

OFFICIALS

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



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

Planning & Zoning Commission Meeting
MINUTES
Tuesday June 14, 2022

6:00 PM REGULAR MEETING

Due to an error, recording does not begin until after Applicants testimony on agenda item 3.A, staff notes used.

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
Vice Chairman Dana Hennis
Commissioner Tyson Garten
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:

Andrea Nielsen, City Attorney
Doug Hanson, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III
Jessica Reid, Planner I

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

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated May 24, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare

Motion To: Amend item 2.1 to reflect that the signature page has been added to the May 24, 2022 Meeting Minutes and approve the Consent Agenda.

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 May 24, 2022* Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision – Troy Behunin, Planner III

Applicant Patrick Connor presented an overview of changes made to the Plat per the Commissions request. *(Applicant provided print out of comparisons between the Original and Updated Preliminary Plat to the Commission, referencing a portion of Page 161 & all of Page 314. A digital copy of these documents has been attached to these Meeting Minutes.)*

(Timestamp 00:00:12)

Vice-Chairman thanked Mr. Connor for making the Commissions requested changes to the Preliminary Plat. Chairman Young then called forward those who had signed up to testify on the new information provided in the meeting packet regarding the case.

Support:

1. Patrick Connor, Applicant, 701 S Allen Street, Meridian, ID 83642 - Testified
2. Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 - Testified

Neutral:

None

Against:

1. Vickie Johnson, 3720 W Hubbard Road, Kuna, ID 83634 – Not Testify
2. Tammy Harman, 3620 W Hubbard Road, Kuna, ID 83634
3. Scott Higer, 9105 S Romar Lane, Kuna, ID 83634 – Testified
4. Aldis Gasvo, 3610 W Hubbard Road, Kuna, ID 83634 – Testified

(Timestamp 00:00:49)

Scott Higer thanked the Commission for listening to the neighbors' concerns and thanked Mr. Connor for working with the neighbors; Mr. Higer expressed he would still like to see the engineering once the drainage (irrigation) was worked out. He then proceeded to ask additional questions and commented on continued concerns with traffic and infrastructure.

(Timestamp 00:04:36)

Aldis Gasvo testified regarding irrigation water and drainage concerns; he wished to share two (2) visual aids with the Commission. *(In an effort to ensure transparency, staff made enough copies to supply to those in attendance. Mr. Gasvo proceeded with his testimony at Timestamp 00:09:49).* Mr. Gasvo discussed the historic and natural flow of the irrigation waters and concerns regarding potential flooding hazards; he also asked if the Developer had considered a hydrological report.

(Timestamp 00:13:12)

Mr. Connor provided rebuttal and answers to the testimony provided, specifically addressing traffic concerns, infrastructure, and irrigation waters. He further explained a Geological, Topographical & Hydrological report was conducted. Mr. Connor then asked if the Commission

would consider making a Condition stating the Applicant was in agreement with only building one-story homes along the property boundary shared with Neil & Melissa Durrant.

(Timestamp 00:18:36)

Chairman Young asked the Commission if they had any questions for the Applicant or staff prior to closing public testimony. As there were none, Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:19:30)

Vice Chairman Hennis was appreciative the Applicant worked with the neighbors and made the change requested by the Commission, which allowed for better transition; his concerns had been mitigated.

(Timestamp 00:21:51)

Commissioner Garten agreed and was also appreciative the Applicant had worked with the community.

(Timestamp 00:22:50)

Chairman Young commented he had read the Meeting Minutes for the previous meeting and believed he had a good grasp of the proposal & changes requested by the Commission; he felt adequate changes had been made.

(Timestamp 00:23:19)

Commissioner Main commented he was appreciative of the Applicant working with the community on their concerns and has stepped-up to voluntarily take a closer look at the irrigation.

(Timestamp 00:23:50)

Commissioner Greger agreed and was glad to see the Applicant willing to make changes.

