

**OFFICIALS**

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

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



**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, September 10, 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.*

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

**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 August 13, 2024**

*Potential Motion:*

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

**3. PUBLIC HEARINGS:**

**A. Case No. 24-02-AN (Annexation) Powderhorn Subdivision - Troy Behunin, Senior Planner**

Applicant requests Annexation of 41.50 acres into Kuna City Limits applying the R-6 zone. This site is located in Section 11, Township 2 North, Range 1 West (APN: R1805140640).

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-02-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**B. Case No. 23-02-ZC & 23-03-S, 23-09-DR; Rivia Subdivision– Troy Behunin, Senior Planner**

Applicant requests Rezone approval for approx. 63.50 ac. from Ag. to the C-1 (Neighborhood Commercial) and R-6 (Medium Density Residential) zones; and requests Preliminary Plat approval to subdivide the site into 3 Commercial Lots, 231 single-family lots and 41 common lots. The site is in Section 1, Township 2 North, Range 1 West (Parcel number: R6961010010). ***Staff requests this item be tabled to a date uncertain to receive critical agency comments. This item will be fully readvertised for a future date.***

*Potential Motions:*

- *Motion to table Case Nos. 23-02-ZC & 23-03-S and 23-09-DR to a date uncertain.*

**4. BUSINESS ITEMS:**

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, 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, August 13, 2024, at 6:00 PM**

*For questions, please call Planning and Zoning at (208) 922-5274.*  
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**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:01)*

**Chairman Dana Hennis** We'll go ahead and start with roll call.

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

**Chairman Dana Hennis** Present.

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

**Vice Chairman Bryan Clark** Present.

**Planning and Zoning Director Doug Hanson** Commissioner Ginny Greger.

**Commissioner Ginny Greger** Present.

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

**Commissioner Jim Main** Present.

**Planning and Zoning Director Doug Hanson** Commissioner Bobby Rosadillo.

**Commissioner Bobby Rosadillo** Present.

**COMMISSIONERS PRESENT**

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

**CITY STAFF PRESENT**

Troy Behunin, Senior Planner  
Doug Hanson, Planning and Zoning Director  
Maren Ericson, 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.  
(Timestamp 00:00:18)

A. Regular Commission Meeting Minutes Dated July 23, 2024

B. Decision and Reasoned Statement(s)

1. Case No. 24-05-DR Dutch Bros
2. Case No. 24-06-DR Grocery Outlet
3. Case No. 24-03-AN Star Acre Properties, LLC

*Potential Motion:*

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

**Chairman Dana Hennis** Thank you. First up is the consent agenda.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we approve the consent agenda.

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

(Timestamp 00:00:22)

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**5-0-0**

## 3. PUBLIC HEARINGS:

(Timestamp 00:00:33)

A. Case No. 24-02-AN (Annexation) Powderhorn Subdivision - Troy Behunin, Senior Planner

Applicant requests Annexation of 41.50 acres into Kuna City Limits applying the R-6 zone. This site is located in Section 11, Township 2 North, Range 1 West (APN; R1805140640).

**Chairman Dana Hennis** Next up on the agenda is under the public hearings and it is regarding case #24-02-AN, that's the annexation for the Powderhorn subdivision, Troy.

**Senior Planner Troy Behunin** Good evening, Commissioners. For the record, Troy Behunin, Senior Land Planner, Kuna Planning and Zoning Staff. So the application before you this evening requests annexation of approximately 41.50 acres into the city limits and they are seeking the R-6 zone, which is medium density residential. Staff has reviewed the proposed annexation for qualification and for compliance with Kuna City Code, the Comprehensive Plan, Future Land Use Map, Idaho State Statutes, and the Kuna City Code. And should the Commission recommend approval of the application, staff recommends that the applicant be subject to the proposed recommended conditions of approval, listed in the staff's report. Since this application is for annexation only, staff would like to recommend that the Commission first make a motion and then make a decision to withdraw the following items from the record of exhibits: The design review application, the landscape plan for the pre-plat, the pre-plat open space exhibit, the preliminary plat phasing exhibit, the preliminary engineering report, the preliminary plat application, the preliminary plat legal description, the preliminary plat itself, street light specifications exhibit, subdivision name reservation. And the applicants presentation was included with the applicant. And staff will wait for a motion.

**Commissioner Jim Main** Mr. Chairman, I move that we would throw out the items that are just listed by Troy Behunin

**Chairman Dana Hennis** Thank you.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any, nay? No. Thank you.

*(Timestamp 00:02:23)*

**Motion To:** Withdraw The Following Record of Exhibits from Consideration: The Design Review Application; The Landscape Plan For The Pre-Plat; The Pre-Plat Open Space Exhibit; The Preliminary Plat Phasing Exhibit; The Preliminary Engineering Report; The Preliminary Plat Application; The Preliminary Plat Legal Description; The Preliminary Plat, Itself; Street Light Specifications Exhibit; Subdivision Name Reservation

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**5-0-0**

**Senior Planner Troy Behunin** Staff also did not receive a memo from the Public Works Department, which makes this an incomplete record. Staff recommends that the Commission continue this meeting until the September 10<sup>th</sup> Commission meeting and that would give staff enough time to work with Public Works and Engineering in order to receive the memo so that we can get that to you and to the public for review. Staff recommends that the Commission hear the presentation from the applicant and take public

testimony from those persons tonight who are in attendance, who may not be able to make the September 10th meeting. And it's up for the Commission to decide on that. I am here if you have any additional questions and the applicant is also present.

**Chairman Dana Hennis** Thank you, Troy. Any thoughts on that? I think it's a good idea to at least hear the application and public testimony and then we just leave it open for the following...

**Commissioner Jim Main** I think so.

**Chairman Dana Hennis** Because there will be new information to be brought to the next...

**Vice Chairman Bryan Clark** And just to confirm that this will be a continuation of the public hearing on September 10<sup>th</sup>?

**Chairman Dana Hennis** Yes.

**Vice Chairman Bryan Clark** Okay.

**Chairman Dana Hennis** Do we need to make a... Okay.

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning staff. Not until the end of the public testimony.

**Chairman Dana Hennis** Okay, perfect. So if the applicant would like to come up and give the presentation. You just need to hit the light at the base of the microphone to turn it green.

**Kelly Black, Bailey Engineering** Hello, Kelly Black with Bailey Engineering, 119...1119 E State St. Eagle, ID 83616, representing trilogy development for Powderhorn subdivision. As Troy mentioned, we are requesting annexation and zoning for Powderhorn. Powderhorn is a 41.48-acre site located on the southeast corner of School Ave. and Mason Creek Rd. The Comprehensive Plan and the Future Land Use Map have the site designated as medium density residential. The area surrounding the site to the north, the east, and the South are also designated medium density residential with low density designated on the county parcels to the West. We are requesting an R-6 zoning district with a medium density zone, which is a medium density zone. The subdivision to the north is zoned R-6, it's Silver trail. The subdivision to the South and zoned R-4, that's Denali Heights. And then the sites to the East and the West are county zoned rural residential. Again, we are only seeking annexation and zoning at this time. We intend on bringing a preliminary plat application to the City at a future date. One other thing I wanted to mention is I did want to talk about the schools and the mitigation that has been provided by this developer. I think you have a letter from the Kuna School District. The developer has contributed two 10-acre sites for use as future schools. In addition, the developer has donated funds to help with school programs. And that is all I have, thank you for your time and consideration of annexation and zoning of Powderhorn. And with that, I will stand for questions.

