

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 August 22, 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 00:00:16

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 – Absent
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:

Timestamp 00:01:00

1. Regular Commission Meeting Minutes Dated August 8, 2023
2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 21-13-AN, 21-09-S & 21-32-DR for Lee Country Subdivision
 - B. Case Nos. 21-14-AN, 21-01-CPM, 21-10-S & 21-35-DR for Hazelcrest Estates Subdivision
 - C. Case No. 23-09-SUP for 866 E Great Bear In-home Daycare
 - D. Case No. 23-11-SUP for META Communication Towers
 - E. Case Nos. 20-03-ZC, 20-06-S & 20-14-DR for Ledgestone Plaza Subdivision

Timestamp 00:01:03

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

3. PUBLIC HEARINGS:

Timestamp 00:01:20

- A. Continued from August 8, 2023, Case No. 23-10-SUP (Special Use Permit) 2929 N New Morning Avenue In-home Daycare – Jessica Reid, Associate Planner

Timestamp 00:01:35

Associate Planner Jessica Reid provided an overview of the project, discussed updates made to the staff report based on concerns from August 8th hearing, explained three (3) documents were updated to reflect twelve (12) children per Commissioner Clark's request on August 8th, and noted the previously approved daycare North of the request was eligible for 24 children by the Fire Marshall but their Special Use Permit was only a request for six (6) children. Ms. Reid then stood for questions.

Timestamp 00:04:00

Chairman Young asked if the Applicant would like to speak; she did not. The Chairman opened the public hearing.

In Favor

Rahma Ali, Applicant, 2929 N New Morning Avenue, Meridian, ID, 83642

Neutral

None

In Opposition

None

Timestamp 00:04:43

Chairman Young gave an additional opportunity for any individuals that wished to testify to sign in; there were none. The Chairman closed the public hearing and the Commission proceeded into deliberation.

Timestamp 00:05:02

Commissioner Main asked Ms. Reid to confirm the Applicant would primarily be picking up and dropping off children.

Timestamp 00:05:13

Ms. Reid confirmed that was correct and it had been noted in the Neighborhood Meeting and the application materials, and that the Applicant intended to continue doing so.

Timestamp 00:05:33

Chairman Young felt the request was straight forward and very similar to other in-home daycare applications the Commission had previously reviewed.

Timestamp 00:05:48

Vice Chairman Hennis appreciated concerns during the previous meeting were addressed and the application was straight forward.

Timestamp 00:06:12

Commissioner Main believed that if the Applicant did not create a traffic or parking issue and picked up/dropped off the children, he was in support of it.

Timestamp 00:06:30

Motion To: Approve Case No. 23-10-SUP for the 2929 N New Morning Avenue in-home daycare, with the Applicant being subject to the Conditions listed in the staff 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 00:07:02

B. Case Nos. 23-01-CPF (Combination Preliminary & Final Plat) & 23-03-ZC (Rezone) for Hagler Subdivision – Jessica Reid, Associate Planner

Timestamp 00:07:19

Associate Planner Jessica Reid provided an overview of the proposed project, noting that staff was still waiting on a determination from Ada County Highway District (ACHD) on the request that the Applicant only be required to dedicate additional right-of-way instead of the requested roadway improvements as the project frontage would be the only improvements on this section of W King Road, and that future ACHD roadway improvements were not even on the schedule until 2036 – 2040 or later. Ms. Reid then stood for questions.

Timestamp 00:09:22

The Chairman asked if the Commission had any questions for Ms. Reid; there were none. He then asked if the Applicant wished to speak; he did not.

Timestamp 00:09:42

Chairman Young opened the public hearing and provided additional opportunity for individuals to sign in to testify if they had not done so; there were none.

In Favor

None

Neutral

None

In Opposition

None

Timestamp 00:09:57

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

Timestamp 00:10:12

Vice Chairman Hennis stated the request was straight forward and simply divided one (1) large parcel into three (3) large parcels for the family; he was in support as long as the Applicant complied with ACHD's requirements based on their determination of staff's request.

Timestamp 00:10:35

Commissioner Greger agreed and felt it was a great use of the parcel. Commissioner Main also agreed.

Timestamp 00:10:48

Motion To: Approve recommend Approval to Council of Case Nos. 23-01-CPF & 23-03-ZC for Hagler Subdivision, with the Applicant being subject to the Conditions listed in staff's 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 00:11:18

Chairman Young provided time for staff to bring the testimony sign in sheet to him as extra time was provided for individuals to sign in at the beginning of the meeting; he also confirmed if there were any others that still needed to sign in.

Timestamp 00:13:44

C. Case Nos. 22-10-ZC (Rezone), 22-17-S (Preliminary Plat) & 22-38-DR (Design Review) for Seasons Creek North Subdivision – Troy Behunin, Senior Planner

Timestamp 00:14:10

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

Timestamp 00:16:28

The Chairman asked if the Commission had any questions for staff; they did not. Chairman Young then reminded those in attendance that the Applicant would have ten (10) minutes to testify, then individuals signed in to testify would have three (3) minutes, and after the Applicant would have five (5) minutes for rebuttal; he reiterated how important it was to stick to these time limits all who wished to testify were able to do so.

Timestamp 00:17:46

Elizabeth Koeckeritz of Givens Pursley provided a visual presentation of the proposed project which showed the project fit the Comprehensive Plan Future Land Use Map (FLUM), that the properties were annexed in 2008, how there was a previously approved Plat on the properties, and this was a request to update said Plat, and noted the project Gross Density was 4.79 DUA (Dwelling Units Per Acre) and the Net Density was 6.7 DUA, as well as the Developer donating an Elementary School site to Kuna Joint School District No. 3 (KSD).

Timestamp 00:28:27

Chairman Young asked if the Commission had any questions for the Applicant.

Timestamp 00:28:32

Commissioner Main asked if the project was donating a site to the Kuna Rural Fire District (KRFD) as well. Ms. Koeckeritz confirmed the Applicant team was (but as part of a separate project).

