

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 Regular Meeting
MINUTES**

Tuesday January 24, 2023, 6:00 PM

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:06)

COMMISSION MEMBERS PRESENT:

Vice Chairman Dana Hennis
Commissioner Tyson Garten
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:

Doug Hanson, Planning & Zoning Director
Matt Johnson, City Attorney
Troy Behunin, Senior Planner
Jessica Reid, Associate Planner

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

(Timestamp 00:00:29)

1. Regular Commission Meeting Minutes Dated January 10, 2023
2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 22-10-AN, 22-16-S & 22-39-DR for Perdido Cove Subdivision

(Timestamp 00:00:32)

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

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

(Timestamp 00:00:43)

- A. Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:01:07)

Senior Planner Troy Behunin requested the Case be tabled to a date certain of February 14, 2023, or a different date as indicated by the Commission, due pending critical agency comments.

(Timestamp 00:01:36)

Vice Chairman Hennis asked if Mr. Behunin believed the critical agency comments would be received in time for the February 14th meeting; Mr. Behunin stated yes.

(Timestamp 00:01:44)

Motion To: Table Case Nos. 22-04-ZC, 22-09-S & 22-29-DR for Aster Grove Subdivision to a date certain of February 14, 2023.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

(Timestamp 00:02:10)

- B.** Case No. 22-15-AN (Annexation) for future Rising Sun West Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:02:25)

Senior Planner Troy Behunin requested the Case be tabled to a date uncertain as staff and the Applicant worked through a few minor issues; he explained the Case would be re-noticed once a new date was scheduled.

(Timestamp 00:03:16)

Motion To: Table Case No. 22-15-AN for Rising Sun West Subdivision to a date uncertain, pending additional review.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

(Timestamp 00:03:26)

- C.** Case No. 22-03-CPF (Combo Plat) for Ashville Acres Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:03:49)

Senior Planner Troy Behunin provided an overview of the proposed project, then stood for questions.

(Timestamp 00:05:44)

Commissioner Main clarified if there were only two (2) current parcels and if a future subdivision of those parcels into four (4) would affect the building currently under construction. Mr. Behunin stated they would not as access locations, setback and minimum lot size requirements would still be met.

(Timestamp 00:07:18)

Applicant representative Jason Taylor, 5725 N Discovery Way, Boise, ID, 83713, had no additional information to add beyond the Applicant being in agreement with the staff report; he then stood for questions.

(Timestamp 00:07:43)

Vice Chairman Hennis opened the public hearing. As there were no names on the testimony sign in sheet, the Vice Chairman provided another opportunity to those in attendance.

In Favor:

None

Neutral:

Maris Dowrie, 1784 E Jade Falls Street, Kuna, ID, 83634 - Testified

In Opposition:

None

(Timestamp 00:08:50)

Maris Dowrie asked if a signal was going to be installed at the Meridian and Profile intersection, or if there was a plan to install one in the future.

(Timestamp 00:10:28)

Vice Chairman Hennis closed the public hearing. Vice Chair then provided Maris Dowrie information regarding the jurisdiction of the two roadways being ITD (Idaho Transportation Department) and ACHD (Ada County Highway District), and the coordination between those two agencies being required for any signalization of the intersection. Upon development, these agencies review and monitor the resulting traffic and make changes as necessary.

(Timestamp 00:11:39)

Mr. Behunin further explained that ACHD and ITD were monitoring the intersection to determine when mitigation measures are required (i.e., limiting the intersection to right-in-right-out only).

(Timestamp 00:13:14)

Vice Chairman Hennis closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:13:26)

Vice Chairman Hennis believed the application was straight forward and the Applicant was following the legalities required.

(Timestamp 00:13:35)

Commissioner Garten agreed and expressed he had no issues as he had reviewed the affected agencies comments; it was straight forward.

(Timestamp 00:13:48)

Commissioner Main agreed.

(Timestamp 00:13:54)

Motion To: Recommend approval to City Council of Case No. 22-03-CPF for Ashville Acres, with the Applicant being subject to the Conditions listed in staff's report.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

(Timestamp 00:14:35)

D. Case No. 22-09-AN (Annexation) for 1299 N School Avenue – Troy Behunin, Senior Planner

(Timestamp 00:14:50)

Senior Planner Troy Behunin provided a brief overview of the Applicants request then stood for questions.

(Timestamp 00:16:24)

Vice Chairman Hennis asked if the Applicant had any information to add; they did not. The Vice Chair then opened the public hearing.

In Favor:

None

Neutral:

None

In Opposition:

None

(Timestamp 00:16:40)

The Vice Chair provided an additional opportunity for any present that wished to testify, to sign up; seeing none, he closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:17:18)

Vice Chairman Hennis stated he had no issue with the Applicants request.

(Timestamp 00:17:49)

Commissioner Main referenced paving, connection to existing subdivision on the West, and irrigation issues; however, he was confident these items would be addressed during the remaining steps of the application and beyond. Vice Chairman Hennis agreed.

(Timestamp 00:18:37)

Motion To: Recommend approval to City Council of Case No. 22-09-AN for 1299 N School Avenue with the Applicant being subject to the Conditions listed in staff's report.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Greger

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

5. BUSINESS ITEMS:

(Timestamp 00:19:19)

Associate Planner Jessica Reid confirmed attendance for the next scheduled meeting.

6. ADJOURNMENT:

(Timestamp 00:19:50)

Motion To: Adjourn.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1



Dana Hennis, Vice Chairman

ATTEST:



Doug Hanson, Director



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

January 24, 2023 – P & Z Commission, Public Hearing

Case Name: 1299 N School Avenue Request:

Case Type: Annexation into City Limits Request.

Case Nos.: 22-09-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 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>
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<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>
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<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>
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SIGN-UP SHEET

January 24, 2023 – P & Z Commission, Public Hearing

Case Name: Ashville Acres Request:

Case Type: Pre-Plat and Final Plat Combination Request.

Case Nos.: 22-03-CPF (Pre-Plat & Final Plat Combination).

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

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column has 5 rows of testifier information including checkboxes for 'Testify' and 'Not Testify', and fields for Print Name, Print Address, City, State, and Zip. The NEUTRAL column contains handwritten entries for Maris Dourie.