

**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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting  
MINUTES**

**Tuesday November 22, 2022**

**6:00 PM REGULAR MEETING**

*Meeting recording was corrupt; Minutes created by meeting Clerk and staff notes.*

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

**CITY STAFF PRESENT:**

Doug Hanson, Planning & Zoning Director  
Morgan Treasure, Economic Development Director  
Andrea Nielsen, City Attorney  
Troy Behunin, Senior Planner  
Jessica Reid, Associate Planner

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

1. Regular Planning and Zoning Commission Meeting Minutes Dated October 25, 2022
2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-13- SUP (Special Use Permit) for Idaho Power Bowmont to Hubbard Transmission Line Upgrade
  - B. Case No. 22-35-DR (Design Review) for the Kuna Police Station

**Motion To:** Approve the Consent Agenda.

**Motion By:** Commissioner Garten

**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**

- A. Case No. 22-15-SUP (Special Use Permit) 2857 N Kenneth Avenue In-home Group Daycare– Jessica Reid, Associate Planner

Associate Planner Jessica Reid presented an overview of the application, then stood for questions; there were none.

Applicant Florence Rukundo was present; however, the Commission had no questions. Vice Chairman Hennis opened the Public Hearing.

Support:

Florence Rukundo, Applicant, 2857 N Kenneth Avenue, Kuna, ID, 83634 – Not Testify

Neutral:

None

Against:

None

As there were no individuals signed in to testify, Vice Chairman Hennis provided additional opportunity to sign in; seeing none, he closed the Public Hearing and the Commission proceeded into deliberation.

The Commission discussed how the Applicants were simply updating their previously approved Special Use Permit since they had moved; overall, the Commission had no additional questions or concerns.

**Motion To:** Approve Case No. 22-15-SUP (Special Use Permit) for 2857 N Kenneth Avenue In-home Group Daycare, with the Conditions as outlined in staffs report.

**Motion By:** Commissioner Garten

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-2-0

**B.** Case No. 22-08-AN (Annexation) 5625 W Barker Road – Jessica Reid, Associate Planner

Associate Planner Jessica Reid presented an overview of the application and stood for questions.

Applicant Representative Billy Edwards, presented an overview of the application explaining that annexation was to lay the ground work so the Developer could begin pursuing users for the M-1 (Light Industrial/Manufacturing) zone. Mr. Edwards stated there was no development associated with the request and when the time came, additional applications would be submitted for Preliminary Plat, Final Plat, and Design Review; he then stood for questions.

Vice Chairman Hennis opened the Public Hearing.

Support:

Brian Frost, Developer, 10400 W Overland Road, Suite #316, Boise, ID, 83709 – Testified

Neutral:

None

Against:

Adrian Barker, 5005 W Barker Road, Kuna, ID, 83634 – Testified

Jenn Barker, 5005 W Barker Road, Kuna, ID, 83634 – Testified

Elver Miller, 16900 S Curtis Road, Kuna, ID, 83634 – Testified

Brian Storey, 5434 W Barker Road, Kuna, ID, 83634 – Testified

William Shelman, 18593 S Pleasant Valley Road, Kuna, ID, 83634 – Testified

Adrian Barker testified that current development in the area has attributed to it feeling like City of Kuna vs Pleasant Valley, and explained he would prefer development that supported the residents in the area. Mr. Barker stated that he had questioned the types of Industrial that would be developed but had not received an answer.

Jenn Barker testified how development of the area would cause light pollution, Industrial/Commercial development did not consider residents in the area. Mrs. Barker also testified to her concerns development would have on the Birds of Prey area, how the existing lifestyle of residents and their peace would be affected. She continued by testifying to her concerns of increased traffic and theft, the loss of habitat, and increase of the mosquito population due to the nearby Meta project.

Elver Miller testified to the resident's intent to live away from the city and how the lifestyle was now being affected. Mr. Miller expressed concerns with light pollution due to development, as well as deep concerns regarding how area development has already begun to affect his well which was spitting out debris. He stated that after conversation with Ada County (agency/department not specified), he discovered they were unaware the roadway was torn up. Mr. Miller discussed the number of jobs currently open in the Treasure Valley that could not be filled due to lack of people, and did not believe bringing additional jobs would be appropriate. Mr. Miller concluded with his concerns regarding the loss of open range and farm land.

Brian Storey echoed his neighbors' concerns and testified to his reasons for living in the area. Mr. Storey commented on how construction of the Meta project was greatly affecting the area already by tearing up roadways. Mr. Storey concluded by testifying to his concerns with the labor force already dropping off and the number of open jobs already, then asked if additional Industrial/Manufacturing was really what was needed.

Applicant Brian Frost testified that additional Industrial/Manufacturing locations were needed as development of one of his previous Industrial projects was fully leased before construction was even complete.

Billy Edwards rebutted that the Applicant was currently only requesting Annexation and Zoning so the foundation would be laid and they could pursue actual users; that is when they would have an idea of what type of uses could potentially be in the future development. Mr. Edwards stated development of the site would be done in full compliance with Kuna City Code and explained there would be future opportunities for residents to comment when a Preliminary Plat application was brought forward.

