

**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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday December 14, 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 00:01:02)

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – Via Zoom  
Vice Chairman Dana Hennis – In Person  
Commissioner Stephen Damron – Absent  
Commissioner Tyson Garten – In Person  
Vacant

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Troy Behunin, Senior Planner – In Person  
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:01:16)

1. Regular Planning and Zoning Commission Meeting Minutes Dated November 9, 2021
2. Findings of Fact & Conclusions of Law
  1. Case No. 21-25-DR (Design Review) for the Americool Building
  2. Case No. 21-17-DR (Design Review) Rising Sun Fencing Alternative Compliance

(Timestamp 00:01:18)

**Motion To:** Approve Consent Agenda.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioner Damron was absent.

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

*(Timestamp 00:01:33)*

- A.** Continued from November 9, 2021 Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) 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 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

*(Timestamp 00:02:00)*

Chairman Young commented Staff had requested the item be continued until a date certain of January 11, 2022 pending critical agency comments.

*(Timestamp 00:02:15)*

**Motion To:** Continue Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to January 11, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

*(Timestamp 00:02:50)*

- B.** Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision – Troy Behunin, Senior Planner

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within an R-6 (Medium Density Residential) zone. (APN: S1422110300). Section 22, Township 2 North, Range 1 East.

*(Timestamp 00:03:25)*

Senior Planner Troy Behunin presented an overview of the proposed project and touched on additional Conditions of Approval listed within the staff report.

*(Timestamp 00:07:34)*

Mark Tate of M3 Companies spoke on the history of the Falcon Crest master planned community then provided a presentation (page 285 - 295 of the meeting packet). Mr. Tate asked the Commission for a caveat on Condition 9.26 within the staff report, requesting verbiage be added stating “if topography allows” due to a sever slope and ridge. He then explained their intent to modify hole 17, and additional details about the entrance and park. Mr. Tate then stood for questions.

*(Timestamp 00:20:33)*

Chairman Young asked a question regarding past concerns from neighboring landowners that their wells and/or water supply would be affected; he confirmed that water and sewer services would be provided by the City of Kuna and the developer would not be using wells to provide water to the future residences.

*(Timestamp 00:21:12)*

Mr. Tate confirmed that was correct; he explained there were existing wells which were used for Agricultural purposes and such but they had chosen to withdraw their water right request and bring domestic water in from the City of Kuna.

*(Timestamp 00:22:24)*

Chairman Young asked the Commission if there were any other questions; there were not. He then proceeded to open the Public Hearing.

Support:

None

Neutral:

None

Against:

1. Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, Idaho, 83634 – Testify

*(Timestamp 00:22:44)*

As Chairman Young was attending via Zoom, Vice Chairman Hennis read the name of the only individual which had signed up to testify.

*(Timestamp 00:23:02)*

Robbie Reno addressed a letter dated December 9, 2021, which had been submitted to the Planning and Zoning Department (page 278 of meeting packet). Mr. Reno explained that at time of the letter's submission, the Developer had not reached out regarding discussion of a possible partnership, however, the Developer had reached out since and they were scheduled to meet Friday of that week to discuss a possible partnership. He then stood for questions; there were none.

*(Timestamp 00:24:00)*

Vice Chairman Hennis indicated there were no other individuals signed up to testify; he then asked if there was anything the Applicant would like to add. Mr. Tate confirmed they would be meeting and touched on the fact that a majority of the current project was 55+ communities and they would not be generating the same number of potential students as other developments.

*(Timestamp 00:25:28)*

Chairman Young closed the Public Hearing and the Commission proceeded into their discussion. The Chairman expressed the proposed project fit with the overall Development as well as expressing the landscaping and open space seemed adequate and consistent.

(Timestamp 00:26:45)

Vice Chairman Hennis agreed with the Chairman and additionally pointed out the good connectivity of the project. He also expressed his interest in seeing the high-end product which was proposed; he had no concerns.

(Timestamp 00:28:08)

Commissioner Garten also expressed interest in the fact the proposed project was a high-end product and that there were plans to improve the golf course.

