

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 January 11, 2022

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

CITY STAFF PRESENT:

Matt Johnson, City Attorney – In Person
Morgan Treasure, Economic Development Director – In Person
Jace Hellman, Planning and Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:00:38)

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-07-AN (Annexation) for Ledgestone South

(Timestamp 00:00:42)

Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

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

(Timestamp 00:01:02)

- A. *Continued from December 14, 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 00:01:40)

Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:02:07)

- B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

(Timestamp 00:02:30)

Planner II Doug Hanson presented an overview of the Case.

(Timestamp 00:03:38)

Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

(Timestamp 00:05:15)

Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

(Timestamp 00:06:10)

Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

(Timestamp 00:11:00)

Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

(Timestamp 00:11:58)

Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over \$400,000. Mr. Craig stood for questions.

(Timestamp 00:13:52)

Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

(Timestamp 00:14:17)

Chairman Young opened the Public Hearing.

Support:

1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:

None

Against:

None

(Timestamp 00:14:17)

As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

(Timestamp 00:15:14)

Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

(Timestamp 00:16:10)

Chairman Young closed the hearing and the Commission proceeded into their discussion.

(Timestamp 00:16:34)

Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

(Timestamp 00:18:35)

Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

(Timestamp 00:19:14)

Motion To: Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:19:50)

Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

(Timestamp 00:21:20)

C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

(Timestamp 00:21:45)

Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

(Timestamp 00:23:17)

Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

(Timestamp 00:24:42)

Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

(Timestamp 00:25:52)

Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

(Timestamp 00:26:34)

Vice Chairman opened the hearing.

Support:

None

Neutral:

None

Against:

None

(Timestamp 00:27:00)

As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:24)

Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

(Timestamp 00:29:05)

Motion To: Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:29:40)

Motion To: Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

(Timestamp 00:30:14)

Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

(Timestamp 00:30:50)

D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

(Timestamp 00:31:08)

Motion To: Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

4. BUSINESS ITEMS:

(Timestamp 00:31:30)

A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

(Timestamp 00:31:45)

Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

(Timestamp 00:34:12)

David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

(Timestamp 00:39:38)

As there were no questions from the Commission, they moved into deliberation.

(Timestamp 00:39:46)

Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

(Timestamp 00:40:46)

Vice Chairman Hennis appreciated the appealing design and various materials used.

(Timestamp 00:41:15)

Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

(Timestamp 00:41:35)

Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

(Timestamp 00:42:05)

Chairman Young asked staff if there were any other items to address.

(Timestamp 00:42:22)

Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

5. **ADJOURNMENT:**

(Timestamp 00:43:36)

Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

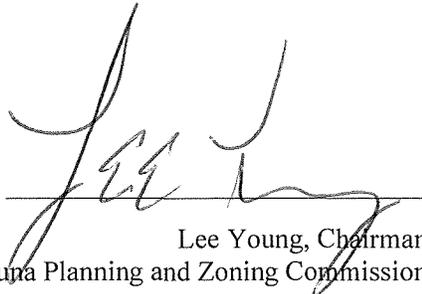
Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

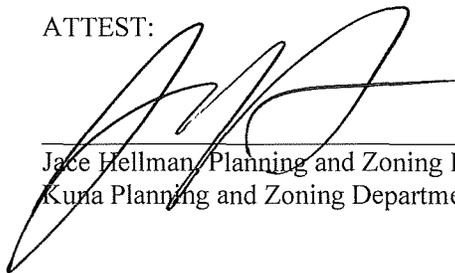
Voting No: None

Absent: 0



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. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.id.gov

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR NEUTRAL IN OPPOSITION

[X] Testify [] Not Testify

Michael R Smith
Print Name
3521 E King Road
Print Address
Kuna ID 83634
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [X] Not Testify

KATHY RAINWATER
Print Name
1455 MARKO LN
Print Address
KUNA ID
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

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Dennis Rainwater
Print Name
1455 MARKO LN
Print Address
KUNA ID
City State, Zip

[] Testify [] Not Testify

Print Name
Print Address
City State, Zip

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Print Name
Print Address
City State, Zip

[] Testify [X] Not Testify

NORM KRUEGER
Print Name
41 S. MARKO LN
Print Address
KUNA ID 83634
City State, Zip

[] Testify [] Not Testify

Print Name
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City State, Zip

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SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
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