

OFFICIALS

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



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

Planning & Zoning Commission Meeting
MINUTES
Tuesday January 25, 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 00:00:34)

COMMISSION MEMEBERS PRESENT:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Stephen Damron
Commissioner Tyson Garten
Vacant

CITY STAFF PRESENT:

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

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

(Timestamp 00:00:48)

1. Regular Planning and Zoning Commission Meeting Minutes Dated January 11, 2022
2. Findings of Fact & Conclusions of Law
 1. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz
 2. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair
 3. Case No. 21-11-DR (Design Review) for Commercial Tire
 4. 21-33-DR (Design Review) Modification for Athleta Townhomes
 5. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) for Falcon Crest Golf Villages

(Timestamp 00:00:52)

Motion To: Approve Consent Agenda.

Motion By: Commissioner Damron

Motion Seconded: Commissioner Garten

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 00:01:08)

- A.** *Tabled from December 14, 2021* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist

(Timestamp 00:01:50)

Motion To: Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to a date certain of February 8, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:02:20)

- B.** Case No. 21-05-CPF (Combination Preliminary & Final Plat) Zatica Subdivision No. 1 & No. 2 – Doug Hanson, Planner II

(Timestamp 00:02:36)

Chairman Young recused himself from hearing the Case as his employer performs a large amount of work for the Applicant and left the dais.

Vice Chairman Hennis thanked Chairman Young and took over.

(Timestamp 00:02:56)

Planner II Doug Hanson presented an overview of the application. Mr. Hanson explained that an in-person representative for the project was unable to attend but had submitted written testimony then read the testimony into the record (exhibit attached to the meeting minutes); he then stood for questions.

(Timestamp 00:05:51)

An unexpected representative for the Applicant was present, Vice Chairman Hennis invited him to speak.

(Timestamp 00:06:38)

Todd Isom addressed the Commission stating he was in agreement with staff's presentation and the testimony from his associate; he then stood for questions.

(Timestamp 00:06:56)

Vice Chairman Hennis clarified if the replat of the subdivision was strictly for the installation of new mechanical equipment; Mr. Isom confirmed.

(Timestamp 00:07:33)

Vice Chairman Hennis opened the Public Hearing.

Support:

1. Todd Isom, 250 Parkcenter Boulevard, Boise, Idaho, 83706 – Testified

Neutral:

None

Against:

None

(Timestamp 00:07:50)

Vice Chairman Hennis closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:09:04)

Motion To: Recommend Approval to City Council of Case No. 21-05-CPF (Combination Preliminary & Final Plat) for Zatica Subdivision No. 1 & No. 2, with the Conditions as outlined in the Staff Report.

Motion By: Commissioner Damron

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:09:43)

Chairman Young returned to the dais.

4. BUSINESS ITEMS:

(Timestamp 00:09:50)

A. Case No. 21-30-DR (Design Review) for Heartland Dental – Jessica Reid, Planning Services Specialist **ACTION ITEM**

(Timestamp 00:10:03)

Planning Services Specialist Jessica Reid presented an overview of the project then stood for questions; there were none.

(Timestamp 00:12:40)

Aaron Hartfield of ALC Architecture introduced himself and as he had no other items to add to staff's presentation, stood for questions; there were none.

(Timestamp 00:12:54)

The Commission proceeded into deliberation.

The Commissioners believed it was a well-designed project and appropriate for the location and zone.

Commissioner Damron and Vice Chairman Hennis expressed concern there was only one light within the parking lot.

(Timestamp 00:15:18)

Motion To: Approve Case No. 21-30-DR (Design Review) for Heartland Dental, 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 00:15:44)

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

(Timestamp 00:15:50)

Planning and Zoning Director Jace Hellman announced his resignation from the city effective in March as he had taken a job in his home state.

The Commission expressed they were sad to see Mr. Hellman go but wished him luck in his future endeavors.

(Timestamp 00:17:12)

Mr. Hellman informed the Commission the search for an individual to complete the late Commissioner Cathy Gealys term was still active.

5. **ADJOURNMENT:**

(Timestamp 00:17:42)

Motion To: Adjourn.

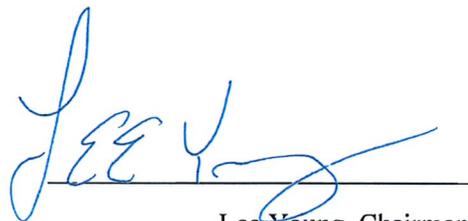
Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

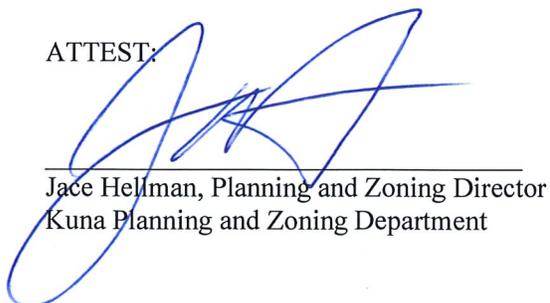
Voting No: None

Absent: 0



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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