

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 4th Street, Kuna, ID 83634

Planning & Zoning Commission
REGULAR MEETING

MINUTES

Tuesday, November 12, 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:

(Timestamp 00:00:09)

Chairman Dana Hennis Okay, welcome folks. We'll go ahead and start the regular Planning & Zoning Commission meeting for Tuesday, November 12th, 2024, and we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo 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

Doug Hanson, Planning and Zoning Director
Troy Behunin, Senior Planner
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 00:00:36)

- A. Regular Commission Meeting Minutes Dated October 8, 2024
- B. Regular Commission Meeting Minutes Dated October 22, 2024 - Cancelled

- C. Decision and Reasoned Statement(s)
 - 1. Case No. 24-02-AN Powderhorn
 - 2. Case No. 24-14-DR Panera
 - 3. Case No. 24-20-DR Kuna Food Bank

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, and first up on the agenda is the consent agenda.

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

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis All opposed? Thank you.

(Timestamp 00:00:41)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

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

Voting Nay: None

Absent: None

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3. **PUBLIC HEARINGS:**

(Timestamp 00:00:51)

- A. Case No. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-05-AN and 24-02-DA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:51)

Chairman Dana Hennis Next up on the agenda, under public hearings, is case #24-05-AN annexation; 24-02-DA development agreement for the Kuna Mora Business Center, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning & Zoning, 751 W 4th St. Kuna, Idaho. The applicant requests annexation with the development agreement for an M-1, light industrial, manufacturing zone. The site is located at 5895 W Kuna Mora Rd. The southwest corner of W Kuna Mora Rd. and S Curtis Rd. The future land use map designates the site as industrial and it is located within the East Kuna Industrial Overlay District. The application was initially proposed with an approximately 28,800 square feet of industrial flex space. The applicant withdrew this request. Any proposed development in the future will be required to return before the appropriate decision-making body for approvals. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, and Idaho Code. Staff recommends the Commission recommend approval of case numbers 24-05-AN and 24-02-DA to the City Council, with the applicant being subject to the conditions of approval as listed in staff's report. And with that I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions from the Commission?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. Is the applicant here tonight? Come on up...I believe you have a presentation, don't you?

Unknown Speaker Well, so my representative, he's, he's not shown up yet.

Chairman Dana Hennis Oh, okay.

Unknown Speaker He's a few minutes out so he should be... [Inaudible]

Chairman Dana Hennis Okay. Thank you. Do we want to go to the next one? Can we...

Commissioner Bryan Clark Do we need to do out a motion?

Commissioner Bobby Rosadillo Make up some questions to ask Doug?

Planning & Zoning Director Doug Hanson Yeah, we can... We could come back to... *Can we come back?* Yeah. So we can just press pause and we'll move to agenda item 3.B. But we need a motion for that.

Vice Chairman Bryan Clark Mr. Chairman, I move that we move on to item 3.B and we'll come back to 3.A.

Commissioner Bobby Rosadillo I second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:03:20)

Motion To: Table Item 3.A And Return To Item 3.A's Consideration Later In The Meeting And Proceed To Item 3.B

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

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Meeting Proceeds To Item 3.B From Here

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Meeting Continues Here From Item 3.B.

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(Timestamp 00:07:29)

Chairman Dana Hennis With that, we will jump back. We've kind of already heard from Doug with the staff presentations. So if the applicant's representative would like to come up. *If you would go ahead and state your name and address at the podium, and if the bottom of the microphone is not green, go ahead and press the light and turn it green. There you go.*

Jeff Hatch, Hatch Design Architecture Good evening, Jeff Hatch with Hatch Design Architecture. Our address is 200 W 36th Street over in Boise. And I apologize for traffic but appreciate the opportunity this evening to discuss our project. Commissioner Hennis and Planning & Zoning Commission for consideration of annexation with the development agreement. Our subject property is located on the SW intersection of Kuna Mora Rd. and Curtis Rd. and we have an existing dwelling that is currently on the facility.

[Brief Silence]

Looking at the zoning map and the surrounding area especially to, obviously, the southwest is the M-1 zone and that would be what we would be proposing to be annexed into.