**Chairman Dana Hennis** Thank you. Any questions from?

**Commissioner Jim Main** Not at this time.

**Chairman Dana Hennis** No? Thank you. Okay, so at this time, I'd like to open the public testimony for this case. I'll start with Robbie Reno.

**Robbie Reno, Kuna School District** Robbie Reno Kuna School District, 711 E Porter St. Kuna, ID. I am with introducing Tim Jensen. He'll be taking over for...As because our levy failed in the spring. I now have a new role in the district. I'll be the principal of both Kuna High and Small Falls High that will not

allow me to continue doing this work, but Tim will take over for me and yeah, we just comment this validating our letter that this developer, he is a good developer, he he's donated to school sites and he's donated money for our school program. So we are in support of this annexation. I stand for any questions.

**Chairman Dana Hennis** Any questions?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** Thank you for your help, Robbie, over the years. Good to have you aboard. Next one I have on here is marked at 'not testify' is Susie. Is that correct, still?

**Susie Price (Presumably)** That is correct.

**Chairman Dana Hennis** Okay, thank you. I have also to testify, is Steve Hurd. Come on up. Just to reiterate, everybody's got 3 minutes to voice their opinion and then the applicant will have some time to kind of rebut some of those questions and maybe answer some of your questions, so please state your name and address for the record as you come on.

**Steve Hurd** My name is Steve Hurd. I'm at 2299 W Sagwon Dr. in Kuna, ID 83634. I'm a resident of the Denali Heights subdivision on the West side that would back up the proposed partial road from Hubbard N to becoming School. First of all, my major concern is property values along that side with a fence 160 Homes is a lot of cars going back and forth, up and down, that road. It's already congested in the morning coming out of Silver Trail onto Ten Mile. This would just add to that congestion and be a major inconvenience. I mean, people are going to take the shortest road possible to Hubbard if they're going to Kuna, that's a lot of cars going down to 1 1/2 lanes of traffic and a sidewalk right up against my fence. So I don't believe that's the look that we wanted in Kuna moving forward with the road plan. I believe there was an easement issue and stuff like that. Also, I would like to see right now this is as of, I believe as of yesterday, the school situation that would impact Silver Trail elementary. They're currently at 106% of enrollment this year. Kuna Middle School is at 91%. Kuna High School and is 103% of enrollment this year. That's with without the additional homes being added, which would be built, you know, once they start construction, it's going to move pretty fast. I believe they're proposing 3 phases. It would happen pretty fast, a lot faster than you can build a school on a 10-acre parcel. So I mean those are my major concerns. Access in and out of the subdivision and the school situation. So, thank you.

**Chairman Dana Hennis** Thank you. Any questions for him?

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** Thank you, and that's all I have on the list presently for the Powderhorn subdivision. Is there anybody that's come into the room that wants to go ahead and testify in this application? *Please come sign in for me, if you would. So in favor of or opposition or neutral.* Anybody else? Okay. *Next application.* And Tammy, if you go ahead and take the podium, you've got your time.

**Tammy Hough** Hi, my name is Tammy Hough, 8397 S Old Farm Place. Meridian, Idaho 83642. So I just want to speak in generality as far as these large developments that continue to come through the works. Part of it is similar to the gentleman that spoke earlier with our schools. The last information that I got last year, the projection for the elementary school for this coming school year. We are at 108 - 113% percent capacity, middle school's at 100%, and our high schools were at 107 - 111%. So it's fabulous, it's great that this developers willing to contribute to help with getting our schools, but unfortunately The community doesn't have the funds or is willing to help get those schools built, so there's no place for these, you know, kids to go in the future that are going to be in these homes that are getting built. My

husband and I continue to drive our kids out of district strictly to get to smaller classrooms, so I don't see that being fixed anytime soon. So constantly approving these large developments is... I don't see it a benefit for our kids or our community. And then in general with the roads, again, where are all these cars going to go? If anybody leaves Kuna currently at 4:30 to head to practice or to go to something. People coming home from work, it is backed up from Lake Hazel all the way to amity and a little bit farther on. It's just a solid wall of cars for people coming home. I don't have to deal with morning traffic, but I used to a while ago and at that point it was also horrendous trying to get out of Kuna. So again, that is just going to continue to get worse. I have concerns about water. Where is all this water coming from to help these, you know, these homes? All this land getting flipped over, our aquifers are not getting replenished. We're in the we're in the desert. Again, that's a huge concern is you know what happens when we start running out of water So, I think we need to look at the fact that we've already approved, I think over 6 - 7 thousand homes to be built already, so I think we really need to look far in the future and the problems that may arise that we have short term are actually don't even have any fixes for. So, that's it. Thank you.

**Chairman Dana Hennis** Thank you.

**Commissioner Bobby Rosadillo** Thank you.

**Chairman Dana Hennis** With that, that's the last name on the list for this Powder Horn subdivision. But as we spoke that we're waiting for a revised report, final last report, from public works so.

**Vice Chairman Bryan Clark** Mr. Chairman, move that we table this conversation...

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning, the proper motion would be to move, "to continue the public hearing to a date certain of September 10<sup>th</sup>."

**Vice Chairman Bryan Clark** Mr. Chairman, I move to continue on a date certain of September 10th for case #24-02-AN Powderhorn Subdivision.

**Commissioner Bobby Rosadillo** I'll second that.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you. So for those of you just to clarify, I know you, Tim, you came in late, there's some city information that they want to bring... review and bring to the table for the next time. So there will be continuation of the public hearing at that point for the new information as well. So look for that. Thank you.

*(Timestamp 00:14:56)*

**Motion To:** Continue Case #24-02-AN to a date certain of September 10<sup>th</sup>

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**5-0-0**

**B. Case No. 23-02-ZC & 23-03-S; Rivia Subdivision– Troy Behunin, Senior Planner**

Applicant requests Rezone approval for approx. 63.50 ac. from A (Agriculture) to the C-1 (Neighborhood Commercial) and R-6 (Medium Density Residential) zones; and requests Preliminary Plat approval to subdivide the site into 3 Commercial Lots, 231 single-family lots and 41 common lots. The site is in Section 2, Township 1 North, Range 1 West (Parcel number; R6961010010).

*(Timestamp 00:15:29)*

**Chairman Dana Hennis** So, next up on the agenda is going to be case #23-02-ZC and 23-03-S for the Rivia Subdivision, Troy.

