

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner



CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday October 12, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – In Person
Vice Chairman Dana Hennis – Absent
Commissioner Cathy Gealy – In Person
Commissioner Stephen Damron – Absent
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:

Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Morgan Treasure, Economic Development Director – Via Zoom
Jessica Reid, Planning Services Specialist – In Person

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

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

(Timestamp 00:00:40)

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated September 28, 2021
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-11-AN (Annexation) East Kuna Industrial

(Timestamp 00:00:44)

Motion To: Approve Consent Agenda.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

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

(Timestamp 00:01:00)

- A. Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 6.61-acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the approximate 6.61-acres into 72 total lots (60 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430020 R5672430040, R5672430060).

(Timestamp 00:01:33)

Chairman Young stated Staff requested the item be tabled to a date certain of October 26, 2021, pending additional review. He then asked if Staff had anything to add.

(Timestamp 00:01:46)

Senior Planner Troy Behunin confirmed the request to table was accurate and remained.

(Timestamp 00:2:10)

Motion To: Table Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages to a date certain of October 26, 2021.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

(Timestamp 00:02:52)

- B. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-01-DA (Development Agreement) & 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision – Doug Hanson, Planner II

(Timestamp 00:03:34)

Chairman Young explained Staff requested to table the item to a date certain of November 9, 2021, pending additional review& asked if Staff had any additional comments.

(Timestamp 00:03:50)

Senior Planner Troy Behunin confirmed the request was correct & there were no additional comments.

(Timestamp 00:04:12)

Motion To: Table Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-01-DA (Development Agreement) & 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision to a date certain of November 9, 2021.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

(Timestamp 00:04:55)

- C. Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas – Troy Behunin, Senior Planner

(Timestamp 00:05:15)

Senior Planner Troy Behunin presented an overview of the project, as well as a bit of the project's history. He further explained the Case was only for technical compliance; Mr. Behunin then stood for questions.

(Timestamp 00:07:12)

Chairman Young asked if there were any questions from the Commissioners. Commissioner Gealy asked for Staff to refresh the Commissions memory on the Case as it had previously been approved in 2018. Mr. Behunin explained there was a previous application to re-subdivide the three (3) lot subject site, but had chosen to wait as they were unsure if they wanted to build the already approved eight (8) multi-family buildings across what was existing or if they wanted to provide an individual lot for each building. Chairman Young then asked if the request was simply to provide individuals lots for the buildings as the Commission had previously approved the Design Review; Mr. Behunin confirmed that was correct. There were no other questions.

(Timestamp 00:09:48)

Applicant representative David Crawford of B&A Engineers provided an overview of their request to provide individual buildable lots for the buildings & confirmed the Design Review had already been approved & the infrastructure to serve the development had already been installed. Mr. Crawford stated the request was straight-forward & requested the Commissions approval; he then stood for questions.

(Timestamp 00:12:44)

Mr. Behunin clarified there were four (4) mistakes within his Staff report which listed the request was for eight (8) lots instead of the correct nine (9) lots (8 buildable & 1 common); he confirmed the Public Notices were correct. Chairman Young thanked him, opened the Public Hearing and deferred to Commissioner to read the testimony sign-in sheet as he was attending via Zoom.

(Timestamp 00:14:00)

Commissioner Gealy stated there weren't any individuals signed-up to testify & then asked the audience if there was anyone present who wished to testify but did not get the chance to; there were three (3) individuals. Planning Services Specialist Jessica Reid provided the sign-up sheet to those individuals that wished to testify. Commissioner Gealy then notified the audience those

wishing to testify would be provided three (3) minutes (per Idaho Open Meeting Law) & the Applicant representative would be provided an opportunity to rebut.

Support:

None

Against:

Candace Moore, 2330 N Countryside, Kuna, Idaho, 83634 – Testify

John Iturriria, 2246 N Citrine, Kuna, Idaho, 83634 – Testify

Donna Gardner, 2173 N Citrine, Kuna, Idaho, 83634 - Testify

Neutral:

None

(Timestamp 00:17:08)

Candace Moore expressed the large amount of opposition against the Case in 2018. Mrs. Moore then asked what the benefit was to Kuna and surrounding homeowners, for the project to be on individual lots. She then asked if the multi-family units would be sold to individuals.

(Timestamp 00:18:00)

John Iturriria explained his concern with the view into his backyard with his home having open vision fencing. Mr. Iturriria also expressed concern regarding the access to the project & if traffic would be using N Citrine. He stated he was against apartments and would rather see single-family homes; he was concerned it could affect his property value.