[Brief Silence]

And the proposed project would be of an industrial nature. And so we feel that the land use map would fall in line with the owner's intent for the property as well and I'll stand for any questions.

Chairman Dana Hennis Thank you. Any questions from the Commission?

Commissioner Jim Main No.

Vice Chairman Bryan Clark No.

Chairman Dana Hennis Thank you.

Jeff Hatch, Hatch Design Architecture Thank you.

Chairman Dana Hennis With that, I'll go ahead and open the public testimony on this application at 6:10. And I have two currently on the list and the first being Ralph Cavallari. *And if you would come up coming up to the podium and state your name and address for the record and you've got 3 minutes like everybody.*

Ralph Cavallari I'll move fast. My name is Ralph Cavaleri. I live at 16250 S Curtis Rd. You could see our place on the on the previous slide. So we're about 1200 feet from this property. My wife and I own Pleasant Valley Agriculture, LLC, and I have two things I wanted to mention to the Commission to make you aware of. First of all, I'm standing in favor of the of the proposal, but I want you to be aware that all around that property, to the West and the South, the 75-acres I sold has a use restriction covenant on it, for the next 40 years, that limits what kinds of activities can go on the property that is around it. I'll go very fast, no explosive or flammable substance manufacturing or storage, no livestock confinement facilities, no meat packing plants, no mining, no racetracks, no septic treatment or disposal or sanitary landfill, no commercial composting, no commercial kennels. What we're trying to do is maintain the rural... The area there that we live in without a lot of noise and odors and so forth, and so that's in place. And when we sold it that was signed by the buyer and that will continue and I'll leave a copy of this with your staff. I will say that I don't have any knowledge of what they're planning to do. Rumor on the street is it's a gas station, but I don't know. But I think whatever it is, it's probably going to be would be compatible with whatever the neighbors would like around there, anyway. The other point I'd like to make is I want to encourage the permitting office to ensure that whatever is built follows the dark skies ordinance. It's a rural area and we really value the darkness that we have at night. So you've seen brightly lit up gas stations and convenience stores; that would not be acceptable. It would have to be very toned down to meet the dark skies. That's what we would like. Third and final point, Traffic, But I've talked to the staff here. And maybe we'll get some more enforcement out there. So that 35 is the fact rather than 70. Thank you for your time.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Thank you.

Chairman Dana Hennis Thank you. Next up on the list, I have Tim Jensen.

Tim Jensen, Kuna School District Thank you. Tim Jensen with Kuna School District, 711 E Porter St. here in Kuna. We've consistently supported commercial developments just obviously bringing more jobs

to the Community and helping with the tax base with our resident taxpayers. So just wanted to stand up and say that and obviously work with, you know, the residents and their wishes on it as well. So I'll stand for any questions.

Chairman Dana Hennis Thank you. Any questions?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. Is there anybody else here that didn't get a chance to sign up that would like to speak on this application? No, and seeing none, I will go ahead and close the public testimony on this one at 6:14 and that leaves us with our deliberation.

Chairman Dana Hennis I think this one's pretty straightforward, as well.

Commissioner Bobby Rosadillo Yeah, I mean it fits in with the surrounding area. I do agree though that if there's a prior agreement and, you know, the covenant, the use restriction and, you know, dark skies, I think those are things to be aware of that, you know, should be adhered to as well.

Chairman Dana Hennis I think they're kind of legally obligated, especially with Kuna Code, so...

Commissioner Jim Main Right, And at this point, we're just looking at an annexation, so those things will come later down the road.

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark Yeah, I mean especially if you know their sole neighbor is in support...or their primary neighbor.

Commissioner Ginny Greger Just, pretty basic.

Chairman Dana Hennis If there's no other questions or concerns then...

Vice Chairman Bryan Clark Just a point of clarification, we're talking M-1, so I mean, a gas station doesn't fall under M-1. We're talking about something...some light industrial, yeah.

Vice Chairman Bryan Clark So this shouldn't have anything. We shouldn't have to worry about because that that.