Timestamp 00:28:38

To gain clarification, Vice Chairman Hennis commented that the future school site was not part of this project but part of a future adjacent project. Ms. Koeckeritz confirmed that was correct and an easement would be provided to KSD to ensure access to the future site.

Timestamp 00:29:08

Chairman Young asked if the Applicant was requesting an R-8 zone to shift setbacks instead of just building to the R-6 standards. Ms. Koeckeritz explained it was due to how Net Density is calculated; their project came to a Net over six (6) DUA which was not allowed, so they requested an R-8.

Timestamp 00:30:04

Chairman Young opened the public hearing.

In Favor

Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID, 83634 – Testified

Neutral

None

In Opposition

Robin Sanders, 3475 W Grace May Lane, Kuna, ID, 83634
Diana Sanders, 3475 W Grace May Lane, Kuna, ID, 83634 – Testified
Josh Sanders, 3500 W Grace May Lane, Kuna, ID, 83634 – Testified
Matthew Canvin, 1205 N Black Cat Road, Kuna, ID, 83634 – Testified
Alta Graham, 1015 N Black Cat Road, Kuna, ID, 83634 – Testified
Bill Graham, 1015 N Black Cat Road, Kuna, ID, 83634
Tamara Hough, 8397 S Old Farm Place, Meridian, ID, 83642
Barbara Johnston, 392 N Black Cat Road, Kuna, ID, 83634
Sam Johnston, 392 N Black Cat Road, Kuna, ID, 83634 – Testified
Jen Brazee, 985 N Black Cat Road, Kuna, ID, 83634
Beverly Wolf, 3420 W Commemoration Avenue, Meridian, ID, 83642 – Testified
Manuela Welsle, 925 N Black Cat Road, Kuna, ID, 83634
Ken Hough, 8397 S Old Farm Place, Meridian, ID, 83642
Kim Williams, 4460 W Columbia Road, Meridian, ID, 83642
Brian Snider, 4460 W Columbia Road, Meridian, ID, 83642
Scott Burn, 4747 W Deer Flat Road, Kuna, ID, 83634 – Testified
Austin Faulk, 8847 N McDermott Road, Kuna, ID, 83634
Ashlynn Faulk, 8847 N McDermott Road, Kuna, ID, 83634
Jim Clark, 1530 W Hayfield Court, Kuna, ID, 83634
Darwin Lewis, 1162 W Penelope Street, Kuna, ID, 83634
Tammi Lewis, 1162 W Penelope Street, Kuna, ID, 83634
Tom Mellody, 804 N Black Cat Road, Kuna, ID, 83634 – Testified
Mary Mellody, 804 N Black Cat Road, Kuna, ID, 83634 – Testified
Brandon Goodsell, 1966 N G Ranch Road, Kuna, ID, 83634
Chris Howard, 4700 W Dirt Lane, Kuna, ID, 83634 – Testified

Timestamp 00:30:18

Robbie Reno testified KSD was in support of this project due to its school site donation. Mr. Reno then discussed how it reduced the overall costs of new schools since they did not have to purchase the land as well. He explained how the Developer had been instrumental in the past as well as how, based on a KSD study, parents preferred schools that were within Subdivisions.

Timestamp 00:31:53

Diana Sanders testified that she was unaware of a future fire station nearby. She then explained how her family had annexed and rezoned their property with an R-2 (Low Density Residential) to provide a better buffer to neighboring A (Agriculture) and wished that the Developer provided a better (zoning) buffer between the properties on the West of Black Cat and the proposed homes immediately East against Black Cat, then transitioned from there to R-6 and R-8. Mrs. Sanders stated she had contacted the Union Pacific Railroad regarding the proposed project and that they had concerns with the crossing at Black Cat and Greenhurst; traffic already backs up across the tracks and adding that many homes would make it a disaster. She also expressed issue with not having received their 300 FT notice, neither did her neighbor. Mrs. Sanders then commented that the properties were previously annexed with an Agriculture zone not an R-6 zone, the R-6 was tied to a Development Agreement. She stated the school site was never discussed with residents, and the Developer had never addressed wetlands within the proposed project.

Timestamp 00:35:36

Josh Sanders began by thanking the Commission for their time and service, then testified that the project has been confusing since the beginning as there had been three (3) separate preliminary designs at three (3) separate meetings; he stated that some of the additional information would have been nice to have. Mr. Sanders then stated the Developer had made promises that had not been delivered; he was not against development but wanted it to be done responsibly. Mr. Sanders felt even though there was to be a school site donated, it would take years for a school to be constructed. He further testified that the traffic on Black Cat did not follow the posted speed limit and was concerned that additional traffic created would not either. Mr. Sanders concluded by requesting that the Commission table the Case or request it be rezoned to a lower density.

Timestamp 00:39:03

Matthew Canvin testified to his greatest concern of increased traffic; he provided an example of his child's bus stop being on Black Cat and how cars did not stop for the buses. He also testified that a lower density seemed more appropriate due to the project's location and the existing surrounding properties.

Timestamp 00:40:17

Alta Graham testified that she had not received an invitation to the most recent Neighborhood Meeting. She also had concerns with the project being proposed in different sections as it made it seem like it wasn't a big deal when it truly was; the project would greatly impact the neighboring properties which were acreages. Mrs. Graham testified it was very concerning even trying to cross Black Cat to get to her mailbox; drivers did not even move over. She didn't believe the needed infrastructure to handle the increased traffic was not there yet. Mrs. Graham closed with requesting the Commission request an R-2 density and that the infrastructure be installed prior to considering the project.

Timestamp 00:44:10

Sam Johnston testified that he owned the farm to the North and took his life in his hands daily while setting water, due to the traffic and the insufficient turn lane installed when the Madrone Heights Subdivision was built; he believed without a 4-way stop at Black Cat and Kuna Road, it would result in deaths. He further testified to his concern where children would be able to walk as there was nothing else close for kids to go; he also stated that he was unsure where kids would walk/ride when the school was built. He concluded with questions regarding connecting his property to water and sewer in the future, then requested the Commission reconsider the project.

