

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 28, 2022

6:00 PM REGULAR MEETING

Meeting recorded in two (2) parts due to a recess during the meeting.

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

1. CALL TO ORDER & ROLL CALL:

(Part 1 Timestamp 00:00:03)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Andrea Nielsen, City Attorney
Chris Engels, City Clerk
Doug Hanson, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III

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

(Part 1 Timestamp 00:00:50)

1. Regular Planning and Zoning Commission Meeting Minutes Dated June 14, 2022
2. Findings of Fact & Conclusions of Law
 - A. 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
 - B. Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I
 - C. Case No. 22-23-DR (Design Review) for Water Operations Building

(Part 1 Timestamp 00:01:09)

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

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

(Part 1 Timestamp 00:01:42)

A. 2022 Capital Improvement Plan & Impact Fee Ordinance Amendment – Chris Engels, City Clerk

(Part 1 Timestamp 00:01:53)

City Clerk Chris Engels presented an overview of the Ordinance Amendment request and then stood for questions.

(Part 1 Timestamp 00:02:58)

Chairman Young addressed the Commission asking if there were any questions for Ms. Engels; there were none.

(Part 1 Timestamp 00:03:16)

Chairman Young opened the public hearing.

Support

Robbie Reno, Kuna Joint school District No. 3, 711 E Porter Road, Kuna, ID, 83634 – Testified

Neutral:

None

Against:

None

(Part 1 Timestamp 00:03:32)

Robbie Reno voiced his support of raising impact fees due to the city's growth, and asked for continued support of the School District as well.

(Part 1 Timestamp 00:05:30)

As there were no other individuals signed up to testify, Chairman Young closed the Public Hearing and proceeded into deliberation.

(Part 1 Timestamp 00:05:53)

Commissioners Main and Greger had no questions or concerns with the proposal.

(Part 1 Timestamp 00:06:015)

Motion To: Recommend Approval to the City Council for the 2022 Capital Improvement Plan & Impact Fee Ordinance Amendment.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 1 Timestamp 00:07:06)

City Attorney Andrea Nielsen recommended to the Commission that a Motion be made to amend the agenda to proceed to Business Items as the Public Hearing items were more visually intensive and Chairman Young was traveling to the meeting.

(Timestamp 00:07:48)

Motion To: Proceed to Agenda item No. 4A.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

4. BUSINESS ITEMS:

(Part I Timestamp 00:08:28)

A. Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner II

(Part I Timestamp 00:08:46)

Planning and Zoning Director Doug Hanson, standing in for Planner II Jessica Reid, presented an overview of the proposed Design Review and stood for questions.

(Part I Timestamp 00:10:31)

Chairman Young asked the Commission if there were any questions for staff; as there were none, the Chairman Young called the Applicant forward.

(Part I Timestamp 00:10:47)

Pastor Stan Johnson presented a history of Changed Life Church, including their after-school program and community softball fields. Pastor Johnson also discussed the sewer connection issue which was resolved by working with the city then explained the intensity of use for the current and future sanctuary; he then stood for questions.

(Part I Timestamp 00:15:00)

Commissioner Main asked about the occupant load; Pastor Johnson stated it was estimated at 499. Commissioner Main asked if they intended to use chairs and Pastor Johnson answered yes. Commissioner Main then stated he liked the design of the building but was concerned of the large grey expanses on the elevations and asked if they were willing to provide some relief for that. Pastor Johnson deferred to the project architect.

(Part I Timestamp 00:16:19)

Rick Bugatsch of RBA Architects stated that yes, they could provide an updated color scheme and/or material changes to satisfy the request.

(Part I Timestamp 00:17:17)

Commissioner Main continued by stating he felt the project was a good design but was concerned with that much traffic using one (1) ingress/egress. Mr. Bugatsch answered that as of this time, the Ada County Highway District did not require an additional ingress/egress.

(Part I Timestamp 00:18:00)

Commissioner Greger did not have any questions; Chairman Young agreed with Commissioner Main's comments and questions.

(Part 1 Timestamp 00:18:24)

Planning and Zoning Director Doug Hanson requested the Commission add their change in elevations request as an additional Condition when making their Motion.

(Part 1 Timestamp 00:18:53)

Motion To: Approve Case No. 21-34-DR (Design Review) for Changed Life Church with the Conditions as outlined in staffs report, and the additional Condition that the Applicant add wainscoting to the south, east and west elevations, and vertical relief on the north elevation to be reviewed by staff.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 1 Timestamp 00:19:57)

B. Case No. 22-20-DR (Design Review) for Trilogy Valor Social Club – Jessica Reid, Planner II

(Part 1 Timestamp 00:20:10)

Planning and Zoning Director Doug Hanson, standing in for Planner II Jessica Reid, presented an overview of the proposed project.

(Part 1 Timestamp 00:21:51)

Chairman Young asked the Commission if there were any questions for staff; there were none.

(Part 1 Timestamp 00:22:13)

Wendy Shrief presented a PowerPoint presentation and overview of the project. Dan Southworth of Shea Homes then introduced himself and explained this was their first project in Idaho and they were developing the active adult side of the overall Falcon Crest community. Brian Oswood also introduced himself and explained he was a project manager with Shea Homes. Ms. Shrief completed her presentation of the project and stood for questions.

(Part 1 Timestamp 00:34:48)

Commissioner Main asked if the pool was part of the project, Ms. Shrief confirmed.

Commissioner Main then commented that the elevations seemed dark and did not quite match the material samples provided. Mr. Southworth answered that Shea Homes was diligent in making sure the actual structure matches their renderings/elevations.

(Part 1 Timestamp 00:37:33)

The Commission proceeded into deliberation with Chairman Young agreeing with Commissioner Main's previous comments and expressed he did not have any issues with the proposal.