**Senior Planner Troy Behunin** Good evening, members of the Commission, for again, for the record, Troy Behunin, Senior planner. Kuna Planning and Zoning staff. The applications before you this evening request approval to rezone approximately 63.5 acres from the agriculture zone to 2 different zones. First would be the C-1 neighborhood commercial zone and the R-6 medium density residential zone. The applicant is also requesting preliminary plat approval in order to divide the same lands into three lots of commercial along Highway 69. 231 single family lots, 7 private driveways, and 34 common lots. The applicant is also seeking design review approval for the common lots and their landscaping. Staff has reviewed the proposed rezone and the preliminary plat and the design review for compliance with Kuna City Code, Idaho State Statutes, The Kuna Comprehensive Plan, the Future Land Use Map. And should the Commission recommend approval to Council of the applications and approve the design review application, staff would recommend to Commission, the applicant be subject to the proposed recommended conditions that are outlined inside staff report. Again, staff did not receive a memo from the Public Works Department, which makes this also an incomplete record. Staff would recommend to the Commission that this item be continued also to the September 10th Commission meeting in order to give Public Works sufficient time to prepare and submit their memo, so that it can be distributed to you folks, and also the reviewable by the public. Staff recommends that the Commission hear the presentation by the applicant take public testimony, especially from persons tonight if they cannot make it to that meeting, and I am here for any questions that you might have, and I know that the applicant is also here.

**Commissioner Bobby Rosadillo** So, you're proposing continuation to date certain of September 10<sup>th</sup> as well?

**Senior Planner Troy Behunin** Correct.

**Commissioner Bobby Rosadillo** Okay.

**Chairman Dana Hennis** Now, can I make a point of clarification or ask a point of clarification?

**Senior Planner Troy Behunin** Yes.

**Chairman Dana Hennis** So, if an attendee is here and testifies. They cannot testify the next time, except for only on the new information that come out from public works, correct?

**Senior Planner Troy Behunin** Correct.

**Chairman Dana Hennis** So I just want to clarify that to everybody. So make sure that your points that are heard tonight are all of it. Next time it would only be on the new information.

**Chairman Dana Hennis** Okay, if the applicant would like to come up.

**Elizabeth Koeckeritz, Givens Pursley** [*Background Conversation regarding presentation set-up*] Good evening. My name is Elizabeth Koeckeritz. I'm with Givens Pursley, 601 Bannock drive. I'm here on behalf of the applicant Challenger Development. With me tonight is David Crawford, our engineer on the project. I want to start by saying thanks to Troy and the rest of the staff. As always, He's been a pleasure to work with. We get to present in lots of jurisdictions and I don't always say that and I certainly don't always mean it. And here I we are here tonight to present the Rivia subdivision, which is a mixed-use community with 231 residential lots, 3 large commercial pads fronting Meridian Blvd. on Highway 69. We're requesting a rezone and a preliminary plat approval.

Just to orient you to the site, we are towards... this project is towards the north of the Kuna City limits. It's actually right up there along the edge directly South of Aristocrat Dr. and to the West of Meridian Rd. Directly to the north is the Pear Blossom Subdivision, sort of to the northwest, across Meridian Blvd. Is... has recently been rezoned to the South is in R-8 and on R-6 subdivision was recently approved and to the West is the Spring Hill subdivision, which is also an R-6 development that's been approved. The Future Land Use Map does show this as mixed-use, which makes sense because so much of... with it fronting Meridian Blvd. where you're not going to want to put homes and with the rest of it behind heading to the West where residential really makes a lot of sense here. This is a really quality development. It is going to provide an opportunity for individuals in this subdivision and surrounding subdivisions the ability to get to businesses on Meridian Blvd. without having to go out on to Meridian Rd. to just be right there, and that's part of the reason we're also requesting neighborhood commercial to have slightly more locally sized businesses versus huge box stores that just doesn't really fit on this site.

The zoning currently is agriculture, as you can see here. To the North, this is a neighborhood in transition to the North I mentioned is the Pear Grove... Pear Blossom subdivision. The east is there's a C-2 lot across the highway to the South is R-6 and R-8. It's not reflected on the zoning maps yet, and to the West it is R-6, so an R-6 and this C-1 development here is absolutely compatible with the neighborhood. You can see here sort of more of the layout. There is the C-1 area which is 13.6 acres which has three large pads that could be individually sold off as well as the remainder of the site which I'll show you in a minute, does include a large park area and enhanced buffers to the surrounding neighborhood. Staff's done a great job of going through and explaining how this is harmonious with the comprehensive plan, so I'm not going to go through all of this. There's also just a lot of small print on here, but it really does provide a nice subdivision in an area of Kuna that is rapidly transitioning. It allows businesses to come in here. It allows people to work here, with easy access to the highway and to downtown Kuna.

All right. So the preliminary plat this is 63. ...About 63.5 acres, they are proposing to 232 residential lots, 3 commercial lots. One of the things that I think is really nice about the subdivision is there are quite a few connections both to and through the subdivision for both car traffic and for pedestrians and vehicles. As you come into the subdivision on the northern boundary off of Aristocrat Dr. the first thing you can do is turn left down Siri Drive. This is the proposed backage road that ultimately will be extending behind businesses all the way down through Meridian Rd. As it gets developed and it provides a nice way for residents to access these current and future businesses as time goes on without needing to get onto the highway. Then there is the main entrance, as you continue down Aristocrat Drive there is the main entrance into the subdivision. After the meeting with the Pear Blossom residents, they specifically

requested that this intersection not line up with Angel Drive, which is their primary entrance into their subdivision, which is a little bit further to the West, that really helps alleviate some traffic concerns. The cars will be getting off the road right there at Aristocrat, versus coming into their subdivisions, maybe getting more confused, spending time up in there, which is a larger lot subdivision. So you turn into the subdivision and then you can see that the streets wind around throughout. There is one change to this, one of the connections to the South, the one that's in the middle heading South, has now been moved over farther to the West so that it will connect down straight through to the Astor Grove subdivision, which was approved within the last couple of months. And so there will be enhanced connectivity to the current and future subdivisions in this area as well as then you head out towards the West onto Kay Drive which is the new collector road that is proposed to be there. Additionally in meeting with the Pear Blossom neighbors, one of the concerns was bringing in a development with this much density adjacent to it, and so there is now a... even after the road stops in the Pear Blossom turns up to the north. There is now a pathway along that entire northern boundary. That's in a 20-foot easement and so that is with the additional setbacks of the homes. And so there has been some real effort made to really separate and keep this development South of the rest of the Pear Blossom. In addition, this does follow, I believe it's the ransom canal and all of the... most of the trees along there based on landscape buffers and its location along Aristocrat Dr. are going to survive. There... We're only anticipating needing to lose a few of the trees there. There's also, as you can see through here, pathways leading into this large park area in the center.

And finally, there are well, we're proposing phasing in four phases. And then finally, there are public service to this lot. It's already located within the City of Boise. The developer is in agreement with all of the ACHD conditions of approval including to the extent that ITD will allow it working with, ITD on various improvements to the intersection of Aristocrat and the highway, they have their timeline and their plans and some certain developments that they want to go in, but they're certainly willing to help with those. Sewer: there currently is this developer is also one of the owners of the Spring Hill development directly to the West. So there is sewer availability directly to the West through the Spring Hill lift station, or, depending on the timing of this coming online, hopefully the new Mason Creek trunk line could also be up and running by then, and there would also be direct sewer into that. Water is also available. As far as schools, this developer has also donated several school sites with the prior applicant to the school district as well as there's another application that you're going to hear in a few weeks where there's this particular lot is not is not big enough this site for a school site. But really, just one development to the South, they will be proposing a school site there. In addition, they've started looking at charter school options because those have easier options for being able to bond. So really taking a proactive look at how to make sure that the children that are coming to Kuna that want to live here, that want to go to school here are able to be taken care of.

