

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 July 12, 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 00:00:26)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Tyson Garten – Absent
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 II

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

(Timestamp 00:00:44)

1. Regular Planning and Zoning Commission Meeting Minutes Dated June 28, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-04-AN (Annexation) 300 S Stroebel Road
 - B. Case No. 22-01-CPF (Combination Preliminary & Final Plat) Novak Industrial
 - C. Case No. 21-34-DR (Design Review) Changed Life Church
 - D. Case No. 22-20-DR (Design Review) Trilogy Valor Social Club

(Timestamp 00:00:50)

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:17:33)

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

(Timestamp 00:18:06)

Vice Chairman believed the request was appropriate and briefly commented on the future infrastructure that would be developed for the area; he also expressed agreement with Mr. Charters regarding adequate truck access being addressed when a future development application for the site was received.

(Timestamp 00:19:06)

Chairman Young also agreed the location was appropriate and the requested followed the Comprehensive Plan.

(Timestamp 00:19:20)

Commissioner Main agreed with both Vice Chairman Hennis and Chairman Young.

(Timestamp 00:19:40)

Commissioner Greger agreed with her fellow Commissioners.

(Timestamp 00:19:45)

Motion To: Recommend Approval to City Council of Case No. 22-06-AN (Annexation) 14375 S Cole Road with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:20:28)

C. Case No. 22-01-SUP (Special Use Permit) 1118 N Cambrick In-Home Group Daycare – Jessica Reid, Planner II

(Timestamp 00:20:41)

Planner II Jessica Reid presented an overview of the Special Use Permit Request then stood for questions. Ms. Reid also stated the Applicant did not wish to speak.

(Timestamp 00:22:07)

Chairman Young opened the Public Hearing.

Support

None

Neutral:

None

Against:

None

(Timestamp 00:22:20)

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

(Timestamp 00:22:45)

Vice Chairman Hennis felt the request was straight forward. He expressed childcare was lacking in the community and it was greatly needed; he also expressed his appreciation that the Applicant was providing childcare seven (7) days per week as it offered parents more options that fit their schedules.

(Timestamp 00:23:18)

Chairman Young agreed and had no issues with the request, neither did Commissioner Main.

(Timestamp 00:23:34)

Commissioner Greger expressed her appreciation to the Applicant that they have made the effort to work with the city and become properly licensed, as well as offering childcare on a wider schedule.

(Timestamp 00:23:43)

Motion To: Approve Case No. 22-01-SUP (Special Use Permit) 1118 N Cambrick In-Home Group Daycare with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

4. BUSINESS ITEMS:

(Timestamp 00:24:50)

- A. Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells – Jessica Reid, Planner II

(Timestamp 00:25:06)

Planner II Jessica Reid presented an overview of the proposed project then stood for questions.

(Timestamp 00:28:08)

Jessica Petty of 12.15 Design presented a general overview of the project and stated they had already been receiving calls regarding future rental opportunities for the Commercial space; she then stood for questions.

(Timestamp 00:28:44)

Commissioner Main expressed concern regarding the parking layout and asked if they had considered traffic flow; he did note it appeared that fire apparatus turn radius had been considered.

(Timestamp 00:29:24)

Mrs. Petty explained that the parking layout had been approved by the Kuna Rural Fire District (KRFD); she also explained they intended to have signage for traffic.

(Timestamp 00:29:39)

Commissioner Main stated he had no doubt it met Code; however, it did not seem to be a practical layout and as a driver, he would not enter the parking lot by choice due to its layout, especially moving north.

(Timestamp 00:30:18)

Vice Chairman Hennis agreed then asked a few questions regarding the mentioned signage; Mrs. Petty answered.

(Timestamp 00:31:12)

Commissioner Greger specifically referenced the design of Café Rio to the north and how many issues it created; on the plans and in reality, were two different things. She then asked if it would be possible for the Applicant to come forward in the future to request additional drive-thru's; Chairman Young stated they would not.

(Timestamp 00:32:12)

Ms. Reid addressed Commissioner Greger and agreed the design for the Café Rio drive-thru did not transfer well to reality and it ended up having to be redesigned.

(Timestamp 00:32:42)

Chairman Young agreed with the comments on the Café Rio drive-thru, however, he felt there may be enough relief for the proposed northern driveway as it was not immediately adjacent to the primary ingress/egress.

(Timestamp 00:33:00)

Vice Chairman Hennis expressed more concerns regarding the proposed northern driveway and stated, if the Commission chose to allow the northern drive-thru without any substantial changes, there would need to be substantial Conditions (of approval) to address the concerns that had been voiced. Vice Chairman was in support of everything else that was proposed but traffic flow was a sticking point.