Timestamp 00:47:53

Beverly Wolf testified that she had been attending multiple meetings about development and that traffic was a constant issue and would continue to be; she did not agree with the number of cars per household being used in traffic calculations. Mrs. Wolf asked if the sewer and other lines were in place now. She also noted that a donated piece of land did not build a school and felt that construction of a school was placed on residents' shoulders through taxes and levies; Mrs. Wolf testified a better plan was needed as it was becoming more expensive to live within Kuna.

Timestamp 00:49:40

Tom Mellody testified that the existing traffic on Black Cat Road was already an issue with the number of vehicles exceeding the speed limit, as well as the location of his driveway. Mr. Mellody requested that ACHD be required to provide a definitive plan on what the plan was for Black Cat and that the project be held until that was determined.

Timestamp 00:51:45

Mary Mellody testified that she was not against improvements but was against the speed of traffic on Black Cat; she was unable to ride her bike or walk her dog along the roadway, and she was constantly having to pick up garbage. Mrs. Mellody concluded with expressing her concerns for any children which would end up having to walk the roadway.

Timestamp 00:53:17

Chris Howard testified that his children would be impacted; he felt the school site donation was a joke because building an elementary school would not resolve issues at the middle and high school levels. He believed the additional fire station was wonderful, but the project did not fully account for the addition of EMS and police. Mr. Howard testified that traffic had been commented on but did add that he lived on McDermott, and it was treated as a highway. He concluded with requesting what was our (the city's) plan and requested that the city reconsider that plan and add regulations.

Timestamp 00:55:29

The Chairman did not see any others listed to testify so called the Applicant forward; however, a gentleman stated he wished to change from "Not Testify" to "Testify". Chairman Young invited the gentleman to come forward.

Timestamp 00:55:55

Scott Burn testified to his concerns with traffic and driving his farming equipment on Black Cat, especially as individuals were passing (on the left) when he was getting ready to turn left. He also commented that his children would be attending school in the future and would be required to get across Black Cat with an additional 1,500 or more cars. Mr. Burn also commented on the

neighboring Canyon County designation of Intensive Agriculture; interactions between Agriculture and housing would increase and it would be irresponsible to not consider this information. He testified that he had heard since his moving to Kuna, “Let development pay for development” and he felt that was a positive thing; however, the existing roadways and intersections were not able to support the current traffic.

Timestamp 00:59:16

Elizabeth Koeckeritz rebutted by stating the project met the city’s Comprehensive Plan and Future Land Use Map (FLUM) which guides the growth of Kuna; she explained the current FLUM was adopted as of November 1, 2022, after a large amount of community outreach, and how the previous and most current FLUM reflected the same future land use designation. She further explained there was a Development Agreement recorded against the property which indicated R-6 and C-2 zones, but they were now coming forward requesting an R-8; the projects Gross DUA was 4.78 and Gross is what the city used until approximately 18 months prior, now the city used the Net DUA. She then discussed the questions regarding infrastructure and explained how it was the developers which installed them. Mrs. Koeckeritz also explained the Black Cat was to eventually be widened to three (3) lanes and how the developer of the proposed project would be dedicating 39 feet from centerline as right-of-way (for future improvements), and the city required a 20-foot landscape buffer on top of that before even getting to the first homes; this provided a significant buffer to Black Cat and the properties to the West of it. She explained how the sewer line would be coming from Crimson Point Subdivision to the East and that was to be paid for by the developer. Ms. Koeckeritz discussed how Black Cat would become a safer roadway with required improvements and future widening, and how the developer was dedicating right-of-way to ACHD for a roundabout at the Deer Flat and Black Cat intersection, including installation of a traffic light at Black Cat and Columbia. She further expounded how there would be eight (8) foot detached sidewalks on Black Cat that would provide a safer area for pedestrians. Ms. Koeckeritz discussed how the student body would be adjusted at Crimson Point Elementary as many children would attend the future school within the project; children would also be able to access the park site within Crimson Point via a footbridge from the proposed park.

Timestamp 01:04:48

Chairman Young asked further questions raised by those in attendance as rebuttal time had elapsed. The Chairman began by asking about the future fire station that was brought up.

Timestamp 01:05:06

Ms. Koeckeritz explained the fire station would be brought forward with another development application and believed it would be an EMS location where agencies (ambulance, police, fire) would be able to be located. She added that additional development would extend a new Collector from Kuna Road, through Madrone Heights, and through the project, thus relieving some traffic at Kuna Road and Black Cat.

Timestamp 01:06:20

Commissioner Greger asked what type of amenities would be available at the park across the creek (within Crimson Point).

Timestamp 01:06:29

Ms. Koeckeritz explained the park had been donated to the city some time ago and she was unsure as to the plans for it.

Timestamp 01:06:54

Vice Chairman Hennis asked what types of amenities would be provided as part of the Seasons Creek park.

Timestamp 01:06:59

Ms. Koeckeritz stated there would be walking areas and green spaces along the creek with additional amenities coming forward as additional development occurred.

Timestamp 01:07:18

The Vice Chairman expressed connectivity to the proposed park in the Northeast was lacking for the Southern portion of the project; he asked what the plan was to make connectivity happen.

Timestamp 01:07:47

Ms. Koeckeritz said the developer had agreed to the additional connectivity requested by staff, and as the project developed, there would be additional walking paths, pickle ball courts and pool in future applications.

Timestamp 01:08:39

Commissioner Main asked what improvements the developer would be making to Black Cat as part of the project.

Timestamp 01:08:48

Ms. Koeckeritz answered that the developer would donate additional right-of-way to total 39 feet from centerline, widen Black Cat (on the East) to total 17 feet of pavement as measured from centerline, provide a three (3) foot gravel ditch, install an eight (8) foot detached sidewalk, and provide a 20-foot landscape buffer; there would also be dedication of additional right-of-way for the future roundabout at Deer Flat and Black Cat.

