

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 May 25, 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:

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS 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 00:02:33)

A. Regular Planning and Zoning Commission Meeting Minutes Dated May 11, 2021

Motion To: Approve Consent Agenda.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 3-0-2, Chairman Young and Commissioner Damron were 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 or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

(Timestamp 00:02:50)

A. *Continued from May 11, 2021* Case No. 21-01-OA (Ordinance Amendment) Required Public Improvement Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC) – Jace Hellman, Planning & Zoning Director **ACTION ITEM**

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:03:05)

Planning and Zoning Director Jace Hellman provided an update that staff had received comments from Ada County Highway District, had incorporated necessary changes to the proposed Code, and a redlined version with those changes had been provided in the meeting packet. Mr. Hellman explained the changes made which included technical corrections to improvements along arterial roads, verbiage changes from Bike Lane to Bike Facilities in order to encompass a larger picture for improvements, and access points throughout subdivisions. Mr. Hellman then stood for questions.

(Timestamp 00:04:46)

Vice Chairman Hennis confirmed if there were any individuals present who wished to testify but did not have the opportunity to sign in; there were none. Vice Chairman Hennis closed the Public Hearing and the Commission proceeded into deliberation. None of the Commissioners present had any concerns.

(Timestamp 00:05:55)

Motion To: Recommend Approval of Case No. 21-01-OA (Ordinance Amendment) Required Public Improvement Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC).

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 3-0-2, Chairman Young and Commissioner Damron were absent

4. BUSINESS ITEMS:

(Timestamp 00:06:25)

- A. Case No. 21-06-DR (Design Review) Kuna Baptist Church Metal Building – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Applicant Justin Touchstone, on behalf of Kuna Baptist Church, requests Design Review approval for a 40' x60' metal building to be constructed near the southwest corner of their property located at 1250 N Linder Road (APN: S132422333), Section 24, Township 2 North, Range 1 West.

(Timestamp 00:06:37)

Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions. There were no questions for staff.

(Timestamp 00:08:18)

Justin Touchstone, Chairman of the Deacon Board for Kuna Baptist Church, pointed out various portions of the proposed project including the proposed buildings color match to the existing church, screening provided by landscaping, the use of the building, and the church's desire to adhere to Kuna City Code. Mr. Touchstone then stood for questions.

(Timestamp 00:09:38)

Vice Chairman Hennis asked Mr. Touchstone if he had read and agreed with the Conditions of Approval in the Staff Report.

Mr. Touchstone explained he had not seen them.

Ms. Reid apologized and provided a copy of the Staff Report to Mr. Touchstone.

(Timestamp 00:10:47)

Upon review of the Staff Report, Mr. Touchstone had no concerns with the Conditions of Approval.

(Timestamp 00:11:10)

The Commission proceeded into deliberation; there were no concerns.

Commissioner Garten pointed out the parking spaces were adequate and the design of the proposed building was favorable.

Vice Chairman Hennis agreed and stated the proposed building would match the existing facility well.

(Timestamp 00:11:42)

Motion To: Approve Case No. 21-06-DR (Design Review) for Kuna Baptist Church Metal Building with the Conditions as outlined in the Staff Report.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 3-0-2, Chairman Young and Commissioner Damron were absent

5. ADJOURNMENT:

(Timestamp 00:12:14)

Vice Chairman asked if there were any announcements from staff.

Planning & Zoning Director Jace Hellman notified the Commission of the invitation on their desk to attend the proposed Helen Zamzow's Park Open House which was to occur on Thursday May 27, 2021. Mr. Hellman deferred to City Attorney Bill Gigray to see if there was anything he would like to add or address; there was nothing.

(Timestamp 00:13:00)

Vice Chairman Hennis asked where he could find the information on the city website regarding the proposed Helen Zamzow's Park as he was unable to find it. Mr. Hellman notified the Commission he would address the informational issue with Parks and Recreation Director Bobby Withrow.

(Timestamp 00:13:52)

Motion To: Adjourn.

Motion By: Commissioner Gealy

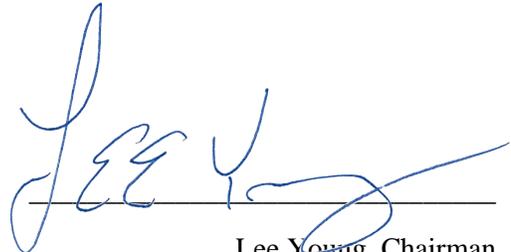
Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 3-0-2, Chairman Young and Commissioner Damron were absent



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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