

OFFICIALS

Vacant, 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 January 9, 2024, 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 00:01:37)

Vice Chairman Dana Hennis Okay, it looks like it's about time to call the regularly scheduled Planning and Zoning Commission meeting for Tuesday, January 9th, 2024. We will start with roll call.

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 Jim Main.

Commissioner Jim Main Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Director of Planning and Zoning
Troy Behunin, Senior Planner
Jessica Hall, Associate Planner
Kelsey Briggs, City Attorney

2. ELECT COMMISSION CHAIRMAN & VICE CHAIRMAN: Action Item

The Commission shall make a nomination, which requires a Second. Appointee will be confirmed with a Motion; a separate Motion will be made for each position.

(Timestamp 00:01:58)

Vice Chairman Dana Hennis First up, I guess we've got an item number 2. I believe we have a request to table that. Do we officially have to?

[Inaudible Background Conversation]

Vice Chairman Dana Hennis Okay. So, we'll just hold item 2 for a future meeting; will do.

No Action Taken.

3. 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.

A. Regular Commission Meeting Minutes Dated December 12, 2023

B. Findings of Fact & Conclusions of Law

- 1.** Case No. 23-01-OA Title 5 & 6 Re-write
- 2.** Case Nos. 23-03-AN, 23-12-SUP & 23-11-DR 5610 S Ten Mile/Ten Mile Storage

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*
(Timestamp 00:02:12)

Vice Chairman Dana Hennis So, next up on the agenda is the consent agenda.

Commissioner Jim Main Mr. Vice Chairman, I move that we approve the consent agenda.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:02:17)

Motion To: Approve Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

4. PUBLIC HEARINGS:

Public Hearing Process: Items begin with staff presentation of project for up to 15 minutes. The Applicant or their Representative is then allowed 10 minutes to make their presentation. Members of the public are then allowed 3 minutes each to address the Commission with testimony restricted to the matter at hand. After all public testimony, the Applicant/Representative is allowed 5 minutes for rebuttal.

A. Case No. 23-02-CPM (Comp Plan Map Amendment) for 5700 W Kuna Mora Road – Jessica Hall, Associate Planner

Applicant requests to update the future land use designation of their parcel (APN: S1532336300) from Agriculture to Industrial on the city's Future Land Use Map; Section 32, Township 2 North, Range 2 East. This parcel is to remain in Ada County.

Potential Motions:

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

(Timestamp 00:02:35)

Vice Chairman Dana Hennis Okay, and so on to public hearings. First one is going to be case #23-O2-CPM, The comp plan map amendment for 5700 W. Kuna-Mora Rd, Jessica.

Associate Planner Jessica Hall Good evening, Commissioners. For the record, Associate Planner Jessica Hall, 751 W 4th St. Kuna. Bear with me, please, as my voice is giving out. The applicant requests comprehensive plan future land use map or 'FLUM' amendment in order to update the designation for 5700 W. Kuna-Mora Rd. From agriculture to industrial. The subject site is located within unincorporated Ada County and will be remaining under their jurisdiction. However, as Ada County has adopted the City's area of City Impact Agreement and recognizes the City's 'FLUM' as adopted, November 1st, 2022. They will not accept a development application from the applicant until the amendment is approved. Due to the subject site proximity to the existing East Kuna Industrial Area and as the applicant's request has been found to be compliant with Kuna City Code Title 5 and Idaho Code 67-65, staff is in support of this amendment. With that, I can answer any questions you may have.

Vice Chairman Dana Hennis Any questions? Nope, no questions. Is the applicant... have anything tonight?

Fredrick Dean Long I'm here.

Vice Chairman Dana Hennis Would you like to say anything further? Then past what Jessica has introduced?

Fredrick Dean Long [*Inaudible*]

Vice Chairman Dana Hennis Yeah, come on up. And if you wouldn't mind stating your name and address just for the record.

Associate Planner Jessica Hall I would have shaken hands, but I didn't want to pass my germs on.

Fredrick Dean Long That's okay. Frederick Dean Long. And the address... the property address is 5700 W. Kuna-Mora Rd. You want my personal address?

Vice Chairman Dana Hennis Yeah, and where you live.

Fredrick Dean Long 274 S Mobley Lane in Boise. It's... I really don't have any issues, it's next to all this industrial that everybody knows about and they're putting in that water treatment. So, I think it's a good use for the land and it's...there is no water rights on the land, so there's no agricultural option anyway. So, it's a I think a proper use for this this piece of property.

Vice Chairman Dana Hennis Perfect. Thank you. With that, I'll go ahead and open the public hearing at 6:04 and I have one sign up on the list for this. Is there anybody else present that didn't get a chance to sign up for testimony on this application that would like to? Okay, seeing none I'll go with Cindy Giesen, is that?

