

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 October 11, 2022

6:00 PM REGULAR MEETING

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

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:15)

COMMISSION MEMBERS PRESENT:

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

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 00:00:45)

1. Regular Planning and Zoning Commission Meeting Minutes Dated September 27, 2022
2. Findings of Fact & Conclusions of Law
 - A. Comprehensive Plan Map Amendment
 - B. Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl)
 - C. Case Nos. 22-07-S (Preliminary Plat) & 22-16-DR (Design Review) for Newberry Place Subdivision

(Timestamp 00:00:48)

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

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

(Timestamp 00:01:03)

- A. Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage –
Jessica Reid, Planner II

(Timestamp 00:01:44)

Planner II Jessica Reid informed the Commission the Applicants were working with their architect to address Ada County Highway District right-of-way; once resolved, the case would be re-noticed via the Kuna Melba News, subject site, city website and 300-ft property owners mailer.

(Timestamp 00:02:11)

Motion To: Table Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage, to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 00:02:48)

Planner II Jessica Reid asked the Chairman for a brief break so she could address a technical issue; the meeting then proceeded.

(Timestamp 00:03:04)

B. Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision – Jessica Reid, Planner II

(Timestamp 00:03:38)

Planner II Jessica Reid informed the Commission that the Applicant had requested the item be tabled so they may coordinate a solution with the Public Works Department for water and sewer services.

(Timestamp 00:03:56)

Motion To: Table Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision, to a date certain of January 10, 2023.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 00:04:22)

C. Case No. 22-09-SUP (Special Use Permit) Hawk Substation – Doug Hanson, Director

(Timestamp 00:04:38)

Planner II Jessica Reid, standing in for Director Doug Hanson, presented an overview of the project then stood for questions.

(Timestamp 00:05:55)

Jeff Maffuccio of Idaho Power presented an information slideshow (Pages 90 – 103 of meeting packet) regarding the project, then stood for questions.

(Timestamp 00:17:36)

Chairman Young opened the Public Hearing and stated there were no individuals signed in to testify on the project; he then offered another chance for attendees to sign in to provide testimony.

Support:

None

Neutral:

None

Against:

Shawna Moyer, 12160 W Dynamite Lane, Kuna, ID 83634

Todd Moyer, 12160 W Dynamite Lane, Kuna, ID 83634

(Timestamp 00:18:00)

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

(Timestamp 00:19:30)

Motion To: Approve Case No. 22-09-SUP (Special Use Permit) for Hawk Substation, with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 00:19:58)

D. Case No. 22-11- SUP (Special Use Permit) Cole Substation – Doug Hanson, Director

(Timestamp 00:20:10)

Planner II Jessica Reid standing in for Director Doug Hanson, presented a brief overview of the proposed project, then stood for questions.

(Timestamp 00:21:26)

Jeff Maffuccio of Idaho Power presented a PowerPoint presentation (Pages 152 – 162 of meeting packet) with details on the project; he then stood for questions.

(Timestamp 00:26:25)

Chairman Young opened the Public Hearing. As there were none signed in to testify, he gave attendees an additional opportunity to do so; no attendees came forward.

Support:

None

Neutral:

None

Against:

None

(Timestamp 00:26:47)

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

(Timestamp 00:27:49)

Planner II Jessica Reid identified an attendee who raised their hand and asked if they wished to testify; they confirmed they did; Ms. Reid deferred to City Attorney Andrea Nielsen for procedure.

(Timestamp 00:28:08)

Chairman Young re-opened the Public Hearing and had the individual sign in.

Support:

None

Neutral:

Heidi Peterson, 1142 E Whitetail Court, Kuna, ID 83634 – Testify

Against:

None

(Timestamp 00:28:55)

Heidi Peterson asked Mr. Maffuccio if it was possible for more solar options to be included or investigated.

(Timestamp 00:29:20)

Chairman Young was not confident that solar would provide the amount of power required but deferred to Mr. Maffuccio.

(Timestamp 00:29:49)

Mr. Maffuccio provided a brief explanation that solar is factored into this project, just not necessarily on site; it came from the overall power grid which included various sources of clean energy. Mr. Maffuccio also offered to discuss Idaho Power's overall solar use and requested Mrs. Petersen's contact information to do so.

(Timestamp 00:31:31)

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

(Timestamp 00:31:45)

The Commissioners expressed no concerns and Chairman Young asked for a Motion.

