

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Main, Commissioner



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

Planning & Zoning Commission Meeting
MINUTES
Tuesday April 12, 2022

6:00 PM REGULAR MEETING

Meeting Audio Recording failed; staff notes used.

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

I. CALL TO ORDER & ROLL CALL:

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Tyson Garten – In Person
Commissioner Ginny Greger – In Person
Commissioner Jim Main – In Person

CITY STAFF PRESENT:

Bill Perkins, City Attorney – In Person
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III – In Person
Jessica Reid, Planner I – In Person

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

- I. Regular Planning and Zoning Commission Meeting Minutes Dated March 22, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-01-DR (Design Review) Arby's
 - B. Case No. 22-04-DR (Design Review) Project Peregrine
 - C. Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Plat) Skylar Ranch Subdivision
 - D. Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church

Motion To: Move item 2.D Findings of Fact & Conclusions of Lay for Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) for Kuna Lutheran Church to Business Items in order to ratify the Motion made on March 22, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

Motion To: Approve the remaining Consent Agenda items.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

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

- A. Tabled from March 22, 2022 Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Doug Hanson, Planning & Zoning Director*

As the Public Hearing was closed on March 22, 2022, the Commission proceeded into their deliberation.

Vice Chairman Hennis expressed he understood the requests made at the previous meeting to change certain areas but felt that as the Future Land Use Map serves as a guide, Kuna City Code had a variety of tools available for development, and that there was the ability to apply for a Comprehensive Plan Map Amendment, there were enough options available.

Chairman Young agreed.

There were no additional concerns presented by the Commission.

Motion To: Recommend Approval to City Council of the Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction as presented.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

- B. Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit), 22-01-V (Variance) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director*

Planner I Jessica Reid, presenting on behalf of Planning & Zoning Director Doug Hanson, presented an overview of the project. She also touched on reason for the Variance application, as well as touched briefly on comments made by ACHD (Ada County Highway District) & ITD (Idaho Transportation Department). Ms. Reid then stood for questions.

Applicant Steve Arnold provided a quick overview of the project for the new Commissioners. Mr. Arnold then touched on the future right turn lane to N Sailer from westbound Hwy 69/Avalon, confirming that the development would comply with ITD's request to take new traffic counts at the completion of Phase 1 of the project. He then discussed the Variance application requirement for reduced side yard setbacks.

Chairman Young opened the Public Hearing.

Support:

1. Leslye Langla, 217 N Sailer Ave, Kuna, Idaho, 83634 – Testified
2. Chris Ransom, 217 N Sailer Ave, Kuna, Idaho, 83634 - Testified
3. Charlotte Busbee, 364 N bay Haven Ave, Kuna, Idaho, 83634 – Not Testify

Neutral:

1. Jim Kowalski, 1110 E Folgado Street, Kuna, Idaho, 83634 – Not Testify
2. Lonna Kowalski, 1110 E Folgado Street, Kuna, Idaho, 83634 – Not Testify

Against:

1. Robbie Reno, Kuna School District, 711 E Porter Street, Kuna, Idaho, 83634 - Testify
2. Joanne Tofslie, 233 N Sailer Ave, Kuna, Idaho, 83634 – Not Testify
3. Roger Tofslie, 233 N Sailer Ave, Kuna, Idaho, 83634 – Not Testify

Leslye Langla expressed her support of the project then made general comments on development, Emergency Services & Fire Impact Fees.

Chris Ransom expressed his support of the project.

Robbie Reno, on behalf of Kuna School District (KSD), stated they were against the development as there were not safe walking routes for students who would attend Hubbard (Elementary). He also expressed the Applicant & KSD had not discussed a possible partnership since January 2021.

Chairman Young invited Mr. Arnold to provide his rebuttal.

Mr. Arnold confirmed there had been no conversations with KSD then expressed that he did not feel KSD requesting Impact Fees was legal. He believed the future turn lane would meet the requested amount of “Impact Fees” as the cost for its installation would be near the same price. He ended by explaining that he believed other concerns such as traffic had been adequately addressed.

Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

Commissioner Main asked a series of general questions spurred by the Public Comments that were part of the meeting packet. He asked if the proposed townhomes would be rentals; Mr. Arnold stated they were not intended to be. Mr. Arnold further explained that there had been consideration to model the Covenants, Conditions & Restrictions (CC&R's) for this project after the CC&R's for Merlin Pointe Subdivision No. 1, in which there was a condition that the unit could not be rented for at least two (2) years. Commissioner Main then asked what the plan was for visitor parking; Mr. Arnold explained that the townhomes were designed with garages & there was additional street parking for visitors. Commissioner Main questioned if the green space that was in the middle of Merlin Pointe Subdivision No. 1, was to be used by all. Mr. Arnold answered that as all Phases of the overall development of Merlin Pointe would pay Homeowners Association (HOA) dues for maintenance, all would be able to use it. Commissioner Main asked if it was possible to have an additional amenity as it seemed like not much was present besides a gazebo; Commissioner Greger agreed then asked if there were benches proposed within the pathways. Mr. Arnold stated there would be dog waste stations and benches were an option. Mr. Arnold stated a gazebo could be traded for a tot lot (playground).

Motion To: Recommend Approval to City Council of Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 22-01-V (Variance) with the Conditions as outlined in the staff report, and with the additional Conditions the Applicant add a tot lot & benches to the open space, and the Applicant work with Kuna Joint School District No. 3 on a solution to their concerns prior to the City Council Public Hearing.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

Motion To: Approve Case Nos. 20-05-SUP (Special Use Permit), & 20-22-DR (Design Review) with the Conditions as outlined in the staff report, and with the additional Conditions the Applicant add a tot lot & benches to the open space, and the Applicant work with Kuna Joint School District No. 3 on a solution to their concerns prior to the City Council Public Hearing.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

4. BUSINESS ITEMS:

- A. *Tabled from March 22, 2022* Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner I

Motion To: Table Case No. 21-34-DR (Design Review) for Changed Life Church to a date certain of April 26, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

- B. Case No. 22-03-DR (Design Review) for Del Taco – Jessica Reid, Planner I

Planner I Jessica Reid presented an overview of the project and stood for questions.

Steven Andrews of erstad Architects, presented a brief overview of the project and the proposed building design.

The Commission touched on the design elements of the structure, discussing the textures and colors, as well as commenting on the landscaping. The Commissioners were in agreement that the proposed project was appropriate for the site.

Motion To: Approve Case No. 22-03-DR (Design Review) for Del Taco with the Conditions as outlined in the staff report.

Motion By: Commissioner Garten

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

- C. Case No. 22-06-DR (Design Review) for Falcon Crest Pressurized Irrigation Pump House – Jessica Reid, Planner I

Planner I Jessica Reid presented an overview of the proposed building design and landscaping then stood for questions.

As the Applicant was not present, the Commission moved into deliberation.

The Commission believed the application was a straight-forward request and the proposal met the applicable required design elements.

Motion To: Approve Case No. 22-06-DR (Design Review) for Falcon Crest Pressurized Irrigation Pump House 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: 5-0-0

5. **ADJOURNMENT:**

Motion To: Adjourn

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Doug Hanson, Planning and Zoning Director
Kuna Planning and Zoning Department



CITY OF KUNA

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SIGN-UP SHEET

April 12, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Merlin Cottages Subdivision

Case No: 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Subdivision), 22-01-V (Variance), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)

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

Testify Not Testify
VESLVE LANGIA
Print Name
217 N SAILER AVE
Print Address
KUNA ID 83634
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify
Robbie Reno
Print Name
711 E Porter
Print Address
Kuna ID 83634
City State, Zip

Testify Not Testify
CHRIS RANSOM
Print Name
217 N. Sailer Ave
Print Address
KUNA ID 83634
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify
Joanne Tofslie
Print Name
233 N. Sailer Ave.
Print Address
Kuna ID 83634
City State, Zip

Testify Not Testify
Steve Arnold
Print Name
1785 Whisper Cove
Print Address
Boise ID 83709
City State, Zip

Testify Not Testify
Jim Kowalski
Print Name
1110 E FOLGADO ST
Print Address
KUNA ID 83634
City State, Zip

Testify Not Testify
ROGER TOFSLIE
Print Name
233 N SAILER AVE
Print Address
KUNA ID 83634
City State, Zip

Testify Not Testify
Charlotte Busbee
Print Name
314 N Bay Haven Ave
Print Address
Kuna ID 83634
City State, Zip

Testify Not Testify
Lanna Kowalski
Print Name
1110 E Folgado St
Print Address
Kuna ID 83634
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