Chairman Dana Hennis Yeah. So I believe that's C-1 or C-2, so...

Vice Chairman Bryan Clark Right.

Commissioner Bobby Rosadillo So I'll make a motion that we recommend approval of case #24-05-AN annexation; 24-02-DA development agreement with the conditions as outlined in the staff report to City Council.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Any opposed? Thank you. Motion passes. Thank you.

(Timestamp 00:15:10)

Motion To: Recommend Approval Of Case #24-05-AN And 24-02-DA With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

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

Voting Nay: None

Absent: None

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Meeting Proceeds To Item 3.C. From Here

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B. Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-01-OA and with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:03:37)

Chairman Dana Hennis We will go ahead and revise the agenda and just move to the next case, which is case #24-01-OA ordinance amendment, for the development regulations code, Doug.

Planning & Zoning Director Doug Hanson Commissioners, for the record, Doug Hanson, Kuna Planning & Zoning, 751 W 4th St. Kuna. The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the to the Development Regulations code to include 5-4-3-D. Proposing a change to application completeness review to allow 60 days of staff review time to determine if an application is complete and in compliance. 5-5-4, Proposing changes to provide greater clarification for site notice for public hearing. And 5-8-1403; 5-8-1603; 5-9-6-02 -B-1 and 5-10-6-E, which are all minor technical corrections to be cleaned up from the last code update. This will be the first of many small incremental code updates that will be forthcoming. With that I will stand by for any questions.

Chairman Dana Hennis Thank you. Are there any questions from the Commission?

Commissioners No.

Chairman Dana Hennis We don't have an applicant other than Doug. So at that time or at this time then, I will open the public hearing for public testimony at 6:05 P.M. And I have no one listed on the sheet to testify in any position. Is there anybody here that did not get a chance to sign in that would like to testify

with their opinion on this application? Nope, and hearing none, then I will go ahead and close the public hearing at 6:06 and that brings us to our deliberation.

Vice Chairman Bryan Clark This one's straightforward. I mean a little bit of language clean up, clarification and signage, some slightly different language on the signage. Nothing...when I say slightly different just, clarification.

Chairman Dana Hennis Yeah, there's no real...

Vice Chairman Bryan Clark It's just changing it from Planning & Zoning Commission specifically to reviewing body listed, either P&Z or...so they're making a little bit generic, which is helpful.

Commissioner Bobby Rosadillo Yeah, I didn't see anything that's changing anything in the section just like you said.

Vice Chairman Bryan Clark I mean, I guess the biggest question is, do we really want to give Doug extra time? He's asking for 60 days here.

[Laughter]

Chairman Dana Hennis I think Troy needs it.

Vice Chairman Bryan Clark Okay, fair enough.

Chairman Dana Hennis Just kidding, gentlemen. You do a good job.

Vice Chairman Bryan Clark Yeah, this is good.

Chairman Dana Hennis No, I don't see anything major difference in context or concept, so... It's just kind of clerical.

Commissioner Bobby Rosadillo Yeah, I don't see anything...

Chairman Dana Hennis If there's no other concerns or questions then I would stand for a motion.

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval for case #24-01-OA with the conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis All opposed?

Chairman Dana Hennis Thank you. Thank you, Doug.

(Timestamp 00:06:47)

Motion To: Recommend Approval Of Case #24-01-OA

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

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

Voting Nay: None

Absent: None

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Commissioner Bobby Rosadillo Do we have to make a motion to come back to 'A' now, at this point?

Vice Chairman Bryan Clark That is...yeah. So yeah, Mr. Chairman, I move that we go ahead and move back to agenda item 3A, case #24-05-AN and 24-02-DA.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you, all in favor?

All Council Members Aye.

(Timestamp 00:07:14)

Motion To: Take Item 3.A, Case #24-05-AN And 24-02-DA, From The Table And Return To Its Consideration

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

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Meeting Proceeds Back To Second Portion Of Item 3.A

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C. Case No. 24-04-AN (Annexation) Wiscombe –Troy Behunin, Senior Planner

Applicant requests to annex 1.38 acres into Kuna City Limits with an R-2 (Low Density Residential) zone. The subject site is located at 4412 W Hubbard Road (APN: S1310336400); Section 10, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-04-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:15:42)

Chairman Dana Hennis Next up would be case #24-04-AN, the annexation for Wiscombe, Troy.