(Timestamp 00:32:37)

Motion To: Approve Case No. 22-11-SUP (Special Use Permit) for Cole Substation, with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 00:33:16)

E. Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) for Beltzarock Subdivision – Troy Behunin, Planner III

(Timestamp 00:33:35)

Planner III Troy Behunin provided an overview of the project. Mr. Behunin also pointed out City Engineer comments (Page 251 of meeting packet) that if approved, sewer connections for Phase 1 of the application, would be contingent upon completion of the city's Ten Mile Force Main project. Mr. Behunin then stood for questions.

(Timestamp 00:35:28)

Commissioner Greger asked Mr. Behunin a clarifying question about the proposed Private Street within the project. Mr. Behunin believed the Commissioners question would be answered during the Applicants presentation, but offered to provide additional information if necessary. Commissioner Greger then asked if there was an estimate on when the Ten Mile Force Main project would be complete; Mr. Behunin stated construction is scheduled to begin late February or early March of 2023, and should be complete within 45 – 60 days.

(Timestamp 00:36:58)

Applicant TJ Angstman began by immediately addressing Commissioner Greger's question regarding Private Streets> Mr. Angstman then commented that the pathway along the canal would be built on the property south of the canal. He also explained that they were projecting the Commercial aspect of the project would encompass a storage facility, office users, restaurants and a potential filling station on the corner (of N Meridian Road and E Ardell Road), if there was demand. Mr. Angstman explained the estimated timeline to construction would be May 2023 at the earliest and the Ten Mile Force Main project would be complete by that time. He then stood for questions.

(Timestamp 00:42:46)

Chairman Young asked if the proposed storage facility would be single level; Mr. Angstman confirmed that was correct.

(Timestamp 00:43:09)

Vice Chairman Hennis asked of future townhomes would be single or two-story; Mr. Angstman said many would be two-story, then expounded on the differing grades between the project and the neighboring subdivision.

(Timestamp 00:44:10)

Chairman Young opened the Public Hearing.

Support:

David Gronbeck (Applicant), 1400 E Kokanee Lane, Kuna, ID 83634

Laurie Nowland, 2233 N Mavern Ave, Kuna, ID 83634

Mike Nowland, 2233 N Mavern Ave, Kuna, ID 83634

Neutral:

Glenn Stracner, 876 E Whitetail Street, Kuna, ID 83634 – Testify
Thomas Rivera, 1212 W Wheat Street, Kuna, ID 83634
Heidi Peterson, 1142 E Whitetail Court, Kuna, ID 83634
Jack Culver, 2088 N Thorndale Ave, Kuna, ID 83634
Lynn Mckeen, 1230 E Fort Erie Street, Kuna, ID 8634 – Testify
Cheryl Correa, 1230 E Fort Erie Street, Kuna, ID 83634
Lauren Veal, 1329 E Timber Trail Drive, Kuna, ID 83634 – Testify
Toby Robson, 1795 N Firebrick Drive, Kuna, ID 83634 – Testify

Against:

Susan Peterson, 1320 E Sweet Pearl Street, Kuna, ID 83634
Lewis Veal, 1329 E Timber Trail Drive, Kuna, ID 83634 – Testify

(Timestamp 00:45:00)

Lynn Mckeen asked a few questions regarding streets connecting to the Sterling Ranch subdivision and stated she was not sure why connecting was required; she also expressed safety concerns for neighborhood kids. Chairman Young asked Mrs. Mckeen if the streets she was asking about had signage indicating the road would be extended in the future; it was confirmed that was correct. Mrs. Mckeen further expounded she was concerned with traffic moving too quickly through the subdivision.

(Timestamp 00:47:15)

Chairman Young explained why there is interconnectivity between developments and that it was required; Vice Chairman supported this comment. Chairman Young then called the next individual to testify.

(Timestamp 00:48:20)

Glenn Stracner testified that he understood there would be development but he wanted to make sure that new developments were done in a way which did not cause negative effects on the existing development. Mr. Stracner also testified to his concern there was not enough play space within the residential portion of the project; he expressed concerns that children from this development would come into Sterling Ranch & use the spaces which their HOA paid to maintain. He also expressed concerns with turn lanes and how it could affect traffic in and out, as well as traffic for the general region.