Timestamp 01:09:43

Commissioner Main asked if the sidewalk was to be part of the landscape buffer; Ms. Koeckeritz stated it would be within the right-of-way a minimum of five (5) feet from the roadway.

Timestamp 01:09:58

A question came from the audience which was not picked up clearly on the recording; however, Ms. Koeckeritz answered that the developer paid for all the improvements. An additional question was asked and again was not picked up clearly.

Timestamp 01:10:04

Chairman Young notified those in attendance that questions could not be asked from the audience as they needed to be on the record.

Timestamp 01:10:43

Commissioner Main confirmed the developer would be paying for all improvements along Black Cat as part of the project; Ms. Koeckeritz confirmed that was correct. Commissioner Main then asked what the civic lot was; Ms. Koeckeritz answered it would be for a future Lift Station.

Timestamp 01:11:21

Vice Chairman Hennis asked if the developer would be constructing the roundabout and for her to confirm its location.

Timestamp 01:11:27

Ms. Koeckeritz noted the developer would be dedicating right-of-way but had not been requested to install it, and that it was located at the Deer Flat and Black Cat intersection.

Timestamp 01:12:01

As there were no additional questions from the Commission, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

Timestamp 01:12:24

Vice Chairman Hennis appreciated the community's input and understood their concerns with traffic on Black Cat; he felt the roadway mitigations and improvements would help but a roundabout didn't slow traffic down much. The Vice Chairman wished a stop of some sort of stop (like a traffic signal) would have been required by ACHD; he stated there was not much the city could do regarding the roadway but still understood the concerns. He noted his greatest concern was the density of the project at its location, it was just too dense for the area. Vice Chairman Hennis believed a transition was needed along Black Cat and was a positive solution between there and the R-8. He also expressed concerns with the park and how it would be accessed; it was too far on the North, there were no amenities, and there were no pathways from the Southern part of the project providing access to it. Vice Chairman Hennis stated he would like to see a re-plat of the project that reflected the proposed connectivity and potential solutions to the issues discussed and noted the community's request for a better transition.

Timestamp 01:14:54

Commissioner Main agreed with the Vice Chairmans comments and concerns, further stating the proposed park was in Phase 2 of the project which would not benefit those living in Phase 1, and how he would like to see additional connectivity overall, and a transition along Black Cat of R-4 or R-6.

Timestamp 01:15:56

Commissioner Greger agreed and specifically pointed out the preference of an R-4 for the transition. She noted the school site donation was very gracious but, per her experience on the School Board in the past, it was very difficult to build a school; she did not believe it was appropriate to continue building subdivisions without additional schools being constructed, especially when those subdivisions were an R-8.

Timestamp 01:16:33

Chairman Young also agreed, then explained R-8 is found in both the Medium and High Density categories; however, he did not believe the project met the definition or intent of the R-8. He preferred seeing a Plat with an R-6 which included a transition of larger lots along Black Cat; R-8 wasn't acceptable at the project's location.

Timestamp 01:18:26

The Vice Chairman reiterated his appreciation of the developer donating a future school site, but it was still a long time for an actual school to be built; the donation saved taxpayers money since there wouldn't be the additional cost of land, but a Bond would still be needed for construction. He asked the Applicant if they were willing update and present a Plat with the requested changes/additions.

Timestamp 01:19:21

Chairman Young stated he would specifically like to see a Plat with an R-6 zone; he was concerned with setting a precedent of R-8 such a distance from downtown was a negative. Commissioner Greger agreed.

Timestamp 01:19:48

Mrs. Koeckeritz stated the developer would bring back an updated Plat with the requested changes.

Timestamp 01:20:03

The Vice Chairman noted his intent was to have the Plat updated per the Commission's request but for the project to not be delayed unnecessarily; he asked how much time would be needed to bring forward the updated Plat.

Timestamp 01:20:34

Chairman Young asked Director Doug Hanson if the Applicant would be required to re-apply if the Plat was updated.

Timestamp 01:20:41

Director Hanson informed the Commission they would not be required to reapply and that staff would prefer if the Case was tabled to a date uncertain pending said updated Plat so it could be properly reviewed.

Timestamp 01:21:05

Motion To: Table Case Nos. 22-10-ZC, 22-17-S & 22-38-DR for Seasons Creek North Subdivision to a date uncertain pending Plat revision.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

Further Discussion: None

Aye: 4

Nay: 0

Absent: 1

Motion Carried: 4-0-1

Timestamp 01:21:44

Associate Planner Jessica Reid requested the Chairman provide a brief recess for those who wished to could exit prior to beginning the next public hearing.

Timestamp 01:29:05

The Chairman called the meeting back to order and proceeded with the next public hearing item.

D. Case Nos. 22-07-ZC (Rezone), 22-05-PUD (Planned Unit Development), 22-15-S (Preliminary Plat), 22-08-SUP (Special Use Permit) & 22-34-DR (Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

Timestamp 01:29:42

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

Timestamp 01:32:25

Elizabeth Koeckeritz provided a presentation regarding the proposed project along with providing property history, touching on connectivity, traffic, and noted the developer agreed with the Conditions outlined in staffs report; she then stood for questions.

Timestamp 01:43:24

Vice Chairman asked if the upper area reflected in White was to be part of the proposed project; Mrs. Koeckeritz answered they were out parcels and would not be a part.

Timestamp 01:44:14

Chairman Young opened the public hearing.