And with that, we are going to be requesting a recommendation of approval for the rezone from AG to R-6 and C-1 and for the preliminary plat. I'll stand for any questions now but can also answer questions in September.

**Chairman Dana Hennis** You have any questions?

**Vice Chairman Bryan Clark** Not currently.

**Chairman Dana Hennis** I've just got a couple kind of in general for prep for the next meeting. So you're you said you're okay with everything with ACHD's conditions of approval, but they're recommending that Aristocrat become three lanes each way from...

**Elizabeth Koeckeritz, Givens Pursley** One lane each way with the through turn lane.

**Chairman Dana Hennis** Okay...

**Elizabeth Koeckeritz, Givens Pursley** A three lane road.

**Chairman Dana Hennis** I must have misread that because. I was wondering how you're going to keep the trees, so. Now they also are saying to put a signal out on Meridian Rd. at Aristocrat and it's all on you, not just ITD.

**Elizabeth Koeckeritz, Givens Pursley** It's a recommendation with ITD's approval. ITD's been looking at those... The last time I looked at this, they've been looking at this sort of like, big what are they called? There are these big, long turn-around, jog-arounds. But that's, I mean that is completely outside of the developer's control what they choose to do there.

**Chairman Dana Hennis** Agreed, yes. Now lastly, just the topography of the site. It looks like these commercial lots that you're proposing have quite a drop off from the roadway down. Are you planning to fill up to this or how's the topography lend into this? Because it's kind of confusing for me how this lays out.

**Elizabeth Koeckeritz, Givens Pursley** Commissioner Hennis, that is a really good question. We have our engineer here who could speak to more of the topography issues. With that, it's generally...

**Chairman Dana Hennis** Yeah, I'd love to know a little bit on it just so that we have information; kind of what you're thinking.

**David Crawford, Centurion Engineers** Commissioner, my name is David Crawford with Centurion Engineers representing our Rivia subdivision here tonight. So there isn't a specific plan known for the development. Now, it just kind of exists. And so as plans come in for specific developments, we typically see a mix of travel ways and building sizes and stepping of the slopes to make sure we have ADA pedestrian connectivity and that stuff through the development. But it's really site specific. So I've done a number of hillside commercial hillside developments. Unfortunately, they're fun, but they definitely can be done so, but there's a combination of things that typically occur, you just don't know exactly what it's going to look like until you plan for what you're proposing.

**Chairman Dana Hennis** Agreed. I guess it just kind of confuses me because if we're going to if we want to agree upon a preliminary plat, that kind of has effects on setbacks and slopes and retaining walls, terraces, all... etcetera. So that's kind of why I was asking if.... What the general thought was?

**David Crawford, Centurion Engineers** So, the preliminary plat is presented, creates those lots for that development to be able to occur. And when you do commercial development in the future, then you get through the design review process to see what's being specifically proposed and how that integrates with the topography.

**Chairman Dana Hennis** Okay.

**Vice Chairman Bryan Clark** So on that note, I believe I missed this in your presentation, I apologize. Commercial access will be off of Meridian Rd or will be off of Siri?

**Elizabeth Koeckeritz, Givens Pursley** It will be off of Aristocrat to Siri, yes. There will be no direct access.

**Vice Chairman Bryan Clark** Okay. Yeah, but yeah, as far as that's concerned. So that's not as big a deal as it will be below Meridian Rd. So it would be Aristocrat. We're taking a lot of that grade.

**Chairman Dana Hennis** Right, I mean, there's a significant grade there and looking at that because this is a nice 2 dimensional flat, but there's a lot of drop offs there.

**Vice Chairman Bryan Clark** Oh no, I want to see a preliminary grading on this one.

**Chairman Dana Hennis** So yeah, and I think on this one it also has to do with just the amount of homes, how do you cram all that in when you've got a lot of ups and downs? So that's why I'm kind of trying to get some information to think about.

**Vice Chairman Bryan Clark** You'll have to show me we're. Yeah, I mean the image I'm looking at is a giant flat field.

**Chairman Dana Hennis** Right, that's my point exactly. It looks great 2 dimensionally so. Well, from the way of.

**Commissioner Jim Main** Well, while we have the engineer here, I have a couple questions. Could you tell me about the water and septic system for Pear Blossom?

**David Crawford, Centurion Engineers** Yeah, Commissioner. David Crawford again with Centurion Engineers. There is an existing large soil absorption system. It's an SBR system that was created with Pear Blossom Subdivision. We've designed this subdivision to work around that so that can stay in place and functioning until such time as it may need to be abandoned.

**Commissioner Jim Main** So, their septic system is on this property.

**David Crawford, Centurion Engineers** Correct.

**Commissioner Jim Main** Okay, and how about their water system?

**David Crawford, Centurion Engineers** The... individual wells.

**Commissioner Jim Main** Okay, thank you.

**Chairman Dana Hennis** Thank you. Any other questions? Thank you. Okay, so at this time I'll go ahead and open the public testimony at 6:39. And I will start with Robbie Reno.

**Robbie Reno, Kuna School District** Robbie Reno, Kuna School District, 711 E Porter St. Kuna, Idaho. One thing we appreciate about this project is the commercial. As you know, commercial in Kuna is only 10% of the land use and so 90% of that burden is on our homeowners to help pass bonds and to pay for those levies. Again, this developer has donated acres to save our taxpayers dollars over \$2,000,000 in land donations. That takes the money off of when we ask for a bond and yes, we are crowded, we are full, but we have plans. We have a 10-year plan that if we can pass the bonds even with the growth that happens, we can accommodate this. We just have to pass the bonds and so we can't and these take time to come. This might come later. We can absorb and they will. They would have proposed in the next development to propose another school site for that to be able to accommodate not just this area but the existing area with all the developments happen at Hubbard Rd. So I stand for any questions.

**Chairman Dana Hennis** Thank you.

**Commissioner Bobby Rosadillo** So I do have a question, you know, and it's I think it's great that these developers are contributing. You know, whether it's land or financially, you know because it's at their discretion. But let's say that a bond or levy is not passed in the future. You know, and something like this

gets approved. How does that get affected with it? Because obviously, you know, it's a significant amount of money that it would take to build a new school and the land is great unless there's no school there. So.

**Robbie Reno, Kuna School District** It's the crux we're in right now. The State of Idaho requires, you know, 66 and 2/3's. We're the only we're one of two states in the Union that require a supermajority on a bond, and we require no impact fees for schools. And so that's where our legislature needs to help our community and changing those rules and those laws right now? Yes, it's a it's a conundrum that we're in because we have some developers that do. And they come in, they do this and but we have a developer who really supports our mission and helps us out and saves our taxpayers millions of dollars. And so it's the conundrum that we're in. It's the system that we're in. And so it's a, it's a weird spot to be in

**Commissioner Bobby Rosadillo** So when you have a developer that comes in, if this gets approved or, you know, another one gets approved type of, you know, that they're, you know, just speaking in, you know, broad terms here does that affect what the bond will be? You know, looked at it like how much money is being considered for the bond?