(Timestamp 00:54:55)

Chairman Young then confirmed that all individuals wishing to testify had the opportunity to sign in; there were a few.

(Timestamp 00:53:29)

Susan Peterson testified to her concerns with what appeared to be a lack of play area for children within the proposed development and they would end up using the amenities within Sterlin Ranch without being invited; the HOA was already struggling with kids jumping the fence at the pool.

(Timestamp 00:55:48)

Toby Robson testified that he was unclear if the residential units would be single family homes and asked the Applicant if he could clarify that, as well as a little more explanation of the overall project, during his rebuttal. Mr. Robson also expressed his concerns with those who were not

residents of Sterling Ranch using the pool as he had previous experience when serving on the HOA Board for Crimson Point Subdivision.

(Timestamp 00:57:25)

Lewis Veal asked questions specific to the proposed storage facility as his property backed up to it; he expressed concerns with lighting, if there would be a sound barrier wall, and if there would be 24-hour access.

(Timestamp 00:58:37)

Chairman Young double checked all present who wished to testify had done so; seeing none, invited Mr. Angstman to provide his rebuttal.

(Timestamp 00:58:49)

Mr. Angstman began by addressing the connections to Sterling Ranch and explained the Developer had in fact attempted to negotiate a reduction in the number of connections with Ada County Highway District (ACHD), however, were unable to sway them. He then explained the proposed project did meet open space requirements for the residential portion as each townhome would have its own backyard; he also spoke to the concerns with kids crossing over to the amenities within Sterling Ranch and suggested additional policing if other mitigations have not worked previously. Mr. Angstman commented the residential aspect of their development would have an HOA and suggested the two HOA's work together to brainstorm some solutions. Mr. Angstman explained that once the development was complete, left turn lanes would not be allowed per ACHD. Mr. Angstman continued by explaining the layout of the project; sets of 2 – 4 attached townhomes, green areas besides the townhome backyards, location of proposed storage units, and Commercial area. He did not believe the storage units were intended to be 24-hour, they were a low intensity use so not as much noise, units would be single story, and lighting would be dark sky compliant so light would not flood onto neighboring properties.

(Timestamp 01:07:44)

Commissioner Greger asked if there would be enough space in the northern end of the residential portion; Mr. Angstman offered to install a tot lot into the area.

(Timestamp 01:08:42)

Vice Chairman Hennis asked about a specific lot as it did not appear to be identified; Mr. Angstman answered that it was a common lot and would be a grass area.

(Timestamp 01:09:36)

Chairman Young asked if the other common lots would have grass as well; Mr. Angstman confirmed that was correct. Chairman Young also asked Mr. Angstman to confirm if the townhomes were intended to be single family; Mr. Angstman explained the townhomes, though attached, would each have their own parcel and were intended to be for sale single family units.

(Timestamp 01:10:20)

Chairman Young began to move forward and an individual asked if they could then testify. City Attorney Andrea Nielsen explained that the Chairman had gone above and beyond by offering two chances to sign in to testify and the individual did not come forward at that time; she also reminded the individual there would be additional opportunity to testify when the Case went before City Council.

(Timestamp 01:10:53)

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

(Timestamp 01:11:10)

Vice Chairman Hennis commented the project fit the Mixed-Use designation and the overall plan provided a good transition from Commercial to the neighboring subdivision; his main concern was having amenities for potential children within the residential portion. Vice Chairman stated that having a tot lot installed would assist in keeping children where they should be and limit crossover into the neighboring subdivision.

(Timestamp 01:12:44)

Chairman Young also believed the overall project met the intent for a Mixed-Use development and offered good transition; he pointed out he liked the residential portion did not take full advantage of the R-20 (High Density Residential) designation that they could have, and chose to greatly reduce the residential portion to townhomes. He also pointed out the height difference between the neighboring subdivisions and felt that would also offer some mitigation to the proposed two-story townhomes. Chairman Young also agreed a tot lot would be an appropriate addition.

(Timestamp 01:14:23)

Commissioner Greger expressed her appreciation to the Developer for being willing to add a tot lot. She went on to explain she understood the concerns of the neighboring subdivision. Commissioner Greger also stated she appreciated the Private Street and each townhome having their own driveway so people were not having to drive through parking lots to get where they needed to go.