In Favor

Joe Guido, 7744 Bella Terra Lane, Meridian, ID, 83642
Kathy Guido, 7744 Bella Terra Lane, Meridian, ID, 83642
Jim Grow, 7946 S Saddle Bag Way, Nampa, ID, 83687 – Testified

Neutral

None

In Opposition

Renee Stewart, 8475 S Black Cat Road, Nampa, ID, 83687 – Testified
Terry Stewart, 8475 S Black Cat Road, Nampa, ID, 83687
Andrew Bills, 4277 W Balivi Lane, Nampa, Id, 83687 – Testified
Tamara Hough, 8397 S Old Farm Place, Meridian, ID, 83642 – Testified
Veronica Peterson, 1534 W Heartland Drive, #D100, Kuna, ID, 83634
Ken Hough, 8397 S Old Farm Place, Meridian, ID, 83642
Jeff Turner, 4401 W Balivi Lane, Nampa, ID, 83687
Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID, 83642 – Testified
Karin Navarro, 925 N Black Cat Road, Kuna, ID, 83634
Antonio Navarro, 925 N Black Cat Road, Kuna, ID, 83634
Brandon Brazee, 985 N Black Cat Road, Kuna, ID, 83634
Beverly Wolf, 3420 W Commemoration, Meridian, ID, 83642 – Testified
Kim Williams, 4460 W Columbia Road, Meridian, ID, 83642
Bryan Snider, 4460 W Colombia Road, Meridian, ID, 83642
Sandy Whitehead, 1227 N Black Cat Road, Kuna, ID, 83634
Scott Burh, 4747 W Deer Flat Road, Kuna, ID, 83634
Austin Faulk, 8847 N McDermott Road, Kuna, ID, 83634
Ashlynn Faulk, 8847 N McDermott Road, Kuna, ID, 83634
Tammi Lewis, 1162 W Penelope Street, Kuna, ID, 83634
Taunya Bos, TBD S Black Cat Road (APN: S1309142152), Nampa, ID, 83687
Jerry Frederick, 8968 S Black Cat Road, Nampa, ID, 83687 – Testified

Timestamp 01:44:40

Jim Grow testified he lived across the street from the project and was very concerned with the proposed density. He explained his subdivision contained homes on large lots and they had extensive green spaces which costed a fortune to maintain, as well as very environmentally sensitive water collection locations; there was great concerns future residents of the project would come and use their subdivision green spaces and not pick up after their dogs. He further discussed

the need for a transition and the increased traffic. He concluded with a request that the Commission require a reduction to at least an R-4.

Timestamp 01:46:50

Renee Stewart testified to her concern with the project's density; she had reviewed the City of Kuna Comprehensive Plan, how the current zone was Agriculture and how these lands were not being preserved. She did not believe that 615 residential lots were Medium Density, especially with townhomes; there was concern that the townhome elevations did not show any garages nor were there dedicated parking lots for those residents. She referenced 3.A.1.b. in the Comprehensive Plan called for high density development to be closer to the city's core (downtown) and how the proposed location was on the outskirts where the Comp Plan intended lands to be preserved or encouraged Agricultural uses. Mrs. Stewart then noted a planner from a neighboring city which commented that growth should be done in a way that people were not required to drive as much which meant density had to be in the right places and near amenities people could walk to. She concluded that high density 5 – 6 miles from downtown was not appropriate and townhomes were not compatible for the area.

Timestamp 01:50:38

Andrew Bills testified that he was one of the residents which lived in the white area which was not a part of the project. Mr. Bills stated he was 5th generation Idahoan and his family had been involved with development within the Treasure Valley; there was a way to develop responsibly. He discussed that the city's Future Land Use Map (FLUM) showed an Agriculture designation immediately North of the project and how townhomes were not appropriate. Mr. Bills also testified to traffic issues he experienced attempting to drive the meeting as it took almost three (3) minutes to turn left onto Columbia Road; traffic was just going to get worse. He also noted the development team had not approached him or the other homeowners on Balivi Lane on how to integrate the two; there was Commercial proposed immediately against their roadway and exiting would become even more difficult with additional accesses into the subdivision.

Timestamp 01:54:06

Tamara Hough testified she had provided comments which were part of the packet, but she had additional comments to add as she had questions that had been left unanswered. Mrs. Hough began by asking how many homes Kuna really needed as 3,000 (by what she could find) had already been approved. She explained how their family had chosen to commute their children to Boise schools for smaller sizes, and how the middle and high schools in Kuna were already at or over capacity. She discussed how there were 17,000 voters within Kuna, how only 2,000 voted on the Kuna School District Bond, and how the Bond failed. Mrs. Hough also testified to the traffic concerns on Columbia Road and how it was already a nightmare prior to this development as well as others which were already approved. She concluded by asking if Kuna really needed the additional homes, who would be able to afford to buy them in the current economy, and how many were bought by investors who were not truly invested in our town.

Timestamp 01:57:28

Robbie Reno agreed with the points made by Mrs. Hough and testified that the project was within the Crimson Point Elementary school zone, and how the school was currently at 91% capacity. Mr. Reno discussed how the previously approved Sabino's Rocky Ridge Subdivision would greatly impact Crimson Point and put it way over capacity; a Bond was needed to help relieve capacity concerns at Crimson Point and Silver Trail Elementary schools.

Timestamp 01:58:40

Beverly Wolf testified she had read the City Engineers comments which stated the sewer would flow to a future regional Lift Station; she wanted to know how to prove that when it had not been constructed yet. Mrs. Wolf then asked if there was a letter from the Kuna School District as she did not see one in the project packet. She testified that she understood Developers paid for much, but they did not pay 100%, residents paid taxes and paid Bonds or Levies. Mrs. Wolf concluded by quoting information she found on the city website, “Not to be contrary to public interest; a literal enforcement of the zoning Title will result in unnecessary wisdom” and asked the Commission if they were voting for the people or the developers; she believed it was necessary to review the map (FLUM) and plan (Comprehensive Plan) on how zones were laid out, not decide willy-nilly, then use eminent domain to connect them.

Timestamp 02:01:38

Jerry Frederick testified he was the individual that had sold the land to the developer and believed they had a problem with R-12 that far from the city. Mr. Frederick asked if Columbia would be built to three (3) or four (4) lanes, then testified to the speed traffic travels on Black Cat; he felt ACHD needed to install additional signage.

