

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 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday May 23, 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.

I. CALL TO ORDER & ROLL CALL:

Timestamp 00:00:10

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

Timestamp 00:00:21

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

2. CONSENT AGENDA:

Timestamp 00:00:36

1. Regular Commission Meeting Minutes Dated May 9, 2023
2. Findings of Fact & Conclusions of Law
 - A. Case No. 23-08-DR for Falcon Crest Townhomes
 - B. Case Nos. 21-06-SUP & 21-20-DR for Meridian Mega Storage

Timestamp 00:00:50

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 3

Nay: 0

Absent: 1

Motion Carried: 3-0-2

3. PUBLIC HEARINGS:

Timestamp 00:01:10

- A. Tabled from May 9, 2023, Case Nos. 21-14-AN (Annexation), 21-01, CPM (Comprehensive Plan Map Amendment), 21-10-S (Preliminary Plat) & 21-35-DR (Design Review) for Hazelcrest Subdivision – Tory Behunin, Senior Planner

Timestamp 00:01:14

Vice Chairman Hennis noted staff requested the Case be tabled to a date certain of June 13, 2023.

Timestamp 00:01:36

Motion To: Table Case Nos. 21-14-AN, 21-01-CPM, 21-10-S & 21-35-DR for Hazelcrest Subdivision to a date certain of June 13, 2023.

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 3

Nay: 0

Absent: 2

Motion Carried: 3-0-2

Timestamp 00:02:16

B. Case No. 22-11-AN (Annexation) for Swanson & Weekes – Troy Behunin, Senior Planner

Timestamp 00:02:29

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

Timestamp 00:03:35

Applicant Greg McPherson thanked the Commission for their time and staff for their assistance in the application process, then explained the reasoning behind the Annexation request. Mr. McPherson then stood for questions.

Timestamp 00:05:12

Vice Chairman Hennis opened the public hearing.

In Favor

None

Neutral

None

In Opposition

None

Timestamp 00:05:35

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

Timestamp 00:05:48

Commissioner Main asked Mr. Behunin for background on what size the parcel was currently and the size it would become.

Timestamp 00:05:57

Mr. Behunin answered that the application was for two (2) parcels which totaled nine (9) acres combined; he estimated future parcels would be approximately 4.5 – 5 acres. Mr. Behunin also explained where the touch was to current City Limits which allowed them to request Annexation.

Timestamp 00:06:32

The Commission discussed amongst themselves, agreeing they saw no issues with the Annexation request.

Timestamp 00:07:20

Motion To: Recommend approval to Council of Case No. 22-11-AN for Swanson & Weekes with the Applicants being subject to the Conditions listed in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 3

Nay: 0

Absent: 2

Motion Carried: 3-0-2

5. BUSINESS ITEMS:

Timestamp 00:08:08

- A. Case No. 22-04-DR (Design Review) Modification for Project Peregrine – Doug Hanson, Director

Timestamp 00:08:18

Director Doug Hanson presented an overview of the original Design Review approval and why a Modification was being requested; he then stood for questions.

Timestamp 00:10:45

The Commission proceeded into their discussion.

Timestamp 00:10:51

Vice Chairman discussed the proposed reduction in parking spaces and was in support of the reduction as the project was only estimating 100 employees; he used storage facilities as an example of the standard parking equation requiring more parking stalls than would ever be necessary.

Timestamp 00:11:43

Commissioner Main discussed the proposed xeriscape and its low water usage which was good for the area, the structure elevations, and colors; he had no concerns with the request.

Timestamp 00:12:25

Motion To: Approve Case No. 22-04-DR Modification for Project Peregrine, with the Applicant being subject to the Conditions listed in staffs report.

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 3

Nay: 0

Absent: 2

Motion Carried: 3-0-2

Timestamp 00:12:49

Vice Chairman Hennis asked staff if there were any items which needed to be discussed.

Timestamp 00:12:53

Director Doug Hanson explained to the Commission that the Kuna City Code Title 5 and Title 6 proposed amendment was a legislative item which would be on the upcoming agenda, and he would provide a direct link to the city website where the materials could be found (<http://www.kunacity.id.gov/536/Public->

Outreach). Mr. Hanson also notified the Commission he would be available to answer any questions which may arise but that the Commissioners were not to discuss the amendment with each other until they were back in quorum.

6. ADJOURNMENT:

Timestamp 00:13:32

Motion To: Adjourn.

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 3

Nay: 0

Absent: 2

Motion Carried: 4-0-1



Lee Young, Chairman

ATTEST:



Doug Hanson, Director



CITY OF KUNA

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SIGN-UP SHEET

May 23, 2023 – P&Z Commission, Public Hearing

Case Name: Swanson and Weekes Annexation.

Case Type: Annexation Request.

Case Nos.: 22-11-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 checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Greg Peterson</u> Print Name <u>212 E Poplar St</u> Print Address <u>Kuna ID 83634</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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