

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 July 25, 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.

I. CALL TO ORDER & ROLL CALL:

Timestamp 00:00:12

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

Timestamp 00:00:24

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 00:00:37

- 1. Regular Commission Meeting Minutes Dated July 11, 2023
- 2. Findings of Fact & Conclusions of Law
None

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 00:01:00

- A. Tabled from July 11, 2023, Case No. 23-04-SUP (Special Use Permit) & 23-05-DR (Design Review) Kuna Battery Storage – Jessica Reid, Associate Planner

Timestamp 00:01:19

Associate Planner Jessica Reid provided an overview of the project, requested that Item 8.4(G) be removed from the Conditions as it did not apply, then stood for questions.

Timestamp 00:03:48

Matt Hazard provided a presentation of the proposed project then stood for questions.

Timestamp 00:07:38

Chairman Young asked what the lifespan was for the batteries. Mr. Hazard answered it was 20 years and they would be repowered or recycled after that.

Timestamp 00:07:54

The Chairman asked how the batteries were recycled. Mr. Hazard explained they would go through the recycling program at the OEM (Original Equipment Manufacturer).

Timestamp 00:08:14

Chairman Young asked how tall the battery storage containers were. Mr. Hazard stated they were approximately nine (9) feet tall and were made of metal.

Timestamp 00:08:37

Commissioner Clark asked what type of batteries would be used. Mr. Hazard said they would be Lithium Ion. Commissioner Clark asked what the Net power output of the batteries was since there would also be cooling and other systems. Mr. Hazard answered it was 150 Watt Net output.

Timestamp 00:09:14

Commissioner Greger asked if the units put out any noise level. Mr. Hazard stated the noise was that of a typical A/C unit (approx. 70 decibels) but it was even lower at the project boundaries and more like the sound of a dishwasher.

Timestamp 00:09:42

Commissioner Greger then asked why the project location was specifically chosen. Mr. Hazard explained it was due to the proximity of the Kuna Substation.

Timestamp 00:10:32

Chairman Young opened the public hearing.

In Favor

None

Neutral

None

In Opposition

None

Timestamp 00:10:50

As there were none present to testify, the Chairman closed the public hearing and the Commission proceeded into deliberation.

Timestamp 00:11:08

Commissioner Clark asked the Applicant an additional question about future expansion of the project and its power output. Mr. Hazard said the power output would remain the same, just more storage batteries could be added.

Timestamp 00:11:48

Chairman Young expressed that the location of the proposed project appeared appropriate and would be low impact to the neighboring Zamzow's Park, and that the units should be easy to "hot

swap” due to current technologies. Commissioner Clark added that there was already a cell tower on the southwest corner of the site which was an additional buffer for neighboring homeowners.

Timestamp 00:13:04

Motion To: Approve Case Nos. 23-04-SUP & 23-05-DR for Kuna Battery Storage with the Conditions as outlined in staffs report, except Condition 8.4(G).

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

Timestamp 00:13:34

B. Case Nos. 21-14-AN (Annexation), 21-01-CPM (Comprehensive Plan Map Amendment), 21-10-S (Preliminary Plat) & 21-35-DR (Design Review) Hazelcrest Subdivision– Troy Behunin, Senior Planner

Timestamp 00:14:07

Senior Planner Troy Behunin provided an overview of the proposed project. Mr. Behunin explained the overall history of the multiple revisions the project went through due to outside agencies and the Applicants willingness to work with them; the Applicant even responded to some of the neighbors’ request.

Timestamp 00:17:25

Chairman Young asked a clarifying question regarding the zoning listed in the staff report; Mr. Behunin stated it was his error and the correct zoning should be R-4, R-6, R-12, and C-1.

Timestamp 00:19:06

Applicant Jadon Schneider thanked staff and the city for working through the application and its revisions with them, then provided the Commission a more detailed explanation of the project’s history. Mr. Schneider then touched on major points of the project such as traffic, a future roundabout proposed by ACHD, low impact commercial on the South, an interconnective pathway system and the proposed housing products.

Timestamp 00:31:41

Ms. Reid notifies the Chairman the Applicants testimony time has elapsed and additional time would need to be awarded. Chairman Young states the Applicant would have the time needed to wrap up his presentation.

Timestamp 00:32:11

Mr. Schneider explained their desire to provide an affordable housing product, the commercial portion would be first in the phasing plan, pathways which connected to the neighboring Gran Prado Subdivision, open space, a kid’s playground, and additional phases would come online as additional sewer capacity became available.