Senior Planner Troy Behunin Good evening, Members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna Planning... Development Services Department now. The application before you this evening is requesting just annexation of a mere 1.38 acres. The Wiscombe's are looking to annex into the City so that they can connect into the sewer and the water. They are requesting an R-2 zone on a 1.3-acre piece right across the street from Arroyo Vista, and also Ewing Meadows on the north side of Hubbard Rd. Staff has reviewed the proposed annexation for qualifications, and they do meet because they are touching the City limits. They are in... the request is in compliance with Kuna City Code and Idaho State Statutes, and the Kuna Comprehensive Plan. And should the Commission recommend approval of the application this evening, staff recommends that the applicant be subject to the conditions listed in the staff report and the applicant is here tonight. If you have any questions for them and then I will stand for any questions. Before I turn the mic over, I would just like to point out that in the staff report, there was a location error. This is located near the Arroyo Vista Way intersection, Arroyo Vista Way and Hubbard Rd. which is just before you cross the creek ...well...you can't cross the creek yet, but...

Chairman Dana Hennis Thank you. Any questions for Troy or the applicant? I assume the applicant doesn't want to speak on anything, doesn't have anything to add?

Senior Planner Troy Behunin No, no serious presentation. For the record, Troy Behunin. It's very simple, straightforward.

Chairman Dana Hennis Correct. Thank you. Anybody else?

Commissioner Jim Main No.

Chairman Dana Hennis Okay, with that, I will open up the public testimony for this application and I have no one listed on this sign up. Is there anybody here that didn't get a chance to sign up for testimony on this application? I don't... seeing none. Then I will go ahead and close the public testimony at 6:18. And brings us to our deliberation. I think like Troy said, this was pretty straightforward. We're just looking at annexation for them to use the city utilities right nearby.

Commissioner Jim Main Right, with an R-2 zone that's attractive.

Commissioner Ginny Greger Just to make you aware, Charlene and I work together at the post office, but I don't feel I need to recuse myself. This is pretty straightforward.

Chairman Dana Hennis Okay, appreciate that. Anybody else have any questions or concerns on this? If not, then I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we recommend approval for case #24-04-AN with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you, motion passes.

(Timestamp 00:19:02)

Motion To: Recommend Approval Of Case #24-04-AN With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

D. Case No. 24-04-SUP (Special Use Permit) Hair by Desiree - Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval in order to operate a Hair Salon in her Home as a Home Occupation, located at 1785 W Thistle Dr., Kuna, ID, 83634.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-04-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:19:24)

Chairman Dana Hennis Next up on our agenda tonight is case #24-04-SUP special use permit for Hair by Desiree, Troy.

Senior Planner Troy Behunin Once again, good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before this evening is requesting approval in order to operate a hair salon as an in-home business. They want to operate it in an approved accessory dwelling unit, which would be located in the backyard which is proposed to be about

330 square feet. It is considered a home occupation because it happens on a private residence, but it will be taking place inside an accessory dwelling unit which will need to get all of the necessary permits in order to do that: building, electrical, sewer and water, plumbing. Staff has reviewed oh, I'm sorry and the application is located or the request is for 1785 W Thistle Drive here in Kuna. Staff has reviewed the proposed special use permit qualifications and also for compliance with Kuna City Code and the Comprehensive Plan. And should the Commission approve this application, then staff recommends that the applicant be conditioned to the conditions of approval recommended in the staff report. The applicant is here tonight if you have any questions.

Chairman Dana Hennis Thank you. Is there any questions for Troy?

Commissioner Bobby Rosadillo Well...

Chairman Dana Hennis Or the applicant.

Commissioner Bobby Rosadillo For the applicant... What was the overall like the conversation with the neighborhood meeting? I saw that it was all positive comments was how did that go?

