

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 AGENDA
Tuesday, December 10, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
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 November 26, 2024

B. Decision and Reasoned Statement(s)

- 1.** Case No. 24-06-AN Kuna Rural Fire District Station No. 2
- 2.** Case No. 24-04-AN Wiscombe
- 3.** Case No. 24-05-SUP, 24-23-DR J&M Solar

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. 24-04-S (Preliminary Plat), 24-10-DR (Design Review) Skylar Ranch Subdivision – Troy Behunin, Senior Planner

Applicant requests Preliminary Plat approval in order to subdivide approximately 8.52 ac. into 32 single-family lots and 4 common lots. The site is in Section 14, Township 2 North, Range 1 West (Parcel number; R7977410300. This is Lot 3, Block 1, of the Skylar Ranch Subdivision, in accordance with the approved Development Agreement.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-04-S and with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-10-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 24-08-SUP (Special Use Permit) Republic Storage Modification – Jessica Reid, Economic & Community Development Specialist

Applicant requests Special Use Permit Modification in order to allow for an onsite residence for property manager; original SUP (23-12-SUP) for storage facility was approved November 28, 2023. The subject site is located at 5610 S Ten Mile Road; Section 35, Township 3 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-08-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

C. Case No. 24-06-SUP (Special Use Permit) Mi Casita Childcare by Rocio Flores – Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval to operate an In-Home Childcare at her home, located at 2170 N Mountain Ash Avenue, Kuna, ID.

Potential Motions:

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

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

- A. Planning and Zoning Commission Regularly Scheduled Meeting for December 24, 2024 – **Cancelled** – Non-Action Item

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 4th Street, Kuna, ID 83634



Planning & Zoning Commission
REGULAR MEETING
MINUTES

Tuesday, November 26, 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 00:00:05)

Chairman Dana Hennis Okay, we'll go ahead and call to order the regularly scheduled meeting for the Planning & Zoning Commission for Tuesday, November 26th, 2024. We'll go ahead and start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark...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 - Absent
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Morgan Treasure, Economic Development Director
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 00:00:27)

A. Regular Commission Meeting Minutes Dated November 12, 2024

B. Decision and Reasoned Statement(s)

- 1.** Case No. 24-01-CPF, 24-02-DA MOD Lamp District
- 2.** Case No. 24-04-SUP Hair by Desiree
- 3.** Case No. 24-05-AN, 24-02-DA Kuna Mora Business Center
- 4.** Case No. 24-01-OA Development Regulations Code
- 5.** Case No. 24-02-OA Administrative Citations
- 6.** Case No. 24-03-OA Time Extensions, Bonding, and Landscaping

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 our consent agenda.

Commissioner Ginny Greger I make a motion we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:34)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:44)

- A. Case No. 24-04-S (Preliminary Plat), 24-10-DR (Design Review) Skylar Ranch Subdivision – Troy Behunin, Senior Planner

Applicant requests Preliminary Plat approval in order to subdivide approximately 8.52 ac. into 32 single-family lots and 4 common lots. The site is in Section 14, Township 2 North, Range 1 West (Parcel number; R7977410300. This is Lot 3, Block 1, of the Skylar Ranch Subdivision, in accordance with the approved Development Agreement. **–Staff request this item be tabled to a date certain of December 10, 2024, due to a posting error.**

Potential Motions:

- *Motion to table to a date certain of December 10, 2024.*

Chairman Dana Hennis Next up on the agenda is our public hearings and the first up is case #24-04-S, 24-10-DR for Skylar Ranch Subdivision. And I see staff has recommended this to be tabled.

Planning & Zoning Director Doug Hanson Yeah. For the record, Doug Hanson, Development Services. Staff request this item be tabled to a date certain of December 10th, 2024 due to an on-site post posting error.

Chairman Dana Hennis Thank you.

Commissioner Jim Main Mr. Chairman, I move that we table case #24-04-S and 24-10-DR to a date certain of December 10th, 2024.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Any opposed?

(Timestamp 00:01:16)

Motion To: Table Case #24-04-S, 24-10-DR To A Date Certain Of December 10th, 2024

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

B. Case No. 24-06-AN (Annexation) Kuna Rural Fire District Station No. 2 – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a P (Public) zone for the Kuna Fire District (KRFD) Station No. 2. The site is located at 2021 W Kuna Road within SEC 27, T2N, R1W.

(Timestamp 00:01:37)

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-06-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Okay, next up on the agenda is case #24-06-AN, the annexation for the Kuna Rural Fire District Station #2, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, Development Services, 751 W 4th St. Kuna, Idaho. The applicant requests annexation with a public zone for the Kuna Rural Fire District Station #2. The site is located at 2021 W Kuna Rd. If the annexation is approved, KRFD will return with the design review application for the building parking lot and landscaping. 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 #24-06-AN 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. Is...does the Commission have any questions? Thank you. Is the does the applicant wish to speak at all? If you would go ahead and state your name and address for the record, please.

Fire Chief T.J. Lawrence My name is T.J. Lawrence, 3065 W Granny Smith Ct. Kuna, ID. Commissioners, just thank you for considering the application. This will really help and assist with Kuna Rural Fire District moving forward, just being able to have city services. And the location is fantastic and I would stand for any questions that you have. I think it's pretty straightforward. The station would provide a greater service to the citizens in our community.

Chairman Dana Hennis Perfect, thank you. Any questions?

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis No?

Commissioner Ginny Greger No.

Fire Chief T.J. Lawrence Thank you.

Chairman Dana Hennis Thank you. Okay with that, I'll go ahead and open the public testimony at 6:03 and I have a couple people signed up here on the sheet, first being Dave Szplett. If you would go ahead and state your name and address up on the podium when you get there.

Dave Szplett My name is Dave Szplett. I live at 970 Ashwood Ct. in Kuna. I'm here to support the Chief. He did a good job making our lives better, I think. My homeowner's insurance threatened me, or not threatened, alerted me to the fact that they're considering they were considering a large increase on homeowners insurance based on that train derailment in Ohio. Well, and sometimes, I'm stuck a 20-minute wait trying to get across the train tracks. And the Chiefs guys are good, but they can't move the train. And if my hair is on fire for 20 minutes, I start to get worried about it. So I think it's a great idea that he's doing it. There are two things I want to add to have you guys think I think about, and lady. Back in the 90's, the city got a developer to agree to donate or reserve an acre of land on Ten Mile Rd. for a fire station. It would help us if you guys would find out what happened, you guys and ladies, would find out what happened to that. I suspect that the money ended up in somebody's pocket. It's like the people who don't pay building permit fees. The second thing is, I'd like you to consider on his application and everyone else's not requiring sidewalks anywhere. Before my dear, sweet wife passed away, She was confined to a mobility scooter and the City Police don't seem to care that people park on the sidewalk all the time. I have an e-mail from the Chief, not this Chief, the police chief, saying that the other things to worry about. I resisted the temptation to say "I guess you're too much time spending beating up senior citizens" but I didn't. Anyway, the point with the mobility scooter is she couldn't get around. Sometimes she'd be trapped. You couldn't even get in my court because it and he was really stabbed. A bad to have his 70-year-old grandma could fire in her wheelchair crying if she can't get home. And so, anyway, my point is there's no sense building or requiring sidewalks. I think it's like 35 bucks a linear foot for a curb bearing sidewalk. No? There's no sense of requiring that if you can't use it. And it's not just one car, the... a car or truck, whatever it is, blocks the whole block. And you know, I live off of South of Ashwood Ct. and then there's no sidewalk on Avalon. She had to go South to Penelope and across the Ten Mile. Well, it's a half mile more than because of the John. And you get caught crying. I'm kind of city doesn't help a 70-year-old handicapped grandma. Anyway, that's got nothing to do with the Chief. I just wanted you to think that when you're when you're requiring sidewalks, it's you're wasting somebody's money and that, you know, a 70-foot lot, 35 bucks a square foot is 2500 bucks or something like that sidewalk that you're built for nothing. Okay Great. Thank you for your time. Well, you're doing a good job. I wish it would have happened sooner, but it didn't. Anyone will throw any comments at me?

