

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Vacant, Commissioner

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

**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**

**Tuesday, February 27, 2024, at 6:00 PM**



*For questions, please call Planning and Zoning at (208) 922-5274.  
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

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

**Chairman Dana Hennis** We'll go ahead and open the regularly scheduled Planning and Zoning Commission Meeting for Tuesday, February 27<sup>th</sup>, 2024, and we'll start with roll call.

**Planning and Zoning Director Doug Hanson** Chairman Dana Hennis.

**Chairman Dana Hennis** Here. Present.

**Planning and Zoning Director Doug Hanson** Vice Chairman Bryan Clark...Commissioner Ginny Greger.

**Commissioner Ginny Greger** Present.

**Planning and Zoning Director Doug Hanson** Commissioner Jim Main.

**Commissioner Jim Main** Present.

**COMMISSIONERS PRESENT**

Chairman Dana Hennis - Present  
Vice Chairman Bryan Clark - Absent  
Commissioner Ginny Greger - Present  
Commissioner Jim Main -Present

**CITY STAFF PRESENT**

Doug Hanson, Director of Planning and Zoning  
Troy Behunin, Senior Planner  
Kelsey Briggs, City Attorney

**2. CONSENT AGENDA:**

*All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.*

**A.** Regular Commission Meeting Minutes Dated February 13, 2024

**B.** Findings of Fact & Conclusions of Law

1. Case Nos. 23-05-ZC, 23-06-S & 23-13-DR for Falcon Crest East Subdivision
2. Case No. 23-07-SUP & 23-07-DR for Maverik
3. 23-10-DR for Linrock 4-plex Apartments
4. 23-15-DR for Kuna Apartments

*Potential Motion:*

- *Motion to Approve Consent agenda.*

- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*  
(Timestamp 00:01:32)

**Chairman Dana Hennis** Thank you, so first up is our consent agenda.

**Commissioner Ginny Greger** I move to approve the consent agenda.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

(Timestamp 00:01:35)

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger

**Voting Nay:** None

**Absent:** Commissioner Bryan Clark

**3-0-1**

### **3. PUBLIC HEARINGS:**

### **5. BUSINESS ITEMS:**

#### **A. Case No. 23-16-DR (Design Review) for First Choice Self Storage – Doug Hanson, P&Z Director**

Applicant requests Design Review approval to construct an indoor climate controlled, and exterior self-storage facility on Lot 1, Block 1 of the Monarch Landing Subdivision, associated parking lot and landscaping. The project is located on the SWC of N Linder Road & W Hubbard Road intersection (APN: R8555340180); Section 14, Township 2 North, Range 1 West.

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny Case No. 23-16-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:43)

**Chairman Dana Hennis** So, no public hearings tonight, listed on the agenda so we'll move to Business Items, and that's Case # 23-16-DR Design Review for First Choice Self Storage, Doug.

**Planning and Zoning Director Doug Hanson** Good evening, Commissioners, for the record Doug Hanson, Kuna Planning and Zoning, 751 W 4<sup>th</sup> St, Kuna. The applicant this evening requests design review approval to construct an indoor climate controlled and exterior self-storage facility on lot 1 block 1 of the Monarch Landing subdivision associated parking lot and landscaping. The site comprised of 7 storage buildings, 1 conditioned storage building, and 1 office building the exterior building materials proposed are supposed to offer dark bronze prefinished metal fascia, clear adonized metal wall finish, 3-foot prefinished insulated metal panels with dark bronze finish, prefinished metal horizontal siding, prefinished metal trim and

flashing prefinished vertical metal finished siding, and clear anodized aluminum with insulated glass for the office store front. Per KCC 5-9-3 one standard stall is required for every 400 square foot of floor area for the office. Upon staff review the site plan, 1 ADA and 6 standard stall for the 860 square foot area is in compliance with City Code. Required landscaping along Linder and Hubbard roads were approved with the monarch landing preliminary plat application and will be installed as a requirement of the recordation of the final plat. Internal landscaping is proposed through a mixture of trees, shrubs, and grasses. The site will utilize 8-foot wrought iron security fence. Upon review, Staff finds the application to be in general compliance with Kuna City Code Title 5, The Comprehensive Plan future land use map, and Idaho Code. Staff recommends that if the Commission approves Case # 23-16-DR, the applicant be subject to the conditions of approval as listed in staff's report. With that, I will stand by for any questions.

**Chairman Dana Hennis** Thank you, any questions from the Commission?

**Commissioner Jim Main** No questions.

**Commissioner Ginny Greger** No questions.

**Chairman Dana Hennis** Thank you, and does the applicant wish to add anything or present? If you would just state your name and address for the record and just press the base 'til it turns green.

**Greg Toolson** Good evening, Greg Toolson, JDT Architecture, 1135 12<sup>th</sup> Ave Rd in Nampa, representing the owner. I've read the staff report and basically this is a new storage facility that's on approximately 5 acres in the new Monarch subdivision. It does not have any direct right-of-way frontages and we've created a fortress with the building set back 15 feet from the property line with landscape buffers to set... to soften the facility. We've provided landscape, like I said, all the way around, except on the east side it's open to future possible storage and that's where we have our wrought iron fencing. The project is comprised of a small office building in the neighborhood of 900 square feet with attached conditioned storage. I believe that's in the neighborhood of 10,000 square feet and the remaining facility is unconditioned storage units for the public, obviously. We've created a building that is of quality materials with some aesthetic pleasing design and relief with different heights in the roof and the walls and the parapets, and so we feel that it's going to be a nice amenity to the city and with that I'll stand for any questions.

**Chairman Dana Hennis** Thank you, any questions for the applicant?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** Well, thank you very much.

**Greg Toolson** Thank you.

**Chairman Dana Hennis** With that, it will take it to our discussion.

**Commissioner Jim Main** So did I understand, the landscaping's been previously approved?

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning. Yes, all required landscaping as a part of the preliminary plat was approved, recommended approval by the Commission in June of 2020 and approved by the City Council

in...let me get that specific date for you, nope, approved by the Planning and Zoning Commission in June of 2020.

**Commissioner Jim Main** Thank you.

**Planning and Zoning Director Doug Hanson** Yep.

**Commissioner Jim Main** Well, I think it's a really nice-looking building, actually.

**Chairman Dana Hennis** Yeah, I agree with you. I do...like he said, it's got good relief, good color combinations, just not one large blank face, so I appreciate that.

**Commissioner Jim Main** Yeah, I really can't find anything to critique on this.

**Chairman Dana Hennis** No, I think it's a nice-looking project; with that I would stand for a motion, unless somebodies got anything else?

**Commissioner Ginny Greger** Nope, I move to approve Case #23-16-DR with conditions as outlined in the staff report.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 00:07:25)*

**Motion To:** Approve Case #23-16-DR with Conditions

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger

**Voting Nay:** None

**Absent:** Commissioner Bryan Clark

**3-0-1**

## **6. UPDATES & REPORTS: Non-Action Items**

*(Timestamp 00:07:45)*

**Chairman Dana Hennis** With that I don't see any other Business items, is there any other reports from Staff?

*[No Staff Reports]*

## **7. ADJOURNMENT:**

*(Timestamp 00:07:50)*

**Commissioner Ginny Greger** I move we adjourn.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** All in favor?

All Commissioners Aye.

(Timestamp 00:07:50)

**Motion To:** Adjourn

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger

**Voting Nay:** None

**Absent:** Commissioner Bryan Clark

3-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*