Timestamp 00:33:44

Chairman Young opened the public hearing and provided an opportunity for those present to sign in to testify as they were not able to previously.

In Favor

Dennis Durrant, 8352 S Old Farm Lane, Meridian, ID, 83642

Neutral

Robert Boyle, 733 W Wolf Willow, Kuna, ID, 83634

Sheryl Boyle, 733 W Wolf Willow, Kuna, ID, 83634

In Opposition

Beverly Wolf, 3420 W Commemoration, Meridian, ID, 83642

Delanie Garlick, 3313 W Early Light Drive, Meridian, ID, 83642

Behn Johnson, 3445 W Early Light Drive, Meridian, ID, 83642

Timestamp 00:36:11

Dennis Durrant testified he used to farm the property for the proposed project and had a hand in many of its original improvements. Mr. Durrant then discussed how they had requested Memory Ranch provide larger lots when it was developed to the South, as it would be more beneficial to future developments. He then testified that he appreciated Mr. Schneider and his team's hard work and appreciated their effort to create open space and some larger lots on the North.

Timestamp 00:38:31

The Chairman confirms that the two individuals signed in as Neutral did not want to testify, the proceeded to call those forward who were in Opposition.

Timestamp 00:39:11

Beverly Wolf testified the proposed project would be in her backyard, then pointed out that the existing mature trees were not identified within the Landscape Plan. She then asked how sewer connections became available between May 3, 2023, and July 18, 2023, and requested an explanation. She asked why a landscape buffer would be put on W Columbia as it did not appear to be part of the property, then stated West Ada School District had endorsed the project yet Kuna School District would be affected as well. Mrs. Wolf expressed her concerns with living through five (5) years of construction and how it would affect her backyard, and asked what kind of stores, restaurants, etc. would be in the project. She testified she did not believe the Traffic Impact Study (TIS) was accurate as it was done in 2020 during COVID. Mrs. Wolf testified she did not understand why a high density development would be put on a corner and that she had not seen a roundabout provide access to high concentrations. Mrs. Wolf ended with expressing her concerns with water.

Timestamp 00:42:52

Delanie Garlick thanked the Commission for their service and for the opportunity to speak. She explained she didn't have much time to review the revisions to the project and though she appreciated some of the changes, she did not believe the Northeast corner of the project was inappropriate as it was proposed to have townhomes up next to the existing R-4 Gran Prado Subdivision to the North, plus it was isolated from the rest of the development and there was no connectivity. Mrs. Garlick noted there were no other R-12 zones nearby and questioned if it was appropriate for this project and suggested the Northeast corner would better serve as some kind of open space, dog park or community pool. She expressed her concerns with vehicles parked on the street within the culdesac and how it would create a congestion problem. Mrs. Garlick testified

that she had concerns with the timing of the application due to infrastructure and asked what the timeframe was for another Lift Station.

Timestamp 00:46:24

Behn Johnson asked if a gas station could go into the commercial area and that the neighbors were concerned. He also expressed concerns with traffic resulting from the project and didn't believe the surrounding developments were taken into consideration. Mr. Johnson then asked about a potential bridge over the canal to Gran Prado.

Timestamp 00:48:32

Mr. Schneider began his rebuttal by thanking those in attendance for their questions and comments. He explained staff may be better able to explain the sewer but that originally, Public Works had looked at the project as a whole and there wasn't capacity but in working with the City Engineer, it was determined there was capacity for a smaller portion of the project; he then briefly touched on the city's future Mason Creek Trunk Line. Regarding traffic, Mr. Schneider explained they used 2020 traffic counts per ACHD's direction, and that their TIS (Traffic Impact Study) also incorporated comments from COMPASS, the regional planning agency; he further noted the TIS had been reviewed and approved by ACHD. Mr. Schneider felt confident the open space provided was adequate as it was well above the three (3) acre minimum. He discussed the Northeast corner and how that if they did R-4, they would have four (4) lots, but they currently only have five (5) lots and were utilizing the R-12 zoning to gain that extra lot; having the higher density also helped keep them within their price point goals. Mr. Schneider further addressed the culdesac by stating the roadway was wide enough for a fire apparatus plus its outriggers, which were required to extend the ladder to access the third story; the Kuna Rural Fire District also provided a letter of support. He discussed the commercial aspect and that he could not offer any confirmation of what businesses would be there, and when they discussed a potential gas station with Jackson's, they opted out due to the new subdivision layout not working, he couldn't promise a gas station would never be there though. As to the footbridge, he believed the connection was a positive, but if the Commission or staff wished for it to be removed, they would do so.