(Timestamp 00:24:15)

Vice Chairman Hennis discussed with the Commission if there were any other specific Conditions they would like to enact for the application before a Motion made then proceeded with his Motion.

(Timestamp 00:25:06)

Motion To: Recommend Approval to City Council of Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), and 21-03-S (Preliminary Plat) for Sabino's Rocky Ridge Subdivision with the Conditions as outlined in staffs report, and the additional Condition that the first five (5) lots along S Shayla Avenue would be limited to single-story homes.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:25:50)

Motion To: Approve Case Nos. 21-04-SUP (Special Use Permit) & 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision with the Conditions as outlined in staffs report, and the additional Condition that the first five (5) lots along S Shayla Avenue would be limited to single-story homes.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

- B.** Case No. 21-18-AN (Annexation) 5200 S Black Cat Road & 5114 S Black Cat Road – Troy Behunin, Planner III

As the Applicants had formally withdrawn their Annexation application, the Commission continued to the next agenda item.

4. BUSINESS ITEMS:

(Timestamp 00:28:21)

- A.** Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I

(Timestamp 00:28:27)

Planner I Jessica Reid presented an overview of the proposed project.

(Timestamp 00:30:36)

Applicant Greg Urrutia explained the proposed project was similar to the other five (5) or six (6) they had already constructed in the Treasure Valley. Mr. Urrutia continued by explaining the project type were closely regulated by the Idaho Housing and Finance Association which performs annual reviews. Additionally, Mr. Urrutia stated there was a great need for the proposed project in Kuna.

(Timestamp 00:32:34)

Chairman Young asked if it would be possible to add a stone wainscot to offer some textural relief to the elevations. Mr. Urrutia explained that it had not been planned but would consider it if there was room in the budget, it came down to current material costs.

(Timestamp 00:34:14)

Commissioner Main commented on the community garden and that it appears trees would shade it, then asked if there was any outdoor seating. Mr. Urrutia explained there was outdoor seating provided but was willing to add additional areas; he also was willing to move some of the trees proposed around the garden. Commissioner Main explained his concern with the fact the trees reflected on the landscape plan were shown at maturity and asked if the Applicant would be willing to plant some larger caliper trees. Mr. Urrutia stated they could try or another option would be to construct a shade structure; Commissioner Main agreed.

(Timestamp 00:36:27)

Commissioner Greger asked if there would be a maintenance individual onsite. Mr. Urrutia explained there would be a part-time property manager onsite in the office, as well as a maintenance individual.

(Timestamp 00:38:22)

The Commission proceeded into deliberation and discussed the questions that had been asked and weighed them. The Commission was in agreement the proposed project fulfilled a need in our community.

(Timestamp 00:40:28)

Motion To: Approve Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe with the Conditions as outlined in staffs report, and the additional Condition to add seating areas and a shade structure.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

(Timestamp 00:41:06)

B. Case No. 22-23-DR (Design Review) for Water Operations Building – Doug Hanson, Planning & Zoning Director

(Timestamp 00:41:16)

Planning & Zoning Director Doug Hanson presented an overview of the project then stood for questions.

(Timestamp 00:43:14)

The Commission proceeded into deliberation and expressed no concerns with the project.

(Timestamp 00:44:15)

Motion To: Approve Case No. 22-23-DR (Design Review) for Water Operations Building with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Tyson

Further Discussion: None

Voting No: None

5. ADJOURNMENT:

(Timestamp 00:44:50)

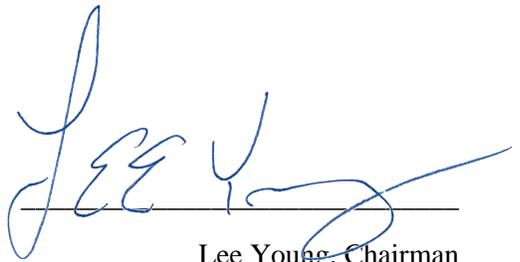
Motion To: Adjourn.