An additional individual asked if he could still sign-in to testify; after procedural direction from City Attorney Andrea Nielsen, Vice Chairman Hennis allowed them to do so.

William Shelman testified that all development occurring within the area has negatively affected the residents, and specifically referenced the feed lot for CS Beef and the L&R Treatment Plant; Mr. Shelman stated the smells were horrible and greatly affected the lifestyle of the residents.

Applicant Brian Frost provided additional rebuttal by explaining the requested zone did not allow those types of uses which residents were concerned about, and reiterated the request was for Annexation so the groundwork could be laid and users could be found.

Vice Chairman Hennis closed the Public Hearing and the Commission proceeded into deliberation.

Commissioner Greger stated she was concerned with the affect development could have on residents' wells.

Vice Chairman Hennis commented that the Industrial area had been part of the Comprehensive Plan for some time and it was the intend to consolidate Industrial into one area. He then stated that Annexation applications were where decision-making bodies had the power to deny additional development; Vice Chairman Hennis also pointed out that even if the city denied the application, the Applicant could submit a development application to Ada County where it could gain approvals.

Commissioner Greger responded that though the Commission nor Council could stop growth overall, it was their job to do the best they could.

**Motion To:** Recommend Approval to City Council of Case No. 22-08-AN (Annexation) for 5625 W Barker Road, with the Conditions as outlined in staffs report.

**Motion By:** Commissioner Garten

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-2-0

- C. Case Nos. 22-14-S (Preliminary Plat) & 22-31-DR (Design Review) Griffons Point Subdivision – Troy Behunin, Senior Planner

Senior Planner Troy Behunin presented an overview of the application, then stood for questions.

Applicant Chase Craig of Boise Basin Development presented a slideshow, providing an overview of the proposed project. Mr. Craig provided Annexation history, and commented that the project was only for the 22-acres owned by Boise Basin Development; the neighboring parcel would come forward with a development application separately. He commented on the affordable housing issue within the Treasure Valley which resulted on a lack of inventory, and that they were hoping to alleviate a portion of that with this project. Mr. Craig then requested that Condition of Approval 9.12 be revised to provide the Developer the option for alternative fencing types; he then stood for questions.

Commissioner Garten asked if emergency access had been addressed; Mr. Craig answered that it had per Kuna Rural Fire District (KRFD) standards. Commissioner Garten then asked about the potentially required potable water booster station and if they were willing to construct it. Mr. Craig stated they had already been in conversation with the Public Works Department on potential solutions for the pressure issue, that overall, it was a massive coordination effort with multiple agencies; if it was determined a booster station was the ultimate solution, they were willing to do so.

Vice Chairman Hennis asked if the emergency access solution was supported by KRFD; Mr. Chase stated it was and that there were three (3) other projects in the area where they had the same solution. He continued by explaining that Ada County Highway District (ACHD) would not allow another ingress/egress point from E Kuna Road, so this was a temporary solution; the ultimate solution would be when the neighboring parcel developed and their project connected to it.

With the Commissions questions answered, Vice Chairman Hennis opened the Public Hearing.

Support:

None

Neutral:

Dani Ostolasa-Mendiola, 226 S Eagle Road, Kuna, ID, 83634 – Testified

Kathryn Rainwater, 145 S Marko Lane, Kuna, ID, 83634

Dennis Rainwater, 145 S Marko Lane, Kuna, ID, 83634

John Vehlow, 330 N Eagle Road, Kuna ID, 83634 – Testified

Brett Hatfield, 4600 Flying Horse Lane, Kuna, ID, 83634 – Testified

Against:

Jon Mendiola, 226 S Eagle Road, Kuna, ID, 83634 – Testified

Dani Ostolasa-Mendiola testified to her concerns that a majority of the project was along the Mora and New York Canals, and that she would like to see some kind of fencing installed for safety. She commented on a discussion she had with the irrigation district in which she requested the footbridge between the project and her property was removed, unfortunately it could not be; she was concerned with people and/or pets coming across. Ultimately, Mrs. Ostolasa-Mendiola stressed that safety was her greatest concern.

John Vehlow commented that he had lived near the project and operated a horse stable on his property since the 60's, further explaining that a majority of homes within the area were larger acreages like his and were used as Agriculture. Mr. Vehlow asked the Commission to consider the increased density of the project vs the surrounding Agriculture uses, the increased traffic and lack of fire services. He expressed he felt the project was too dense for the area and that the infrastructure was not up to it.

Brett Hatfield testified that he was not opposed to growth and admitted his personal business profited from that growth, but would like to see a development with a lower density as he believed this higher density belonged closer to town. Mr. Hatfield also expressed concerns with fire services and the increased traffic that would result.

Having forgotten to ask a question during his testimony, Vice Chairman Hennis gave permission to Mr. Vehlow to return to the podium.

Mr. Vehlow asked if the proposed development would be serviced by a well or if it would be connected to city services.

