

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 June 13, 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.

Due to technical difficulties, the meeting recording was incomplete; minutes are based on meeting clerk notes.

I. CALL TO ORDER & ROLL CALL:

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

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

2. CONSENT AGENDA:

1. Regular Commission Meeting Minutes Dated May 23, 2023
2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-04-DR Modification for Project Peregrine
 - B. Case Nos. 22-05-CPF & 22-12-ZC for Vasiliy Subdivision

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 5

Nay: 0

Absent: 0

Motion Carried: 5-0-0

3. PUBLIC HEARINGS:

- A. *Tabled from May 23, 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*

Senior Planner Troy Behunin explained staff was still in communication with affected agencies and requested the Case be tabled to a date uncertain or whatever date the Commission deemed appropriate; Mr. Behunin also stated new noticing would be provided.

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

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 5

Nay: 0

Absent: 0

Motion Carried: 5-0-0

- B.** Case Nos. 21-13-AN (Annexation), 21-09-S (Preliminary Plat) & 21-32-DR (Design Review) for Lee Country Subdivision – Troy Behunin, Senior Planner

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

As there were no questions from the Commission, Chairman Young called the Applicant forward.

Applicant Patrick Conner provided a visual presentation for the Commission and those in attendance, noting a correction to the percentages listed on Page 2. Mr. Connor further explained they were already in discussions with future commercial users interested in the project if it were approved. He then addressed a similar project, Ledgestone Plaza, which was proposed East across Meridian Road/Hwy 69, and how the commercial frontage proposed by this project would complement that project. Mr. Connor explained that Lots 53 – 58, Block 2 were resized to provide a minimum lot size of 4,400 SF, which resulted in the loss of one (1) buildable lot; Lots 17 and 18, Block 4 were resized to 4,400 SF; and that with the straightening of proposed Applewater Street to accommodate resizing, Lot 24, Block 4 was also lost. He discussed the roadway improvements required by Ada County Highway District (ACHD) and their proposed future roundabout which would be immediately off N Snowfield Avenue which terminated into a cul-de-sac, as well as the contribution that would be made to Idaho Department of Transportation (ITD) for future improvements along Meridian Road/Hwy 69. Mr. Connor thanked the Commission then stood for questions.

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

Melissa Dean, 2374 N Hose Gulch, Kuna, ID, 83634 – Testified

Danielle Horras, Kuna Joint School District No. 3, 711 E Porter, Kuna, ID, 83634 – Testified

Kenneth Houston, 2208 N Hose Gulch, Kuna, ID, 83634 – Testified

William Rossi, 2354 N House Gulch, Kuna, ID, 83634 – Testified

Melissa Dean testified that 132 future residences exiting onto Ardell Road was unacceptable and the proposed street layout would cause future residents and those utilizing the commercial portion to cut through Greyhawk Subdivision. Ms. Dean also discussed the fencing along the West boundary of the proposed project (Greyhawk Subdivision boundary fencing) had two (2) feet of

lattice at the top and requested a true privacy fence be installed prior to construction of homes. She concluded with explaining her concerns with the grading between the two developments and stressed it was of utmost importance that it was done correctly so the residents of Greyhawk Subdivision did not cause issues with their water runoff.

Danielle Horras testified that the Kuna School District (KSD) was unable to serve the children which the proposed project would bring, and explained that with the Bond not passing, they were severely lacking the necessary funds to provide a solution.

Kenneth Houston testified that he echoed the previous testimony by Ms. Dean. Mr. Houston also testified traffic already backed up on Hubbard Road during peak hours due to the existing development in the area.

William Rossi testified to the severe back up of traffic on Hubbard Road and expressed how dangerous it was when attempting a left turn across Hwy 69 from Ardell Road during peak hours. Mr. Rossi also discussed the fencing, requesting the Developer install a true privacy fence between the two developments. He also stressed EMS concerns and how the street layout and access points could cause issues.

Mr. Connor rebutted by better explaining ACHD operational standards and what they were; he also acknowledged the increased traffic which would be generated by the proposed development and the need for a true privacy fence. He explained he shared the grading concerns and they wanted to make sure it was done correctly to not cause issue. Mr. Connor expressed his company had donated much to supporting the School Bond and intended to continue supporting KSD.

The Commission asked what the Phasing of the project would look like.

Mr. Connor explained they would begin with the single-family housing along Ardell Road, then move North as development was limited to 40 EDU's (Equivalent Dwelling Units for sewer connections) per Phase.

The Commission asked Mr. Behunin which of the Hubbard Road improvements would be part of Phase 1.

Mr. Behunin explained ACHD and ITD went by a threshold (ex. 50 lots, 100 lots, No. of additional peak hour trips generated), and once the threshold set by these agencies were met, it would spur specific improvements; he then stated that ACHD did state that one of the thresholds was when Access B was constructed.