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Any questions?

Commissioner Jim Main No.

Dave Szplett Thank you.

Chairman Dana Hennis Thank you, Dave.

Commissioner Ginny Greger Thanks, Dave.

Chairman Dana Hennis Next up is Tim Gordon.

Tim Gordon My name is Tim Gordon, 2598 W Kuna Rd. I live right across from the location and I am delighted that we're considering this. I've been a citizen and a business owner for over 35-years and we've wanted this and it just what hasn't had an opportunity to occur until now. I actually had a loss, a fire loss, because the train was blocking it and that fortunately it was just a garage, a detached garage. I didn't lose the house. But this kind of response time that will be served by this will be amazing and I've had I have residential business and agricultural land, I've had that South of the tracks. And it's so much needed now, particularly with the new subdivisions coming, and I fully support it. Thank you very much for your time.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis Thank you. And that's all I have signed up on this list for this application. Is there anybody else here tonight that has not signed up that would like to testify in this application? Okay, and seeing none, I'll go ahead and close the public testimony at 6:09. And that brings up our discussion.

Commissioner Bobby Rosadillo I think it's needed.

Chairman Dana Hennis Yeah. No, I agree with Mr. Gordon. I believe this has been something we've needed for a grand number of years. Something on that side of the tracks to make it a lot safer for the citizens there. So, I do agree with this and you know, I know this is just the annexation. So we're just talking about the property. You know, there will be design, review and other components coming down the road, so...

Commissioner Bobby Rosadillo Well, and I mean this is just the second station, which we're already behind, right?

Chairman Dana Hennis Yeah.

Commissioner Bobby Rosadillo You know, you should have a couple more. So yeah, whatever. It's good. It's good thing for everybody's off the tracks especially.

Commissioner Jim Main Mhm.

Chairman Dana Hennis Well, if there's no other concerns or yeah.

Commissioner Ginny Greger I live South of the track. It's the best place to live.

[Laughter]

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval on case #24-06-AN.

Commissioner Jim Main 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. And we appreciate what you do and serving us here. So I'm hoping this will make a lot of people more safer too. Thank you.

(Timestamp 00:10:05)

Motion To: Recommend Approval Of Case #24-06-AN

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

4. BUSINESS ITEMS:

(Timestamp 00:10:41)

A. Downtown Design Standards – Doug Hanson, Planning & Zoning Director

The City of Kuna requests an amendment to the “City of Kuna Downtown Design Standards”.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of the Downtown Design Standards to the City Council.*

Chairman Dana Hennis Next up on the agenda under business items is the Downtown Design Standards, Doug

Planning & Zoning Director Doug Hanson Commissioners for the record, Doug Hanson, Planning & Zoning Director, Development Services, 751 W 4th St. Kuna. The Development Services Department respectfully submits a proposed amendment to the City of Kuna Downtown Design Standards of the requested changes are as follows: first, the ability to request Design Review Committee approval, The Planning & Zoning Commission, acting on behalf of the Design Review Committee for building colors located within the Old Town District, Neighborhood Business District, and Railroad District, outside of the color palette provided within the Downtown Design Standards. And second, the inclusion of 4th St. improvements required upon site development or redevelopment from Linder Ave. to School Ave. The 4th St. concept design went through several iterations to address the design standards and needs of both the City and ACHD, the 4th St. Corridor is located within the identified sub area of the neighborhood business district intended for a mix of residential and commercial uses while maintaining existing historic settings. Typical sections and 2D layouts were created for each

iteration to best demonstrate the proposed lane widths on street parking, bicycle and pedestrian facilities for each concept. And the complete report is available to be accessed via the application materials link within the Commission packet. And with that I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions for Doug?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis No, I didn't have any either so with that, I guess we...It's our discussion deliberation. I looked through most of it. You know what was carried over for the 4th St. I remember from being on that kind of committee and I know we were trying to provide extra parking, do some traffic mitigation, slowdowns, and different things. And it looks like everything that I remember that was kind of requested or specified was included in there. And the design review portion seems pretty straightforward. It's like most cities have...

Commissioner Jim Main Mhm.

Chairman Dana Hennis For the downtown. So I don't... I didn't see anything in there that I had concerns about.

Commissioner Bobby Rosadillo You know, it's like you said, most other cities required, and I think a lot of other towns can be a lot more strict. I was looking at the color palette and everything. I mean, it still leaves quite a bit of variety.

Chairman Dana Hennis And they still have money and they have an Avenue to request to if they want to.

Commissioner Bobby Rosadillo Yeah no, it's, I mean it makes sense just to kind of make it seem like it's all uniform and.

Commissioner Ginny Greger Sounds good to me.

Chairman Dana Hennis Well, if there's no other concerns or questions, I'd stand for a motion.

Commissioner Jim Main Well, Mr. Chairman, I move that we recommend approval of the downtown design standards to the City Council.

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.

(Timestamp 00:13:56)

Motion To: Approve Amendments To The City Of Kuna Downtown Design Standards

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

5. UPDATES & REPORTS:

(Timestamp 00:13:55)

- A. Planning and Zoning Commission Regularly Scheduled Meeting for December 24, 2024 – **Cancelled** – Non-Action Item

Chairman Dana Hennis With that, I that's the last item on our agenda for tonight. The staff I see has some updates.

Planning & Zoning Director Doug Hanson Yep. For the record, Doug Hanson, Planning & Zoning Director, Development Services. The Planning & Zoning Commission Regularly scheduled meeting for December 24th, 2024 is cancelled on this will also be reflected when the packet would traditionally come out the Friday prior to the meeting. There will be a Cancellation notice posted.

Chairman Dana Hennis Thank you and thanks for the heads up notice on that one.

6. ADJOURNMENT:

(Timestamp 00:14:30)

Commissioner Ginny Greger I move that we adjourn.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:14:30)

Motion To: Adjourn

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

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

Voting Nay: None

Absent: None

4-0-1

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 November 26, 2024

Case No.: 24-06-AN (Annexation)

Case Name: Kuna Rural Fire District Station No. 2

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>DAVE SZPLETT</i>		
Name <i>970 ASHLWOOD</i>	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>Michael Rocco</i>		
Name <i>1286 E. Fort Erie St</i>	Name	Name
Address <i>KUNA ID 83634</i>	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>TIM GORDON</i>		
Name <i>2598 W. KUNARD</i>	Name	Name
Address <i>Kuna Id. 83634</i>	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-06-AN (Annexation)
)
)
KUNA RURAL FIRE DISTRICT)
)
) **DECISION AND REASONED**
) **STATEMENT FOR KUNA RURAL**
Related to the development of real property) **FIRE DISTRICT STATION NO. 2**
located at 2021 W Road, Kuna, Idaho 83634.) **APPLICATION.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 26, 2024, the Commission entered recommendations and decisions on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on December 10, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Annexation Application (Case No. 24-06-AN) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
CASE NO 24-06-AN STAFF REPORT			X
AFFIDAVIT			X
ANNEXATION AND ZONING APPLICATION			X
APPLICATION COVERSHEET			X