Timestamp 00:54:47

Commissioner Clark stated his primary concern was the 33 foot street section within a higher density community; cars parking on the street removes 8 feet and only leaves 16 – 17 feet for cars to pass. He asked if there were opportunities with ACHD to remove the landscape buffer and do five (5) foot sidewalks as there were 50 feet of right-of-way and would easily accommodate a 40 foot roadway with five (5) foot sidewalks. Commissioner Clark assumed only two (2) parking spaces per townhome, which would result in a lot of street parking and create an access problem.

Timestamp 00:55:34

Mr. Schneider answered that the street met ACHD and Kuna City Code for width, and the townhomes were intended to have a 20 foot long driveway in addition to a two (2) car garage, that provided four (4) parking spaces.

Timestamp 00:56:22

Commissioner Main asked why the roadways did not align with those across the street. Mr. Schneider explained that was due to the image scale being off but the roadways that were being proposed did align, but Firefoot Court in the Northeast corner did offset slightly; he could check the Preliminary Plat and confirm. The Commissioner then asked about having to drive East of the

main drive on Lake Hazel and what its purpose was. Mr. Schneider explained that was for fire access only and would be protected with bollards; it was the same as in Gran Prado and other subdivisions. Commissioner Main then asked about trash services and if it, along with commercial deliveries, would be entering through the main subdivision entrance. Mr. Schneider said that was correct; he wished the development could have two (2) entrances, but ACHD did not allow it based on their distance requirements. The Commissioner asked if they had considered crossing the canal. Mr. Schneider said they had in the Northeast corner, but it came down to dollars and cents, as well as the distancing requirements.

Timestamp 01:01:22

Commissioner Main agreed with Commissioner Clark as he had issues with the culdesac as well; the zone seemed too dense, and he felt the ambience of maintaining the existing mature trees was lost by building three-story townhomes next door. He believed larger lots would be more appropriate in the Northeast corner and would provide a better presentation for the subdivision than a crowded culdesac. Commissioner Main commented again on the singular access to which Mr. Schneider re-explained why there was not one even though they wished there was.

Timestamp 01:03:05

Chairman Young asked Mr. Behunin to expand more on sewer and the 30 EDUs for the benefit of those in attendance.

Timestamp 01:03:42

Mr. Behunin explained sewer capacity was calculated in two forms, on paper and actual use. He then explained the original City Engineer's Memo was written, it appeared there would not be enough capacity to serve the project; however, with the passage of time and a request to revisit those numbers, it was found that 30 EDUs were physically available for the project. He further explained that a project waiting for connections was not how the city dealt with capacity and a Resolution had been passed which states no matter the size of a subdivision, the project will only be assigned 40 EDUs per Phase.

Timestamp 01:06:13

The Chairman asked what the timeframe was for extension of the main (sewer) line. Mr. Behunin explained was not confident there was a concrete timeline yet. The Chairman expounded that houses could not be built unless there was sewer capacity; the Applicants had enough EDUs to begin working on the commercial aspect first. Mr. Behunin added that if a Final Plat for the commercial portion (Phase 1) came in a year from now, they were only allowed those 30 EDU's; if they submitted a Final Plat for Phase 2, they could request 40 EDU's but if there was no available capacity, the city would not approve the Final Plat until it was.

Timestamp 01:07:53

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

Timestamp 01:08:11

Commissioners Clark and Main again discussed their concerns with the Northeast corner, and Chairman Young reiterated that the project was design well despite it being a funky site.

Timestamp 01:14:26

The Commissioners further discussed concerns with the density of and having townhomes in the Northeast corner. Commissioner Main stated the city would see several Final Plats before the

project was over, which was confirmed by Mr. Behunin. Commissioner Main asked Mr. Behunin if Final Plats could vary from the Preliminary Plat. Mr. Behunin explained they would not in any significant way as Final Plats were required to be in substantial conformance with the Preliminary Plat

Timestamp 01:16:42

Chairman Young asked the Commission what density they would want (in the Northeast corner) if they were going to ask. Commissioner Clark said a density reduction of 20 – 25% overall; Commissioner Main stated removal of the townhomes in the Northeast corner and the townhomes within Block 12.

Timestamp 01:19:16

Mr. Behunin stated that if the Commission wished to request changes to the Plat and if the Applicant was open to those changes, the Plat could be revised and brought back. Chairman Young asked Mr. Schneider if they were willing to make revisions; Mr. Behunin noted the public hearing would need to be reopened.