Timestamp 02:04:23

Mrs. Koeckeritz rebutted the townhome lots were to be within the interior while single-family would be on the exterior. She further commented Black Cat was slated to become the next major thoroughfare into Kuna and the area would be developing; typically, higher density was placed along those thoroughfares. Mrs. Koeckeritz explained the developer had chosen to place the larger lots on the exterior of the project in consideration of the parcels on Balivi Lane, then stated the proposed townhomes were to be 1,300 – 1,600 SF, 2 – 3 bedrooms, and each had a two (2) car garage with 20 FT driveway apron. She then discussed how Traffic Engineers review development applications and determine what mitigations may be required, then ACHD instituted them; the developer was being asked to develop Black Cat and Columbia as three (3) lanes for the length of the project. Mrs. Koeckeritz discussed how schools were funded so differently in Idaho, therefore, land donations did help. She also explained that sewer would flow into the Regional Lift Station that was part of Sabino’s Rocky Ridge Subdivision, and how the developer would be unable to get (vertical) building permits until the project was connected to that Lift Station, which all depended on when Sabino’s came online.

Timestamp 02:10:14

Commissioner Main asked if the roadway improvements on Black Cat and Columbia be completed as part of Phase 1. Mrs. Koeckeritz anticipated they would be as that was the most typical occurrence. The Commissioner inquired if this project or Season’s Creek North was anticipated to move forward first. Applicant Tim Eck explained it would depend on entitlement approvals and constructions drawings completed, but assumed Season’s Creek North would be first as Sabino’s had yet to make next steps after approval of their Preliminary Plat.

Timestamp 02:12:24

Commissioner Main asked if there would be any gravity irrigation facilities that may be impeded by the project. Mr. Eck answered legally they were not allowed to do so and intended for the existing canal to remain as is. The Commissioner asked if there would be any ditches on the property affected. Mrs. Koeckeritz explained they would be working with the irrigation districts to coordinate tiling of any ditches that required it.

Timestamp 02:14:32

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

Timestamp 02:14:52

Vice Chairman Hennis approved of the open space and amenities; however, he had concerns with how small the commercial area was proposed to be as it did not seem like it would support the number of homes developed. He believed a transition on Black Cat was appropriate; he also had concerns with ingress/egress locations and their separation distances. The Vice Chair was not convinced the density was appropriate for the location, even with Black Cat being a thoroughfare.

Timestamp 02:17:30

Commissioner Main also believed the project was too dense along Black Cat and would prefer to see a buffer. He further expounded that Ten Mile was already five (5) lanes and if Black Cat was a future thoroughfare, where would the additional width come from when it was time for ACHD to develop it to five (5) lanes; he also commented there were no other connection points from the subdivision to the commercial area without going out to Columbia or Black Cat, then back in. Commissioner Main wanted to see some type of buffer on Black Cat, then asked how parking was accessed for the townhomes.

Timestamp 02:19:04

Chairman Young agreed with most of what the other Commissioners stated then discussed that developers did not need to put in 24 acres of townhomes for a project to be mixed use; there was double what he would have expected for townhomes. He felt there wasn't much near the proposed project.

Timestamp 02:21:35

Vice Chairman Hennis pointed out the intent of mixed use was for commercial to serve higher density areas, but there was only 6.1 acres of commercial and 24.6 acres of R-12; the Comp Plan directed that these types of densities were supposed to be closer to the core of the city.

Timestamp 02:22:27

Commissioner Greger echoed the Vice Chairmans comments and agreed R-12 was too much.

Timestamp 02:22:58

Chairman Young stated he was not sure on how to move forward as certain requests could cause an entire re-do of the project; the Vice Chairman agreed. The Chairman explained he supported the open space, but it was the mixed use component that caused issue.

Timestamp 02:23:28

Again, the Vice Chairman agreed and stated the project was unbalanced, as well as there being no other similar projects nearby.

Timestamp 02:24:27

Vice Chairman Hennis asked Mr. Behunin how many units total for the R-12; Mr. Behunin answered there were 195, but that there were some single-family homes in that zone per Exhibit 2.1.

Timestamp 02:25:40

Commissioner Main agreed with the Chairman that there were too many townhomes for how far out (from the core) the project was and that the commercial area was too small.

Timestamp 02:26:03

Director Doug Hanson as the Commission where they would propose additional commercial be added based on the site's unique constraints so that if they wanted to request changes to the Plat, the Applicant had a clear direction on how to proceed.

Timestamp 02:26:26

Vice Chairman Hennis suggested a separate area on the opposite side of the canal; Mr. Hanson referred to Mr. Behunin for the option to be discussed further.

Timestamp 02:26:49

Mr. Behunin explained all agency standards needed to be reviewed for additional commercial to be added; ACHD had denied any commercial access from Black Cat as there wasn't enough sight distance, with the added hurdle of the canal. He also explained irrigation districts did not necessarily encourage additional canal crossings.

Timestamp 02:28:17

Vice Chairman Hennis referred to Exhibit 2.18 which reflected a driveway into the commercial area from Black Cat; the distance did not appear accurate. After additional clarifying questions back and forth, it was determined that was an existing driveway that would be closed at time of development. The gentleman then debated the items which to be reflected within a preliminary plat.

Timestamp 02:30:28

Stepping in, Chairman Young confirmed the driveway in question would be closed upon development based on ACHD requirements; Mr. Behunin stated that was correct.

Timestamp 02:31:28

Chairman Young commented it appeared the commercial area was hemmed in and was unable to expand, which further solidified his concerns with the amount of R-12.

Timestamp 02:32:15

The Vice Chairman agreed stating he would prefer to see at least half of the proposed amount. The Commission discussed the preferred density they would like to see for the project.

Timestamp 02:33:16

The Chairman suggested continuing the Case to the next meeting so the Commission could further review and digest the project.

Timestamp 02:34:08

Commissioner Main asked Mr. Behunin if it was possible to develop commercial along the entire Black Cat frontage but it only be served by the one (1) entrance on the North. Mr. Behunin deferred to Economic Development Director Morgan Treasure.