COMMITMENT TO PROPERTY POSTING			X
DEED			X
GIFT DEED			X
LEGAL DESCRIPTION			X
NARRATIVE			X
NEIGHBORHOOD MEETING CERTIFICATION			X
NEIGHBORHOOD MEETING LETTER			X
PRE APPLICATION REQUEST			X
VICINITY MAP			X
AGENCY TRANSMITTAL			X
PROOF OF LEGAL MAILER COMMISSION 11.20.2024			X
PROOF OF PROPERTY POSTING COMMISSION			X
PROOF OF PUBLICATION COMMISSION			X
ADA COUNTY DEVELOPMENT SERVICES			X
ADA COUNTY HIGHWAY DISTRICT			X
BOISE PROJECT BOARD OF CONTROL			X
IDAHO TRANSPORTATION DEPARTMENT			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission November 26, 2024, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
TJ Lawrence, Kuna Rural Fire District, 150 W Boise Street, Kuna, ID 83634
- c. Appearing in Favor:
Dave Szplett, 970 W Ashwood Court, Kuna, ID 83634
Tim Gordon, 2598 W Kuna Road, Kuna, ID 83634
- d. Appearing Neutral:

e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Development Regulations

b. Relevant Statutory Provisions.

1. Chapter 2 of Title 50, Idaho Code

i. I.C. § 50-222 – Annexation by Cities

2. Chapter 65 of Title 67, Idaho Code

ii. I.C. § 67-6511 – Zoning Ordinance

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	R7321001020
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Ag
Current Zoning:	RUT (Rural Urban Transition) – Ada County
Proposed Zoning:	P (Public)
Development Area:	2 acres
Adjacent Zoning Districts:	North: R-6 (Medium Density Residential); East: RUT (Rural Urban Transition); South: RUT (Rural Urban Transition); West: RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	North: W Kuna Road (Existing); East: N/A; South: N/A; West: N/A
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	N/A

Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on October 10, 2024. No Attendees were present.
Pre-Application Meeting	August 8, 2024.
Agency Comments Request	October 21, 2024.
300 FT Legal Mailer Notice Council	Sent on November 11, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on November 6, 2024.
Site Posting Commission	Posted on October 15, 2024.
Commission Public Hearing	Held on November 26, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered on December 10, 2024.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Annexation is consistent with the Comprehensive Plan and Future Land Use Map.

IV. Conditions of Approval.

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices

for Idaho Cities and Counties.”

- d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
 - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
 5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
 6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
 7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
 8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 10th day of December 2024.

Dana Hennis, Chairman

VICINITY MAP			X
NEIGHBORHOOD MEETING CERTIFICATION			X
COMMITMENT TO PROPERTY POSTING			X
AGENCY TRANSMITTAL			X
ADA COUNTY DEVELOPMENT SERVICES			X
ADA COUNTY HIGHWAY DISTRICT			X
BOISE PROJECT BOARD OF CONTROL			X
CENTRAL DISTRICT HEALTH DEPT.			X
DEPARTMENT OF ENVIRONMENTAL QUALITY			X
IDAHO TRANSPORTION DEPARTMENT			X
KUNA CITY PUBLIC WORKS DEPARTMENT			X
PROOF OF PROPERTY POSTING PnZ			X
PROOF OF PUBLICATION PnZ			X
PROOF OF LEGAL NOTICE MAILER PnZ			X

II. Public Hearing Witnesses.

- a. Those who testified at the Commission hearing on November 12, 2024, hearing are as follows, to-wit:
 - 1. City Staff:
Troy Behunin, Senior Planner, Planning & Zoning Dept.
 - 2. Appearing for the Applicant:
Charlene Wiscombe – 4412 W Hubbard Road, Kuna, ID
 - 3. Appearing for the Favor:
 - 4. Appearing Neutral:
 - 5. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.

1. Kuna City Code (KCC) Title 5, Development Regulations

2. Kuna Future Land Use Map

3. Kuna Comprehensive Plan

b. Relevant Statutory Provisions.

1. I.C. § Title 50-222

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	SS1310336400
Future Land Use Map Designation:	Low Density Residential
Existing Land Use:	Residential
Current Zoning:	Rural Residential (RR) – Ada County
Proposed Zoning:	R-2 (Low Density Residential)
Development Area:	1.38 Acres
Adjacent Zoning Districts:	North: RR (Rural Residential); East: RR (Rural Residential); South: R-4 (Medium Density Residential); West: RR (Rural Residential).
Adjacent Street(s) Existing & Proposed:	North: None; East: None; South: Hubbard Road (Existing); West: None
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

b. Procedural Findings

Neighborhood Meeting	Held on May 20, 2024. Zero Attendees were present.
Pre-Application Meeting	Held on April 4, 2024.
Agency Comments Request	July 29, 2024
300 FT Legal Mailer Notice	Sent on October 25, 2024
Idaho Press Newspaper Published Hearing Notice	Published on October 4, 2024
Site Posting	Posted on October 29, 2024
Planning & Zoning Commission Public Hearing	Held on October 22, 2024, and continued to the November 12, 2024, Hearing.

- c. Relevant Contested Facts.
 - 1) None

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Planning and Zoning Commission that annexation of the subject real property as proposed in the applications will constitute orderly development. As such, the Commission chooses to recommend approval of the proposed annexation.

IV. 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 Future Land Use Map.
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.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) daytime frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE Planning and Zoning Commission of the City of Kuna at its regular meeting held on the 10th day of December 2024.

Dana Hennis, Commissioner

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-05-SUP (Special Use Permit)
) and 24-13-DR (Design Review).
GORDON PROPERTIES, LLC)
))
For an On-Sire Energy System through Solar) **DECISION AND REASONED**
Production, at 680 S Swan Falls Rd, Kuna, ID) **STATEMENT.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on October 8, 2024, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on December 10, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Special use Permit Application Case No. 24-05-SUP is hereby *Approved*.

The Design Review Application Case No. 24-13-DR is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
APPLICATION COVERSHEET - PnZ			X
SPECIAL USE PERMIT APPLICATION			X
AFFIDAVIT OF LEGAL INTEREST			X

COMMITMENT TO POST PROPERTY			X
NARRATIVE			X
LEGAL DESCRIPTION			X
NEIGHBORHOOD MEETING CERTIFICATION			X
VICINITY MAP			X
WARRANTY DEED			X
PROOF OF PUBLISHING			X
PROOF OF LEGAL NOTICE MAILER – 300 FEET			X
PROOF OF PROPERTY POSTING			X
LANDSCAPE PLAN			X
NEIGHBORHOOD MEETING CERTIFICATION			X
SITE PLAN (NEW)			X
TRACKER SPECIFICATIONS			X
AGENCY COMMENTS REQUEST EMAIL			X
ADA COUNTY HIGHWAY DISTRICT			X
ADA COUNTY DEVELOPMENT SERVICES DEPT. COMMENTS			X
BOISE PROJECT BOARD OF CONTROL			X
DEPT. OF ENVIRONMENTAL QUALITY COMMENTS			X
PROOF OF LEGAL NOTICE MAILER			X
PROOF OF PAPER PUBLICATION			X
PROOF OF SITE POSTING			X
APPLICANT PRESENTATION			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission October 8, 2024, hearing are as follows, to-wit:

- a. City Staff:
Troy Behunin, Senior Planner

- b. Appearing in Favor:
David Crawford – Centurion Engineers, 2323 S Vista Avenue, Boise, ID
Tim Gordon, J&M Sanitation, 2598 W Kuna Road, Kuna, ID
- c. Appearing Neutral:
Brenda Roberts, 290 E Little Hawk Ln., Kuna, ID
Michael Rocco, 1286 E Fort Erie St., Kuna, ID
- d. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Provisions for Unique Land Uses: KCC 5-8-503 & 5-8-801, & 5-8-901.
 - 2. Kuna Future Land Use Map
 - 3. Kuna Comprehensive Plan
- b. Relevant Statutory Provisions.
 - 1. Chapter 1 of Title 50, Idaho Code
 - 2. Chapter 65-12 of Title 67, Idaho Code

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

Parcel Number(s):	S1325233760
Future Land Use Map Designation:	Industrial
Existing Land Use:	Commercial/Industrial
Current Zoning:	M-1
Proposed Zoning:	Same
Development Area:	5.56 Acres
Adjacent Zoning Districts:	North: M-1 (Industrial); East: M-1 (Industrial); South: R-4, R-6 & RUT (Medium Residential, Rural Residential); West: R-3 (Medium Residential).