(Timestamp 00:19:18)

Donna Gardner stated her & her husband were not aware of the project when they purchased their home (*in the neighboring subdivision*). Mrs. Gardner was concerned with the traffic on W Ardell as the neighboring subdivision was large, & the projects access across from N Citrine. She expressed there was past concern from neighboring subdivision regarding the project & asked the number of units that would be developed. Mrs. Gardner also asked if there would be fencing, trees & other plantings.

(Timestamp 00:22:06)

Commissioner Gealy addressed the audience to confirm if there were any other individuals present; there were but they wished to testify on a Case which had been tabled. She then requested the Applicant representative to come forward to provide rebuttal.

(Timestamp 00:23:15)

Mr. Crawford addressed the testimony provided and their validity. He explained individual lots could provide more options for owners & explained as it was part of the Arbor Ridge Subdivision, there were already rules in place for the maintenance of the project. Mr. Crawford confirmed there would be landscaping, fencing, buffer along roadways and more for the project. He also addressed the traffic concerns & commented many roadway improvements do not come forward until development occurs; he also commented Ardell Road has been a long-planned Mid-Mile Collector. In regards to property values, Mr. Crawford stated he had not seen evidence in his career where similar projects affected surrounding property values. He further explained the work on the project began in 1999 as part of the Arbor Ridge Planned Unit Development, a downturn in the economy stalled the project, & they were finally at the point of development.

(Timestamp 28:21)

Commissioner Gealy asked if there was direct access via N Citrine. Mr. Crawford explained the existing N Citrine was on the southside of Ardell; the project would take access at the northwest corner of N School & Ardell, one (1) access would be directly onto Ardell & the other would be directly onto School. Commissioner Gealy then asked Staff to put the Plat onto the screen (*page 68 of the meeting packet*) as reference; Mr. Crawford requested the Vicinity Map instead (*page 54 of the meeting packet*); he then indicated the associated accesses. Commissioner Gealy then asked if Mr. Crawford could address the number of units & their structure. He explained there would be eight (8) structures with four (4) units each, buildings would be two (2) stories'; he further explained they were designed to the Kuna City Code standards at the time they were approved.

(Timestamp 00:32:38)

Chairman Young asked if there were additional questions. Commissioner Gealy asked if the Public Hearing would be closed & the Chairman explained he would do so after he confirmed there were no other questions for Mr. Crawford or Staff.

(Timestamp 00:33:02)

City Attorney Bill Gigray explained the Case was a consideration to re-plat an existing subdivision, therefore, the evidence & testimony to consider would be the ones that directly addressed the replat.

(Timestamp 00:34:44)

Chairman Young asked Staff to confirm if what he was seeing was correct; there were no changes to the originally approved applications other than a re-subdivision of the three (3) existing lots. Mr. Behunin confirmed that was correct. The Chairman expressed his feeling that the Commission had thoroughly vetted the projects design in 2018 & seeing no changes to that portion, he did not have issue with re-subdivision. He also noted the CC&Rs of Arbor Ridge Subdivision No. 5 would continue to be held to Arbor Ridge Villas.

(Timestamp 00:36:55)

Commissioners Gealy & Garten stated they had no concerns with the project. Chairman Young closed the Public Hearing.

(Timestamp 00:37:32)

Motion To: Recommend Approval to City Council for Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas with the Conditions as outlined in the Staff Report.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

(Timestamp 00:38:04)

Planning Services Specialist Jessica Reid addressed the audience notifying them if they would like to see the building elevations & landscaping plans for the project which were approved in 2018, or if they had additional questions, to please feel free to contact the city the following day & staff would be happy to help.

4. BUSINESS ITEMS:

(Timestamp 00:38:42)

As there were no business items on the Agenda, the Chairman asked the Commission & staff if there were any items to address. Ms. Reid reminded the Commission of the Water/Sewer Workshop occurring Friday October 15, 2021.

5. ADJOURNMENT:

(Timestamp 00:39:40)

Motion To: Adjourn.

Motion By: Commissioner Gealy

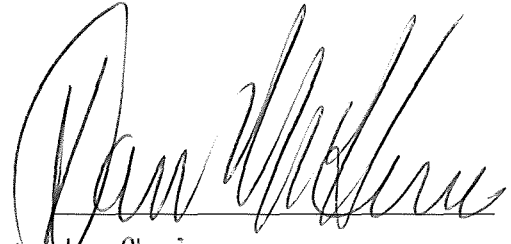
Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.



Dara Hennis, Vice Chair Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department