Cindy Geisen Giesen.

Vice Chairman Dana Hennis Yeah. Please come on up and state your name and address for the record.

Cindy Giesen Good evening. My name is Cindy Giesen. My address is 1363 S. Ash Ave. in Kuna, Idaho and as you see on there, I just basically have a question. Okay, I'm wondering when you when you have an industrial zone, it's also considered manufacturing. And I'm curious, I couldn't see it in the paperwork. Is this M-1, which means it's kind of mild or M-2, which means you can have a dump site there? And my other question, I just didn't understand why you would not want to annex into the... into Kuna so that we can benefit from any taxes from this, which I know go to the East Urban Renewal Area, but they still impact us in a way, because I've never seen it done this way. That you asked for use, you know, change in our 'FLUM' and before you even become part of Kuna City. So those were my questions.

Vice Chairman Dana Hennis Thank you. And with that, that's the last on my list, so I'll close the... well actually, would the applicant like to rebut any of that or answer the questions at all?

[Inaudible Background Conversation]

Vice Chairman Dana Hennis Might be the easiest just to have you address it. If you...

Fredrick Dean Long Yes. I started out with Ada County and completed the process through them and then they pushed it into Kuna City too, because of the impact area. So, submitted the documents with the proper Kuna documents that was needed. There is the water blowouts right there at the new water pipes and stuff. So, that is future Kuna water pipes as I understand it and then the Kuna City limits will be across the street kitty-corner to my piece of property. I don't know why Ada County decided to do it this way and then defer to you. But I'm okay with it either way, but I have no. When you ask for a dump...

Cindy Geisen Well, there's two types of Industrial in Kuna and it's M-1 and...

Vice Chairman Dana Hennis Well, hold on. We can't have conversation off record on that one, so she was just asking if it was M-1 or M-2.

Fredrick Dean Long Oh, okay. I think that I requested M-1.

Vice Chairman Dana Hennis Yes, which is light industrial.

Fredrick Dean Long Yes, and that's...

Vice Chairman Dana Hennis Or, that's medium industrial, but not a dump site.

Fredrick Dean Long No it won't. It won't be a dump. It won't be anything. Just rolling RV storage, fenced in, is the plan.

Vice Chairman Dana Hennis Okay, perfect. Thank you.

Associate Planner Jessica Hall Chairman, I can expound on some of that if you would like.

Vice Chairman Dana Hennis Yes, thank you.

Associate Planner Jessica Hall For the record, Jessica Hall, 751 W 4th St. Associate Planner. The future land use map serves as a guide for the development of the city. And because there is a legal agreement recognized between the county and the city for their area of city impact, and that they've recognized our FLUM, and we do not allow the intended use of the RV storage that Mr. Long is going to propose Ada County requires him to update our FLUM to industrial. Industrial manufacturing is just a designation. It's not the actual zone. He's not required to pick one unless he was going to annex. Now, if the property did annex, yes, taxes would come to the city. However, it would not go to the East Kuna Industrial Renewal

District we have, because it was not part of that original study that was performed. So, it cannot be directly to that. If it annexed, those taxes would come to the city directly.

Vice Chairman Dana Hennis Thank you. You say it a lot better than I would have. Thank you. And with that, I'll close the public testimony on this one... This application at 6:09 and that brings up our discussion. I think it's pretty straightforward. You know, everybody's just... seems like it's going in the right spot and good use of land.

Commissioner Main Yeah, I think it's pretty straightforward. It's just the first step in allowing the use that that he wants on the property. It's probably a good fit for the area.

Associate Planner Jessica Hall Closer to the microphones please if you could.

Vice Chairman Dana Hennis But not that close.

[Laughter]

Commissioner Bryan Clark Yeah, I don't see anything of concern. And I mean that area. Yeah, I don't. I don't see anything of concern there.

Vice Chairman Dana Hennis With that, I'd stand for a motion.

Commissioner Jim Main Okay, Mr. Vice chairman. I move that we recommend approval to City Council on, I'm sorry, on case #23-O2-CPM comprehensive plan map amendment for 5700 W Kuna-Mora Rd.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Fredrick Dean Long Thank you.

Associate Planner Jessica Hall Thank you, Mr. Long, have a wonderful evening.

Fredrick Dean Long Happy new year.

Vice Chairman Dana Hennis Yes, happy new year.