**Robbie Reno, Kuna School District** Yeah, cause like for example on our last bond proposal, it was, you know, no impact tax impact for tax increase for taxpayers. We're going to build a site on Patagonia, that developer donated and, you know, that 10-acre site which value that 1.2 million. That's 1.2 million we don't have to go to bond for and so that gets passed on directly to those taxpayers. Or yes, we still have the bond to build the building, but that we don't have to go out and buy that land. Our board has set that because in the past, before this, we've had to buy the lots of the of the schools. Where Swamp Falls is we had to buy that where kuna High is, we had to buy that where Crimson Point, Reed, Silver Trail. We had to buy those that that lot with bond money. Miss Gregor was part of a lot of those and those costs, those were expensive and those were passed on to the taxpayers where now developers are kind of, you know, they always Developers help. They should pay for their own well, this one has. He's donated a lot of money to help save our taxpayers. Thank you

**Chairman Dana Hennis** Thank you for that clarification. Next up, I have Renee McGowan.

**Renee McGowan** Good evening. My name is Renee McGowan, and I live at 7148 S Pear Blossom way. My husband and I moved here a little over 10 years ago. When we were looking for a home, we were very intentional about the kind of property we wanted to purchase in the neighborhood we wanted to be a part of. We specifically chose a home that was located in a quiet, spacious subdivision. We did not want to live in a busy, noisy, crowded environment. We would be naive to believe that the area around us would not grow, and indeed we have seen tremendous growth in the 10 years since we have been here. People generally embrace healthy growth and welcome progress when it does not overwhelm and completely change the character of their community. It came as no surprise that the property South of us was purchased by a local developer and plans were made to build a new subdivision there. What is surprising, and even shocking, is that the developer has employed such an aggressive approach to the project design with no regard for the impact on the established residence of our Pear blossom community, which is zoned R-1. The plan, as it is being submitted to you for approval, is absolutely inappropriate and completely unacceptable without considerable modifications. It is absolutely not compatible to the area as indicated by the previous speaker. It utterly ignores the tremendous adverse effect it will impose on every homeowner in our small neighborhood and most particularly to those whose homes border the proposed development. These objections are not news to this developer. I, along with many other Pear Blossom homeowners, attended the neighborhood meeting last year with representatives of the developers. We adamantly expressed our significant concerns about the density of the proposed subdivision, particularly along the Western and southernmost boundary, which borders Pear Blossom. While there were a few

minor changes to the overall original design, our major concerns were totally disregarded and blatantly not addressed in the plans that are being submitted for you for approval. I urge this body to reject the current plans and to require the developer to go back to the drawing board to design a subdivision that takes its neighboring community, an existing community I might add, not one that's been approved and not yet built. That does not take its neighboring community into consideration and provides... does not provide for transition between our subdivisions that respects our tranquil environment and protects our property values. Thank you very much.

**Chairman Dana Hennis** Thank you. Next up, I have Julie Hall.

**Julie Hall [Presumably]** Can I reserve my time for the next meeting?

**Chairman Dana Hennis** Yes, I believe that shouldn't be a problem. I'll just mark you as... Okay, Dave English

**Dave English** *Howdy*, gentlemen. My name is Dave English. I live at 720 W Aristocrat drive. I'll try to keep this short. My main concern what I want to bring up right now is the completely unacceptable transition of density, or rather the lack of transition of density. This is an R-1 neighborhood. We have our one house on one acre. What is proposed right next to our house are 11 homes, two-story homes. Looking into our backyard. There's not a community in this valley that I am aware of that hasn't had other places built next to them that have a transition of density. From R1 to R2, R3, maybe R4 and so on, as it progresses into the neighboring area. We've had discussions with these folks before. They've heard our request; they have completely ignored them. We also have a sewage system that's working fine, has been working fine for 20 years. The idea of us having to hook up to another sewage system is going to be extremely costly. There's other issues with that. I'm going to just... I just want to limit my point here to The sectional... the transition of density. You're going to introduce multiple family homes here with multiple children that are... I don't know how Kuna is going to take care of this. They can't pass a bond as it is. I can see an awful lot of issues with that. There's a lot of issues here, but the sectional density and the traffic that's going to bring into our road there. And I don't know what they're going to do with widening it, because you can only widen it so much. And I hear these proposals of three lanes. I don't think that will work. My point is I simply vehemently oppose the plan as they have it with all those multiple homes right next to our property. As just one example. I mean. It's right there 11 homes looking into our backyard of our one home, I don't need to say much more than that. If you want my opinion here in writing, you can. You're welcome to it. It's just what I emailed folks. I don't know if that's good enough or, you know, my word is good enough for you?

**Chairman Dana Hennis** We've got that in our application. So yes, we got that.

**Dave English** Okay. Yeah. I don't know if this is in the application or not, but.

**Chairman Dana Hennis** We emailed it in, correct?

**Dave English** I just emailed it to my neighbors when we were talking about talking points and I don't see it on the talking points.

**Chairman Dana Hennis** It's not in there. Okay, so you can submit that too.

**Dave English** Yeah, It's just an E-mail. That's all. Thank you. Thanks.

**Chairman Dana Hennis** Thank you. Next is Kyle Armstrong.

**Kyle Armstrong** Yeah, my name is Kyle Armstrong. I live at 7234 S Angel way. First, I just wanted to make a statement on the sewer system. Just real quick, not everything on it, but. I don't know if you guys have been given all the information on the sewer system because they say that you know, they'll build around it. Their phase one shows it basically right on top of it and then the pipe that goes in the drain line that goes all the way to the drain field which is on the lower portion so it actually extends nearly all the way from the top to nearly the entire bottom and then houses on top of the drain field. So I don't know how you start anything with that being there. We've paid for that for the last 20 years and in in the plans on the original approved plans it has an easement that we have on that area. So, I'm not sure how they haven't addressed that in any way and I don't know if they've shared that information with you guys, so. Right now, documentation says it's ours until it's abandoned, right? And we're still paying for it every year, taking care of it. Other thing I want to address was on the bottom of Aristocrat drive on the South side of it, that has an that currently has an easement that it supplies Pear Blossom subdivision with the widening of the road, their documentation and plans are not clear what happens at that has irrigation and other electrical lines and sewer and parts of it that isn't clearly outlined on what happens to that. We've been maintaining that whole grass area for the last 20 years as well and having to maintain. The other part of this is it's unclear what ACHD is recommending as far as standards for this road goes and what they're trying to redevelop and widen the street. But it's right now our understanding it's only doing 1/2 of the road and not the other half of the road. So how do they only do 1/2 of the road if they're going to need to widen it because you're going to run into those utility lines that run along the bottom of it? Okay, and then the other one is in the proposed plan where they had they showed phase one that starts up, the only exit is coming out. So the egress coming out is going to be coming on to Meridian Rd. which we know that is going to be horrible unless there was a light there. But until K St. is brought all the way through, there's only going to be 1 exit in and out of all those homes and that in the mornings is a nightmare. Okay, so that's not going to work. That's not going to work and it's going to be ridiculous for anybody trying to get out on Meridian Rd. You just can't do it so. Yeah, that's all I have, thank you.