(Part 1 Timestamp 00:38:37)

Motion To: Approve Case No. 22-20-DR (Design Review) for Trilogy Valor Social Club with the Conditions as outlined in staffs report, and the additional Condition that the color palette shall match closer to the models of the submitted elevations.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 1 Timestamp 00:39:30)

City Attorney Andrea Nielsen proposed the Commission Motion to have a five (5) minute recess prior to proceeding back to the Public Hearing items so they may determine the ETA on having a quorum in person.

(Part 1 Timestamp 00:40:08)

Motion To: Have a five (5) minute recess in order to establish an in-person quorum.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

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

(Part 2 Timestamp 00:00:30)

B. Case No. 22-04-AN (Annexation) 300 S Stroebel Road – Jessica Reid, Planner II

(Part 2 Timestamp 00:00:38)

Planning and Zoning Director Doug Hanson, standing in for Planner II Jessica Reid, presented an overview of the Annexation request; he then stood for questions.

(Part 2 Timestamp 00:02:08)

Commissioner Main confirmed that the entire project was to be an R-4, Mr. Hanson answered yes. Commissioner Main then asked if there was a diagram for the layout of the future Lot Split request; Mr. Hanson explained there was not as a Lot Split request goes directly before City Council.

(Timestamp 00:02:39)

Commissioner Greger asked if and when staff and the Commission would discuss future extension of the Kuna Greenbelt. Mr. Hansons explained that a Greenbelt is indicated (in the 2019 Pathways Master Plan) on the southern property boundary along Indian Creek, and when an actual development application was received, the Applicant would be required to dedicate right-of-way or create a common lot for that future expansion.

(Timestamp 00:03:32)

Chairman Young opened the Public Hearing.

Support:

Alvina Unser (Applicant), 300 S Stroebel Road, Kuna, ID 83634 – Testified
Sid Anderson, 2500 Rock Falls Lane, Kuna, ID 83634 – Testified

Neutral:

Robbie Reno, Kuna Joint school District No. 3, 711 E Porter Road, Kuna, ID, 83634 – Did Not Testify

Against:

None

(Part 2 Timestamp 00:04:20)

Sid Anderson, speaking on behalf of Applicant Alvina Unser, explaining he was her neighbor. Mr. Anderson reiterated that there was no development proposed and was simply proceeding through a process allowed by the city as splitting her property was not allowed by Ada County; Mrs. Unser, who has lived on the property for 60 years, intended to maintain ownership of the future parcel her home sat on and sell the remaining two (2) future parcels in order to pay off debts. Mr. Anderson then requested that Conditions 9.8 and 9.11 be removed as they were left over from other applications; he also asked that if Conditions 9.4 and 9.10 did not specifically apply to the Annexation request that they also be removed.

(Part 2 Timestamp 00:06:54)

Chairman Young responded that Conditions 9.4 and 9.10 appeared to be general Conditions. Mr. Hanson confirmed that yes, there were all standard Conditions of approval.

(Part 2 Timestamp 00:08:02)

As there were no others who were signed up to testify, Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Part 2 Timestamp 00:08:40)

Commissioner Main felt the request was appropriate; Chairman Young agreed and felt it was the best process to move toward what the Applicant wished to do.

(Part 2 Timestamp 00:09:30)

Motion To: Recommend Approval to City Council of Case No. 22-04-AN (Annexation), striking incorrect Conditions 9.8 and 9.11, and with the Applicant being subject to the remaining Conditions in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Part 2 Timestamp 00:11:48)

C. Case No. 22-01-CPF (Combination Plat) Novak Industrial Subdivision – Doug Hanson, Planning & Zoning Director

(Part 2 Timestamp 00:12:01)

Planning and Zoning Director Doug Hanson presented an overview of the project.

(Part 2 Timestamp 00:13:16)

Tamra Thompson of the Land Group presented a brief explanation of the request and the overall size of the parcels that result from the request; she then stood for questions.

(Part 2 Timestamp 00:14:37)

Commissioner Main asked if the Applicant had an idea of what would eventually be in the location. Ms. Thompson answered that more details would be available in the future for development.

(Part 2 Timestamp 00:15:29)

Chairman Young opened the Public Hearing but as none of the individuals signed up wished to testify, he closed the Public Hearing and the Commission moved into deliberation.

(Part 2 Timestamp 00:16:20)

None of the Commissioners held any concerns with the request.

(Part 2 Timestamp 00:17:10)

Motion To: Recommend Approval to City Council of Case No. 22-01-CPF (Combination Preliminary and Final Plat) with the Conditions as outlined in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

5. ADJOURNMENT:

(Part 2 Timestamp 00:17:50)

Chairman Young ensured there were no other items on the agenda then requested a Motion for adjournment.

(Part 2 Timestamp 00:18:10)

Motion To: Adjourn.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

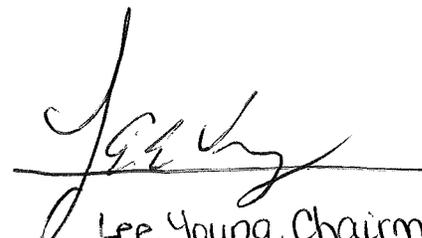
Voting No: None

Absent: 2

Motion Passed: 3-2-0

ATTEST


Doug Hanso, Planning & Zoning Director
Kuna Planning & Zoning Department


Lee Young, Chairman
Kuna Planning & Zoning Commission



CITY OF KUNA

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SIGN-UP SHEET

June 28, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Novak Industrial Subdivision

Case No: 22-01-CPF (Combination Preliminary and Final Plat)

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.

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column contains registration forms with checkboxes for 'Testify' and 'Not Testify', and fields for Name, Address, City, State, and Zip. Includes handwritten entries for Preston Rutter and David...

