

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 27, 2023, at 6:00 PM



*For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

1. CALL TO ORDER & ROLL CALL:

Timestamp 00:00:03

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

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:

Timestamp 00:00:30

- 1. Regular Commission Meeting Minutes Dated June 13, 2023
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-11-AN Swanson & Weekes
 - B. Case No. 23-03-DR 725 E Access Industrial Shell

Timestamp 00:00:35

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

3. PUBLIC HEARINGS:

Timestamp 00:00:46

- A. Case Nos. 22-13-AN (Annexation), 21-18-S (Preliminary Plat) & 22-42-DR (Design Review) for Whiterock Subdivision – Troy Behunin, Senior Planner

Timestamp 00:01:11

Senior Planner Troy Behunin provided an overview of the proposed project, notified the Commission of items within the staff report which needed to be corrected, then stood for questions.

Timestamp 00:04:12

Applicant Tyler McKinnon provided a visual presentation and specifically touched on the requested density fitting in with surrounding developments, adding badly needed inventory to entry level housing, widening of Ardell Road and installation of sidewalk, and resolution of a current traffic safety issue with the existing driveway being so close to the Ardell Road and Linder Road intersection. Mr. McKinnon also noted the existing well would remain as it also served their neighbor to the North and an easement would be provided; he also requested a meandering sidewalk along Ardell Road to preserve existing mature trees. Mr. McKinnon thanked the Commission and stood for questions.

Timestamp 00:10:49

Chairman Young asked Mr. McKinnon if Ada County Highway District (ACHD) had provided any feedback on the meandering sidewalk. Mr. McKinnon answered that ACHD preferred a straight sidewalk.

Timestamp 00:11:15

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

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

Timestamp 00:11:41

Danielle Horras testified that there had been substantial growth of the community and though KSD had planned on the growth, they had not planned on how much growth had occurred and would be unable to serve additional students.

Timestamp 00:13:14

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

Timestamp 00:13:43

Vice Chairman Hennis stated he believed it was a good infill project and was a good use of space. He also agreed the project would resolve several traffic issues which resulted with the driveway placement. Vice Chairman Hennis supported the meandering sidewalk and maintaining the mature trees. He also noted that he found no issues with the Applicants request but was sympathetic to KSD's concerns.

Timestamp 00:14:35

Chairman Young agreed with the Vice Chairman and commented he felt the proposed subdivision was laid out as best as it could be. The Chairman was also sympathetic to KSD's concerns.

Timestamp 00:15:25

Commissioner Greger echoed the Chairman's and Vice Chairman's comments, as did Commissioner Clark.

Timestamp 00:16:04

Commissioner Clark asked staff where in Kuna City Code (KCC) the minimum width was for accessing a flag lot was listed.

Timestamp 00:16:28

Mr. Behunin asked Commissioner Clark a clarifying question then answered the information could be found in KCC 5-3-3.

Timestamp 00:17:06

Commissioner Clark noted his greatest concern was fire access but if the fire agency was amenable to what was presented, he was satisfied.

Timestamp 00:17:41

Chairman Young asked staff if the fire authority had a chance to review the project.

Timestamp 00:17:44

Mr. Behunin confirmed they had and that no concerns were raised, and additionally noted KCC allowed driveways to be 150 feet long without any concern. Mr. Behunin then commented Kuna Rural Fire District (KRFD) had been provided the Agency Transmittal packet regarding the proposed project and no concerns had been raised.

Timestamp 00:18:51

Commissioner Clark and Mr. Behunin made a few additional clarifying comments.

Timestamp 00:19:59

Motion To: Recommend approval to City Council of Case Nos. 22-13-AN and 21-18-S with the Conditions as outlined in staffs report.

Vice Chairman paused in his Motion to ask staff if it was appropriate to Motion to strike the items noted by Mr. Behunin from the staff report.

Timestamp 00:20:35

Mr. Behunin confirmed the item was only within the staff analysis of the report and not in the Conditions of approval.

Timestamp 00:20:42

Motion To: Recommend approval to City Council of Case Nos. 22-13-AN and 21-18-S with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

Timestamp 00:20:54

Motion To: Approve Case No. 22-42-DR with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

Timestamp 00:21:24

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

Timestamp 00:21:40

Planning and Zoning Director Doug Hanson provided a quick overview of the Ordinance Amendment then stood for questions.

Timestamp 00:22:12

Vice Chairman Hennis asked about Section 5-4-6 in which it stated public meeting items were not required to conduct Neighborhood Meetings or abide by sign posting procedures.

Timestamp 00:23:12

Director Hanson confirmed that public meeting items were not required to follow those requirements, only public hearings were.

Timestamp 00:23:22

Vice Chairman Hennis thanked Director Hanson then noted a few items where spelling errors needed correction. The Vice Chairman also commented the proposed rewrite caught many issues that were in Kuna City Code (KCC) as well as provided some clarification where it was needed.

Timestamp 00:24:46

Director Hanson noted an additional proposed correction within the Planned Unit Development (PUD) Code regarding the maximum allowed density bonus, as well as striking a Section as the information was redundant; the intention was to remove ambiguity and redundancy.

