

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Vacant

CITY OF KUNA  
Council Chambers, 751 W 4<sup>th</sup> Street  
Kuna, ID 83634



**Planning & Zoning Commission Meeting  
REGULAR MEETING MINUTES  
Tuesday February 28, 2023, 6:00 PM**

*For questions, please contact Planning and Zoning at (208) 922-5274.  
ALL ITEMS ON THIS AGENDA ARE ACTION ITEMS UNLESS OTHERWISE  
INSTRUCTED BY THE COMMISSION*

**1. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:19)*

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

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

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

*(Timestamp 00:00:34)*

1. Regular Commission Meeting Minutes Dated February 14, 2023
2. Findings of Fact & Conclusions of Law
  - A. Case Nos. 22-02-CPF, 22-05-ZC, 22-06-SUP & 22-27-DR Recreation Subdivision & Robinson Ranch RV Storage

*(Timestamp 00:00:38)*

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

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 3

**Nay:** 0

**Absent:** 2

**Motion Carried:** 3-0-2

**3. SPECIAL PRESENTATION:**

*(Timestamp 00:00:52)*

- A. Kuna Joint School District No. 3 Bond Presentation – Robbie Reno

*(Timestamp 00:01:02)*

Associate Planner Jessica Reid informed the Commission there were no school district representatives present, however, the Commission could return to the item if they so wished.

**4. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS**

*(Timestamp 00:01:22)*

- A. Tabled from February 14, 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 00:01:46)*

Senior Planner Troy Behunin presented an overview of the proposed project.

*(Timestamp 00:04:47)*

Toll Brothers representative Jeff Bowers testified they agreed with the staff report and the Conditions of approval listed there; then provided a history of other Toll Brothers projects within the city. Mr. Bowers provided an overview of the project and discussed how Toll Brothers had committed to constructing Phase 2 of the Mason Creek Trunk Line which would be 2,500-feet of 36-inch pipe. Mr. Bowers then stood for questions.

*(Timestamp 00:14:48)*

Chairman Young opened the public hearing.

In Favor:

None

Neutral:

None

In Opposition:

None

*(Timestamp 00:15:06)*

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

*(Timestamp 00:15:29)*

Commissioner Main expressed concern with the project having one (1) ingress/egress onto a half street section of the future Kay Avenue extension; he also discussed a future roundabout at the Kay and Columbia intersection and asked about the timeline.

Mr. Behunin stated he believed the roundabout's projected construction to be in the 2030's; he further explained that the project and others in the area, would bring that date forward as traffic volume increased. Mr. Behunin also explained the section of Kay Avenue the Developer was required to construct would be a brand new section which would eventually connect fully between Columbia Road and Lake Hazel Road.

Commissioner Main asked if there would be required right-of-way dedication for the future roundabout.

Mr. Behunin discussed that Ada County Highway District had made the Applicant aware, and the Applicant understood it would be required in the future.

(Timestamp 00:19:40)

Chairman Young provided his overall views on the proposed project; he also discussed the emergency access point that was provided for EMS, and the limit on number of homes able to be constructed until a second full ingress/egress was provided.

Commissioner Greger agreed with her fellow Commissioners.

(Timestamp 00:22:38)

**Motion To:** Recommend approval to Council of Case Nos. 22-04-ZC & 22-09-S for Aster Grove Subdivision, with the Applicant subject to the Conditions listed in staff's report.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 3

**Nay:** 0

**Absent:** 2

**Motion Carried:** 3-0-2

(Timestamp 00:22:58)

**Motion To:** Approve Case No. 22-29-DR for Aster Grove Subdivision, with the Applicant subject to the Conditions listed in staff's report.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 3

**Nay:** 0

**Absent:** 2

**Motion Carried:** 3-0-2

(Timestamp 00:23:30)

Director Doug Hanson informed the Commission that the Kuna Joint School District No. 3 representative had arrived and requested the Commission return to item 3.A on the agenda. Chairman Young agreed.

