

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 26, 2022

6:00 PM REGULAR MEETING

Due to staff error, recording does not begin until public testimony portion of Item No. 3.A

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 – Absent
Commissioner Jim Main

CITY STAFF PRESENT:

Andrea Nielsen, City Attorney
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III
Jessica Reid, Planner II

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

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated July 12, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 21-15-AN (Annexation) 2500 S Rock Falls Lane
 - B. Case No. 22-06-An (Annexation) 14375 S Cole Road
 - C. Case No. 22-01-SUP (Special Use Permit) 11118 N Cambrick In-Home Group Daycare

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

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

- A. Case Nos. 22-03-AN (Annexation), 22-04-S (Preliminary Plat) & 22-25-DR (Design Review) for Braeburn Creek Subdivision – Troy Behunin, Planner III

(Timestamp 00:14:36)

Steve Hurd testified in Opposition expressing concerns with the zoning and that the previously proposed large park and swimming pool was removed from the design. Mr. Hurd also testified regarding concerns with traffic.

(Timestamp 00:18:28)

Kristiona Beckett testified in Opposition expressing concerns with his view the Applicant performed a “bait and switch” with what was proposed in the Neighborhood Meeting, his children’s safety due to increased traffic, and that Toll Brothers had the ability to reduce the density.

(Timestamp 00:22:18)

Bryan Hobson testified in Opposition expressing he echoed his neighbors’ comments. Mr. Hobson also expressed he did not feel the developer was honest with keeping the proposed project R-4 or lower, traffic, irrigation pressure, and requested the project be redesigned.

(Timestamp 00:24:36)

The Applicant rebutted explaining that Neighborhood Meetings are usually based on concept plans and also expressed the proposed number of lots are the same as the concept plan; even though the zoning was R-6 due to dimensional standards, the project density was still less than an R-4. The Applicant further described the future construction of School Street which they would be required to do per the Ada County Highway District.

(Timestamp 00:26:50)

Comments were called out from the audience and staff reminded those in attendance that the time for public testimony had passed; the Applicant then continued.

(Timestamp 00:26:54)

The Applicant explained additional information regarding School Street, their TIS (Traffic Impact Study), the Net Density of 2.75 DUA (dwelling units per acre); Applicant also offered to keep homes immediately adjacent to Denali Heights at one-story. The Applicant then stood for questions.

(Timestamp 00:29:28)

The Commissioners asked clarifying questions as well as discussed their concerns with the project.

(Timestamp 00:33:05)

Chairman Young provided clarifying information regarding the width of School Street at construction, to the audience.

(Timestamp 00:36:01)

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

(Timestamp 00:36:14)

Commissioner Garten commented that Kuna School District did not provide comments on the project.

(Timestamp 01:10:32)

Motion To: Recommend Approval to City Council of Case Nos. 22-03-AN (Annexation) & 22-04-S (Preliminary Plat) for Braeburn Creek Subdivision with the Conditions as outlined in staffs report, and the following specific changes which are to be completed before going before City Council: remove two (2) lots on the southern boundary in order to provide a better transition; restrict lots on the southern boundary to single-story homes; provide tot lot amenities within the Phase 2 pocket parks; shift path at Block 4, Lot 10C to the west two (2) lots; and to provide a path for connectivity between the cul-de-sac between Lot 30, Block 2 and the Kuna Canal in order to access the pocket park on the western boundary.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 01:12:45)

Motion To: Approve Case No. 22-25-DR (Design Review) for Braeburn Creek Subdivision with the Conditions as outlined in staffs report, and the following specific changes which are to be completed before going before City Council: remove two (2) lots on the southern boundary in order to provide a better transition; restrict lots on the southern boundary to single-story homes; provide tot lot amenities within the Phase 2 pocket parks; shift path at Block 4, Lot 10C to the west two (2) lots; and to provide a path for connectivity between the cul-de-sac in Lot 30, Block 2 and the pocket park on the western boundary.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 01:13:55)

Planner III Troy Behunin asked the Commission if they could Motion to Approve or Deny the request for Alternative Compliance.

(Timestamp 01:14:07)

Vice Chairman Hennis discussed the request with his fellow Commissioners and they were in agreement.

(Timestamp 01:14:22)

Chairman Young asked if the Motion had to be completely remade. City Attorney Neilsen explained the Commission could provide clarification on the Motion for the Design review.

(Timestamp 01:14:48)

Motion To: Clarify the original Design Review (Case No. 22-25-DR) Motion to include Approval of the Alternative Compliance request.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 01:24:26)

Motion To: Approve Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

5. **ADJOURNMENT:**

(Timestamp 01:25:11)

Motion To: Adjourn

Motion By: Commissioner Garten

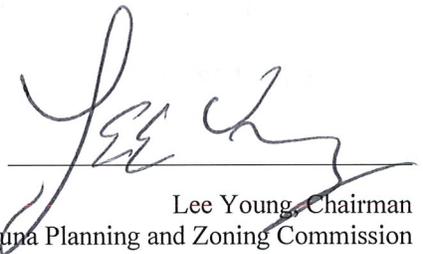
Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

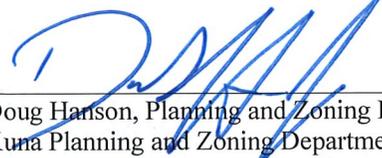
Absent: 1

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

IN FAVOR

NEUTRAL

IN OPPOSITION

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