(Timestamp 00:34:33)

The Commission continued to discuss traffic flow concerns, delivery truck access, alternative options and more. Mrs. Petty offered a handful of alternatives which were not unanimously supported by the Commission; general discussion regarding alternatives continued between the Commissioners.

(Timestamp 00:40:55)

Ms. Reid recommended to the Commission that if they were moving toward requesting a revision that they table the case to a date certain pending those revisions and then make an official Motion.

(Timestamp 00:41:48)

Motion To: Table Case No. 22-09-DR (Design Review) for 1159 & 1221 N Jacksonmill Commercial Shells to a date certain of July 26, 2022, pending review of a revised site plan.

Motion By: Vice Chairman Hennis

(Timestamp 00:42:20)

Chairman Young asked the Applicant if they would be able to provide a revised site plan within that timeframe before asking for a Second to the Motion made by Vice Chairman Hennis. Mrs. Petty proposed an additional option which would still allow the building to be as large as possible; would it be possible to provide an additional 12-feet on the north instead of a full 24-feet?

(Timestamp 00:43:30)

Chairman Young asked the Commission if there was a Second to Vice Chairman Hennis' Motion; as there was not, the Commission proceeded back into discussion regarding the northern area of the site plan.

(Timestamp 00:49:12)

Commissioner Main asked Planning and Zoning Director Doug Hanson if the drive aisle was required to be 24-feet; Mr. Hanson stated a drive aisle cannot be any less than 22-foot wide in order to accommodate 11-foot travel lanes, however, 24-feet was preferred.

(Timestamp 00:50:00)

The Commission discussed further and wanted to make sure the design was right the first time.

(Timestamp 00:50:20)

Mrs. Petty asked the Commission if it would be possible to combine the two proposed buildings into one to maintain as much square footage as possible as well as provide enough space for an increase in drive aisle to the north. Vice Chairman Hennis stated they would need to adjust the location of one of their trash enclosures but was not against reviewing the revision; Commissioner Main agreed and noted the Applicant would need to be sure they did not exceed the allowable building area.

(Timestamp 00:52:52)

Motion To: Table Case No. 22-09-DR (Design Review) for 1159 & 1221 N Jacksonmill Commercial Shells to a date certain of July 26, 2022, pending review of a revised site plan.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

5. **ADJOURNMENT:**

(Timestamp 00:53:47)

Motion To: Adjourn.

Motion By: Commissioner Main

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

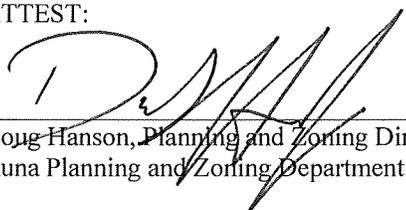
Absent: 1

Motion Passed: 4-1-0



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
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SIGN-UP SHEET

July 12, 2022 – Planning and Zoning Commission Public Hearing

Case Name: 14375 S Cole Road

Case No: 22-06-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	
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
_____	_____	<u>Robbie Reno</u>	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	<u>711 E Porter</u>	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	<u>Kuna</u>	<u>ID 83634</u>	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
_____	_____	<u>Raymond Charles</u>	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	<u>1179 S. Runway</u>	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	<u>Kuna</u>	<u>ID 83634</u>	_____	_____
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SIGN-UP SHEET

July 12, 2022 – PnZ Commission, Public Hearing

Case Name: Rock Falls Annexation into City Request:

1. Case Type: Annexation into the City of Kuna.

Case No.: 21-15 AN (Annexation)

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>Sid Anderson</u> Print Name Print Address <u>2500 Rock Falls Ct</u> City <u>Kuna</u> State, Zip <u>ID 83634</u>	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Robbie Reno</u> Print Name <u>211 E Porter</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 checked="" 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 type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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SIGN-UP SHEET

July 12, 2022 – P&Z Commission Public Hearing

Case Name: 1118 N Cambrick In-Home Group Daycare

Case No.: 22-01-SUP (Special Use Permit)

Case Description: Khadija Mberwa requests Special Use Permit approval to operate an In-Home Group Daycare for up to 12 children, Monday through Sunday, 7:00 AM to 6:00 PM.

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

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

Testify Not Testify

Testify Not Testify

Handwritten entry: A'ina UNSP, 300 STROBEL RD, KUNA ID 83634

Testify Not Testify

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Mistake - move to case no. 21-15-AN

