

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
REGULAR MEETING MINUTES
Tuesday February 14, 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 00:00:17)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Doug Hanson, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Kelsey Biggs, City Attorney
Jessica Reid, Associate Planner

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

(Timestamp 00:00:44)

- 1. Regular Commission Meeting Minutes Dated January 24, 2023
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-03-CPF Ashville Acres Subdivision
 - B. Case No. 22-09-AN 1299 N School Avenue

(Timestamp 00:00:45)

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

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 00:01:03)

- A. Tabled from January 24, 2023, 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 00:02:08)

Motion To: Table Case Nos. 22-04-ZC, 22-09-S and 22-29-DR for Aster Grove Subdivision to a date certain of February 28, 2023.

Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

(Timestamp 00:02:40)

B. Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Associate Planner

(Timestamp 00:03:04)

Associate Planner Jessica Reid provided an overview of the project and its overall history; she then stood for questions.

(Timestamp 00:07:45)

Commissioner Greger asked a clarifying question; Ms. Reid answered.

(Timestamp 00:08:10)

Matthew Sanchi of ZGA Architects touched on a few points regarding the project's history, then requested modification to Conditions of Approval 9.1.1 through 9.1.3, and 9.4.1, providing explanation of why.

(Timestamp 00:17:02)

Chairman Young opened the public hearing.

In Favor:

None

Neutral:

None

In Opposition:

None

(Timestamp 00:17:28)

As there were no individuals signed in to testify, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:17:50)

The Commission discussed the overall project and the request for modification to the Conditions; clarifying questions were asked of staff and Mr. Sanchi. Upon receiving satisfactory answers, the Commission supported the Applicant working with staff and the applicable agencies regarding modifying the requested Conditions.

(Timestamp 00:32:58)

Motion To: Approve Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage, modifying Condition 9.1.1 to reflect the all buildings and fencing shall have color matched fasteners and the roofing shall have a concealed

fastener system, 9.1.2 to reflect the Applicant shall work with staff to determine the appropriate number of parking spaces based on a modified parking analysis, 9.1.3 to reflect the Applicant shall work with J&M Sanitation to meet trash enclosure requirements, 9.4.1 to reflect the Applicant shall install the corrugated metal fencing on the East side of the storage facility; that the Applicant be subject to the remaining Conditions as listed in the staff report; and the additional Condition that the Applicant be permitted to install chainlink fencing with privacy slats on the South of the storage facility.

Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

(Timestamp 00:34:33)

- C. 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, Associate Planner

(Timestamp 00:35:07)

Associate Planner Jessica Reid provided an overview of the project paying special attention to the unique instance an original Kuna homestead is located on the subject site. Ms. Reid then stood for questions.

(Timestamp 00:38:50)

Chairman Young referenced the lack of site lighting referenced in the application. Ms. Reid indicated the Applicant would be able to provide information regarding his question.

(Timestamp 00:41:21)

Applicant Jeff Robinson explained to the Commission there would be lighting along the new driveway, at the corner of the driveway and Locust Grove, and within the storage facility itself. Mr. Robinson further explained the lighting is intended to utilize timers, motion sensors and solar. An electrician had been acquired and was working on the lighting plan; it was just unfortunately not available in time for the hearing. Applicant Valerie Robinson further explained their passion for preserving the homestead and its original evergreen trees. The Applicants then stood for questions.

(Timestamp 00:44:00)

Commissioner Main asked if there was going to be covered parking; Mr. Robinson answered that was something they were considering for the future.

(Timestamp 00:44:54)

Chairman Young opened the public hearing.

In Favor:

None

Neutral:

None

In Opposition:

None

(Timestamp 00:45:05)

As there were no individuals signed in to testify, the Chairman closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:47:21)

Motion To: Recommend approval to City Council of Case Nos. 22-02-CPF & 22-05-ZC for Recreation Subdivision, with the Applicant being subject to the Conditions listed in staff's report, and the additional Condition the Applicants work with staff for installation of Dark Sky compliant lighting with motion sensors.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

(Timestamp 00:48:25)

Motion To: Approve Case No. 22-06-SUP for Robinson Ranch RV Storage and Approve Case No. 22-27-DR for Recreation Subdivision and Robinson Ranch RV Storage, with the Applicant being subject to the Conditions listed in staff's report, and the additional Condition the Applicants work with staff for installation of Dark Sky compliant lighting with motion sensors.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

5. BUSINESS ITEMS:

6. ADJOURNMENT:

(Timestamp 00:50:03)

Motion To: Adjourn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1


Lee Young, Chairman

ATTEST:


Doug Hanson, Director