(Timestamp 01:15:23)

Motion To: Recommend Approval to City Council for Case No. 22-06-S (Preliminary Plat) for Beltzarock Subdivision, with the Conditions as outlined in staff's report and the additional Condition that a tot lot be installed on the north in the residential portion, and the Landscape Plan be updated to reflect the common lots which would have grass.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 01:16:12)

Motion To: Approved Case No. 22-26-DR (Design Review) for Beltzarock Subdivision, with the Conditions as outlined in staff's report and the additional Condition that a tot lot be installed on the north in the residential portion, and the Landscape Plan be updated to reflect the common lots which would have grass.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 01:17:14)

Chairman Young provided attendees time to vacate if they wished to do so, before moving on the next Case.

(Timestamp 01:17:45)

F. Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) & 22-28-DR (Design Review) for Kuna Apartments – Troy Behunin, Planner III

(Timestamp 01:18:10)

Planner III Troy Behunin provided an overview of the proposed project, pointing out Exhibit 2.20 (Page 396 – 399 of meeting packet) in which it indicated the Applicant was already in possession of 186 EDUs (sewer connections), with the project requiring 193; he then stood for questions.

(Timestamp 01:20:12)

Chairman Young asked how the additional connections would be serviced as they depended on completion of the Ten Mile Force Main project. Mr. Behunin explained the project was only short 7 EDUs however, it did not appear a significant concern per the City Engineers Memo.

(Timestamp 01:21:45)

Chairman Young stated there was a late Exhibit to be included and asked for it to be read into the record.

(Timestamp 01:21:55)

Economic Development Director Morgan Treasure explained she had been out of town for work and due to technical issues, the Memo was not received in time to be included in the meeting packet. Ms. Treasure then notified attendees that she had copies of said Memo if they would like one; Memo's were passed out and Ms. Treasure read it into the record (Memo attached to these Meeting Minutes). Ms. Treasure explained that trends had shifted from large, high square footage retail centers to a Mixed-Use model that integrated shopping, services and residences in a single location. She further explained Kuna was in need of workforce housing as the current market reflected a 1.6% vacancy rate where 5 – 6 % was considered healthy. Ms. Treasure stated the Economic Development Department sought to preserve as much Commercially zoned property as possible, but explained the size and location of the proposed project was appropriate and was more compatible with current market demands; she then stood for questions.

(Timestamp 01:24:05)

Applicant Representative Mark Hampton provided reasons behind their request and general information regarding the project. He also addressed City Engineer comments that up 1,800-ft of sewer line would require upgrade; Mr. Hampton said they were willing to make the upgrades and had already acquired a bid. He said they were in agreement with the staff report and Conditions of Approval; Mr. Hampton also explained their struggle in finding Commercial users, then stood for questions.

(Timestamp 01:27:19)

There were no individuals signed in to testify so the Chairman provided an additional option to do so; two came forward. Chairman Young opened the Public Hearing.

Support:

None

Neutral:

Heidi Peterson, 1142 E Whitetail Court, Kuna, ID 83634 – *Marked to Testify but was not present when it came time to do so.*

Danielle Horras, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify

Against:

None

(Timestamp 01:27:55)

Danielle Horras, Kuna Joint School District No. 3 Director of Strategic Partnerships, encouraged urgency and caution regarding schools at or over capacity. She explained she understood and appreciated the need for this type of housing but testified to the Districts estimated 2% growth rate was not enough. She was concerned as this type of development usually brought in a large number of children.

(Timestamp 01:29:54)

Mr. Hampton provided rebuttal by commenting they understood this would definitely bring in a high number of children, however as the children were centralized, it tended to be easier when it came to transportation for schools.

(Timestamp 01:30:38)

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

(Timestamp 01:30:46)

Vice Chairman Hennis commented on the School Districts letter (Exhibit 2.25 or page 418 of meeting packet) in which it is stated they cannot support the development. He commented that though it may be good for transportation, it was still more kids entering crowded classrooms; he was unsure how much more crowded specific schools would be as that information was not provided within the letter. Vice Chairman agreed the housing type was needed, then asked what the intent was for the remaining Commercial parcel. Mr. Hampton answered it would be developed in the future; their request to amend the map and Rezone was to better organize the previously platted area.

(Timestamp 01:33:20)

Chairman Young felt there were adequate amenities for residents with the open space, pool and clubhouse. He believed the proposed location was very appropriate and held no concerns with the proposed layout.