(Timestamp 00:28:46)

Chairman Young asked if there were any other questions; being none, he asked for a Motion which also included working with the city on development of the requested pathways and possible topography issues.

(Timestamp 00:29:22)

**Motion To:** Recommend Approval of Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision with Conditions as outlined in the Staff Report, and the additional Conditions the Applicant work with the City of Kuna on pathway development dependent on topography; and the Applicant work with Kuna Joint School District No. 3 to ensure future potential students are served.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

#### 4. BUSINESS ITEMS:

(Timestamp 00:30:53)

- A. Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zoning designation; Section 06, Township 2 North, Range 1 East.

(Timestamp 00:31:10)

Chairman Young stated staff had requested the item be tabled to a date certain of January 25, 2022, pending critical agency comments.

*(Timestamp 00:31:23)*

**Motion To:** Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to January 25, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

*(Timestamp 00:32:05)*

**B.** Case No. 21-33-DR (Design Review) for the Athleta Townhomes – Troy Behunin, Senior Planner ACTION ITEM

Pacific Rim Builders requests Design Review Modification approval for new townhome elevations for the Athleta Subdivision. This project is located on the northwest corner of N Ten Mile Road and W Crenshaw Street; Section 15, Township 2 North, Range 1 West.

*(Timestamp 00:32:26)*

Senior Planner Troy Behunin presented a history of the project and the current Design Review approval request. Mr. Behunin also addressed the fence which was currently installed against the sidewalk on N Ten Mile Road and the city's request for it to be moved or removed completely. He then stood for questions.

*(Timestamp 00:34:50)*

Chairman Young asked the Commission if there were any questions for staff.

Vice Chairman Hennis asked what the intention had been behind the request to remove the fence.

Mr. Behunin answered by explaining the fence was installed on the property line and was right against the sidewalk along N Ten Mile Road, which caused it to be imposing and uninviting to pedestrians.

Vice Chairman Hennis thanked Mr. Behunin.

*(Timestamp 00:36:27)*

Theo Hanson of Pacific Rim Builders discussed the history of the project they had purchased and the newly proposed Design Review. Mr. Hanson touched on the intent behind their design which provided the adequate square footage for a townhome and didn't cause the product to appear like an apartment, as well as their intent to sell the townhomes to individual buyers. He also expressed their intent to remove the fence along N Ten Mile Road; he then stood for questions.

*(Timestamp 00:39:50)*

Chairman Young and the Commission proceeded into their discussion with the Chairman expressing he felt the project was in the correct location, and the proposed design was aesthetically pleasing. He also pointed out that the plat and open spaces had not changed.

*(Timestamp 00:41:05)*

Vice Chairman Hennis agreed with the Chairman and felt the proposal looked good overall.

(Timestamp 00:41:46)

Commissioner Garten also agreed and was pleased the fence would be taken down.

(Timestamp 00:42:06)

**Motion To:** Approve Case No. 21-33-DR (Design Review) for the Athleta Townhomes with the Conditions as outlined in the Staff Report, with the additional Condition the fence along N Ten Mile Road be removed in agreement with the Applicant.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

## 5. ADJOURNMENT:

(Timestamp 00:42:46)

As the Chairman saw no other items listed on the agenda, he asked staff if there were any other items to add.

(Timestamp 00:43:00)

Planning Services Specialist Jessica Reid notified the Commission there was potential that the December 28, 2021 meeting would be canceled and would let the Commissioners know as soon as it was decided.

(Timestamp 00:43:30)

**Motion To:** Adjourn.

**Motion By:** Commissioner Garten

**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.



Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

December 14, 2021 – P&Z Commission, Public Hearing

Case Name: **Golf Villages @ Falcon Crest Preliminary Plat Request:**

1. Case Type: Subdivision Preliminary Plat.

Case No.: 21-04- S (Preliminary Plat).

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
<del>None</del>				Robbie Ren	
Print Name		Print Name		Print Name	
Print Address		Print Address		11 E Porter	
City	State, Zip	City	State, Zip	Kuna	ID 83634
<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
Print Name		Print Name		Print Name	
Print Address		Print Address		Print 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
Print Name		Print Name		Print Name	
Print Address		Print Address		Print 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
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip