

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 December 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.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:14)

Chairman Lee Young Then we'll bring to order of the regular Planning and Zoning Commission meeting for Tuesday, January... Tuesday, December 12th, 2023.

[Laughter]

Chairman Lee Young Let's start with roll call.

Associate Planner Jessica Hall Chairman Lee Young.

Chairman Lee Young Present.

Associate Planner Jessica Hall Vice Chairman Dana Hennis.

Vice Chairman Dana Hennis Present.

Associate Planner Jessica Hall Commissioner Bryan Clark.

Commissioner Bryan Clark Present.

Associate Planner Jessica Hall Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Associate Planner Jessica Hall Commissioner Jim Main.

Commissioner Jim Main Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Director of Planning and Zoning
Jessica Hall, Associate Planner

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:41)

- I. Regular Commission Meeting Minutes Dated November 28, 2023

2. Findings of Fact & Conclusions of Law

None

Potential Motion:

- *Approve Consent agenda.*
- *Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Chairman Lee Young And first up is the consent agenda.

Vice Chairman Dana Hennis Mr. Chairman, I move, we approve the consent agenda.

Commissioner Bryan Clark Second.

Commissioner Jim Main Second.

Chairman Lee Young All in favor?

All Commissioners Aye.

(Timestamp 00:00:45)

Motion To: Approve Consent Agenda

Motion By: Vice Chairman Dana Hennis

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Young, Hennis, Clark, Gregor, Main

Voting Nay: None

Absent: None

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3. PUBLIC HEARINGS:

- A. *Tabled from November 28, 2023, Case No. 23-01-OA (Ordinance Amendment) Kuna City Code Title 5 & 6 Rewrite – Doug Hanson, Director*

The City of Kuna requests consideration for an Ordinance Amendment to combine Title 5 Zoning Regulations, and Title 6 Subdivision Regulations, into one (1) Development Regulation Title.

- *Public hearing closed November 14, 2023.*
- *Staff directed to make changes at November 28, 2023, meeting & Case tabled to a date certain.*
- *Commission to review requested changes and continue deliberation.*

Potential Motions:

- *Motion to recommend approval to City Council.*
- *Motion to direct staff to make Commission recommended amendments and to table to a date certain.*
- *Motion to recommend Denial to City Council.*

(Timestamp 00:00:56)

Chairman Lee Young All right, then. First up under public hearings, we have tabled from November 28th, 2023, Case #23-01-OA Ordinance Amendment, and this goes back to Everybody's discussion.

Kuna Planning and Zoning Director Doug Hanson Good evening, commissioners. For the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W 4th St. Kuna. Case #23-01-OA, Ordinance Amendment has been updated to reflect the changes requested to the lot split section by the Planning and

Zoning Commission on November 28th, 2023. Those changes can be viewed as exhibits, 2.22 A and 2.22 B in your packet, I will stand by for any questions. Thank you.

Chairman Lee Young Are there any questions for?

Commissioner Bryan Clark I think I have a really easy one. I hate to admit it, I didn't dig into it enough. When would... So in A it says very simply, "Okay, we can do 3 new Parcels", but in A 12 it says "Okay, maximum number of parcels that can be created from contiguous original tracks submitted under a single application was 5." Oh, so if there are 2 original lots, then each of those lots. Okay, got it. Answered my own question. Thank you.

Vice Chairman Dana Hennis That was easy.

Chairman Lee Young Well, well said.

Commissioner Bryan Clark I figured out the logic the first time and the second read through it, it didn't make sense. So, I took the third reading to get it, all right, that was my only question that came up with my reading.

Chairman Lee Young Okay, any other questions?

Commissioner Jim Main No questions.

Vice Chairman Dana Hennis No, I didn't have any.

Chairman Lee Young Okay. And I guess if there aren't any other concerns on the rewrite.

Vice Chairman Dana Hennis Mr. Chairman, I move. We recommend approval to the City Council of Case #23-01-OA Ordinance Amendment for the Kuna City Code Title 5 and 6 rewrite with all the conditions as stated in.... Do we have? No. I guess we don't have a staff report. So yeah, just motion stands.

Commissioner Bryan Clark Seconded.

Chairman Lee Young All in favor?

All Commissioners Aye.

Chairman Lee Young Okay, motion carries.

(Timestamp 00:02:57)

Motion To: Recommend Approval to Kuna City Council of Case #23-01-OA Ordinance Amendment for Kuna City Code Title 5 and Title 6 rewrite.

Motion By: Vice Chairman Dana Hennis

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Young, Hennis, Clark, Gregor, Main

Voting Nay: None

Absent: None

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B. *Tabled from November 28, 2023, Case Nos. 23-03-AN (Annexation), 23-12-SUP (Special Use Permit), & 23-11-DR (Design Review) for 5610 S Ten Mile & Ten Mile Storage – Jessica Hall, Associate*

Applicant requests to Annex 10 acres into Kuna City Limits with a C-2 (Area Commercial) zone, and Special Use Permit approval to operate a self-storage facility located at 5610 S Ten Mile Road (APN: S1235325410); Section 35, Township 2 North, Range 1 West.