Adjacent Street(s) Existing & Proposed:	North: N/A; East: Thistle Dr. (Existing); South: N/A; West: N/A
Internal Street(s) Existing & Proposed:	No New Streets Proposed
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

b. Procedural Findings

Agency Comments Request	August 19, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published September 6, 2024
Legal Notice Mailers Sent out at 300 feet	Sent September 6, 2024
Site Was Posted for Hearing with the Commission	September 19, 2024
Commission Public Hearing	Held on October 8, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered December 10, 2024.

c. Relevant Contested Facts.

1. No testimony was presented in opposition to the proposal therefore no contested facts were entered into the record.

d. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the proposed Special Use Permit and Design Review proposals meet Kuna City Code and the goals of the Comprehensive Plan.

IV. Conditions of Approval.

1. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off; Applicant shall provide the Kuna Planning and Zoning Department with copies of said inspections prior to applying for a Kuna City Business License.
2. In the event the uses or the building located on this parcel are enlarged, expanded upon or altered in anyway, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.

3. This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
4. The Special Use Permit is not transferable from one parcel to another.
5. Applicant shall follow all staff and agency recommendations.
6. Reserve space for a future sidewalk in the event it is determined to be necessary with future improvements.
7. Applicant shall comply with Kuna City Code.
8. Applicant shall comply with all local, state, and federal laws.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) daytime frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 10th day of December 2024.