Timestamp 01:20:10

Chairman Young reopened the public hearing and asked the Applicant how much of the product type (townhome) they were willing to reduce. Mr. Schneider said the townhomes in the Northeast corner and could go back to the original R-4 they had proposed as they would be a better fit for the neighboring Gran Prado; he further stated they would be willing to remove them from Block 12.

Timestamp 01:22:49

Chairman Young gave an opportunity for those in attendance to provide comment on this new information.

Timestamp 01:23:13

Beverly Wolf stated removing the townhomes from the Northeast corner was good, and if they could further reduce the density by not having three-stories; she commented this project appeared to be the first of its kind in the area and was an intense use for the surrounding area.

Timestamp 01:24:01

Mr. Schneider stated they were amicable to Mrs. Wolf's request and suggested possibly keeping the three-story project in some of the areas, then reduce as they moved through like a tiered design; they were happy to work with the neighbors.

Timestamp 01:24:56

The Chairman clarified they were talking about removing the townhomes from the Northeast corner, and from the triangular shaped section (Block 12) in the middle. The Commission confirmed that was correct.

Timestamp 01:25:44

Chairman Young reclosed the public hearing and then asked that if the Applicant came back with a revised Plat, would the Commission be more comfortable; they stated they would. The Commissioners discussed a bit further what they wanted to request. Chairman Young asked staff what type of Motion needed to be made and Mr. Behunin explained the Commission would request the Case be table to a date certain. The Chairman asked the Applicant if they would be able to accommodate a request by the next available meeting and Mr. Schneider stated they could.

Timestamp 01:28:57

Mr. Schneider asked if they agreed to the Commissions suggestions as they had previously proposed a Plat that met those parameters if it would be possible to proceed or if the Commission would prefer to look at the revision first.

Timestamp 01:30:04

Mr. Behunin explained that if the Commission were to request revisions, staff would request the revised Plat be brought back before the Commission to maintain an accurate Case File, and because the City Council would ask if they had seen it with the revisions.

Timestamp 01:32:41

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 August 8, 2023, pending changes to the Preliminary Plat, including changing the Northeast corner from R-12 to R-4, and Block 12 from R-12 to R-6.

Motion By: Commissioner Main

Motion Seconded: Commissioner Greger

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

Timestamp 01:33:25

C. Case Nos. 23-01-ZC (Rezone) & 23-02-S (Preliminary Plat) Arrow Pointe Plaza – Troy Behunin, Senior Planner

Timestamp 01:33:57

Senior Planner Troy Behunin asked the Commission to remove the item from the Agenda and that the Case would be entirely re-noticed.

Timestamp 01:34:50

Motion To: Remove Case Nos. 23-01-ZC & 23-02-S for Arrow Pointe Plaza from the Agenda.

Motion By: Commissioner Main

Motion Seconded: Commissioner Clark

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

5. BUSINESS ITEMS:

None

6. UPDATES & REPORTS: Non-Action Items

None

7. ADJOURNMENT:

Timestamp 01:35:20

Motion To: Adjourn.

Motion By: Commissioner Main

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~~
Commissioner Jim Main



CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
 (208) 922-5274 • www.kunacity.id.gov

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

Case No.: 23-04-SUP (Special Use Permit)

Case Name: Kuna Battery Storage

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
<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
<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
<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



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
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SIGN-UP SHEET

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

Case Name: 3430 W Lake Hazel Road – Hazelcrest Estates

Case Type: Annexation, Comp Plan Map Amendment, Pre Plat, & Design Review Request.

Case Nos.: 21-14-AN (Annexation), 21-01-CPM (COMPREHENSIVE PLAN MAP AMEND),
21-10-S (Preliminary Plat) and 21-35-DR (Design Review).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission / Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Dennis Durrant</u> Print Name <u>8352 S. Old Farm</u> Print Address <u>Meridian ID 83642</u> City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>ROBERT MOYLE</u> Print Name <u>733 W. WOLF WILLOW</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Beverly Wolf</u> Print Name <u>3430 W Comm.</u> Print Address <u>Meridian</u> City State, Zip
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Sheryl Boyle</u> Print Name <u>Sheryl Boyle</u> Print Address <u>733 W WOLF WILLOW</u> City State, Zip <u>83634</u>	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>DANIEL STRAEMLO</u> Print Name <u>660 W WOLF WILLOW ST</u> Print Address <u>KUNA ID 83634</u> City State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Delanie Garrick</u> Print Name <u>3313 WEARLY LIGHT DR</u> Print Address <u>Meridian ID 83642</u> City State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>BEHU JOHNSON</u> Print Name <u>3445 W EARLY LIGHT DR.</u> Print Address <u>Meridian ID 83642</u> City State, Zip