Desiree Davis *[Inaudible]*

Chairman Dana Hennis *Yes, if you would please, then go ahead and state your name and address for the record.*

Desiree Davis Desiree Davis, 1785 N Thistle Dr. in Kuna. There was four people that were for it and nobody showed up that was against it.

Commissioner Bobby Rosadillo Were there any concerns that the neighbors had about this? I mean since...

Desiree Davis No, one thing that we just lightly touched on was traffic, but I did address that. I work part time and I take one client at a time. So it would just be one vehicle at a time.

Commissioner Bobby Rosadillo Okay.

Chairman Dana Hennis Thank you. Any other questions?

Commissioner Jim Main One question, so there's no signage included with this. You won't be advertising on the street?

Desiree Davis No.

Commissioner Jim Main Okay.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark And full disclosure, this is within my HOA So I don't feel the need to recuse myself, but...So this is...Yeah.

Chairman Dana Hennis Okay. Then with that, I'll go ahead and open the public testimony at 6:22. And I have listed on here as Desiree. He did not mark testify or not testify, but he kind of did already so. And then I have one other, but she she's listed as not to testify. Is that still correct, Tristan?

Chairman Dana Hennis Oh, Okay. Sorry. Yeah. Yeah, no worries. That's perfect. Thank you. Is there anybody else that would like to talk on this application that has not got a chance to sign up? Okay. And seeing none then I will go ahead and close the public testimony at 6:23. That brings up our discussion.

Commissioner Bobby Rosadillo Yeah, I mean everything, it looks like it's well thought out, you know, like she said, you know, part time. So it looks like the hours are going to, You know, probably be in the middle of the day during the weekdays, so probably not much impact on traffic with only one vehicle. You know, no signage something like, you know, hair styling or, You know, it's not going to be noisy or anything. It's not like running a daycare out of your house or, you know, welding shop or anything like that. So probably minimal, if any, inconvenience to the neighbors.

Chairman Dana Hennis Are there any issues with the HOA on home occupations?

Vice Chairman Bryan Clark No, and this application has already gone through our accessory committee.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Jim Main Yeah, I've always been in favor of home uses... for being able to use your homes for businesses, the one thing that's changing is the ability to have accessory units on your property now. Which is something that I kind of questioned but as long as it complies with all the requirements of the building department in that aspect, I don't really have an issue with it.

Commissioner Bobby Rosadillo And with limited commercial space available and...

Chairman Dana Hennis Okay, with that, I would stand for a motion if there's no other comments or concerns.

Vice Chairman Bryan Clark Mr. Chairman, I to move to approve Case #24-04-SUP with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Motion passes, thank you.

(Timestamp 00:24:33)

Motion To: Approve Case #24-04-SUP

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

E. Case No. 24-01-AN (Annexation) Palomino Place –Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 13.94 acres into Kuna City limits applying the R-6 and R-12 zones. The site is located at the southeast corner of Kay Avenue and Porter Street (APN: S1324161500).

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-01-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:24:58)

Chairman Dana Hennis Okay, next case is going to be 24-01-AN, the annexation for Palomino place, Troy.

Senior Planner Troy Behunin Didn't know it was the Troy hour, sorry.

[Laughter]

Vice Chairman Bryan Clark Troy variety show here. Didn't you write the agenda?

Senior Planner Troy Behunin No.

[Laughter]

Senior Planner Troy Behunin Good evening, Commission Members. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is requesting annexation of approximately 13.94 acres into the Kuna City limits, and they would they are requesting the R-6 zone and the R-12 zone. This project is located at the intersection on the east side of Kay Ave. and Porter St. Staff has reviewed the proposed annexation for qualification and for compliance with Kuna City code and State Statutes, The Kuna comprehensive plan. And should the Commission recommend approval to the Council for this application, and staff recommends that the applicant be subject to the proposed recommended conditions that are listed in staff support. Just want to point out this is for annexation only and that if there is a proposal for development in the future, they would have to... They would be required to come back, use the public hearing noticing procedures, and come back to this body for any development in the future. The applicant is present tonight and they do have a presentation.

Chairman Dana Hennis Perfect, thank you. Any questions for Troy?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. If the applicant would like to come up.