Jon Mendiola asked how the Developer reached the density they were stating as the project have 600-ft of canal frontage and a 60-ft easement from said canal.

Mr. Craig rebutted that they fully supported fencing for safety and would install what was permitted per the irrigation district and city. He further explained that the project was on the lower end of the allowable density as they were developing at an R-4 instead of the R-6 or even R-8 permitted within Medium Density Residential zoning district. Mr. Chase commented that the City of Kuna had not grown in a perfectly centric way and additional development along E Kuna Road would come in the future. He explained that 25% of the sites developable acreage had been lost to roads, easements, etc., and that they would not be constructing anything within the canal's Federal easement. Mr. Craig also explained the proposed project would be connected to city services, and that KRFD had reviewed the proposed project with no additional comments.

Vice Chairman Hennis then closed the Public Hearing and the Commission proceeded into deliberation.

Commissioner Garten expressed concerns on the comments provided by Kuna Police in which it talked about longer response times. He was also concerned that a solid water solution had not yet been decided, nor had Kuna Joint School District No. 3 (KSD) provided any comments.

Vice Chairman Hennis asked what type of fencing was permitted along the canal. Senior Planner Troy Behunin explained that no fencing was permitted on the canal easement in any form, but that any fencing installed for safety would be required to meet Kuna City Code, as well as be installed on the Applicants property. Vice Chairman Hennis reiterated that safety along the canal was a major concern. In reference to Commissioner Garten's comments, the Vice Chairman stated that whether this project was approved or not, growth within the city warranted additional Kuna Police Department staff. He concluded that he too was interested in what comments KSD had regarding the development.

Commissioner Greger commented that she liked the R-4, especially due to its location and the surrounding properties; she also commented that the pathway was a great amenity if it was safe.

**Motion To:** Recommend Approval to City Council of Case No. 22-14-S (Preliminary Plat) for Griffons Point Subdivision, with the Conditions as outlined in staffs report.

**Motion By:** Commissioner Garten

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-2-0

**Motion To:** Approve Case No. 22-31-DR (Design Review) for Griffons Point Subdivision, with the Conditions as outlined in staffs report, and the additional Condition that fencing be installed between the pathway and canal for safety.

**Motion By:** Commissioner Garten

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-2-0

**5. BUSINESS ITEMS:**

A. Case No. 22-41-DR (Design Review) for the Hawk Substation – Doug Hanson, Director

*Due to the Case information not being present within the meeting packet, staff requested the item be tabled to December 13, 2022.*

**Motion To:** Table Case No. 22-41-DR (Design Review) for Hawk Substation to a date certain of December 13, 2022.

**Motion By:** Commissioner Garten

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-2-0

**6. ADJOURNMENT:**

**Motion To:** Adjourn.

**Motion By:** Commissioner Garten

**Motion Seconded:** Commissioner Greger

**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**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 November 22, 2022

**Case No.: 22-15-SUP (Special Use Permit)**

**Case Name: 2857 N Kenneth Avenue In-home Group Daycare**

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	<i>NORM &amp; LINDA KRUEGER</i>
Address	Address	<i>41 S MARK LN. KUNA</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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*Kuna 83634*



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Planning & Zoning Commission Public Hearing Sign-In Sheet  
 November 22, 2022

**Case No.: 22-08-AN (Annexation)**

**Case Name: 5625 W Barker Road**

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
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Name <i>BRIAN FROST</i>	Name	Name <i>Ever Miller</i>
Address <i>10900 W Overland #316 Boise 83709</i>	Address	Address <i>16900 S. Curtis Kuna, ID 83634</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name <i>Adriant Jenn Barker</i>	Name	Name <i>Drian Storey</i>
Address <i>5005 W. Barker Rd. Kuna 83634</i>	Address	Address <i>5434 W. Barker Rd Kuna ID 83634</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name <i>Dawn Shelman</i>
Address	Address	Address <i>18593 S. Pleasant Valles Rd Kuna, ID 83634</i>
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*Testified Independently*

*IN OPPOSITION*

*Both*



CITY OF KUNA

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

Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

November 22, 2022 – P & Z Commission, Public Hearing

Case Name: Griffon's Point Subdivision Request:

Case Type:, Subdivision and Design Review Request.

Case Nos.: 22-14-S (Pre Plat), and 22-31-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 _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify Dani Ostolasa-Mendiola Print Name 2216 S. Eagle Rd. Print Address Kuna                      Id 83634 City                      State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name Jon Mendiola Print Address 226 S. Eagle Drive 83634 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 KATHRYN RAINWATER Print Name 1455 Marko Ln Print Address KUNA ID 83634 City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ 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 DENNIS RAINWATER Print Name 1455 Marko Ln Print Address KUNA ID 83634 City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify JOHN VEHLOW Print Name 330 N. Eagle Rd Print Address KUNA ID 83634 City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip

**IN FAVOR**

**NEUTRAL**

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*Brett Hatfield*  
\_\_\_\_\_  
Print Name

*4600 Highway 116 LN*  
\_\_\_\_\_  
Print Address

*Prima IL 61824*  
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