Motion By: Commissioner Garten

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None



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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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

June 14, 2022 – PnZ Commission, Public Hearing (Continued)

Case Name: **Sabinos Rocky Ridge Annex, PUD and Preliminary Plat Request:**

1. Case Type: Combine Preliminary Plat and Final Plat.

Case No.: 21-04 AN (Annex), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development),
21-03-S (Pre Plat), 21-04-SUP (Special Use Permit) 21-16-DR (Design Review)

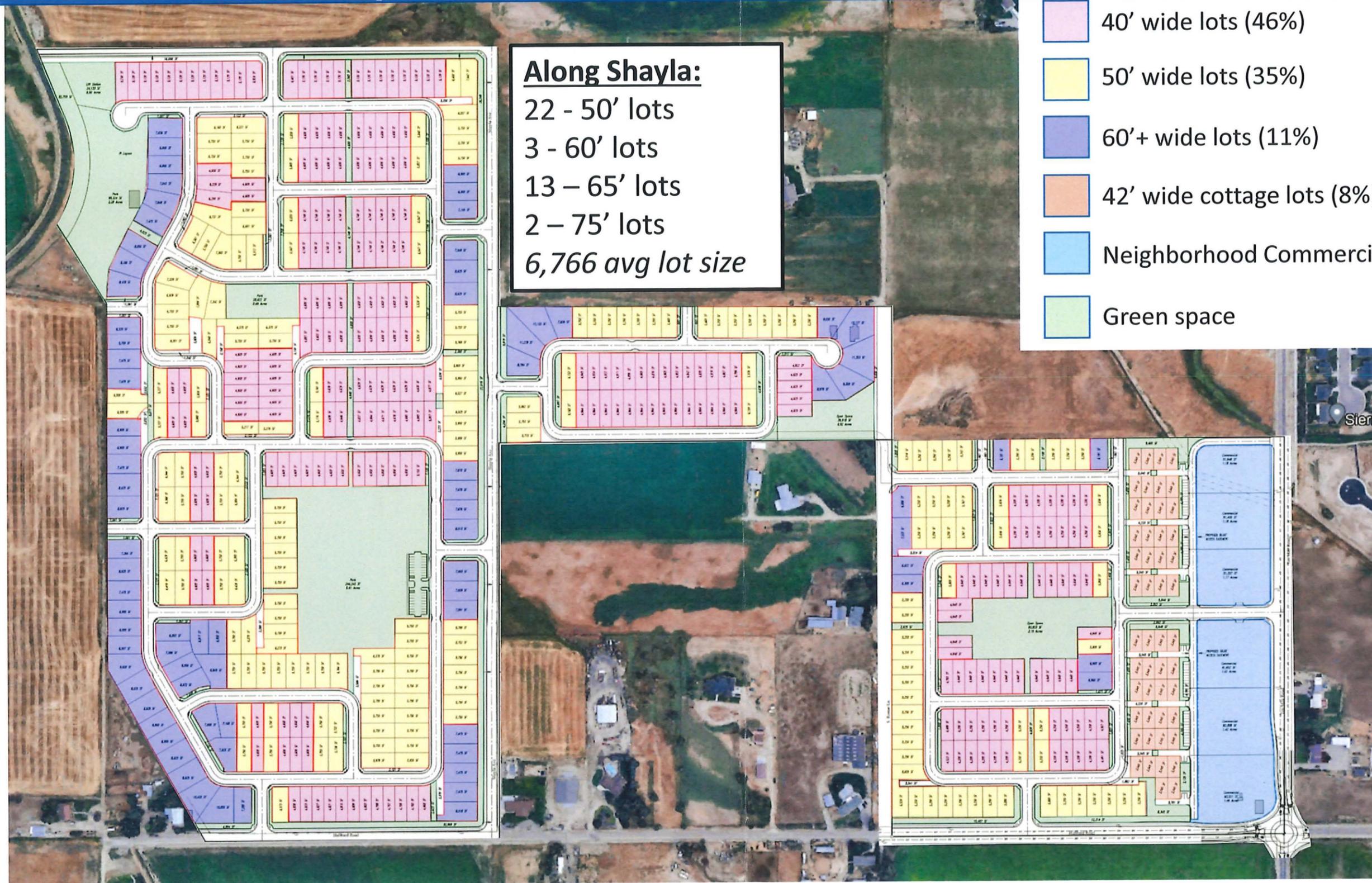
Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/**Commission**.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Patrick Connor (Applicant)</u> Print Name <u>201 S. Allen St</u> Print Address <u>Mendon</u> <u>ID</u> <u>83642</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input checked="" type="checkbox"/> <u>Not Testify</u> _____ Print Name <u>Vicki Johnston</u> Print Address <u>3720 W Hubbard</u> City <u>Kuna</u> State, Zip
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Robbie Dew (KSD)</u> Print Name <u>711 E Porter</u> Print Address <u>Kuna</u> <u>ID</u> <u>83634</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input checked="" type="checkbox"/> <u>Not Testify</u> <u>Tammy Harman</u> Print Name <u>3620 W. Hubbard Rd</u> Print Address <u>Kuna ID 83634</u> City State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Scott Higer</u> Print Name <u>9105 S Romar</u> Print Address <u>Kuna ID 83634</u> City State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Abis Gasvo</u> Print Name <u>2610 W. Hubbard Rd</u> Print Address <u>Kuna ID 83634</u> City State, Zip