Dana Hennis, Chairman

Skylar Ranch

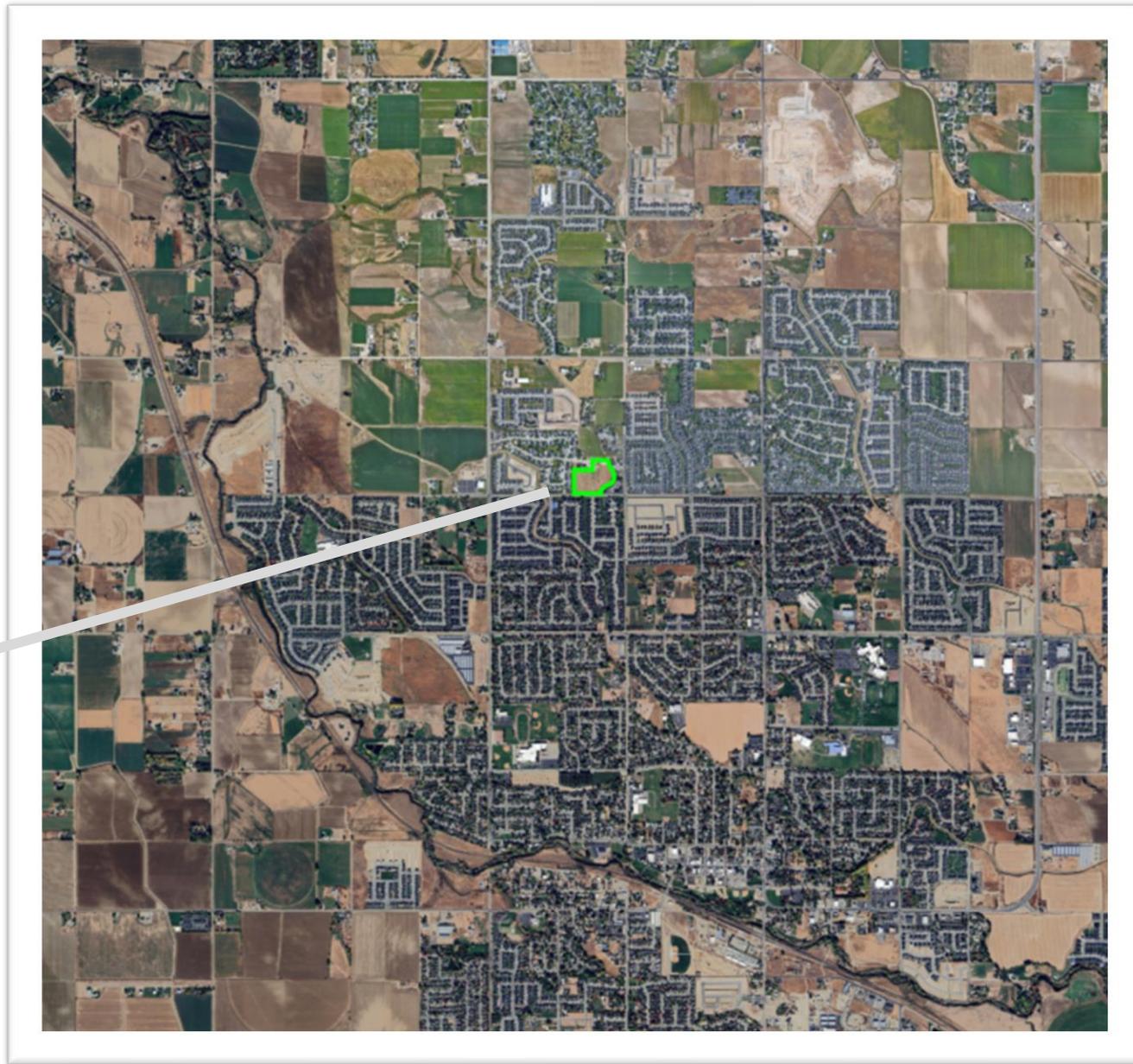


City of Kuna

Planning & Zoning Commission

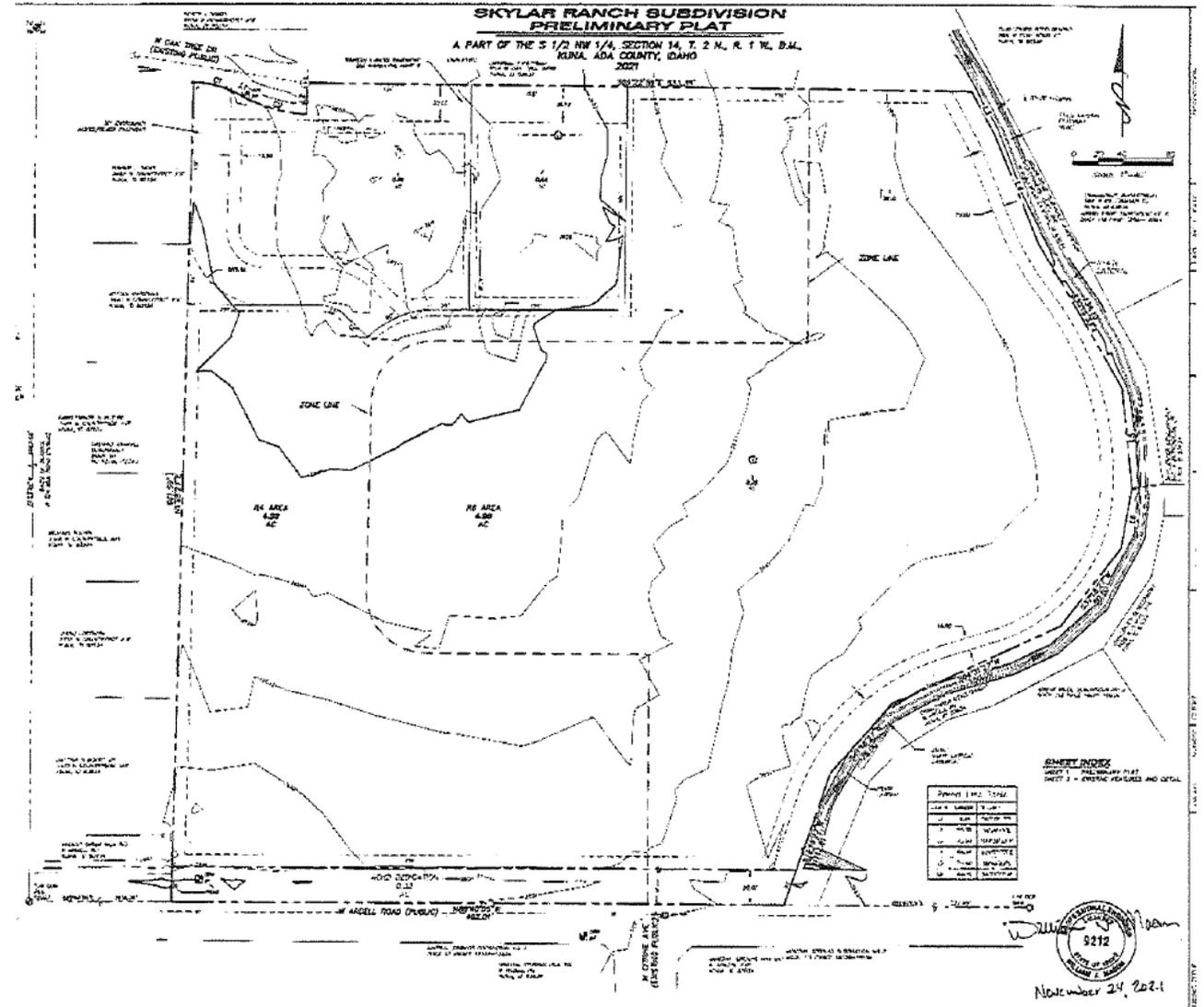
December 10, 2024

Vicinity Map



History

- Annexation, Combination Plat and Development Agreement approved June 7, 2022
- Development Agreement recorded late 2022

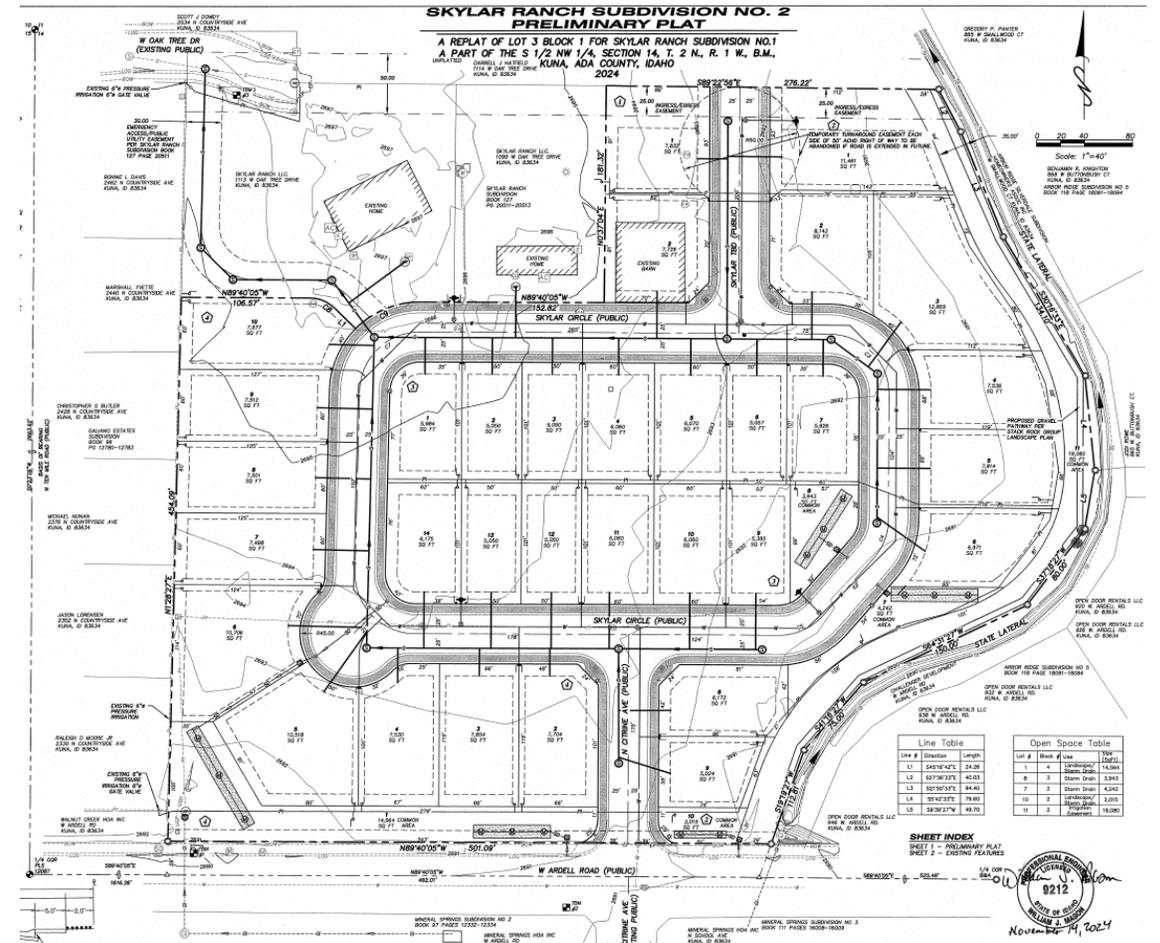
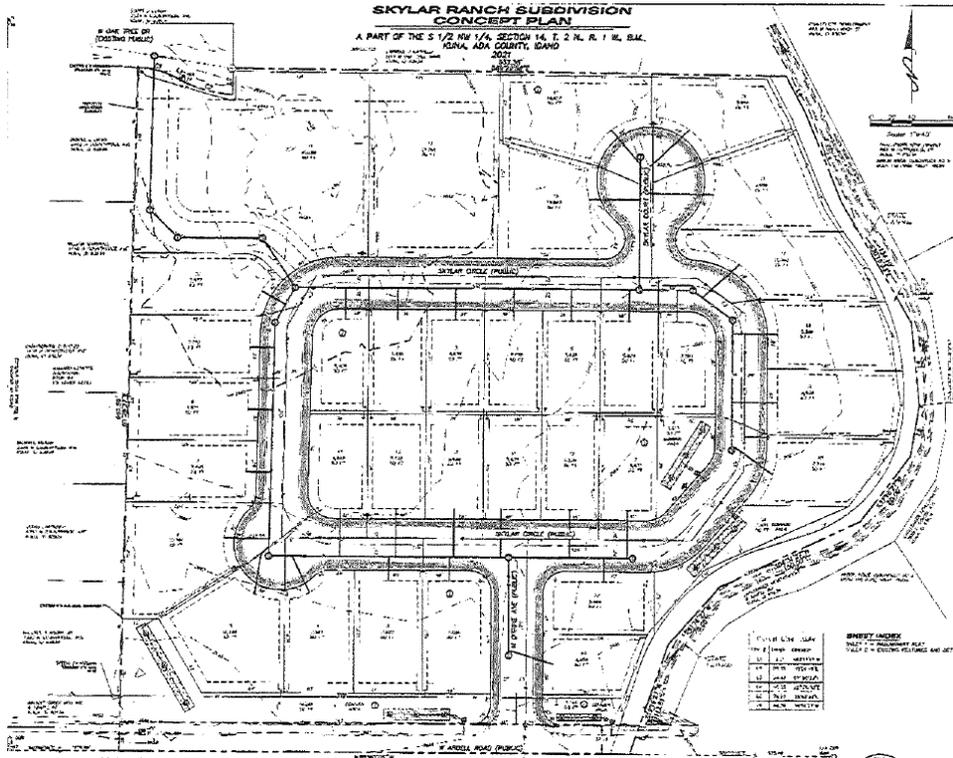