Timestamp 02:34:31

Ms. Treasure stated it was possible from a platting perspective it could be done but it wasn't viable from a commercial perspective. She explained that the city's plan was a 20 year plan and it was the intent of the FLUM to assist with capturing these hard corners for development of commercial that would serve the surrounding area in the future; right now, the area felt like the country but in 10 – 15 years, it would be a commercial corner. Ms. Treasure commented the subject site was difficult

due to geographical constraints and to develop that amount of commercial on Black Cat, the city wouldn't be able to capture the neighborhood commercial users that supported the area, nor would it be positive from a marketable standpoint; a small strip mall and a convenience store similar to Linder and Deer Flat, would be preferred.

Timestamp 02:36:00

Vice Chairman Hennis commented that it was his understanding the city wanted to encourage additional commercial (to shift the tax base) and that the proposed commercial area seemed to be a small portion to do so.

Timestamp 02:36:16

Ms. Treasure touched on traffic counts for the area and that 7 – 10 acres of commercial was appropriate. She said the placement was also the best piece for its location due to the site constraints, if there were no constraints, she would be advocating for an additional chunk; if she felt like she could “sell” 20 acres in that location she would, but it just wasn't viable.

Timestamp 02:37:21

Vice Chairman Hennis did not agree that the alternative of cramming a higher density within the areas that couldn't be used by commercial was appropriate, especially as there weren't any nearby services for residents as of yet.

Timestamp 02:37:38

Commissioner Greger understood the point of hard corners and for the location of the commercial, but was not supportive of the R-12.

Timestamp 02:38:03

Commissioner Main believed that if the commercial was stuck where it was, there needed to be a buffer along Black Cat and the density needed reduced by 50% or more.

Timestamp 02:38:33

The Vice Chairman agreed with the Chairman that additional time was required to consider the application.

Timestamp 02:39:00

Motion To: Table Case Nos. 22-07-ZC, 22-05-PUD, 22-15-S, 22-08-SUP & 22-34-DR for Gallica Heights Subdivision to a date certain of...

Timestamp 02:39:31

Director Hanson recommended the Case be tabled to a date uncertain as he was not confident it would be completed within the next three (3) weeks. Chairman Young explained the Commission was only requesting additional time to review the Case as they were not yet comfortable making a Motion; Vice Chairman Hennis agreed.

Timestamp 02:40:12

Motion To: Table Case Nos. 22-07-ZC, 22-05-PUD, 22-15-S, 22-08-SUP & 22-34-DR for Gallica Heights Subdivision to a date certain of September 12, 2023, pending additional review by the Commission.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

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 02:40:54

Motion To: Adjourn

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Main

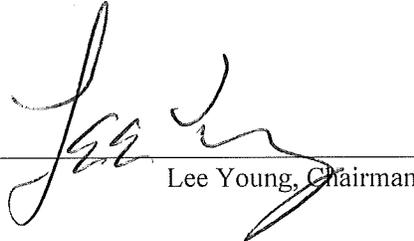
Further Discussion: None

Aye: 4

Nay: 0

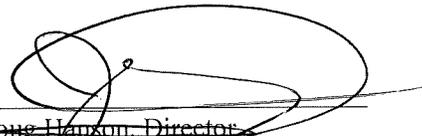
Absent: 1

Motion Carried: 4-0-1



Lee Young, Chairman

ATTEST:



~~Doug Hanson, Director~~
Jessica Reid, Associate Planner
for Director Doug Hanson



CITY OF KUNA

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Planning & Zoning Commission Public Hearing Sign-In Sheet

August 22, 2023 (Continued from August 8, 2023)

Case No.: 23-10-SUP (Special Use Permit)

Case Name: 2929 N New Morning Avenue In-home Daycare

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 checked="" type="checkbox"/> NOT Testify Name: <i>Maanaca Ali</i>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify Name:	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify Name: <i>Chris Howard</i>
Address: <i>2929 New Morning Ave</i> City, State, ZIP: <i>Kuna, ID 83634</i>	Address: City, State, ZIP:	Address: <i>4700 W. Dirt Ln</i> City, State, ZIP: <i>Kuna, ID 83634</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify Name: Address: City, State, ZIP:	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify Name: Address: City, State, ZIP:	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify Name: Address: City, State, ZIP:
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Signed in on wrong case



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Planning & Zoning Commission Public Hearing Sign-In Sheet
 August 22, 2023

Case No.: 23-01-CPF (Combo Plat) & 23-04-ZC (Rezone)

Case Name: Hagler Subdivision

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
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Name	Name	Name
Address	Address	Address
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SIGN-UP SHEET
August 22, 2023 – Commission, Public Hearing

Case Name: **2420 N Black Cat Road – Seasons Creek North Sub**

Case Type: Rezone, Preliminary Plat & Design Review Request.

Case Nos.: 22-10-ZC (Rezone), 22-17-S (Preliminary Plat), & 22-38-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
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Testify Not Testify

Robbie Reno (KCSN)
 Print Name
M E. Porter
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

Mareela Weston
 Print Name
~~Kuna~~
 Print Address
~~2525 Black Cat Rd~~
 City State, Zip

Testify Not Testify

Robin Sanders
 Print Name
3475 W Grace Way
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

~~[Name]~~
 Print Name
~~No address~~
 Print Address
~~[Address]~~
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

Diana Sanders
 Print Name
3475 W Grace Way
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

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 City State, Zip

Testify Not Testify

Josh Sanders
 Print Name
3500 W Grace Way Ln
 Print Address
Kuna Id 83634
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

Matthew Carvin
 Print Name
1205 N. Black Cat Rd
 Print Address
Kuna ID 83634
 City State, Zip

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

JOE GAUDO
Print Name

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City State, Zip

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A Ha Graham
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Print Address
1215 N Black Cat Rd.