(Timestamp 01:34:30)

Commission Greger commented the last ‘numbers’ she had heard from the School District was 0.6 children per single family home, but was unaware if the number was different for apartments. Ms. Horras commented from the audience apartments were considered 0.7 children per unit. Vice Chairman Hennis did the math which resulted in approximately 140 children. Commissioner Greger agreed the layout, parking, location and amenities were appropriate but her concern remained.

(Timestamp 01:35:43)

Vice Chairman clarified if the Design Review that was under consideration was just for landscaping and they would see a separate Design Review for the structures themselves; the Chairman confirmed they would.

(Timestamp 01:36:00)

Chairman Young stated that the schools have always been a concern and continue to be however, work force must be considered as well; Commercial development generates the need for employees and it is difficult for those employees to find housing. He explained it all required a balance.

(Timestamp 01:37:12)

Vice Chairman Hennis brought up past applications where larger developments had allotted property to the District for future schools and now the District was seeking financial assistance; he asked if that was something the Applicants would be willing to do and have a meeting with the District. Chairman Young did not believe that was something the Commission could require.

(Timestamp 01:37:40)

City Attorney Adrea Nielsen interjected as the discussion had entered distinctly legal ground. She explained the Idaho Legislature had provided additional ways for School Districts to gain additional funds (i.e., Bonds and Levy's) but IDIFA had explicitly excluded schools from receiving Impact Fees which are calculated into zoning, special use or building permits such as this. Ms. Nielsen summarized by reiterating the Idaho Legislature had provided ways for schools to acquire additional funds in certain ways but had not provided ways for cities such as Kuna, to use the permit system to raise monetary donations for schools; that was an impermissible and inadvisable use of the permits system and potentially something which could be raised on appeal.

(Timestamp 01:39:04)

Vice Chairman Hennis stated he had not realized that and that when the public thought Impact Fees being paid went towards schools, they were not. He commented that Levy's and Bonds are the only way these funds can be garnered and it did not appear that information was communicated to the public as much as it may need to be; Chairman Young agreed. As a result, Vice Chairman Hennis retracted his previous comments then continued that it was a prime location for the proposed development and would meet a current demand.

(Timestamp 01:40:21)

Motion To: Recommend Approval to City Council of Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment), 22-03-ZC (Rezone) & 22-02-S (Preliminary Plat) for Kuna Apartments, with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

(Timestamp 01:40:48)

Motion To: Approve Case No. 22-28-DR (Design Review) for Kuna Apartments, with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

5. BUSINESS ITEMS:

(Timestamp 01:41:18)

- A. Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace – Jessica Reid, Planner II

(Timestamp 01:41:40)

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

(Timestamp 01:44:10)

Brett Gulash, representing the Applicant, stated they were in agreement with staffs report and had no additional information to provide; he then stood for questions.

(Timestamp 01:44:50)

Commissioner Greger believed the proposed project would be a positive addition as well as remedy the current weed-filled lots. Chairman Young agreed and stated that it was an appropriate addition and design to the Industrial area. Vice Chairman Hennis echoed his fellow Commissioners comments.

(Timestamp 01:45:56)

Motion To: Approve Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace, with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0

6. ADJOURNMENT:

(Timestamp 01:46:34)

Motion To: Adjourn.

Motion By: Commissioner Greger

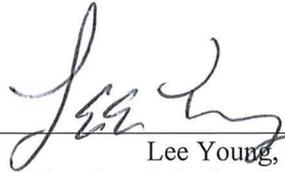
Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-2-0



Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:



Doug Hanson, Director
Kuna Planning & Zoning



CITY OF KUNA

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SIGN-UP SHEET

October 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: 22-09-SUP (Special Use Permit) Idaho Power Hawk Substation

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"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input checked="" type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input checked="" type="checkbox"/> <u>Not Testify</u>
Incorrect case, see sign-in sheet for case No. 22-11-SUP		Heidi Peterson		Shawna Moyer	
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input checked="" type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Todd Moyer	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip

Incorrect case, see sign-in sheet for case No. 22-11-SUP

~~Heidi Peterson~~

Shawna Moyer
12160 W Dynamite Lane
Kuna ID 83634

Todd Moyer
12160 W Dynamite Ln
Kuna ID 83634



CITY OF KUNA

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SIGN-UP SHEET

October 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: 22-11-SUP (Special Use Permit) Idaho Power Cole Substation