### 3. **SPECIAL PRESENTATION:**

(Timestamp 00:23:44)

#### A. Kuna Joint School District No. 3 Bond Presentation – Robbie Reno

(Timestamp 00:24:00)

Danielle Horras explained she would be providing a novice presentation on the School Bond...*school district representative Brian Grace entered chambers.*

(Timestamp 00:24:53)

Brian Grace apologized to the Commission as he was provided the incorrect time for the meeting; he then presented a visual presentation on the reasons for the Bond and its supporting evidence. Mr. Grace then stood for questions.

(Timestamp 00:42:00)

The Commission thanked Mr. Grace for his presentation and provided positive feedback on the Bond.

*The Commission then returned to the remaining public hearings on the agenda.*

*(Timestamp 00:42:50)*

**B.** Case No. 22-17-SUP (Special Use Permit) for Cole Substation 230kV Tap Line – Jessica Reid, Associate Planner

*(Timestamp 00:43:06)*

Associate Planner Jessica Reid provided an overview of the project and stood for questions.

*(Timestamp 00:44:18)*

Edward Kosydar provided a visual presentation and an overview of the project. Mr. Kosydar then stood for questions.

*(Timestamp 00:48:52)*

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

None

*(Timestamp 00:49:05)*

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

The Commissioners agreed the proposed project was very straightforward.

*(Timestamp 00:49:44)*

**Motion To:** Approve Case No. 22-17-SUP for the Cole Substation 230 kV Tap Line, with the Applicant subject to the Conditions listed in staff's report.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 3

**Nay:** 0

**Absent:** 2

**Motion Carried:** 3-0-2

*(Timestamp 00:50:08)*

**C.** Case No. 22-02-OA (Ordinance Amendment) for Public Utility Lots and Lot Splits – Doug Hanson, Director

*(Timestamp 00:50:20)*

Director Doug Hanson provided an overview of the proposed Ordinance and stood for questions.

*(Timestamp 00:51:55)*

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

None

*(Timestamp 00:52:05)*

Seeing none, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

*(Timestamp 00:52:20)*

Chairman Young believed the Ordinance was straightforward and stated he had no concerns; Commissioners Main and Greger agreed.

*(Timestamp 00:52:48)*

**Motion To:** Recommend approval to Council of Case No. 22-02-OA for the Public Utility Lots and Lots Splits Ordinance.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 3

**Nay:** 0

**Absent:** 2

**Motion Carried:** 3-0-2

**5. BUSINESS ITEMS:**

**6. ADJOURNMENT:**

*(Timestamp 00:53:22)*

**Motion To:** Adjourn.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 3

**Nay:** 0

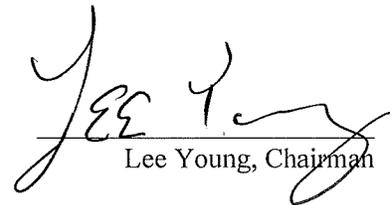
**Absent:** 2

**Motion Carried:** 3-0-2

ATTEST:



Doug Hanson, Director



Lee Young, Chairman



**CITY OF KUNA**

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***SIGN-UP SHEET***

February 28, 2023 – P & Z Commission, Public Hearing

Case Name: ***Aster Grove Preliminary Plat Request:***

Case Type: Pre-Plat, Rezone & Design Review Request.

Case Nos.: 22-09-S (Pre Plat), 22-04-ZC (Re-Zone) and 22-29-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"/> <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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## CITY OF KUNA

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Planning & Zoning Commission Public Hearing Sign-In Sheet  
 February 28, 2023

**Case No.: 22-17-SUP (Special Use Permit)**

**Case Name: Cole Substation 230 kV Tap Line**

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

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input 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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Planning & Zoning Commission Public Hearing Sign-In Sheet  
 February 28, 2023

**Case No.: 22-02-OA (Special Use Permit)**

**Case Name: Public Utility Lots & Lot Splits**

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

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input 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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