**Chairman Dana Hennis** Thank you. Next up, I have surgery. Sorry, I'm terrible names.

**Sergey Kashubin** Good evening, Council. And so my name is Sergei Kashubin. I live on 7159 S Berry Blossom way. We've been there for about 3 years. We built a house there with the same intent to have the spacious locked and enjoy the quietness of the neighborhood that this area provides. I'm not against development. Development is what keeps City thriving and moving forward. I'm just concerned about some of the things that are brought up with this particular development that are not addressing existing subdivision and concerns, as you heard already, I don't want to beat myself here, but we do request that this plat be redesigned in that in mind and our concerns that we did verbalize at least twice to the developers engineer about transitioning, they were completely ignored, so we asked that you asked them to consider those transitional points. Septic is a big one, everybody likes when toilets work and through systems functioning, we are at risk losing that if this is approved as is. So I feel like we should really looking into it and get all the details how it was designed, how it was approved 20 years ago and how that's going to work with current development. We also have this. Monument you probably passed the road. You see that per blossom subdivision? That's paid for it being built there. It's significant. You know, like entry points, we wonder what's going to happen to it. Will the developer move it over past that entry point and set it up for us to kind of keep our heritage same? Since that is a well-developed subdivision, we should probably keep some of that in place. No need to say about the schools. Having a bunch of dirt is awesome, but if there's no money to build any on it, it's not going to help any anybody. And I know there's convincing donations coming in for the land, but that's really until the actual money is passed through the bonds to build the schools to facilitate the needs of kiddos. That's just up in the air, so

I want you to really consider that as a possibility that it may take years and years before that actually happens, even though the land is donated. And one thing. Anyways, thank you guys appreciate you.

**Chairman Dana Hennis** Thank you. Next up is Gilena... Oh, 'not testify.' Thank you. Okay, next up is Aaron Fuhriman.

**Aaron Fuhriman** Hello, we had a designated person that was going to come and speak and she couldn't make it. So we're all kind of ad hoc in it here I was. I was really only going to come and say here a few times and go home back. Let me give some notes that she had given us specifically. Oh, sorry. My name is Aaron Furman, 7262 S Angel way. So I'm the 1st house in the subdivision when you come in to pair Blossom Subdivision, I think the concern I wanted to bring up mostly is just the sewer system. And Kyle brought it up earlier. It was mentioned that they'll be able to build this without any interruption or impact to the sewer system. And I'm.

I'm really concerned about that, that there's just no way the sewer system smack dab in the middle of phase one we have, I think 9 big, huge sewage vaults right there that are pumping from one to another to another. I think it lot its phase one like lot 19 is our sewer system. So there's no way they're doing phase one with our sewer system and then we've got a huge multi-acre drain filled right smack dab in the middle of all those houses and obviously there's no way you can build houses on top of a drain build so I just don't see how it's possible and like it was mentioned, we do have an easement into with that sewer system. So I'm curious about that couple of other notes. We did have a March 2023 neighborhood meeting the Minutes as we went back and looked at those minutes, they didn't reflect any of the conversations that we had with the developer about the sewer system. So somehow those missed... were missed and so maybe that those notes weren't, you know, maybe that information wasn't passed on to you because they weren't in the notes of the subdivision of the neighborhood meeting. We didn't see any staff reports from ACHD and Aristocrat Dr. is ACHD Road or Central District Health Department regarding the Pear Blossom septic system. So we'd kind of like to see what their thoughts are. So that that was kind of the main thing for me is what's going to happen with that. And then we didn't any plan for assuming the sewer, our septic or our sewer system is going away, what's the plan to get us sewer? We haven't seen anything that would address that. If we have to connect up to this, we all have sewage vaults in the backyard that are all pumping to our sewer system. And so it's going to have to pump into, I'm assuming the subdivisions system or the main line that they were talking about. But somehow, we're going to have to hook that up, and I don't see any plans on how is that expense if they're taking away our drain field and our sewer system. What are the plans to ensure that we're not out of pocket to hook ourselves up to sewer and that happens and I what others said, we're not against development. We want to work with the developer. We have no problem with the subdivision going in there. We're fine with that. We just want to make sure it's done in a thoughtful way and that some of these issues get addressed. I guess this finally. I'm...The road out of aristocrat, we only have 20 homes in there right now and if you go at, you know, 7:30 in the morning at any given time, there's ten cars backed up right there. I don't know how we're going to get out of that subdivision with another couple 100 houses and 1 exit on the Meridian Rd. 55 miles an hour and we're having to turn into traffic or cross traffic and go through. So my alarm went off. I appreciate the time, thanks guys

**Chairman Dana Hennis** Thank you very much. Okay, next to testify, I have John Lane.

**John Lane** Thank you. Again, my name is John Lane. That's L.A.N.E. I live at 7213 S pear blossom way. And Meridian been there, getting close to three years. One of the reasons that we chose this subdivision in particular is because of that R-1 designation. We wanted that land so that we can have, you know, a feel or connection to our food source. We have a garden and chicken stuff back there for our family and

friends that we host all the time. That R-1 gets, let's just say it gets a lot crowded when you put R-6 right next to it. I believe our back fence, which is also going to be a development, is slated for R-4, which is a little bit better. I came from the state that won't be mentioned but, there one of the reasons that we left was because of developments like the one that's being proposed, we saw that riddling through various communities. All these homes were being built, but the infrastructure wasn't. And when infrastructure is not built, that means the schools are hurting, right? We're overcrowded with schools. We're starting to see that here. It's not a good thing. The roads aren't safe anymore. We've talked about that ingress egress off of Meridian. Yes, we could all turn right out of that subdivision, but that's not the law right now. So everybody turns left. So if we've got 20 + 200, so 220 people with two cars each with 400 cars that want to go left onto Meridian with no light. And then coming back in, you know, at the end of the workday or what have you? If you've ever made that turn, I implore everybody, try to make that turn onto Aristocrat at rush hour. When you got people going 65 on your tail and there's no turn lane, you go 3 miles up the road. Those subdivisions have a turn lane so you can get into them. There's nothing here. SO, when I've got the three kids in the back of the car, I'm thinking man, am I going to get spun out today, especially on one of those winter days? Again, I'm from that state that doesn't, you know, we we're still learning how to drive on Ice here but That is a major concern for us now one of the positive things that I think the developer is bringing to the table is that commercial lot. It would be nice to have some more of those stores and storefronts out there, one for jobs and two for some convenience for all of the subdivisions that are that are down here. It takes roughly 15 minutes to get to the freeway and the stores down there and then another or 5 to 10 to come this way to Kuna and get those done. So you know there's positives and negatives, not wanting to stand in the way of developers at all. But I think it could be done in a lot more meaningful and collaborative way with us. Thank you.

**Chairman Dana Hennis** Great, thank you. Okay, last on the list currently is Tammie.

**Tammie Hough** Tammie Hough 8397 S old Farm Place, Meridian 83642. So I'm just speaking in generality with concerns of all the development that is getting approved for, for Kuna. I'm not personally affected by this particular development other than the big scheme of there. It seems like the constant need to put as many houses on every available spec of dirt, so I think we need to start asking for smaller amounts of homes on these, you know big lots that are approved to help lessen the burden of everything that is going on in Kuna with our amount of kids that need schools no place for all these cars to go. It's just too much and we don't know the projection of years down the road, once all these homes that have been approved, you know what's going to happen when these bonds continue to fail because the folks don't have the money, these schools don't get built. The streets aren't, you know, being able to handle all these, all these cars that are going on the road so. I'll give you the numbers again. Excuse me for the for the schools like I did at the last one, our elementary schools were at 108 to 113% capacity for this school year middle schools are at 100% and our high schools are at 107 to 111%. So you know these kids are our future for Kuna, so if they're not getting a good education, you know our, our future for Kuna is not looking so hot so. That's all I have. Thanks. Thank you.

