

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 March 9, 2021

6:00 PM REGULAR P&Z COMMISSION

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:22:45 - Recording started early to allow persons attending virtually to login)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bill Gigray, City Attorney – In Person
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning & Zoning Staff – In Person

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

(Timestamp 00:06:47)

All items listed under the Consent Agenda are considered to be routine and are acted on with one 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.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 23, 2021

B. Findings of Fact and Conclusions of Law

I. Case Nos. 20-13-S (Preliminary Plat) and 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II **ACTION ITEM**

Motion To: Approve the Consent Agenda

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Gealy was absent

3. **PUBLIC HEARINGS:** (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

(Timestamp 00:23:25)

- A. Public Hearing continued from February 9, 2021 and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) **ACTION ITEM**

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

(Timestamp 00:23:55)

Chairman Young provided a review of the proceedings timeline and stated the engineered Final Plat had been submitted. The Chairman then asked if there was any additional information to provide, there was not

(Timestamp 00:24:42)

Planning Services Specialist Jessica Reid stated the Case was continued from February 23rd and apologized for the mistake.

(Timestamp 00:24:55)

The Chairman acknowledged this correction and proceeded to accepting public testimony.

Support: None

Against: None

Neutral: None

Seeing none, the Commission proceeded to their deliberation.

Motion To: Recommend approval of Case No. 20-12-S (Preliminary Plat) for the Lugarno Terra North Subdivision, with the Conditions as outlined in the staff report.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Gealy was absent

Motion To: Approve Case No. 20-20-DR (Design Review) for Lugarno Terra North Subdivision, with the Conditions as outlined in the staff report.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Gealy was absent

4. BUSINESS ITEMS:

(Timestamp 00:28:05)

- A. Tabled from February 23, 2021 Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

(Timestamp 00:28:42)

Planning Services Specialist Jessica Reid, 751 W 4th Street, Kuna, Idaho 83634 provided an overview of the project.

(Timestamp 00:30:40)

Brian Frost, owner and developer of subject site, 10400 W Overland Road, Suite 316, Boise, Idaho 83709, respectfully requested approval of the proposed project.

(Timestamp 00:30:56)

The Commission proceeded to their deliberation.

Motion To: Approve Case No. 21-02-DR (Design Review) for the Multi-tenant Building with the Conditions as outlined in the staff report.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Gealy was absent

(Timestamp 00:32:28)

- B. Consideration to approve Case No. 20-28-DR (Design Review) for Trimjoist Manufacturing – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Tamara Thompson of the Land Group, on behalf of her client, requests Design Review approval for the construction of a 2,550 Square Foot administration building, a 72,315 Square Foot truss manufacturing facility, open-air lumber storage building, associated parking lots, roadway, landscaping and infrastructure, located on W Kuna Mora Road approximately 1/3 mile west of S Cole Road.

(Timestamp 00:33:00)

Planning Services Specialist Jessica Reid, 751 W 4th Street, Kuna, Idaho 83634 presented an overview of the case.

(Timestamp 00:36:00)

Commissioner Damron asked if the location would connect to a water/sewer mainline when it was available. Ms. Reid answered that would be correct per Kuna City Code but services would not be available any time soon.

(Timestamp 00:36:50)

Tamara Thompson of the Land Group, 462 E Shore Drive, Suite 100, Eagle, Idaho 83616 stated they had read and agreed to the staff report and the Conditions of Approval and respectfully requested approval of the project; she then stood for questions.

(Timestamp 00:37:40)

The Commission proceeded to their deliberation.

Motion To: Approve Case No. 20-28-DR (Design Review) for the Trimjoist Manufacturing Facility with the Conditions as outlined in the staff report.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Gealy was absent

5. **ADJOURNMENT:**

(Timestamp 00:40:48)

The Chairman asked if there were any updates from staff.

(Timestamp 00:41:00)

Planning and Zoning Director Jace Hellman provided an update on the Legal 101 Workshop.

(Timestamp 041:34)

Motion To: Adjourn

Motion By: Commissioner Hennis

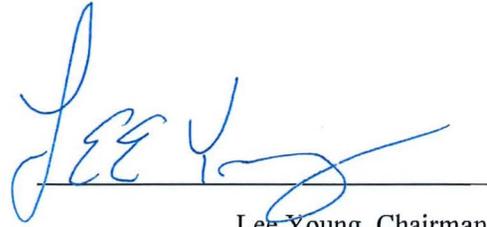
Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Gealy was absent



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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

