

**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 4<sup>th</sup> Street, Kuna, ID 83634

**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**

**Tuesday September 12, 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 00:00:18*

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

*Timestamp 00:00:33*

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Kelsey Briggs, City Attorney  
Troy Behunin, Senior Planner  
Jessica Reid, Associate Planner

**2. CONSENT AGENDA:**

*Timestamp 00:00:46*

1. Regular Commission Meeting Minutes Dated August 22, 2023
2. Findings of Fact & Conclusions of Law
  - A. Case No. 23-10-SUP 2929 N New Morning Avenue In-home Daycare
  - B. Case Nos. 23-01-CPF & 23-03-ZC Hagler Subdivision

*Timestamp 00:00:51*

**Motion To:** Approve the Consent Agenda.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 5

**Nay:** 0

**Absent:** 0

**Motion Carried:** 5-0-0

**3. PUBLIC HEARINGS:**

*Timestamp 00:01:16*

- A. Tabled from August 22, 2023, 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 00:01:53*

Chairman Young reviewed that the public hearing for the Case had been closed at the previous meeting and additional information would not be heard at that time; the Commission would deliberate and make their Motion accordingly.

*Timestamp 00:02:26*

Commissioner Main commented an R-12 zoning was too dense for the area and was okay with Phase 1 being along Columbia Road; he again stated R-12 was too dense.

*Timestamp 00:03:06*

Commissioner Clark understood the properties were designated Mixed Use on the Future Land Use Map (FLUM) and that residential was appropriate, just not R-12. He also commented that the development would increase traffic in the area by 23% on Columbia and an additional 14.5% on Black Cat; he didn't believe the area supported that many homes. Commissioner Clark believed an average density of R-6 overall.

*Timestamp 00:04:20*

Vice Chairman Hennis shared concerns with the fact the schools couldn't support additional students; even with a Bond or Levy, it could still take three (3) or more years for it to be built. The

*Timestamp 00:05:04*

Chairman Young echoed the concerns of his fellow Commissioners, adding he would have preferred to see a lower density along Black Cat as there was a Low Density designation across the street; the Chairman believed an R-4 was a more appropriate transition.

*Timestamp 00:05:54*

Commissioner Greger agreed that R-12 was not appropriate for that location and was not sure about R-8 either.

*Timestamp 00:06:26*

The Vice Chairman was not against the commercial's location, he would have preferred more but understood the limitations. He felt some services were needed to support the neighborhood and surrounding areas; he then reiterated there was a lack of school serviceability. The Commission then discussed the accurate way to Motion as there were multiple Cases with them being the decision-making body on two (2) of them.

*Timestamp 00:08:59*

Senior Planner Troy Behunin asked if it was the intent of the Commission to provide that Applicant with direction on how to amend the project; the Commission answered they were not positive yet. There was additional conversation regarding proposed Motions and Associate Planner Jessica Reid asked an additional clarifying question. City Attorney Kelsy Briggs asked that when the Commission made their Motion, they were very detailed.

*Timestamp 00:15:32*

**Motion To:** Recommend Denial to Council of Case Nos. 22-07-ZC & 22-05-PUD for Gallica Heights Subdivision due to incompatibility with surrounding uses.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 5

**Nay:** 0

**Absent:** 0

**Motion Carried:** 5-0-0

*Timestamp 00:16:52*

**Motion To:** Deny of Case Nos. 22-08-SUP & 22-34-DR (Design Review) for Gallica Heights Subdivision due to incompatibility with surrounding uses.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Greger

**Further Discussion:** None

**Aye:** 5

**Nay:** 0

**Absent:** 0

**Motion Carried:** 5-0-0

*Timestamp 00:17:41*

**B.** Case Nos. 23-02-CPF (Combo Plat) & 23-04-ZC (Rezone) for Serving Subdivision – Jessica Reid, Associate Planner

*Timestamp 00:18:11*

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

*Timestamp 00:19:05*

Commissioner Clark asked Ms. Reid if the existing parking lot serving Kuna United Methodist would remain as is. Ms. Reid answered they would in fact remain.

*Timestamp 00:19:31*

Commissioner Greger recused herself from voting on the Case as she was a member of United Methodist Church. Chairman Young thanked her and called the Applicant forward.

*Timestamp 00:20:00*

Dennis Durrant thanked the Commission for their time then discussed how wonderful it was to live in and serve the community. Mr. Durrant discussed growth within the city and how a larger city meant a larger need; it was their mission to assist the underserved in the community who were struggling to make ends meet. He also explained the application was the first step in the goal of a new building for the Kuna Food Bank by cleaning up some of the lot lines from the past and Rezone the property to streamline that future process. Mr. Durrant also discussed Ted Weimer who had donated the property and how instrumental he had been. He summarized with noting one of the Kuna Food Bank mottos, neighbors serving neighbors, and how they looked forward to making Kuna an even better place to live. Mr. Durrant then stood for questions.

*Timestamp 00:22:48*

Chairman Young opened the public hearing.

In Favor

Dennis Durrant, Applicant Representative, 8352 S Old Farm Lane, Meridian, ID, 83642 – Testified

Joe Fodor, 2600 W Kuna Mora Road, Kuna, ID, 83634

Bonnie Heinrich, 1672 N Calaveras, Kuna, ID, 83634

Terri Reno, 232 S Titan Place, Kuna, ID, 83634

Brenda Blitman, 8460 S Locust Grove, Meridian, ID, 83642 – Testified

Tamara Hough, 8397 S Old Farm Place, Meridian, ID, 83642 – Testified

Neutral

None

In Opposition

None

*Timestamp 00:22:55*

Chairman Young asked if there were any present who wished to sign in; there were but two (2) did not wish to testify.