Chairman Young closed the public hearing and the Commission proceeded into deliberation.

The Commission discussed traffic concerns and what they viewed as bad traffic flow within the project. The Commission agreed traffic back up on Hubbard Road was already difficult and that traffic flowing onto Ardell Road would be difficult without it being a signalized intersection at Hwy 69; the Commission believed the two (2) right-in-right-out only ingress/egress points directly onto Hwy 69 would help but not much. The Commission agreed with staff's request to eliminate the future roundabout proposed by ACHD as its location was so close to the Hubbard Road and Hwy 69 intersection; they believed it was unwise to install a roundabout, especially as Hubbard would be five (5) lanes in the future. The Commission then discussed their concerns with the inability of KSD to serve future children; they also discussed that with the increased number of

children, there was possibility that youth sports organizations would have to turn kids away since there weren't enough fields on which to practice. The Commission concluded it was imperative they meet with the City Council to further discuss KSD capacity issues.

Motion To: Recommend approval to City Council of Case Nos. 21-13-AN, 21-09-S & 21-32-DR for Lee Country Subdivision with the Applicant being subject to the Conditions listed in staffs report, and the additional Conditions the Applicant work with staff to ensure proper grading and the fence shared between the two subdivisions be improved to a full privacy fence.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 1

Absent: 0

Motion Carried: 4-1-0

- C. Case No. 23-01-OA (Ordinance Amendment) Kuna City Code Title 5 & 6 Rewrite – Doug Hanson, Director

Director Doug Hanson read a high level summary of the proposed changes then stood for any questions.

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

None

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

Chairman Young stated he did not have any questions yet and would like to take the time before the June 27th hearing to further dive into the proposed changes; his fellow Commissioners agreed.

No Motions or decisions were made by the Commission.

5. BUSINESS ITEMS:

- A. Case No. 23-03-DR (Design Review) for 725 E Access Industrial Shell – Jessica Reid, Associate Planner

Associate Planner Jessica Reid presented an overview of the Design Review request and stood for questions.

Applicant representative Trevor Howard made a visual presentation, then noted a correction to staffs report as the structure was to be 7,000 SF and the other square footage identified in the application materials were for the finished floor only. Mr. Howard then stated the subject site was

a “dry lot” and requested the site not be required to connect to the KMIS (Kuna Municipal Pressurized Irrigation System); he also informed the Commission he had resolved the trash enclosure issue with J&M Sanitation by placing it in the southwest corner of the site, and that they would work with those necessary to find a better location for the ground HVAC units. Mr. Howard then stood for questions.

The Commission proceeded into deliberation discussing the need for additional industrial/manufacturing inventory and how having the new structure would help small businesses. There were no concerns with the materials, colors, or building orientation. The Commission asked staff if other lots within the area were connected to KMIS.

Associate Planner Jessica Reid answered that the parcel immediately West was in fact connected, as were other similar parcels along S Best Business Avenue and E Stagecoach Way.

The Commission felt that the site should be required to connect to the KMIS.

Motion To: Approve Case No. 23-03-DR for the 725 E Access Industrial Shell with the Conditions as outlined in staffs report, and the additional Condition the Applicant work with the city and Kuna Rural Fire District to ensure proper drive aisle widths.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 5

Nay: 0

Absent: 0

Motion Carried: 5-0-0

6. ADJOURNMENT:

Motion To: Adjourn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 5

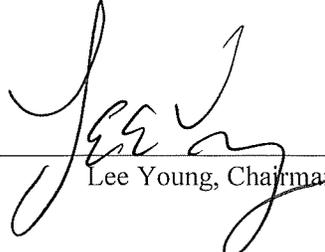
Nay: 0

Absent: 0

Motion Carried: 5-0-0

ATTEST:

Doug Hanson, Director



Lee Young, Chairman



CITY OF KUNA

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SIGN-UP SHEET

June 13, 2023 – P&Z Commission, Public Hearing

Case Name: Lee Country Subdivision.

Case Type: Annexation, Preliminary Plat, and Design Review Request.

Case Nos.: 21-13-AN (Annexation), 21-09-S (Preliminary Plat), 21-32-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.

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column has 5 rows of sign-up forms with checkboxes for 'Testify' and 'Not Testify', and fields for Name, Address, City, State, and Zip. Includes handwritten entries for Melissa Daem, Daniel Horta, and William Rossi.



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 751 W 4th Street • Kuna, ID 83634
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Planning & Zoning Commission Public Hearing Sign-In Sheet
 June 13, 2023

Case No.: 23-01-OA (Ordinance Amendment)

Case Name: Kuna City Code Title 5 & 6 Rewrite

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

IN FAVOR	NEUTRAL	IN OPPOSITION
<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
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