(Timestamp 00:11:00)

Motion To: Recommend Approval of Case #23-O2-CPM to City Council

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

B. Case Nos. 23-06-AN (Annexation), 23-05-S (Preliminary Plat), & 23-14-DR (Design Review) for Bristle Creek Subdivision – Troy Behunin, Senior Planner

Applicant requests to annex approximately 12.49 acres into Kuna City Limits with R-6 (Medium Density Residential) & R-12 (High Density Residential) zones, as well as Preliminary Plat approval to subdivide the site into 21 single-family lots, one (1) multi-family (13 four-plex buildings), and 12

common lots. The site is located near the Northeast corner of the N Ten Mile Road and W Hubbard Road intersection (APN: S131133670); Section 11, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case Nos. 23-06-AN & 23-05-S with Conditions as listed in staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-14-DR with Conditions as listed in staff report (and additional Conditions imposed by Commission if applicable).*

(Timestamp 00:11:39)

Vice Chairman Dana Hennis And on to the next item which is going to be case 23-06-AN, the annexation 23-05-S the preliminary plat and 23-14-DR design review for Bristol Creek subdivision, Troy.

Kuna Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, 751 W 4th St. here in Kuna. Planning and Zoning Department, Senior Planner. Just for the record, staff is prepared to present tonight. The applicant is here, prepared to present tonight. However, while preparing the staff report the City Engineer's memo, which has been completed, which they have expressed support for the project the link in the staff report does not...it is not present inside the staff report. The link is not there. So, the Engineer's report is not in part of the record. Staff would like to present a full and accurate record to this Commission, and I've spoken with the applicant tonight and staff and the applicant would like to request that we continue or table this public hearing to a date certain of January 23rd so that we can present a full and accurate and transparent record to the Commission and also give the public a chance to see the City Engineer's memo, and with that, I'll stand for any questions you have.

Vice Chairman Dana Hennis I guess to clarify, do you want to do a presentation or night or just table it till?

Kuna Senior Planner Troy Behunin Staff would request that that we table it and the applicant also suggest or would also like to request that, as well.

Vice Chairman Dana Hennis Okay, seems appropriate. I stand for a motion.

Commissioner Bryan Clark Okay. Mr. Vice Chairman, I move that we table case numbers 23-06-AN23-05-S and 23-14-DR to a date certain of January 23rd, 2024.

Commissioner Jim Main I'll second that.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you. Thank you, Troy.

(Timestamp 00:13:32)

Motion To: Table Case Nos.23-O6-AN, 23-05-S, and 23-14-DR to a date certain of January 23rd, 2024

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

5. BUSINESS ITEMS:

None

6. UPDATES & REPORTS: Non-Action Items

(Timestamp 00:14:09)

Vice Chairman Dana Hennis With that, I don't see any other items on the agenda. Does staff have any other items?

An Update on Planning and Zoning Commission Applications and The Future Land Use Map Advisory Committee

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. We currently have a vacancy on the planning and Zoning Commission, which we are looking to fill. We are also going to begin the process of accepting applications for the Future Land Use Map Advisory Committee. We are hoping to get both of those applications live to the city website by the end of this week or early next. Once those are live and, on our website, we'll have a notification on both the website and the city social media pages that those are available to apply for.

Vice Chairman Dana Hennis Perfect. Thank you.

7. ADJOURNMENT:

(Timestamp 00:14:51)

Commissioner Jim Main Well, Mr. Chairman, I move that we adjourn tonight's meeting.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:14:51)

Motion To: Adjourn

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

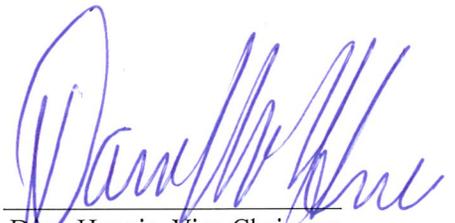
Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1



Dana Hennis, Vice Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



Commission Public Hearing Sign-in Sheet January 9, 2024

Case No(s): 23-02-CPM (Comp Plan Map Amendment)

Case Name: 5700 W Kuna Mora Road

IN FAVOR	NEUTRAL	OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> <i>Cindy Giesen</i> Name <hr/> <i>1363 S. Ash Ave</i> Address <hr/> <i>Kuna, ID</i> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <hr/> Name <hr/> Address <hr/> City, State, Zip
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Commission Public Hearing Sign-in Sheet January 9, 2024

Case No(s): 23-06-AN (Annexation), 23-05-S (Preliminary Plat) &
23-14-DR (Design Review)

Case Name: Bristle Creek Subdivision

IN FAVOR	NEUTRAL	OPPOSITION
<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 checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <u>Robbie Rew</u> Name <u>711 E Porter</u> Address <u>Kuna, ID 83034</u> 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	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <u>Cindy Giesen</u> Name <u>1363 S. Ash Ave</u> Address <u>Kuna Idaho</u> City, State, Zip
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