- *Public hearing closed November 28, 2023.*
- *Review Informational Memo resulting from Commission direction to staff at previous meeting and continue deliberation.*

Potential Motions 23-03-AN:

- *Recommend Approval to City Council with Conditions as listed in staff report (and additional Conditions imposed by the Commission if applicable).*
- *Recommend Denial to City Council.*

Potential Motions 23-12-SUP & 23-11-DR:

- *Approve with Conditions as listed in staff report (and any additional Conditions imposed by the Commission if applicable).*
- *Deny.*

(Timestamp 00:03:26)

Chairman Lee Young Then, next up We have also tabled from November 28th, 2023, case numbers 23-03-AN, 23-12-SUP, 23-11-DR design review for Five Mile and Ten Mile mini storage.

Associate Planner Jessica Hall Good Evening, Chairman and Commission, for the record Associate Planner Jessica Hall, 751 W 4th St. Kuna. At the November 28th meeting, the Commission closed the public hearing for this case and after deliberation, motion to table the case to this evening pending additional information regarding paving north of centerline on west Ballard. As stated in the ACHD staff report found on exhibit 2.25 and in the e-mail chain in exhibit 2.34, additional paving north of Centerline was not required as part of this application and instead would be the responsibility of future development, unless otherwise requested by the city. In discussions between Mr. Simple and his client, the applicant volunteered to provide an additional pavement or additional paving, excuse me, totaling 28 feet wide; from Ten Mile Rd. to east of the project's ingress-egress point, which totals approximately 266 feet. And if we include the additional signage on West Ballard Lane, the "No turnaround," "Not a through Street" all of those items requested by the neighbors and agreed to by the applicant. Staff believes this to be an adequate compromise. I can answer any questions you may have. Mr. Simple is not present this evening. As he has another hearing, but the applicant is watching live by YouTube. So, if there are any absolute pertinent questions, we can get him on the phone. He is waiting for us.

Chairman Lee Young Okay, are there any questions for Jessica, or?

Commissioner Jim Main No questions. I think that... I think they've addressed all the concerns that we had at the last meeting.

Vice Chairman Dana Hennis Yeah, if he's gonna help pave that area, I think that pretty much is the main concern that we were having.

Commissioner Bryan Clark Because the only standoff was the counting to let us do the additional paving, or not. So that sounds like we're. The applicants clear to do that, so.

Vice Chairman Dana Hennis Yeah.

Commissioner Bryan Clark That was a big concern.

Vice Chairman Dana Hennis Right, and the signage and you know those are the two main things that the neighbors had, you know, issues with. So, I think they've Offered up really nice conditions. They worked with the neighbors well, so. I don't remember any other concerns we had. Those are the main ones. I think the applicant has worked really well trying to resolve the issues.

Vice Chairman Dana Hennis So, in that case, Mr. Chairman, I recommend, or I move...I make a motion to recommend approval to the City Council of Case #23-O3-AN with the conditions listed in the staff report.

Commissioner Bryan Clark Seconded.

Chairman Lee Young All in favor?

All Commissioners Aye.

(Timestamp 00:06:21)

Motion To: Recommend approval of Case #23-03-AN with the conditions listed in the staff report.

Motion By: Vice Chairman Dana Hennis

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Young, Hennis, Clark, Gregor, Main

Voting Nay: None

Absent: None

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Vice Chairman Dana Hennis And, Mr. Chairman, I move, we approve 23-12-SUP and 23-11-DR with the conditions as outlined in the staff report.

Commissioner Bryan Clark Seconded.

Chairman Lee Young All in favor?

All Commissioners Aye.

Chairman Lee Young Motion carries.

(Timestamp 00:06:49)

Motion To: Approve 23-12-SUP and 23-11-DR with conditions as outlined in the staff report.

Motion By: Vice Chairman Dana Hennis

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Young, Hennis, Clark, Gregor, Main

Voting Nay: None

Absent: None

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5. **BUSINESS ITEMS:**

None

6. UPDATES & REPORTS: Non-Action Items

(Timestamp 00:07:14)

Chairman Lee Young So with that, I don't see any other business items listed. So, if there isn't anything else from staff or any concerns...

Kuna Planning and Zoning Director Doug Hanson Just an announcement that there will be no Planning and Zoning Commission meeting held on December 26th.

Associate Planner Jessica Hall Merry Christmas.

Vice Chairman Dana Hennis Thank you.

Chairman Lee Young Alright.

7. ADJOURNMENT:

(Timestamp 00:07:45)

Vice Chairman Dana Hennis Okay, Mr. Chairman, I move we adjourn.

Commissioner Ginny Gregor I'll second that.

Chairman Lee Young All in favor?

All Commissioners Aye.

(Timestamp 00:07:45)

Motion To: Adjourn

Motion By: Vice Chairman Dana Hennis

Motion Seconded By: Commissioner Ginny Gregor

Further Discussion: None

Voting Aye: Commissioners Young, Hennis, Clark, Gregor, Main

Voting Nay: None

Absent: None

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Dana Hennis, Vice Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office.