Prior Development Agreement

2024 Preliminary Plat

Concept Replat Plan: Means and refers to the conceptual replat plan of the Subject Real Property which is attached in **Exhibit C**, in which the property shall develop in substantial conformance.

2022 Concept Replat Plan



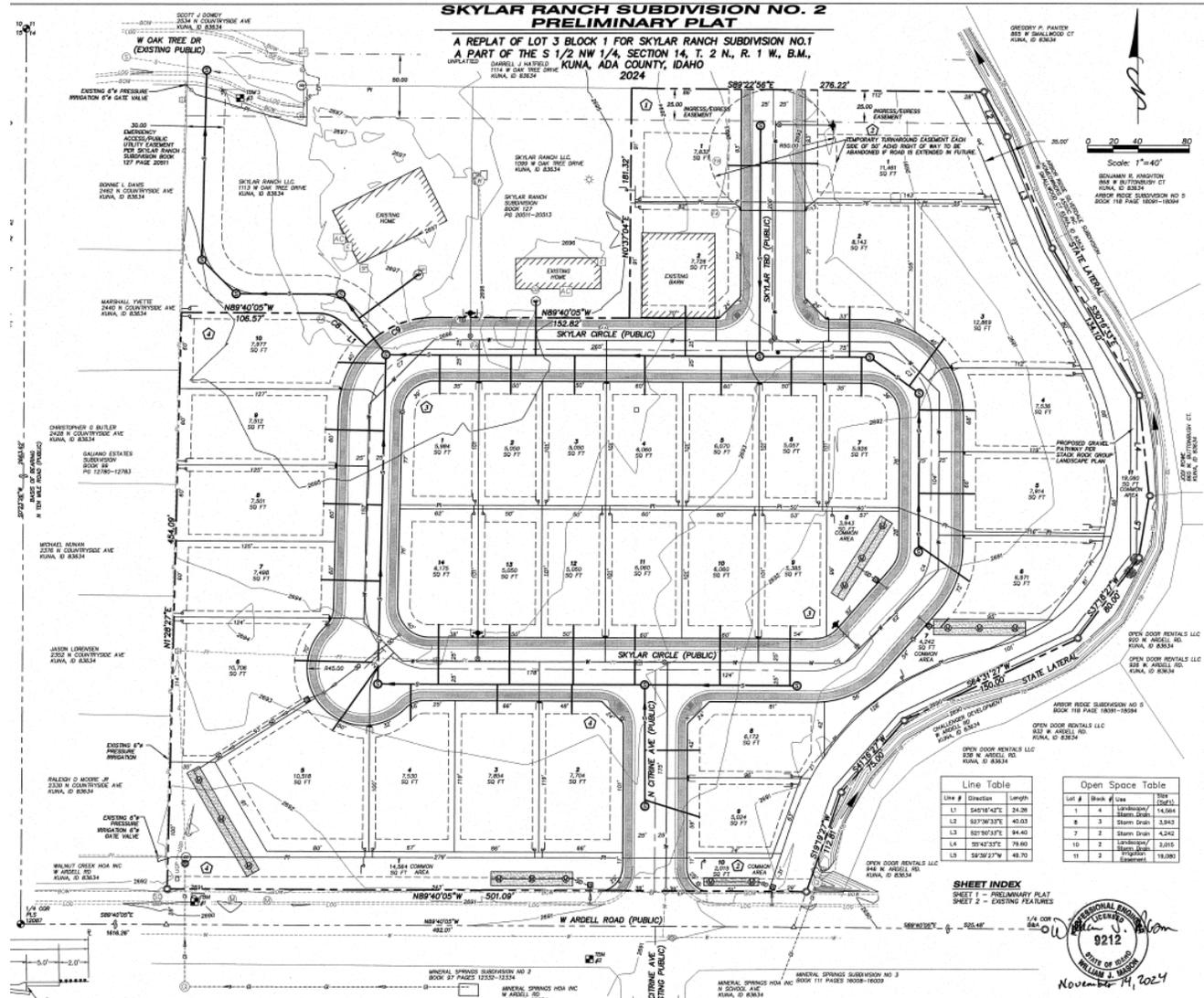
Preliminary Plat

Total Project Area +/- 8.52 acres

Buildable Lots: 32

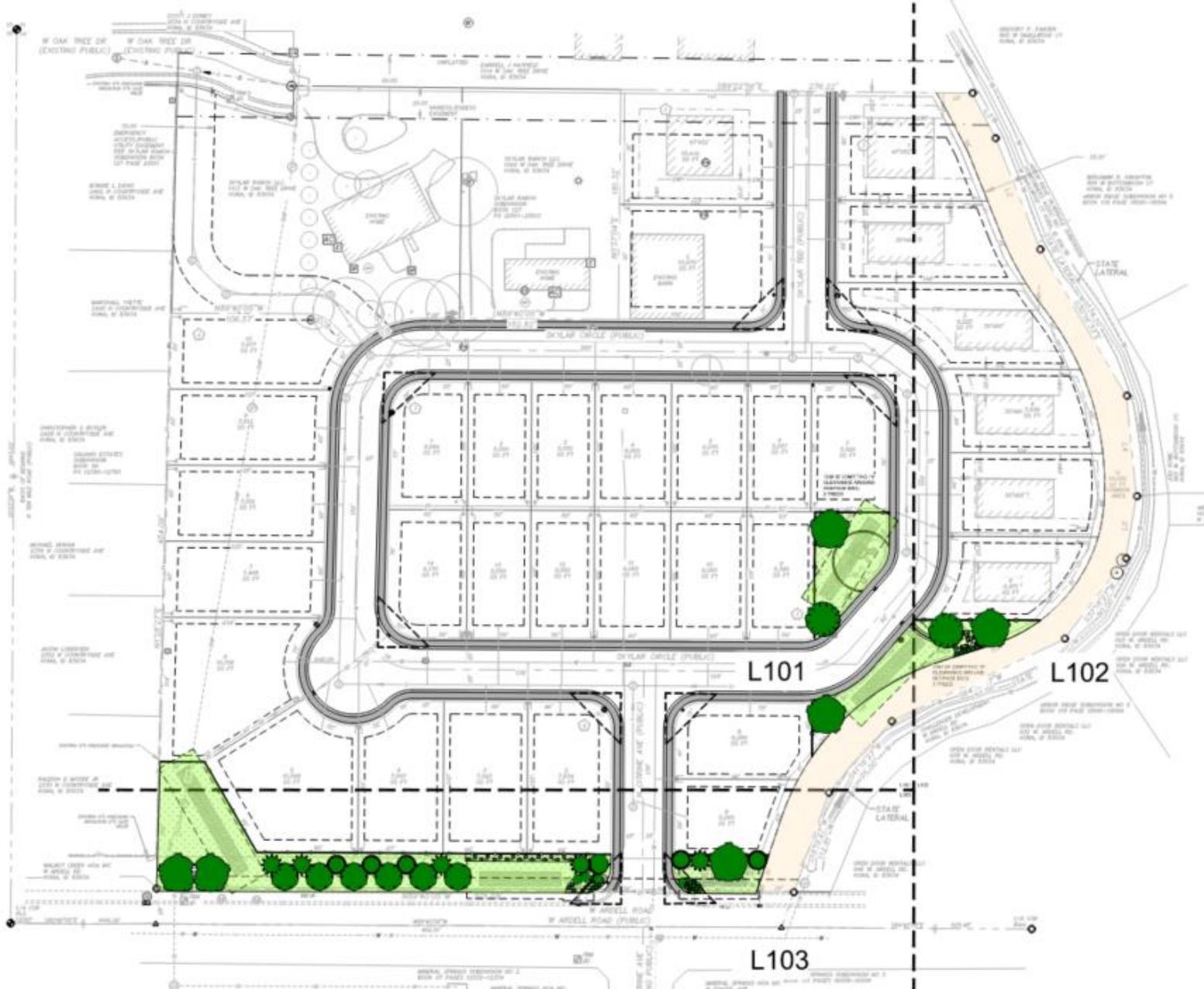
Common Lots: 4

Average Lot: 6671 sf

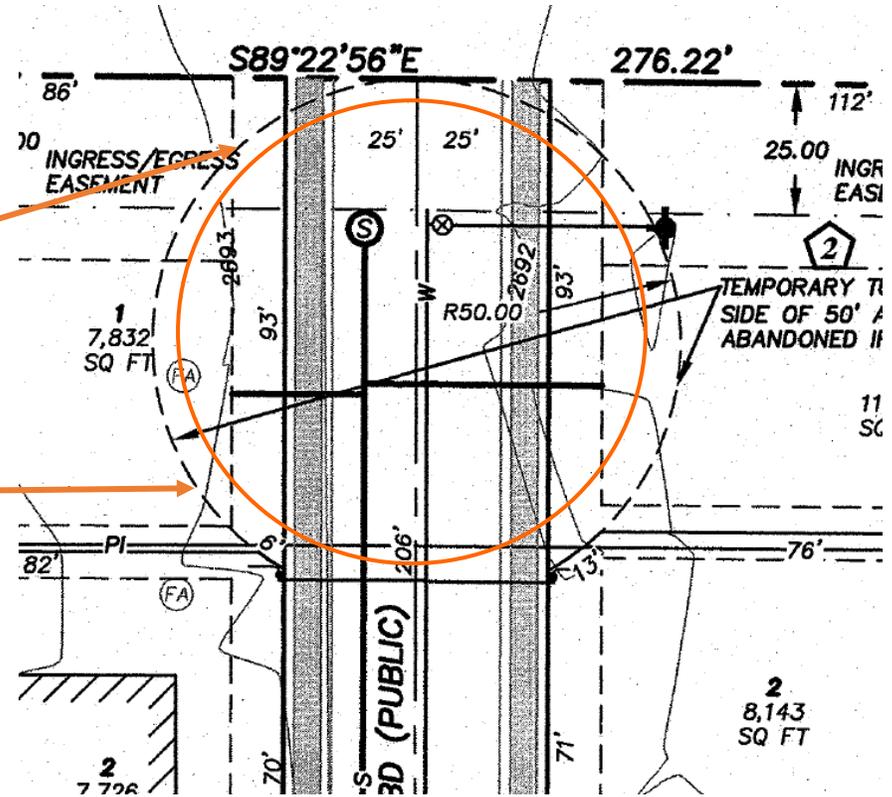
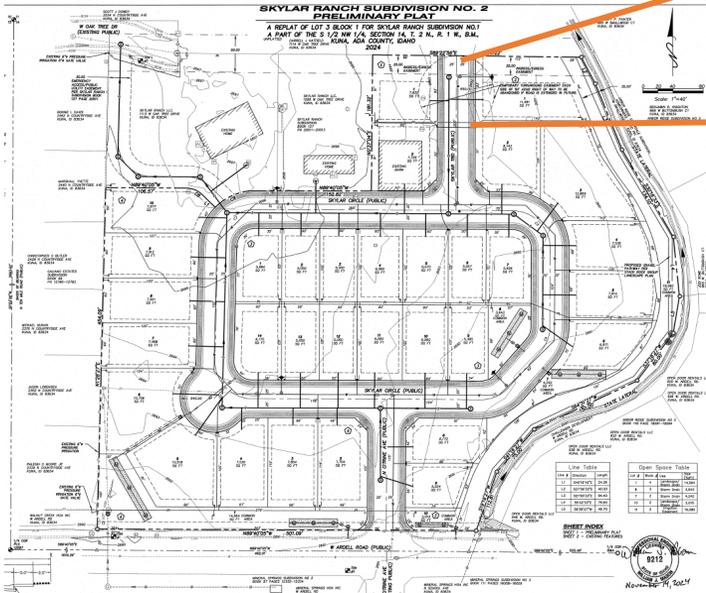


Landscape Plan

Open Space 11.81 %



ACHD – Cul-de-sac



Request

We request recommendation of approval.

Thank you

CASE NOS. 24-04-S & 24-10-DR

SKYLAR RANCH SUBDIVISION

Planner: Troy Behunin

TBehunin@KunaID.gov

Phone: 208.922.5546

**ALL APPLICATION MATERIALS: [24-04-S & 24-10-DR:](#)
for the SKYLAR RANCH SUBDIVISION**

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
Title:	Skylar Ranch Sub. No. 2	Application Number:		24-04-S and 24-10-DR			
Date:	12/10/2024	Staff Contact:		Troy Behunin			
Owner(s)/Applicant:	Skylar Ranch, LLC - Owner	Applicant Contact:		924 3rd Street So, Ste. B Nampa, ID 83651			
Representative:	William-Mason & Associates	Representative Contact:		staff@masonandassociates.us			

Purpose
 Applicant requests Preliminary Plat approval for approx. 8.52 acres already zoned R-6 (Medium Residential Density) and to subdivide the site into 32 single-family lots and 4 common lots. Applicant requests Design Review Approval for the landscaping for the common lots. The site is located at 1085 W Oak Tree Dr. Kuna, ID, near the intersection of School Ave. and Ardell Road (APN; R7977410300).

Statement of Fact	
Parcel Number(s):	R7977410300
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential
Current Zoning:	R-4 & R-6 (Medium Residential Density)
Proposed Zoning:	No Change Remains R-6, Medium Density Residential
Development Area:	8.52 acres
Adjacent Zoning Districts:	North: R-4 (Med. Den. Res.) and RR (Rural Residential); East: R-4 (Medium Residential) and C-1 (Neighborhood Commercial); South: R-6 (Medium Residential); West: R-4 (Medium Residential),
Adjacent Street(s) Existing & Proposed:	North: None; East: School Avenue (Existing); South: Ardell Road (Existing); West: Countryside Ave. (Existing)
Internal Street(s) Existing & Proposed:	Public Streets Proposed.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Medium Density Residential on the City’s Future Land Use Map (FLUM). This parcel is currently zoned R-4 and R-6. The proposed zoning and land use for the subject site agrees with the 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 a Preliminary Plat in order to subdivide the subject site. The proposal appears to comply with the FLUM with the current zone of R-4 and R-6; and to subdivide the 8.52 ac. into 32 buildable lots, and 4 common lots with a proposed gross density of 3.76 Dwelling Units an Acre (DUA) and Net Density proposed at 5.10 DUA.