Kelly Black, Bailey Engineering Good evening, Kelly Black, Bailey Engineering, 1119 E State St. Eagle, ID representing Trilogy Development for Palomino Place. We are requesting annexation and zoning. The subject property is a 13.94-acre site located south of Deer Flat Road and east of Kay Ave. As Troy mentioned, the Future Land Use Map has this site designated as mixed-use. Other surrounding designations include public on the West and medium density residential on the South. And we have

mixed-use on the north and mixed-use on the East. We are requesting an R-6 zone on the southern portion of the site and an R-12 zone on the north. The R-6 zone would provide a transition between the existing R-4 on the South of this site and it would transition it to the R-12 that we were proposing on the North. Here is a look at the survey for the proposed R-12 zoning district on the north. It accounts for 5.09 acres. And here we have the survey for the proposed R-6 zoning on the South. This is approximately 8.8 acres. I also wanted to show an aerial view of this site. Here again, you can see the school sites to the west, the mixed-use land on the north and the east, and then the existing subdivision on the south. And that is all I have. Thank you for your time and consideration, I will stand for questions.

Chairman Dana Hennis Any questions from the Commission?

Commissioner Jim Main Not yet.

Chairman Dana Hennis Thank you. Okay, with that, I will go ahead and open the public testimony for this application at 6:29. Tim, would you like to come back up again?

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 E Porter St. here in Kuna, and obviously right next to where this is, you know, is being proposed. We just wanted to stand up and support the application tonight. This developers been a good partner with the district and obviously, you know, nothing's being definitive right now as far as what's going there, but we just wanted to show our support and partnership that we've had with this developer, so...

Chairman Dana Hennis Thank you, any questions? No. Okay, thank you. I have one more name on here but they have marked not to testify. Is that still the same James? Anybody else that would like to speak on this application that has not had a chance to sign up? Okay, and seeing none, I will go ahead and close the public testimony on this one at 6:30 and that brings up our discussion. I think of all the areas in in our city that could really use this R-12 and R-6 well, I think this is a good site. Even though this is just annexation the... kind of having that next to the schools and providing some higher density. Some families will have a little easier time getting to school as long as we have got the school space.

Commissioner Bobby Rosadillo Yeah, I mean we need the R-12. You know, just to have a mix and everything, you know. And I do agree that it's, in theory, a good area for it. You know, I know that this is just annexation, but some of my big concerns when I saw where it was, it's just the traffic during that area or in that area during, you know, before and after school lunch time with all the kids, you know, I know that's obviously a conversation for another time, but, you know.

Vice Chairman Bryan Clark Officially, additional 60 units just on the R-12.

Commissioner Bobby Rosadillo Yeah.

Vice Chairman Bryan Clark Plus another 48 to 50, R-6

Commissioner Bobby Rosadillo On top of that with, you know, school population, you know, the enrollment being high as well, you know other things that kind of came into my mind. So, you know, it's just...It's good, I think, with the area; but, you know, I think timing is going to be a big issue or a big consideration later on for development.

Commissioner Jim Main Yeah, I realize it's just annexation, but my initial concerns about it was again the traffic, number 1. Number 2, how it's going to interact with the subdivision to the South. How much traffic it's going to actually put into that subdivision? And how they're going to access it off of Kay Ave. But I guess that's a discussion for another time. Yeah, at this point I'm not quite sure how I feel about the

R-12 in there across from the school and the amount of traffic that that creates. I know the high school kids all walk down to KJ's for lunch, so they wouldn't be coming this way, but...

Commissioner Bobby Rosadillo When schools let out that street there....

Commissioner Jim Main Yeah, Kay St. is a... Yeah. But as far as...

Chairman Dana Hennis That's not really at the same time as most working people, so

Commissioner Jim Main Teachers.

Chairman Dana Hennis Well, yes, but you know, 3:00 it's a little different than the 5:00 travelling home, so I understand.

Commissioner Jim Main Right, I understand.

Commissioner Bobby Rosadillo Morning time though, I think would be concerned. But yeah, it's.

Senior Planner Troy Behunin Commissioner Hennis.