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"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		Heidi Peterson _____ Print Name		_____ Print Name	
_____ Print Address		1142 E Whitetail Ct _____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	Kuna _____ City	83634 _____ State, Zip	_____ City	_____ State, Zip
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CITY OF KUNA

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SIGN-UP SHEET

October 11, 2022 – P & Z Commission, Public Hearing

Case Name: **Beltzarock Subdivision:**

1. Case Type: Preliminary Plat & Design Review Request

2. Case No's.: 22-06-S (Preliminary Plat), & 22-26-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 type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>DAVID GRONBECK</u> Print Name <u>1400 E KOKOUILLE</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>GLENN STRACNER</u> Print Name <u>876 E. WHITETAIL ST</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Laurie Nowland</u> Print Name <u>2233 N MALVERN AVE</u> Print Address <u>KUNA</u> City State, Zip	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Thomas Rivera</u> Print Name <u>1212 W Wheat St</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Susan Peterson</u> Print Name <u>1320 Sunset Way</u> Print Address <u>KUNA 83634</u> City State, Zip
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Mike Nowland</u> Print Name <u>2233 N MALVERN</u> Print Address <u>KUNA</u> City State, Zip	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Audi Peterson</u> Print Name <u>1142 E WHITETAIL CT</u> Print Address <u>KUNA 83634</u> City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Jess Veal</u> Print Name <u>1324 E Timber Trail</u> Print Address <u>KUNA ID 83634</u> City State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>Jack Culver</u> Print Name <u>2080 Thorndale</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip

IN FAVOR

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IN OPPOSITION

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City State, Zip

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Lynn Mckeon

Print Name

Print Address

1230 E Fort Erie

City State, Zip
Kuna

Testify Not Testify

Cheryl Correa

Print Name

1230 E Fort Erie St.

Print Address

Kuna ID 83634

City State, Zip

Testify Not Testify

Lauren B Lewis Veal

Print Name

1329 E. Timber Trail

Print Address

Kuna ID 83634

City State, Zip

Testify Not Testify

Toby Robson

Print Name

1795 N. Fireback

Print Address

Kuna ID 83634

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SIGN-UP SHEET

October 11, 2022 – P & Z Commission, Public Hearing

Case Name: **Kuna Apartments Subdivision:**

1. Case Type: Comp Plan Map Amendment, Rezone, Preliminary Plat & Design Review Request
2. Case No's.: 22-01-CPMA (Comp Plan Map Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat), & 22-28-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	
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Print Name	_____	Print Name	_____	Print Name	_____
Print Address	_____	<i>142 E WHITEHILL</i>	_____	Print Address	_____
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_____	_____	<i>DAMELLA HARRIS</i>	_____	_____	_____
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CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

MEMO

Date: October 11, 2022
From: Morgan Treasure, Economic Development Director
To: Kuna Planning and Zoning Commission
RE: Kuna Apartments Re-zone

Planning and Zoning Commissioners,

Before you is a proposed change to the City of Kuna Comprehensive Plan Map, a Rezone and Preliminary Plat for the Kuna Apartments Subdivision.

This parcel sits off of State Highway 69, behind existing commercial development. Based on the surrounding retail users, the lack of visibility and the proximity to a traffic corridor that can handle larger demand, a high-density residential use would be appropriate in this area. Since the initial development of this land, the trend in retail development has shifted from large, high-square footage retail shopping centers to a mixed-use model that integrates shopping, services and residential in a single location. This rezone would bring the western side of Highway 69 more in-line with that model of development.

Area businesses are struggling to find employees and are looking to the City for solutions. Providing more workforce housing options, especially in our current market with a 1.6% percent vacancy rate (5-6% is considered healthy), could be part of the solution to keeping Kuna a great place to do business and growing our commercial and industrial base.

As a general rule, the Economic Development Department seeks to preserve as much commercially zoned property as possible, but in the case of this parcel, would agree with a FLUM amendment and Rezone. The size and location of the parcel make it an appropriate place for high-density residential and create an area on the western side of the highway that is more compatible with the current market demand for mixed-use residential/retail development.

Thank you for your consideration,

Morgan Treasure
Economic Development Director
mtreasure@kunaid.gov
208-559-5926