A Development Agreement for the property was Council approved 06.21.'22 and the proposed Preliminary Plat appears to conform substantially with that approval.

The Kuna Pathways Master Plan call for a pedestrian path on the east side of the site along the canal. Staff requests a paved 10 foot walk be placed along the west side of the canal as required in Kuna City Code. Staff notes the absence of trees and shrubs along the creek and highlights the common lot shall be at least 20 feet wide. Staff requires an updated landscape plan be re-submitted reflecting these changes for staff approval prior to submitting for construction plans/civil plans approval from the City.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b*.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.

7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat [(LP) as submitted in Dec. 2024 and (PP) 11.14.24] will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - A. The City Engineer shall approve all sewer connections.
 - B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
 - G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Developer/Owner/Applicant shall increase pathway common lots to a minimum of 20 feet wide.
30. Developer/Owner/Applicant shall add "Direct Access to Ardell Road is Strictly Prohibited" on the Final Plat.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

CASE NO. 24-08-SUP (SPECIAL USE PERMIT)

REPUBLIC STORAGE MODIFICATION

Planner: Jessica Hall

jhall@kunaid.gov

208-922-5546

**ALL APPLICATION MATERIALS: [24-08-SUP](#)
REPUBLIC STORAGE MODIFICATION**

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

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Republic Storage Modification		Application Number:		24-08-SUP		
Date:	12/10/2024		Staff Contact:		Jessica Hall		
Owner(s)/Applicant:	Republic Storage		Applicant Contact:		N/A		
Representative:	Nathan Mitchell		Representative Contact:		nate.mitchell@ymail.com		

Purpose
 Applicant requests Special Use Permit Modification in order to allow for an onsite residence for property manager; original SUP (23-12-SUP) for storage facility was approved November 28, 2023. The subject site is located at 5610 S Ten Mile Road; Section 35, Township 3 North, Range 1 West.

Statement of Fact	
Parcel Number(s):	S123532410
Future Land Use Map Designation:	Mixed Use
Existing Land Use:	Bare land
Current Zoning:	C-2 (Area Commercial)
Proposed Zoning:	Same
Development Area:	10.00 acres
Adjacent Zoning Districts:	North: RUT (Rural Urban Transition); South: RUT (Rural Urban Transition), R-6 (Medium Density Residential); East: RUT (Rural Urban Transition); West: RUT (Rural Urban Transition), R-4 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: W Ballard Lane (Existing); South: W Berryman Lane (Existing); East: N/A; West: S Ten Mile Road (Existing)
Internal Street(s) Existing & Proposed:	Internal drive aisles
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	None

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject site as Mixed Use; however, as the FLUM serves as a guide and not the actual zone, staff was in support of the C-2 designation requested upon the sites annexation (23-03-AN, approved February 6, 2024). The C-2 (Area Commercial) zoning district is a compatible zoning district as it is a larger in scale than business found in the Neighborhood Commercial (C-1) zoning district, as well as the subject site having direct access to a Principal Arterial, S Ten Mile Road which also serves as the city's secondary commercial corridor and entryway.

The Comprehensive Plan's Goal Area 1 is supported as the land use supports economic development, the project does not compete with downtown revitalization efforts, and it is to be developed on S Ten Mile Road which serves as a secondary commercial corridor to Meridian Road/Hwy 69.

Staff Analysis

The applicant requests to modify their Special Use Permit in order to allow a dwelling unit for the future property manager(s) as Republic Storage finds having an onsite manager creates a better customer experience and provides increased site security.

The future dwelling unit is to be constructed within Building 1 of the previously approved site plan. Any necessary modifications to the exterior of Building 1 as a result of construction of the dwelling unit shall adhere to the previously approved architectural style and elevations.

Staff notes any parking specifically designated for future property manager(s) is required to be in addition to the 13 standard and two (2) ADA stalls previously approved.

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions outlined in staff's report.

Recommended Conditions of Approval

Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. Developer/Owner/Applicant shall comply with J&M Sanitation requirements for the trash enclosure.
9. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
10. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines, or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed, or destroyed throughout all seasons.
11. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
12. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.

CASE No. 24-06-SUP (SPECIAL USE PERMIT)

At-Home Childcare by Rocio Flores

Planner: Troy Behunin

TBehunin@KunalD.gov

208-922.5274

ALL APPLICATION MATERIALS:

[24-06-SUP - Mi Casita Childcare](#)

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**

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Mi Casita Daycare			Application Number:	24-06-SUP		
Date:	12/10/2024			Staff Contact:	Troy Behunin		
Owner/Applicant:	Rocio Flores			Applicant Contact:	Floresvictoria3013@gmail.com		
Representative:	Same as Owner			Representative Contact:	Same as Above		

Purpose
 Applicant requests Special Use Permit approval in order to operate an In-Home, Group Childcare for seven (7) to 12 children, at their home located at 2170 N Mountain Ash Avenue, Kuna, ID.

Statement of Fact	
Parcel Number(s):	R0503200430
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	R-6
Proposed Zoning:	Same
Development Area:	0.164 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: R-6 (Medium Residential); South: R-6 (Medium Residential); West: R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	North: W Snowy Owl; East: N Doe Avenue (Existing); South: W Screech Owl; West: N Spike Avenue
Internal Street(s) Existing & Proposed:	No New Streets Proposed
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing district is R-6 (Medium Density Residential).

 The Comprehensive Plan identifies the goal to attract and encourage new and existing businesses (Goal 1.C.), and to create an environment that is friendly to business creation, expansion & relocation and ensure land use policies, restrictions, and fees do not violate private property rights. (Objective 1.C.2 and 3.G.1).

The Comprehensive Plan identifies the goal to provide support to Kuna's schools and pre-K education opportunities to meet population demands (Goal 5.A). The proposed childcare center will provide framework for varying pre-K educational opportunities to be developed for Kuna citizens (Objective 5.A.2).

Staff Analysis

The applicant submits a request for Special Use Permit approval to operate an In-Home, Group Childcare.

Mi Casita proposes to operate all year and provide educational needs for the community. It will operate Mondays through Friday, and from 6:00 am to 5:00 pm. No Signage is permitted on-site and the Special Use Permit limits the amount of Children to 12 total children, including minor children living at the home.

Recommended Conditions of Approval

1. As requested by the Applicant, the Childcare shall be permitted on Mondays through Friday, and from 6:00 am to 5:00 pm
2. No signage is permitted on-site.
3. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off; Applicant shall provide the Kuna Planning and Zoning Department with copies of said inspections prior to applying for a Kuna City Business License.
4. In the event the uses or the building located on this parcel are enlarged, expanded upon or altered in anyway, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.
5. This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
6. The Applicant shall acquire a Kuna Commercial Business License through the Kuna City Clerk's Office once all Conditions of the Special Use Permit are met and shall maintain said license through the renewal process during the entirety the business is in operation.
7. The Special Use Permit is not transferable from one parcel to another.
8. Applicant shall follow all staff and agency recommendations.
9. Applicant shall comply with Kuna City Code.
10. Applicant shall comply with all local, state, and federal laws.