Vice Chairman Bryan Clark Yes, Sir.

Senior Planner Troy Behunin If I may have the floor. For the record, Troy Behunin, Kuna Planning & Zoning. Sorry. I keep saying that, but habit of 17 years. When a pre-plat does come forward there will be a traffic impact study that will be required to be reviewed with the number of units, so just bear that in mind.

Chairman Dana Hennis Yeah, no, correct. But we've always stated that this is the time that we gotta look to see if it's an appropriate designation. It's a little harder to change down the road. So we're trying to look ahead.

Senior Planner Troy Behunin Certainly and... Just because it's because it's a fact I'm not advocating for anything, but this is within walking distance of four schools.

Commissioner Bobby Rosadillo Grocery stores, you know, markets, I mean, I totally get the R-12 designation there, it's... You know, it's just the current situation as far as trafficking kids go, but yeah, hopefully that's all stuff that the developer will address when they do come out with the plan.

Commissioner Ginny Greger So, there's very limited, like, area that it goes north of Porter. They will... I mean this is another question I know that comes really down the road, they'll be required to widen Kay to that point?

Senior Planner Troy Behunin For the record, Troy Behunin, Kuna Development Services. Yeah, that's correct. They'd have to... with any proposed development, one of ACHD's biggest policies is you have to improve your frontage to their standard, their current standards. At the at the time of...

Commissioner Ginny Greger Because Kay is not a full... street.

Senior Planner Troy Behunin I'm sorry?

Commissioner Ginny Greger Kay is not a full Street... as wide as it's supposed to be.

Senior Planner Troy Behunin That's correct. It would be required to be widened.

Commissioner Bobby Rosadillo ACHD did mention that in their comments and then I did notice.

Vice Chairman Bryan Clark Frontage.

Commissioner Bobby Rosadillo Yeah. And I did notice too that, you know, they mentioned that there's going to be improvements to Meridian Rd. and Kay Ave. and then Meridian, but it's going to be 7 to 10 years out. You know, like a roundabout. So, you know, hopefully timelines will work out, but it's, again, annexation.

Chairman Dana Hennis Well and again, I mean. Your concerns with traffic and such as is viable, but given what a mixed-use could be, I think that's at least got an idea of more of a time. I mean a set time to and from versus like a lot of commercial going in there, yeah. Which then would create a lot of traffic throughout the day, which would probably be more problems. I know we're getting way ahead of ourselves, but that's what I'm saying is, I think this application and what they're annexing for with the zoning is not a bad option.

Commissioner Jim Main Yeah, we may be getting ahead of ourselves, but sometimes we need to get ahead of ourselves.

Chairman Dana Hennis Well and It's like what I said earlier, I think that's something we need to do a little more often so I'm glad we're thinking this through, and I think in the past we've kind of went ahead and didn't think it through enough in the time, so I'm thinking this is an appropriate designation.

Commissioner Bobby Rosadillo Yeah. Well, and again with the applicant here hearing the concerns, hopefully those will be addressed with the plans when they come out and come up with something that will work, so...

Chairman Dana Hennis Well, with that, I would, unless we've got some more concerns, referral brows over there that I would stand for a motion.

Commissioner Bobby Rosadillo I'll motion that we approve case #24...

Chairman Dana Hennis It'd be recommending approval.

Commissioner Bobby Rosadillo Sorry, I was looking for the numbers here recommend approval for case #24-01-AN annexation with the conditions of in the staff outline, or in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you, all in favor?

Commissioners Aye.

Chairman Dana Hennis Any opposed?

Commissioners Nay.

Chairman Dana Hennis I guess that comes down to me and I would say I would have approved this. Aye. Thank you.

(Timestamp 00:36:54)

Motion To: Approve Case #24-04-SUP

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Hennis

Voting Nay: Commissioners Greger, Clark

Absent: None

3-2-0

F. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial Case No. 24-02-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:37:51)

Chairman Dana Hennis With that, we'll move to the next case, which is 24-02-OA ordinance amendment for the administrative citations, Doug.

