff to fill the building. Ms. Engels commented that additional staff was not required at this time, but should additional staff be required to provide an acceptable level of service of 1 officer:1,000 residents, there was room to do so. Commissioner Garten explained that there were concerns within neighboring law enforcement that officers had to sit in their vehicles to complete paperwork and having this larger station provided a safer environment for the officers to perform their paperwork duties and get back out to the public. Ms. Engels confirmed that was a concern for Kuna Police Chief Fratusco as well and that was considered in the proposed station design.

(Timestamp 01:01:30)

Commissioner Greger asked if the greenbelt pathway on the west (*connecting the W 4th Street and N School Ave intersection to the greenbelt*) would be closed; Ms. Engels stated it would in fact remain.

(Timestamp 01:02:07)

Motion To: Approve Case No. 22-35-DR (Design Review) for the Kuna Police Station, with the Conditions as outlined in staffs report and the additional Condition a horizontal corrugated metal wainscot, painted to match the stonework of the station and City Hall, be added to the east face of the shop.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

6. ADJOURNMENT:

(Timestamp 01:02:50)

As there were no other items on the Agenda, Chairman Young asked staff if there were any other administrative items to discuss.

(Timestamp 01:02:57)

Associate Planner and Meeting Clerk Jessica Reid confirmed Commissioner scheduled absences for the upcoming weeks and reminded the Commission the next meeting would be held on Wednesday November 9, 2022, due to the upcoming election.

(Timestamp 01:03:31)

Motion To: Adjourn.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0


Vice Chairman, Dana Hennis
Kuna Planning & Zoning Commission

ATTEST:



Doug Hanson, Director
Kuna Planning & Zoning