Kuna ID #3634
City State, Zip

Testify Not Testify

Bill Graham
Print Name

Print Address
1015 N. Blackcat

Kuna ID 83634
City State, Zip

Testify Not Testify

Tamara Hough
Print Name

Print Address
8317 S Old Farm Pl

Kuna Meridian 83642
City State, Zip

Testify Not Testify

BARBARA JOHNSTON
Print Name

Print Address
392 N Blackcat Rd

Kuna ID 83634
City State, Zip

Testify Not Testify

JAN JOHNSTON
Print Name

Print Address
392 N Blackcat

Kuna ID 83634
City State, Zip

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City State, Zip

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Jen Brazee
Print Name

985 N. Black Cat
Print Address

Lana 83634
City State, Zip

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JEVELY WOLF
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3420 W. Comm.
Print Address

Meridian, ID 83642
City State, Zip

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Mamiela Wolden
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825 N. Ocean Cat Rd
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Lynch ID 83634
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City State, Zip

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KEN J HONGH
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8397 S. OLD FARM PL
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MERIDIAN ID 83642
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Kim R. Williams
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4460 W. Columbia
Print Address

Meridian 83642
City State, Zip

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Bryan Swider

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4460 W. Columbia Rd.

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Meridian, ID 83642

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Scott Buren

Print Name
4747 Deer Flt

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Kuna ID

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City State, Zip

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Austin Faulk

Print Name
8847 Medermott

Print Address
Kuna ID 83634

City State, Zip

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City State, Zip

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Ashlyn Faulk

Print Name
8847 Medermott

Print Address
Kuna ID 83634

City State, Zip

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City State, Zip

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Print Name

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City State, Zip

Testify Not Testify

Jim Clark

Print Name
1530 W. Hayfield Ct.

Print Address
Kuna ID 83634

City State, Zip

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Darwin Lewis
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1162 W Penelope
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Kuna ID 83634
City State, Zip

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~~_____
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Print Address

City State, Zip~~
Tammie Lewis
Print Name
1162 W Penelope St
Print Address
Kuna ID 83634
City State, Zip

Testify Not Testify

Testified separately ←

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Print Name

Print Address

City State, Zip~~
Tom Melody 804 N. Black Cat Rd.
Print Name
Tom + Mary Melody
Print Address
Kuna ID
City State, Zip 83634

Testify Not Testify

~~_____
Print Name

Print Address

City State, Zip~~
Tawna Bos
Print Name
No address Parcel #1309142152
Print Address
Black Cat Rd
City State, Zip

Testify Not Testify

~~_____
Print Name

Print Address

City State, Zip~~
letter sent in
Jerry Probernik
Print Name
8968 S Black Cat Rd
Print Address
Kuna ID 83687
City State, Zip

~~_____
Print Name

Print Address

City State, Zip~~
Not Testify
Brandon Goodsell
1466 N G Ranch Rd
Kuna Idaho 83634
Testify
Chris Howard
4700 W. Dirt Ln Kuna, ID



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SIGN-UP SHEET

August 22, 2023 – Commission, Public Hearing

Case Name: 4425 W Columbia Rd. – Gallica Heights Sub

Case Type: Rezone, Planned Unit Development, Preliminary Plat, Special Use Permit & Design Review Request.

Case Nos.: 22-07-ZC, 22-05-PUD, 22-15-S, 22-08-SUP and 22-34-DR,

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

Grid of 12 sign-up sections with checkboxes for 'Testify' and 'Not Testify', and fields for Name, Address, City, State, and Zip. Includes handwritten entries for Joe Guido, Renee Stewart, Terry Stewart, Tim Grow, and Andrew Bills.

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

1534 W Heartland Dr D100

Print Name Veronica Peterson

Print Address Kuna

City ald State, Zip 83634

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Ken Hough

Print Name 8397

Print Address Sold Farm Pl

Print Address Mexican

City ID State, Zip 83642

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

JEFF TURNER

Print Name 4901

Print Address BALIVE LN

Print Address KIAM PA

City 83687 State, Zip

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Robbie Rew (NSD)

Print Name 711 E

Print Address Porter

Print Address Kuna

City ID State, Zip 83634

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

Print Name _____

Print Address _____

City _____ State, Zip _____

Testify Not Testify

NAVARRO, KARIN

Print Name 925 N

Print Address Black Cat Rd

Print Address KUNA

City ID State, Zip 83634

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

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City State, Zip

Testify Not Testify

NAVARRO ANTONIO
Print Name

925 N Black Cat Rd
Print Address

KUNA ID 83634
City State, Zip

Testify Not Testify

Brendan Brazee
Print Name

985 N Black cat
Print Address

KUNA ID 83634
City State, Zip

Testify Not Testify

BEVERLY WOLF
Print Name

3420 W. Comm.
Print Address

Meridian ID 831042
City State, Zip

Testify Not Testify

Kim R. Williams
Print Name

4460 W. Columbia
Print Address

Meridian 83642
City State, Zip

Testify Not Testify

BRYAN SWIDER
Print Name

4460 W. COLUMBIA RD
Print Address

MERIDIAN, ID 83642
City State, Zip

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

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City State, Zip

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Print Name *SARAH Whitehead*

Print Address *SARAH Whitehead*

City *1237 N Black Cat* State, Zip *Runa Id 83634*

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Print Name *SCOTT BURH*

Print Address *4747 Doc Flnt*

City *Kuna* State, Zip *ID*

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Print Name *Austin Faulk*

Print Address *8847 W nedermott*

City *Kuna* State, Zip *ID 83634*

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Print Name *Ashlyn Faulk*

Print Address *8847 W nedermott*

City *Kuna* State, Zip *ID 83634*

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Print Name *Tammi Lewis*

Print Address *1162 W Penelope St*

City *Kuna* State, Zip *ID 83634*

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City State, Zip

Letter sent in
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Jerry Frederick

Print Name

8968 Sr Blackcat Rd

Print Address

Nampa ID 83687

City State, Zip

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