Planning & Zoning Director Doug Hanson Commissioners for the record, Doug Hanson, Development Services, 751 W 4th St. Kuna, ID. The Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations code to include 5-13-1. Violations, Enforcement and Penalty, amending Chapter 13, Section 1 of Title 5 of Kuna City Code making a violation of the Development Regulations code punishable by administrative citation rather than by misdemeanor citation. This change will bring a violation of Title 5 of Kuna City Code in line with the current Violation enforcement and penalty for all other city code sections as approved in Ordinances 2024-17; 2024-16; and 2024-18 by the City Council earlier this year. With that, I will stand by for any questions.

Chairman Dana Hennis Thank you. Is there any questions from the Commission? Okay, with that I will go ahead and open the public testimony for this application at 6:39. I have nobody listed for this application. Is there anybody in the audience that would like to testify? And seeing none, I'll go ahead and close the public testimony at 6:39 and we'll move to our deliberations. I think this one's pretty well straightforward. It's more terminology. I think it just aligns everything, so it's congruent throughout the code, so...

Commissioner Bobby Rosadillo I didn't see anything that stood out to me as, you know, negative, positive; just administrative.

Chairman Dana Hennis Right. Okay, With that, I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we recommend approval for case #24-02-OA with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis All any opposed? Nope. Thank you, Doug.

(Timestamp 00:39:58)

Motion To: Recommend Approval Of Case #24-02-OA With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

G. Case No. 24-03-OA (Ordinance Amendment) Time Extensions and Bonding – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial Case No. 24-03-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:40:21)

Chairman Dana Hennis And with that, we'll go on to the next case, 24-03-OA ordinance amendment for time extensions and bonding. Thank you, Doug.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Development Services, 751 W 4th St. Kuna. The city of Kuna Planning and Zoning Department request a zoning text amendment application. The text changes include modifications to the Development Regulations code to include Kuna City Code 5-4-4 correcting a scrivener error from case #23-01-0A ordinance Amendment. 5-9-2 Proposing changes to time extension expiration for preliminary and final plats, allowing for two years to obtain the city engineer signature on phase one of the preliminary plat and two years to obtain said signature between final plat phases. The proposed change also moves time extensions and reinstatements

into its own section... Kuna City Code section. Kuna City Code 5-10-8 proposing changes to the bonding process for landscaping and Kuna City Code 5-10-13 proposing changes to landscape buffer widths. With that, I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions for Doug at this time? No. With that, I'll go ahead and open the public testimony at 6:42 on this application. I have nobody signed up presently for this application. Is anybody in the audience want to sign up? With seeing none, I'll go ahead and close the public testimony at 6:42. And we'll move to our discussion. I think again, like previously, I think this is kind of just some bookkeeping on this and some clarification, yeah.

Commissioner Jim Main Yeah, I agree with that.

Vice Chairman Bryan Clark I mean, If I can have more landscaping, I want more landscaping and reducing it 10 feet.

Commissioner Jim Main You don't have to mow as much that way.

Vice Chairman Bryan Clark I'm not mowing it actually. Everything gets rolled in, right?

Chairman Dana Hennis If there's no questions or concerns and I would stand for a motion on this ordinance.

Vice Chairman Bryan Clark Mr. Chairman, I move to recommend approval for case #24-03-OA with the conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye,

Chairman Dana Hennis Any opposed? No. Thank you. Motion passes.

(Timestamp 00:42:50)

Motion To: Recommend Approval Of Case #24-02-OA With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:43:08)

Chairman Dana Hennis With that, I have no more items on the agenda for tonight, thank goodness. Is there any staff reports or discussions?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Development Services. That's it for this evening.

Vice Chairman Bryan Clark Thank you.

6. ADJOURNMENT:

(Timestamp 00:43:24)

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

Commissioner Bobby Rosadillo Second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:43:24)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

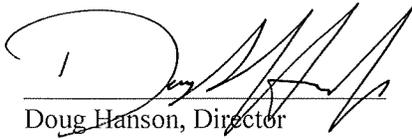
Voting Nay: None

Absent: None

5-0-0


Dana Hennis, Chairman

ATTEST:


Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.