**Chairman Dana Hennis** That is, everybody on my list currently. Is there anybody that's present that hasn't signed up that would like to testify? Seeing none. Thank you.

**Chairman Dana Hennis** I think at this time we've talked about doing the continuation.

**Planning and Zoning Director Doug Hanson** Chairman, if I may just Doug Hanson, Kuna Planning and Zoning staff, we will make sure that the Public Works memo addresses as much as we can the sewer system infrastructure from Pear Blossom. It's a bit of an odd situation because it is on a property not

owned by the pair blossom match away and it was approved in the county. So we'll do as much fact finding as we can on that to present to the next meeting.

**Chairman Dana Hennis** Perfect. Thank you, I was wondering about that.

**Vice Chairman Bryan Clark** Yeah. Mr. Chairman, I move to continue the public hearing on a date certain September 10th for case #23-02-ZC and 23-03-S, Rivia subdivision.

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you. And again, next time we will have new information that's going to be posted on the website on those reports. So the next testimony will be taken on that as well or I mean that, so.

**Unknown Speaker** ... Quick question, do our comments need to be submitted in writing or recording?

**Chairman Dana Hennis** No, no, they will be recorded. Yeah, thank you.

*(Timestamp 01:01:37)*

**Motion To:** Continue Case #24-02-ZC and #23-03-S to a date certain of September 10<sup>th</sup>

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**5-0-0**

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

#### **5. UPDATES & REPORTS:**

*(Timestamp 01:02:26)*

**Chairman Dana Hennis** I think with that I don't have anything further on the agenda. Is there any reports from staff?

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning. Just one quick update, You'll notice on the consent agenda item to be decision and reasoned statements. Those are like those will essentially take the place of the findings of fact conclusions of law. It's what we discussed a couple of months ago as far as decisions and recent statements. So when we're making these recommendations and decisions on applications, it's just...

**Chairman Dana Hennis** Yep. Thank you.

#### **6. ADJOURNMENT:**

*(Timestamp 01:02:59)*

**Vice Chairman Bryan Clark** With that Mr. Chairman, I move that we adjourn.

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 01:02:59)*

**Motion To:** Adjourn

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**5-0-0**

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Dana Hennis, Chairman

ATTEST:

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Doug Hanson, Director

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



**CITY OF KUNA**  
 751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
 Fax: (208) 922-5989 • www.Kunacity.Id.gov

**SIGN-UP SHEET**

**August 13, 2024 – P & Z Commission, Public Hearing**

Case Name: Powderhorn Subdivision:  
 Case Type: Annexation into City Limits Request.

Case Nos.: 24-02-AN (Annexation).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/Commission.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Robbie Reno</u> Print Name <u>711 E Porter</u> Print Address <u>Kuna ID 83634</u> City                      State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input checked="" type="checkbox"/> <u>Not Testify</u> <u>STEVE HURD</u> Print Name <u>2299 W. SAGWON DR.</u> Print Address <u>KUNA ID 83634</u> City                      State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <del>DAVE DUNN</del> Print Name <del>2280 W. Soldotna Ct</del> Print Address <del>Kuna ID 83634</del> City                      State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Tammie Hough</u> Print Name <u>8397 Soldotna Pl</u> Print Address <u>Meridian ID 8342</u> City                      State, Zip
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# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

August 13, 2024 – P & Z Commission, Public Hearing

Case Name: **Rivia Subdivision:**

Case Type: Rezone, Subdivision & Design Review (Common Lots) Request.

Case Nos.: 23-02-ZC (Rezone), 23-03-S (Preliminary Plat), and 23-09-DR (Design Review)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/Commission.

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### NEUTRAL

### IN OPPOSITION

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~~Robbie Tran  
Print Name  
74 E. Porter  
Print Address  
Kuna ID 83634  
City State, Zip~~

~~Sergiy Kashubin  
Print Name  
7159 S Pear Blossom Way  
Print Address  
Meridian ID 83642  
City State, Zip~~

Benee McGowan  
Print Name  
7148 S. Pear Blossom Way  
Print Address  
Meridian ID 83642  
City State, Zip

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~~Julie Hall  
Print Name  
720 W Aristocrat Dr  
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Meridian  
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Julie Hall  
Print Name  
720 W. Aristocrat Dr  
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~~Robert Houshka  
Print Name  
7266 S Pear Blossom Way  
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DAVE ENGLISH  
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720 W Aristocrat Dr  
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Sergiy Kashubin  
Print Name  
7159 S Pear Blossom Way  
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Print Name  
Print Address  
City State, Zip

Kyle Armstrong  
Print Name  
7214 S Angel Way  
Print Address  
Meridian ID 83642  
City State, Zip

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*Sergey Kasubkin*  
*7159 S Pear Blossom Way*  
*Meridian ID 83642*

*Galina Kasubkin*  
*7159 S Pear Blossom Way*  
*Meridian ID 83642*

*Aaron Fuhrman*  
*1262 S. Angel Way*  
*Meridian ID 83642*

*Robert Houska*  
*7266 S Pear Blossom*  
*Meridian ID 83642*

*John Lane*  
*7215 S. Pear Blossom*  
*Meridian ID 83642*

*TESTIFY 9/10*

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*Jeanne Hargh*  
\_\_\_\_\_  
Print Name

*8347 Sold Farm ?!*  
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*Medford RD 83642*  
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# **POWDERHORN SUBDIVISION**

