

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
AGENDA**

Tuesday August 9, 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 00:00:28)

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

(Timestamp 00:045)

1. Regular Planning and Zoning Commission Meeting Minutes Dated July 26, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 22-03-AN (Annexation) & 22-04-S (Preliminary Plat) for Braeburn Creek Subdivision
 - B. Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells
 - C. Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage

(Timestamp 00:00:48)

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**

(Timestamp 00:01:04)

- A. Case No. 22-05-SUP (Special Use Permit) 790 W Nannyberry In-home Group Daycare – Jessica Reid, Planner II

(Timestamp 00:01:13)

Planner II Jessica Reid presented an overview of the case, then stood for questions. Ms. Reid also stated the Applicant was present but did not wish to testify.

(Timestamp 00:02:50)

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

(Timestamp 00:03:18)

The Commission discussed the application.

(Timestamp 00:04:13)

Motion To: Approve Case No. 22-05-SUP (Special Use Permit) for 790 W Nannyberry In-home Group Daycare with the Conditions as listed in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:05:04)

- B. Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat) & 21-36-DR (Design Review) Riverton Subdivision – Troy Behunin, Planner III

(Timestamp 00:05:24)

Planner III Troy Behunin presented an overview of the proposed project then stood for questions.

(Timestamp 00:09:06)

Applicant Patrick Connor made a presentation regarding the proposed project and provided some history on Toll Brothers (presentation was part of the meeting packet). Mr. Connor also provided a letter which described the mitigation agreement between the subdivision and neighboring Sessions property.

(Timestamp 00:17:33)

Vice Chairman Hennis asked Mr. Connor if they were in agreement with the proposed Conditions within the staff report; he was.

(Timestamp 00:20:34)

Chairman Young opened the Public Hearing.

Support

Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, ID 83634 -
Testify

Neutral:

None

Against:

None

(Timestamp 00:20:50)

Robbie Reno testified in favor of the application as the Applicants were willing to work with KSD on improvement that could assist with building on the property KSD owns (west across Locust Grove).

(Timestamp 00:22:06)

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

(Timestamp 00:22:29)

Commissioner Main asked Mr. Connor clarifying questions regarding the Pressurized Irrigation Pond and made comments regarding the Applicant ensuring that existing irrigation water users are not affected; Mr. Connor agreed they would work to ensure that was such.

(Timestamp 00:27:07)

Vice Chairman Hennis asked Mr. Behunin clarifying questions regarding water and sewer services. Mr. Behunin confirmed the sewer basin in which the project resides does currently have capacity; he further explained the issue with Pressurized Irrigation and/or potable water was due to pressure within the lines.

(Timestamp 00:30:00)

Chairman Young had no questions for staff but expressed concerns with density.

(Timestamp 00:30:50)

Vice Chairman Hennis agreed then further discussed the future land use designations of surrounding parcels.

(Timestamp 32:05)

Commissioner Main agreed. He also explained that he would like to see larger green areas then asked where the Commercial lots would be accessed.

(Timestamp 33:04)

Mr. Connor explained the Commercial lots would be accessed from Kuna Road and additional driveways would be provided onto the main entry road into the subdivision.

(Timestamp 00:34:25)

The Commission discussed density, access and green space amongst themselves further.

(Timestamp 00:37:12)

Commissioner Main pointed out the north boundary lots were larger than the east and west; he suggested increasing the lot sizes on N Roscoe Avenue and E Simon Way, as well as the lots on the southeastern portion, it would provide a better transition.

(Timestamp 00:38:30)

Vice Chairman Hennis asked the Applicant if they would be willing to entertain that request. Mr. Connor said they were willing to the further explained that if in the future the Sessions parcel developed, it would be a Commercial corner and that was why they placed those size lots in that location. Mr. Connor touched again on the mitigations agreed upon with Mr. Sessions. Mr. Connor stated the overall Gross Density for the project was only 5.37 DUA (dwelling units per acre) then pointed out the different greenspace locations within the subdivision that totaled 4-acres.

(Timestamp 00:44:06)

Commissioner Garten pointed out that there are additional parks within subdivisions and the city, and that Parks and Recreation were going to be installing even more parks; he felt the green space was appropriate for this project. He explained that even though he was not a fan of the density, the Applicants were within the proposed zones parameters.

(Timestamp 00:46:50)

The Commission discussed the project further.

(Timestamp 00:50:08)

Vice Chairman Hennis asked Mr. Connor if he would be able to have a revised Preliminary Plat prepared by the next Commission meeting on August 23, 2022. Mr. Connor asked a few clarifying questions then confirmed he could have a revised plat prepared by that date.