Timestamp 00:27:47

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

None

Timestamp 00:28:03

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

Timestamp 00:28:20

Chairman Young believed the proposed rewrite was well done and there were any sweeping changes as far as modifications.

Timestamp 00:28:39

Vice Chairman Hennis agreed and that most of the changes were a clean up of sorts, as well as removing unnecessary or redundant Sections.

Timestamp 00:28:49

Chairman Young expressed he was agreeable with the proposal.

Timestamp 00:29:09

Commissioner Greger agreed the rewrite was great.

Timestamp 00:29:14

Commissioner Clark noted he was also agreeable with the proposal.

Timestamp 00:29:51

Motion To: Recommend approval to City Council of Case No. 23-01-OA, with changes to Section 5-8-1109(5) as noted by staff, removal of Section 5-8-1111(A), and spelling corrections and removal of redundant text in Section 5-5-2.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

5. BUSINESS ITEMS:

Timestamp 00:31:13

A. Case No. 23-01-DR (Design Review) for Kaveman Trailers – Jessica Reid, Associate Planner

Timestamp 00:31:27

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

Timestamp 00:33:28

Commissioner Clark asked if Ada County Highway District (ACHD) had provided any comments. Ms. Reid answered they had not as they held no jurisdiction over the project. Commissioner Clark confirmed that Idaho Transportation Department (ITD) had provided comments. Ms. Reid confirmed that was correct and ITD had only made a recommendation to close the existing driveway and share access with the neighbor to their North, not a requirement.

Timestamp 00:34:00

Commissioner Clark noted he did not believe shared access would be appropriate; Vice Chairman Hennis agreed.

Timestamp 00:34:42

After additional back-and-forth regarding shared access, the Chairman called the Applicant's representative forward.

Timestamp 00:34:53

Richard Wilmont commented the Applicant's were in agreement with the staff report, then noted the shared access was only a recommendation from ITD, not a requirement, and the access improvements would be submitted to ITD for proper review and approval. Mr. Wilmont then stood for questions.

Timestamp 00:37:11

Vice Chairman Hennis asked Mr. Wilmont to clarify what gravel pavement was.

Timestamp 00:37:17

Mr. Wilmont explained it would most likely be a combination of crushed rock and recycled asphalt or another mixture which accommodated the trailer hitches as they typically sank into regular asphalt; it was the Applicants intention to provide a material which would not crack, take additional damage, or cause drainage issues.

Timestamp 00:39:10

Chairman Young believed the project was straightforward and had no concerns with the proposal.

Timestamp 00:39:31

Vice Chairman Hennis agreed as he felt it was a good use of the property and it was good to see the location develop. The Vice Chairman was also confident the Applicants would work with ITD regarding their access as cross access seemed difficult.

Timestamp 00:40:06

Commissioner Clark agreed with the Vice Chairman and believed the proposed project was appropriate.

Timestamp 00:40:26

Commissioner Greger commented it would add traffic to an already busy area but did not have any other concerns.

Timestamp 00:40:35

Commissioner Clark asked if the project was for an existing business. The Vice Chairman confirmed that was correct, they were just currently at a different local location.

Timestamp 00:40:49

Commissioner Greger commented that the subject site had been many different things and it was nice to see something permanent.

Timestamp 00:41:03

Motion To: Approve Case No. 23-01-DR for Kaveman Trailers with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Greger

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

6. UPDATES & REPORTS: Non-Action Items

Timestamp 00:41:27

- A. August 17, 2023, Joint meeting with Council, Commission, and Kuna Joint School District No. 3 (KSD) in Council Chambers. Legal 101 6:00 PM – 7:00 PM for members of the Council and Commission; joint meeting with KSD begins at 7:00 PM.

Timestamp 00:41:34

Director Hanson notified the Commission that they and the Council would be attending a Legal 101 meeting; the meeting would be like what existing Commissioners and Councilmembers had previously attended but as there were newer individuals, a refresher course was a good idea.

Timestamp 00:41:57

The Commission thanked Director Hanson.

7. ADJOURNMENT:

Timestamp 00:42:19

Motion To: Adjourn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 4

Nay: 0

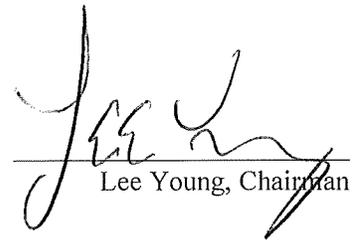
Absent: 1

Motion Carried: 4-0-1

ATTEST:



Doug Hanson, Director



Lee Young, Chairman



CITY OF KUNA

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SIGN-UP SHEET

June 27, 2023 – P&Z Commission, Public Hearing

Case Name: **Whiterock Subdivision**

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

Case Nos.: 22-13-AN (Annexation), 21-18-S (Preliminary Plat) & 22-42-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 checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		DANIELLE HORRANT _____ Print Name	
_____ Print Address		_____ Print Address		711 E PORTER _____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<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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Planning & Zoning Commission Public Hearing Sign-In Sheet
 June 27, 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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Address	Address	Address
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