

**OFFICIALS**

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

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**  
**Tuesday May 9, 2023, at 6:00 PM**



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

*ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE COMMISSION.*

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

Timestamp 00:00:07

Chairman Young called the meeting to order and asked for roll call to be taken.

Timestamp 00:00:30

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

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

**2. CONSENT AGENDA:**

Timestamp 00:00:43

- 1. Regular Commission Meeting Minutes Dated April 25, 2023
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-15-AN for Rising Sun West
  - B. Case No. 23-05-SUP for Fitness Classes at 1475 W Firehouse Lane
  - C. Case No. 23-06-DR for Arctic Circle Playzone Addition

Timestamp 00:00:50

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

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

**3. PUBLIC HEARINGS:**

Timestamp 00:01:03

- A. Case Nos. 22-12-ZC (Rezone) & 22-05-CPF (Combination Preliminary & Final Plat) for Vasilij Subdivision – Troy Behunin, Senior Planner

Timestamp 00:01:25

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

Timestamp 00:03:06

Applicant representative David Crawford of Centurion Engineers provided additional details regarding his client's request and explained, if approved, future homes constructed on the parcels would be serviced by septic and well. Mr. Crawford stood for questions.

Timestamp 00:05:12

As there were no questions from the Commission, Chairman Young opened the public hearing. There were no individuals signed in to testify, therefore the Chairman provided additional opportunity.

In Favor

None

Neutral

Ben Pearson, 1230 N Black Cat Road, Kuna, ID, 83634 – Testified

In Opposition

None

Timestamp 00:06:20

Ben Pearson testified that he owned an adjacent property and asked what would be built if the applications were approved; he was specifically concerned with apartments.

Timestamp 00:07:15

As there was no rebuttal from Mr. Crawford, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

Timestamp 00:07:13

Commissioner Main stated he had no issues with the request and was happy to see the large lots.

Timestamp 00:07:45

Commissioner Clark expressed his concern of the parcels being open to future development if the R-6 zone was approved; he also asked about minimum lot sizes.

Timestamp 00:07:56

Chairman Young confirmed the city had minimum lot size requirements ([Kuna City Code 5-3-3](#)) and that if someone wanted to develop something in the future, they would be required to submit applications and go through the public hearing process, and apartments were not permitted in the R-6.

Timestamp 00:08:29

Commissioner Clark thanked the Chairman and felt Mr. Pearsons concerns were addressed.

Timestamp 00:08:37

Chairman Young believed the requested zoning was consistent with developments within the site's vicinity and that the transition to a lower density was indicated on the West of Black Cat per the FLUM (Future Land Use Map); he felt the applications were straightforward.

Timestamp 00:09:11

**Motion To:** Recommend approval of Case Nos. 22-12-ZC & 22-05-CPF for Vasilij Subdivision to City Council with the Applicant being subject to the Conditions listed in staffs report.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

Timestamp 00:09:44

**B.** Case Nos. 21-14-AN (Annexation) & 21-10-S (Preliminary Plat) for Hazelcrest Subdivision – Tory Behunin, Senior Planner

Timestamp 00:10:00

Chairman Young stated staff had requested the item be tabled to a date certain of May 23, 2023, pending the Ada County Highway District (ACHD) staff report.

Timestamp 00:10:32

Senior Planner Troy Behunin notified the Commission he was fairly confident tabling to May 23<sup>rd</sup> would suffice as the ACHD draft staff report was under review by the Applicant.

Timestamp 00:11:07

**Motion To:** Table Case Nos. 21-14-AN & 21-10-S for Hazelcrest Subdivision to a date certain of May 23, 2023.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

## **5. BUSINESS ITEMS:**

Timestamp 00:11:55

**A.** Case No. 23-08-DR (Design Review) for Falcon Crest Townhomes – Jessica Reid, Associate Planner

Timestamp 00:12:23

Associate Planner Jessica Reid provided an overview of the Design Review request then stood for questions.

Timestamp 00:14:10

Applicant representative Wendy Shrief of JUB Engineers provided some history of the overall project and its Phases and discussed the proposed townhome renderings and design options; she then stood for questions.

Timestamp 00:20:27

Commissioner Clark asked if the design would be for both single-family and townhomes.

Timestamp 00:21:08

Chairman Young explained to Commissioner Clark as he was new to the Commission, that all other requirements had been met when the overall Falcon Crest Master Planned Community went through their application processes and that the city did not require single-family homes to go through the Design Review Process.

Timestamp 00:22:04

Commissioner Main felt the proposed materials and color palette were consistent with what had already been constructed.

Timestamp 00:22:19

Chairman Young expressed no concerns with the proposal nor were there any concerns from the rest of the Commission.

Timestamp 00:23:00

**Motion To:** Approve Case No. 23-08-DR for the Falcon Crest Townhomes with the Applicant being subject to the Conditions listed in the staff report.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

Timestamp 00:23:21

Chairman Young noted there were no additional items on the agenda and took the opportunity to welcome Commissioner Clark to the team.

**6. ADJOURNMENT:**

Timestamp 00:23:47

**Motion To:** Adjourn.

**Motion By:** Commissioner Main

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 4

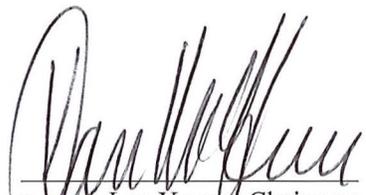
**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

ATTEST:

  
\_\_\_\_\_  
Doug Hanson, Director

  
Dana Hennis for Lee Young, Chairman



# CITY OF KUNA

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## SIGN-UP SHEET

May 9, 2023 – P&Z Commission, Public Hearing

Case Name: **1200 N Black Cat Road Request:**

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

Case Nos.: 22-12-ZC (Rezone) and 22-05-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**.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
_____	_____	<i>Ben Peters</i>	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	<i>1200 N. Black</i>	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	<i>Kuna ID Cat Rd</i>	_____	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip
		<i>83634</i>			
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SIGN-UP SHEET

April 25, 2023 – P & Z Commission, Public Hearing

Case Name: Rising Sun WEST Annex Request:

Case Type: Annexation into City Limits Request.

Case Nos.: 22-15-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.

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column has rows for Testify/Not Testify checkboxes and fields for Name, Address, City, State, and Zip. Includes handwritten entries for Rebecca Simmons, Sue Sakai, and John Simmons.



**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

**Testify**     **Not Testify**

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Print Name  
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Print Address  
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**Testify**     **Not Testify**

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
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City                      State, Zip

**Testify**     **Not Testify**

Bill Blake  
Print Name  
105 S EASTER AVE.  
Print Address  
KUNA ID 83634  
City                      State, Zip

**Testify**     **Not Testify**

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Print Name  
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**Testify**     **Not Testify**

RJAVE BLAKE  
Print Name  
105 S EASTER AVE.  
Print Address  
KUNA ID 83634  
City                      State, Zip

**Testify**     **Not Testify**

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**Testify**     **Not Testify**

Celeste Wilson  
Print Name  
1821 E Thea Dr  
Print Address  
KUNA, ID 83634  
City                      State, Zip

**Testify**     **Not Testify**

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**Testify**     **Not Testify**

Robbie Reno (hso)  
Print Name  
711 E Parker  
Print Address  
Kuna ID 83634  
City                      State, Zip

**Testify**     **Not Testify**

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Planning & Zoning Commission Public Hearing Sign-In Sheet  
 April 25, 2023

**Case No.: 23-05-SUP (Special Use Permit)**

**Case Name: Fitness Classes at 1475 W Firehouse Lane**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>ADISON COFFERT</i>		<i>Charles Eldridge</i>
Name <i>1475 W FIREHOUSE LN</i>	Name	Name <del>18</del> <i>1485 N. Vista Dr</i>
Address <i>KUNA, ID 83642</i>	Address	Address <i>Kuna ID 83643</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP
<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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