(Timestamp 00:51:51)

Motion To: Table Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat) & 21-36-DR (Design Review) Riverton Subdivision to a date certain of August 23, 2022, pending a revised Preliminary Plat where the lots within Blocks 7 and 10 are increased to 60-foot wide.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

(Timestamp 00:53:06)

C. Case Nos. 22-05-S (Preliminary Plat) & 22-14-DR (Design Review) Falcon Crest South Subdivision – Troy Behunin, Planner III

(Timestamp 00:53:30)

Planner III Troy Behunin presented an overview of the proposed project then stood for questions.

(Timestamp 00:56:26)

Mark Tate made a presentation (which was part of the meeting packet) of the project and history of the overall Falcon Crest community. Mr. Tate then addressed specific changes he would like made to two (2) Conditions.

(Timestamp 01:09:18)

Chairman Young opened the Public Hearing.

Support

None Testify

Neutral:

None

Against:

Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, ID 83634 -

(Timestamp 01:09:33)

Robbie Reno stated that he was unaware this proposal was a 55 and older community and chose to hold comment.

(Timestamp 01:10:24)

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

(Timestamp 01:10:40)

The Commissioners discussed the proposed project and the Falcon Crest community overall; they had no concerns or questions.

(Timestamp 01:12:15)

Motion To: Recommend Approval to City Council of Case No. 22-05-S (Preliminary Plat) for Falcon Crest South Subdivision with the Conditions as outlined in staffs report, and the additional Conditions that the Applicant add a pathway from the subdivision to Kuna Mora Road; add a pathway from the subdivision to the future Commercial parcel on the West instead of a stub street; to add “if necessary” to the last sentence of paragraph two (2) of the Public Works Memo; and for the Applicant to work with the Public Works Department to ensure items that need to be addressed are done in a timely manner.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

Motion To: Approve Case No. 22-14-DR (Design Review) for Falcon Crest South Subdivision with the Conditions as outlined in staffs report, and the additional Conditions that the Applicant add a pathway from the subdivision to Kuna Mora Road; add a pathway from the subdivision to the future Commercial parcel on the West instead of a stub street; to add “if necessary” to the last sentence of paragraph two (2) of the Public Works Memo; and for the Applicant to work with the Public Works Department to ensure items that need to be addressed are done in a timely manner.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

4. BUSINESS ITEMS:

(Timestamp 01:14:15)

- A. Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis – Jessica Reid, Planner II

(Timestamp 01:14:33)

Planner II Jessica Reid presented an overview of the Design Review request. The Applicant did not wish to testify.

(Timestamp 01:17:12)

The Commission proceeded into deliberation. Commissioner Garten and Vice Chairman did not express any concerns.

(Timestamp 01:18:12)

Commissioner Main suggested to the Applicant, based on his experience, that they do not use sheetrock within the bathrooms and use a more durable product.

(Timestamp 01:19:04)

Motion To: Approve Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis 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

(Timestamp 01:19:27)

- B. Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House – Jessica Reid, Planner II

(Timestamp 01:19:42)

Planner II Jessica Reid presented an overview of the proposed project. The Applicant did not wish to testify.

(Timestamp 01:21:45)

The Commission proceeded into deliberation.

(Timestamp 01:22:40)

Commissioner Main asked clarifying questions regarding the proposed project and how it correlated to neighboring future amenities and city park. Mr. Tate explained the pool would be private for the community and the remaining amenities and city park would be open to the public.

(Timestamp 01:24:50)

Motion To: Approve Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House 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 01:25:18)

Chairman Young asked if staff had any items to discuss prior to adjournment.

(Timestamp 01:25:25)

Planning and Zoning Director Doug Hanson asked the Commission about their city issued iPad for review of the meeting packets.

(Timestamp 01:25:50)

Motion To: Adjourn.

Motion By: Commissioner Garten

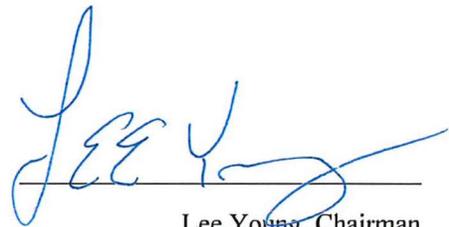
Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

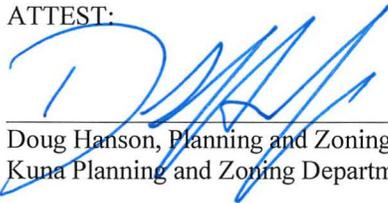
Absent: 1

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