Updated Preliminary Plat



SABINO'S
ROCKY RIDGE



Along Shayla:
22 - 50' lots
3 - 60' lots
13 - 65' lots
2 - 75' lots
6,766 avg lot size

- 40' wide lots (46%)
- 50' wide lots (35%)
- 60'+ wide lots (11%)
- 42' wide cottage lots (8%)
- Neighborhood Commercial
- Green space

Previous Preliminary Plat



SABINO'S
ROCKY RIDGE

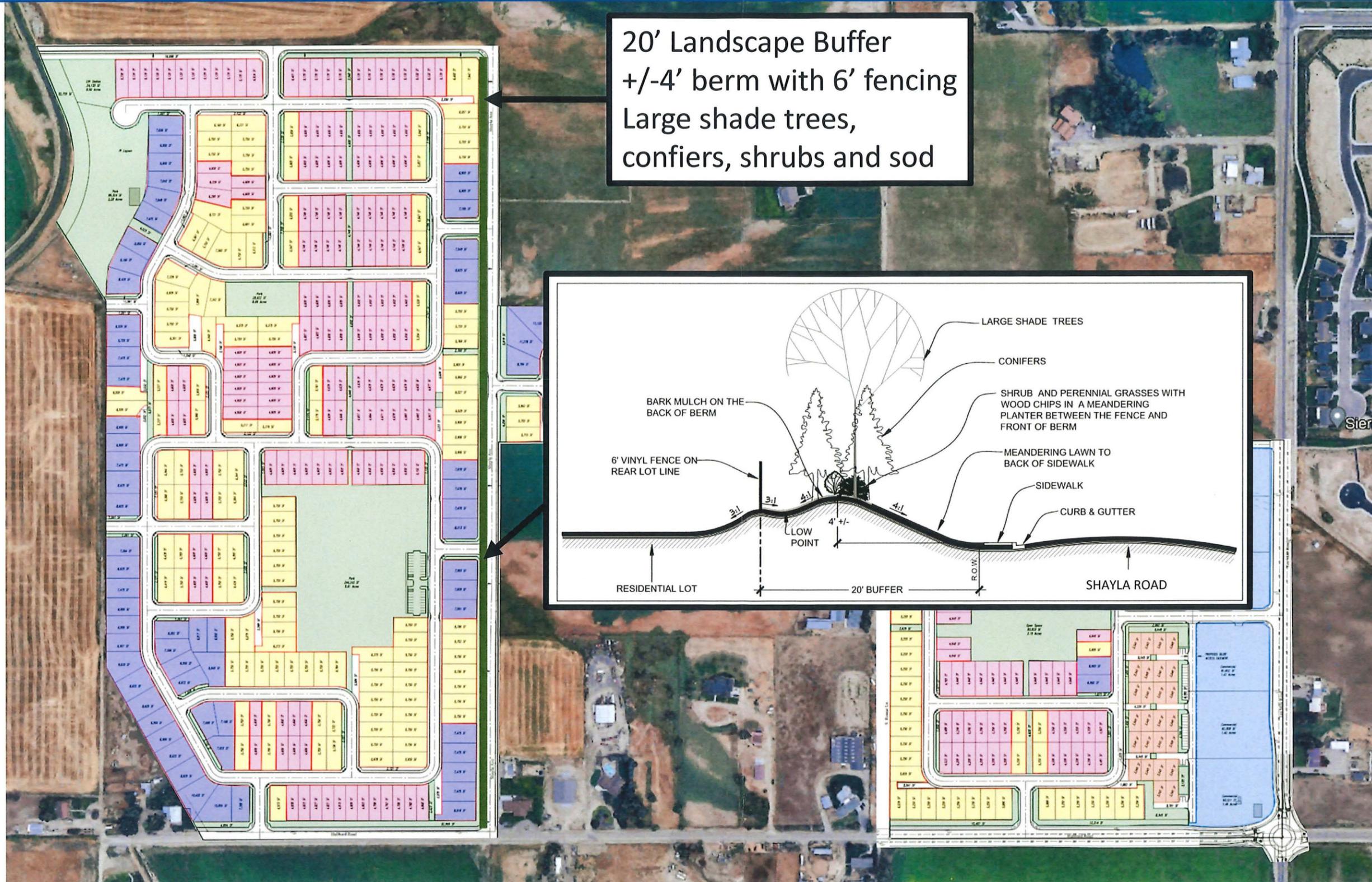
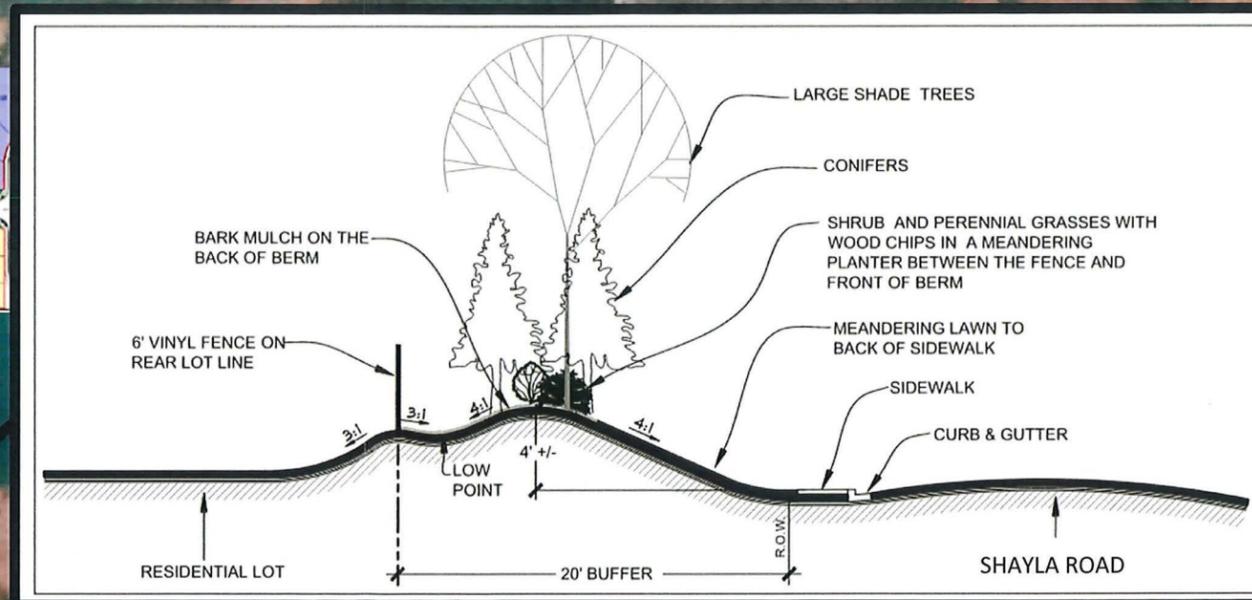