Annexation and Zoning Request

# PROPERTY

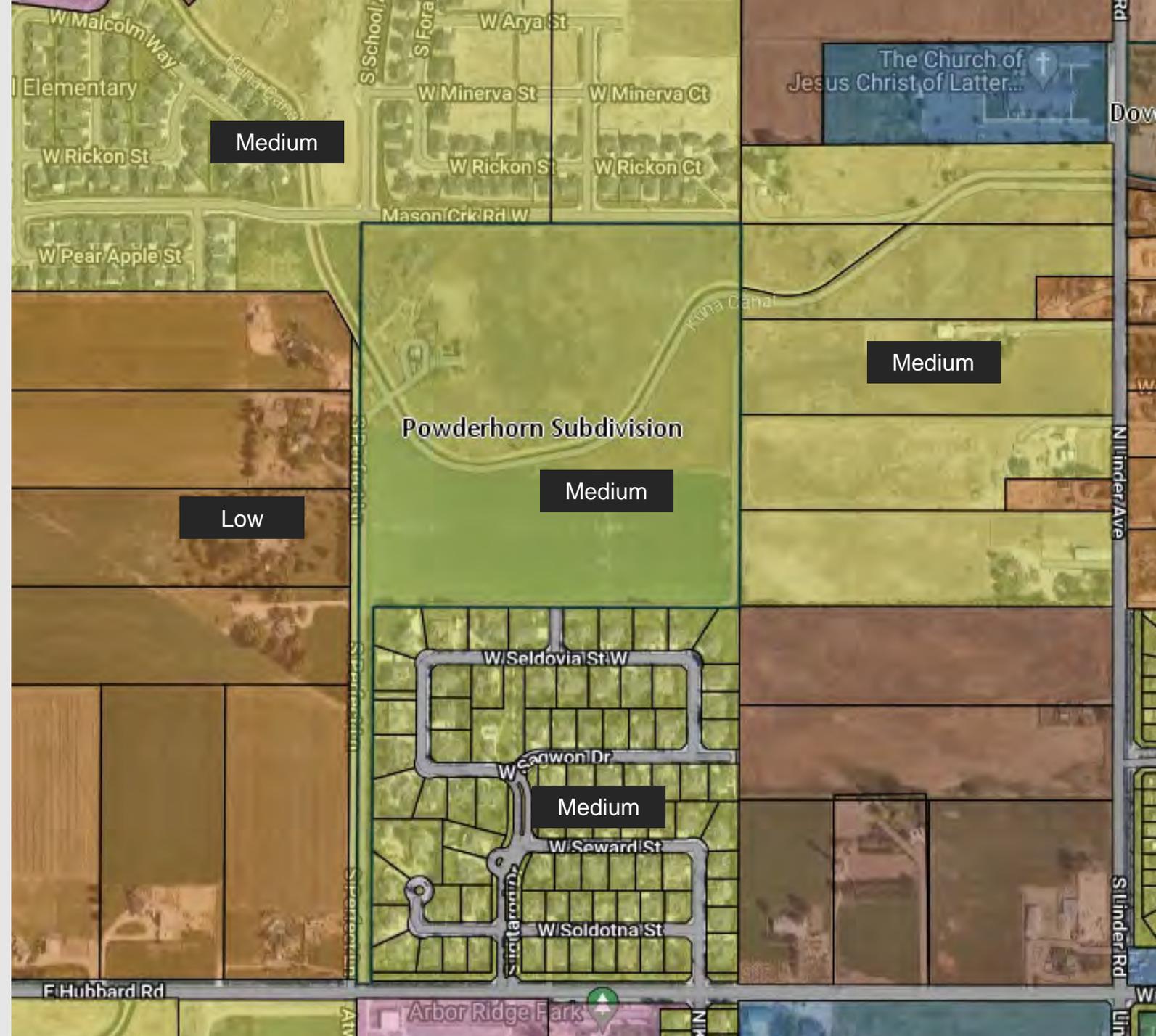
**~41 acres**

Located on the SE corner  
of School Ave and Mason  
Creek Rd



# FLUM

Site is designated  
as medium density  
residential



# ZONING

Proposing R-6 zoning district



Mason Creek Rd

Kuna Canal

School Ave

Hubbard Rd



Hubbard Rd

School Ave

Kuna Canal

Kuna Canal

Mason Creek Rd

Sansa Ave





Kuna Canal

Kuna Canal

Mason Creek Rd

School Ave



Mason Creek Rd

Kuna Canal

Kuna Canal

School Ave

Yenlo Ave



School Ave

Hubbard Rd



Yenlo Ave

# SCHOOLS

## Mitigation

This developer has provided two school sites and donated funds to help with programs for Kuna School District.



**THANK YOU**

Annexation and Zoning Request

**CASE NO. 24-02-AN**

**WIMER ANNEXATION: POWDERHORN**

**Planner: Troy Behunin**

**[TBehunin@kunaid.gov](mailto:TBehunin@kunaid.gov)**

**Phone: 208.922.5274**

**ALL APPLICATION MATERIALS: [24-02-AN: for  
WIMER ANNEXATION: POWDERHORN](#)**

**If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.**



CITY OF KUNA:  
P&Z COMMISSION  
STAFF REPORT

## P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Powderhorn Subdivision		<b>Application Number:</b>		24-02-AN		
<b>Date:</b>	9/10/2024		<b>Staff Contact:</b>		Troy Behunin		
<b>Applicant:</b>	Trilogy Development		<b>Applicant Contact:</b>		9839 W Cable Car St. Ste. 101 Boise, ID 83709		
<b>Representative:</b>	Kellie Black, Bailey Engineering, Inc.		<b>Representative Contact:</b>		<a href="mailto:kblack@baileyengineers.com">kblack@baileyengineers.com</a>		

**Purpose**  
 Applicant requests approval for Annexation of approx. 41.50 acres and to zone the property R-6 (Medium Density Residential). The applicant will return with development applications in the future. The site is located at the southeast corner of School Avenue and Mason Creek Street (APN; S1311427800).

Statement of Fact	
<b>Parcel Number(s):</b>	S1311427800
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Residential
<b>Current Zoning:</b>	Rural Residential – Ada County
<b>Proposed Zoning:</b>	R-6 – Medium Density Residential
<b>Development Area:</b>	41.50 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6 (Medium Residential); <b>East:</b> RR (Rural Residential); <b>South:</b> R-4 (Medium Residential); <b>West:</b> R-6 (Medium Residential), and RR (Rural Residential),
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Mason Creek St. (Existing); <b>East:</b> None; <b>South:</b> Hubbard Road (Existing); <b>West:</b> Perfect Lane (Existing – Private)
<b>Internal Street(s) Existing &amp; Proposed:</b>	Public Streets (Proposed)
<b>Adjacent Bike/Pedestrian Facilities:</b>	Pedestrian Pathway along the Kuna Canal
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	None

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is an Ada County Zone; RR (Rural Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

The Comprehensive Plan identifies Kuna’s land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

### Staff Analysis

The applicant submitted a request for Annexation into the City limits with a proposed zone of R-6 which complies with the FLUM. The applicant will be required to return in the future with additional separate development applications and apply the public hearing process for those applications as needed.

Applicant requests to enter into a Development Agreement with the City which will dictate and guide site development in the future.

### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall submit the appropriate applications preceding any future development.
2. Developer/Owner/Applicant shall follow the Kuna Comprehensive Plan and FLUM.
3. Developer/Owner/Applicant shall follow Idaho Code §50-222 and Kuna City Code Title 5.
4. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this 10<sup>th</sup> day of September 2024.



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## MEMO

**Date:** September 10, 2024  
**From:** Troy Behunin, Senior Planner  
**To:** P&Z Commission  
**RE:** Case Nos. Case Nos. 23-02-ZC, 23-03-S and 23-09-DR – Rivia Subdivision

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Members of the Commission,

Planning and Zoning staff requests the Rivia Subdivision Rezone, Preliminary Plat and Design Review application be tabled to a date uncertain. This Lot is within the Pear Blossom Subdivision with an existing blanket easement for their community septic system over this Lot. As such, staff needs to consult further with the applicant and agencies, including the City Public Works Department and possibly CDHD.

Staff will re-advertise a new hearing date in the newspaper and send yellow legal notice cards and have the applicant update the signs with a new date.

Thank you,

A handwritten signature in blue ink that reads 'Troy Behunin'.

Troy Behunin  
Senior Planner  
[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)  
208.922.5274

cc: Doug Hanson  
Planning and Zoning Director