*Timestamp 00:24:26*

Brenda Blitman testified she was in strong support of the proposed project as she had been working with Alliance Serving Kuna for a long time and the Kuna Food Bank was an amazing resource located in the heart of Kuna. Mrs. Blitman was very excited to see the Kuna Food Bank expand.

*Timestamp 00:25:10*

Tamara Hough testified she was a volunteer at the Kuna Food Bank and could attest to the need for a new building due to the increase in people needing the service.

*Timestamp 00:25:53*

Chairman Young asked if the Applicant wished to rebut; Mr. Durrant did not so the Chairman closed the public hearing and the Commission proceeded into deliberation.

*Timestamp 00:26:12*

Vice Chairman Hennis commented the Kuna Food Bank was a much needed resource and they had been serving the community for a long time; location and requested zoning was also appropriate.

*Timestamp 00:26:39*

**Motion To:** Recommend Approval to Council of Case Nos. 23-02-CPF & 23-04-ZC for Serving Subdivision, with the Applicant subject to the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 4 (*Commissioner Greger recused herself*)

**Nay:** 0

**Absent:** 0

**Motion Carried:** 4-0-0

*Timestamp 00:27:30*

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

*Timestamp 00:27:39*

Senior Planner Troy Behunin provided a history of the subject site and the proposed project then stood for questions.

*Timestamp 00:31:12*

Michael Wright thanked staff for their presentation and that he had nothing to add, then asked if the Commission had any questions.

*Timestamp 00:31:38*

As there were no questions, Chairman Young opened the public hearing.

In Favor

Jeff Evans, 684 W Wolf Willow, Kuna, ID, 83634 – Testified

Neutral

None

In Opposition

None

*Timestamp 00:31:51*

Jeff Evans testified he had no specific request or petition, he just wanted to touch on his concerns with traffic being contributed to Hubbard Road, the lights from parking lots and their height, and that he felt building was too dense.

*Timestamp 00:34:48*

Chairman Young asked if there were any others present who wished to testify that did not sign in; as there were none, he closed the public hearing and the Commission proceeded into deliberation.

*Timestamp 00:35:21*

Chairman Young asked staff if PiSTEM school was part of the public school system; Mr. Behunin confirmed it was not. The Chairman saw the project like the development located on the southwest corner of Deer Flat and School roads in that he believed similar users would be interested; he believed the location was appropriate for the proposed project.

*Timestamp 00:36:57*

Vice Chairman Hennis agreed with the Chairman then commented further on PiSTEM. He then commented that lighting was required to comply with Dark Sky policy but that they would have a better idea of the lighting, building, and parking design when a Design Review application came forward. The Vice Chairman also believed the site was appropriate and would attract smaller neighborhood type tenants.

*Timestamp 00:38:07*

Commissioner Main agreed with the location and potential uses also, then commented he did not think traffic from the proposed project would be any worse as when the school was present. He noted that lighting and other design would be looked at more closely in the future as well.

*Timestamp 00:38:52*

Mr. Behunin let the Commission know there were already multiple lights on site; three (3) on Hubbard Road, five (5) in the parking lot, and two (2) near School Street.

*Timestamp 00:39:14*

Vice Chairman Hennis noted the lighting most likely wouldn't change much.

*Timestamp 00:39:24*

Commissioner Clark liked the layout then asked the Commission their thoughts on the project's proximity to the neighboring Arbor Ridge Park; there were other parks within the city with neighboring Commercial uses and appeared to be operating without issue.

*Timestamp 00:40:13*

The Chairman felt like the separation was adequate.

*Timestamp 00:40:39*

**Motion To:** Recommend Approval to Council of Case Nos. 23-01-CPM, 23-01-Zc, & 23-02-S for Arrow Pointe Plaza, with the Conditions as outlined in staffs report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Clark

**Further Discussion:** None

**Aye:** 5

**Nay:** 0

**Absent:** 0

**Motion Carried:** 5-0-0

**5. BUSINESS ITEMS:**

None

**6. UPDATES & REPORTS: Non-Action Items**

None

**7. ADJOURNMENT:**

*Timestamp 00:41:19*

**Motion To:** Adjourn.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Greger

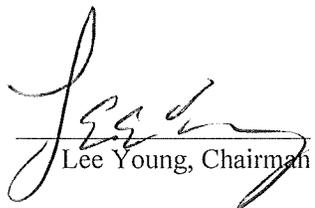
**Further Discussion:** None

**Aye:** 5

**Nay:** 0

**Absent:** 0

**Motion Carried:** 5-0-0

  
Lee Young, Chairman

ATTEST:

  
Doug Hanson, Director



# CITY OF KUNA

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

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 September 12, 2023

**Case No.: 23-02-CPF (Combo Plat) & 23-04-ZC (Rezone)**

**Case Name: Serving 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 <i>DENNIS DURRANT</i>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>DENNIS DURRANT</i>	Name	Name
Address <i>8352 S. OLD FARM</i>	Address	Address
City, State, ZIP <i>MERIDIAN, ID 83642</i>	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>JOE FORD</i>	Name	Name
Address <i>2600 W KUNA MON</i>	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>Bonnie Heinrich</i>	Name	Name
Address <i>1672 N. Calaveras</i>	Address	Address
City, State, ZIP <i>Kuna ID 83634</i>	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>Shirley</i>	Name	Name
Address <i>232 S. T. Ave</i>	Address	Address
City, State, ZIP <i>Kuna 83634</i>	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" 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
<i>Brenda Britman</i>		
Name <i>8460 J. Loch 16ers</i>	Name	Name
Address <i>Meridian ID 83642</i>	Address	Address
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<i>TAMARA HUGH</i>		
Name <i>8391 S Old Farm Pl</i>	Name	Name
Address <i>Meridian</i>	Address	Address
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