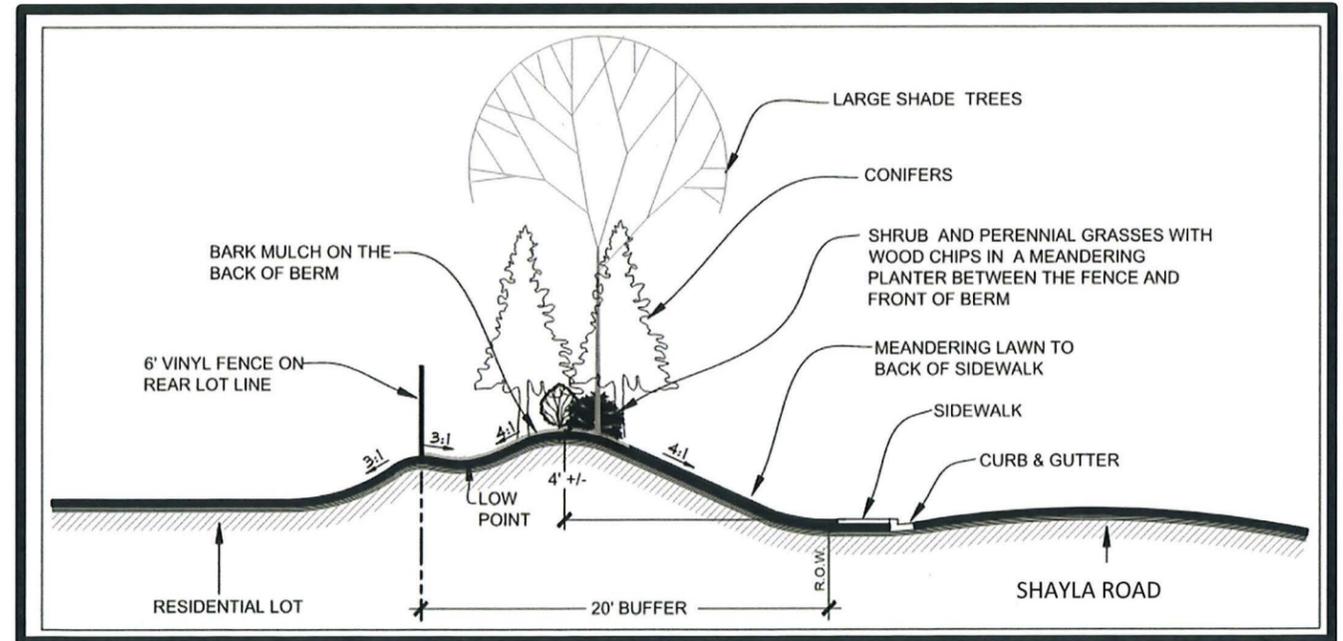
Updated Preliminary Plat

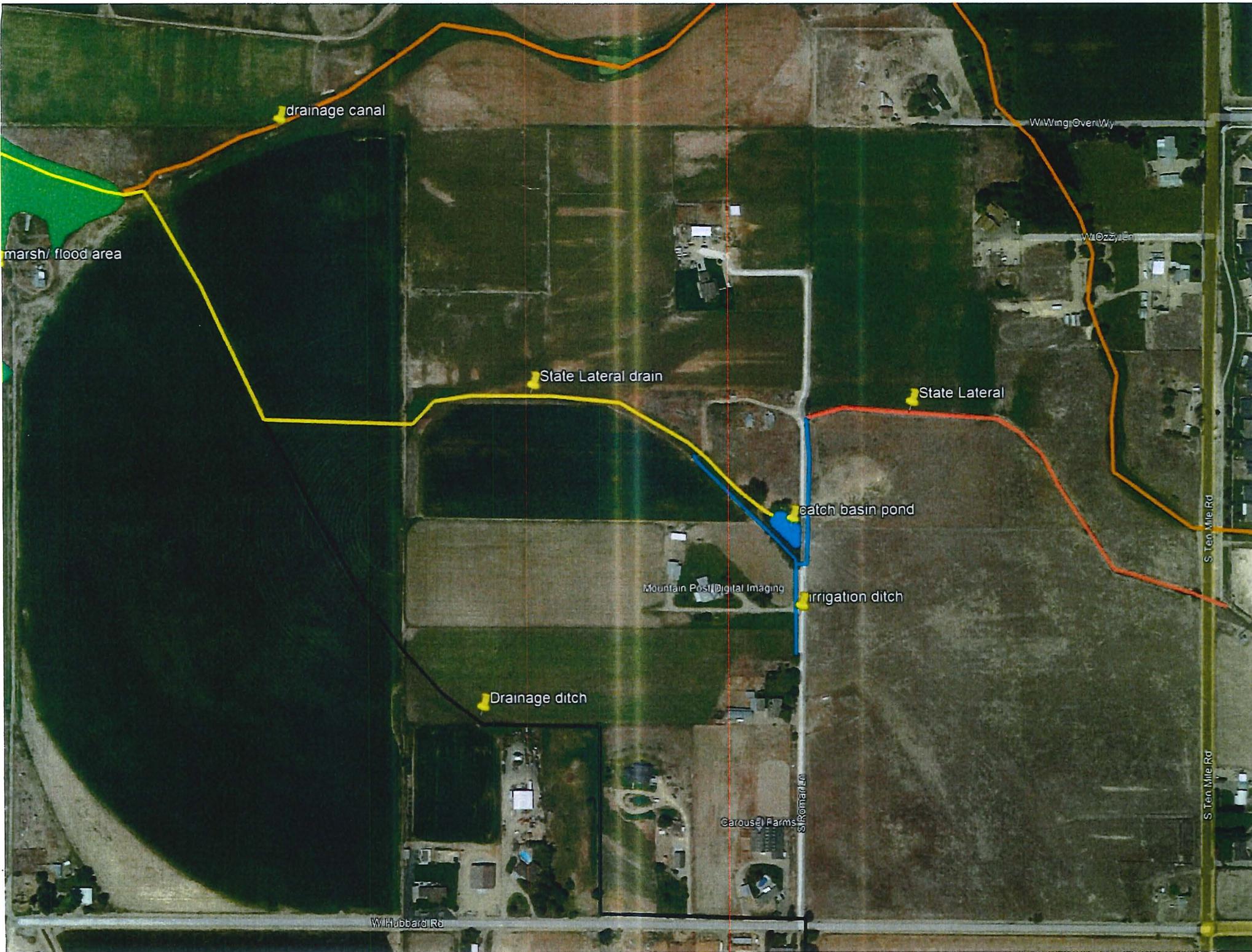


SABINO'S
ROCKY RIDGE

20' Landscape Buffer
+/-4' berm with 6' fencing
Large shade trees,
conifers, shrubs and sod







drainage canal

marsh/ flood area

W. Wing Over Wy

W. Ozzy Ln

State Lateral drain

State Lateral

catch basin pond

Mountain Post Digital Imaging

irrigation ditch

Drainage ditch

Carousel Farms

W. Hubbard Rd

S. Roman Ln

S. Ten Mile Rd

S. Ten Mile Rd