

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, February 13, 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.*

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:17)

Vice Chairman Dana Hennis Okay, we'll go ahead and call to order the regular scheduled Planning and Zoning Commission meeting for Tuesday, February 13th, 2024, and we'll start with roll call.

Planning and Zoning Director Doug Hanson Vice Chairman Dana Hennis.

Vice Chairman Dana Hennis Present.

Planning and Zoning Director Doug Hanson Commissioner Brian Clark.

Commissioner Brian Clark Present.

Planning and Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning and Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

COMMISSIONERS 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
Troy Behunin, Senior Planner
Jessica Hall, Associate Planner
Kelsey Briggs, City Attorney

2. NOMINATION & ELECTION OF COMMISSION CHAIRMAN & VICE CHAIRMAN

Commissioners shall make a nomination for each seat; nominations require a Second. The Commissioner nominated will then be confirmed via Motion. Separate Motion required for each position.

(Timestamp 00:00:41)

Potential Motions:

- *Motion to nominate (insert name) for Commission Chairman.*
- *Motion to nominate (insert name) for Commission Vice Chairman.*

Vice Chairman Dana Hennis First item up on the agenda is nomination and election of the Commission Chairman and Vice Chairman due to Mr. Young has retired from the Commission, so, Mr. Chairman.

Commissioner Jim Main Mr. Vice Chairman. I'd like to make a motion to nominate Dana Hennis as Chairman.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

(Timestamp 00:00:58)

Motion To: Nominate Dana Hennis as Chairman of the Planning and Zoning Commission

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

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Commissioner Jim Main Mr. Vice Chairman. I'd like to make a motion to nominate Bryan Clark as Vice Chairman.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis All if favor?

All Commissioners Aye.

(Timestamp 00:01:08)

Motion To: Nominate Bryan Clark as Vice Chairman of the Planning and Zoning Commission

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

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Commissioner Ginny Greger Good job, Jim.

Vice Chairman Bryan Clark Thank you, Jim. Oh, you guys warned me. It's okay.

Chairman Dana Hennis I thought we warned you.

Vice Chairman Bryan Clark Yeah, you guys warned me.

Chairman Dana Hennis Last time we did it to Lee while he was absent.

[Laughter]

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.

(Timestamp 00:01:40)

A. Regular Commission Meeting Minutes Dated January 23, 2024

B. Findings of Fact & Conclusions of Law

- 1.** Case Nos. 23-06-AN, 23-05-S & 23-14-DR for Bristle Creek Subdivision
- 2.** Case No. 23-08-AN for Lot 3, Block 3 Avalon Orchard Tracts Amended

Potential Motion:

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

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

Commissioner Jim Main So, are you the chairman now? Is he the chairman now?

Chairman Dana Hennis Yes.

[Background Conversation]

00:01:51 **Commissioner Jim Main** Okay. So, Mr. Chairman, I move that we approve the consent agenda.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:01:51)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

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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.

(Timestamp 00:02:04)

- A. *Tabled from January 23, 2024, Case Nos. 23-05-ZC (Rezone), 23-06-S (Preliminary Plat) & 23-13-DR (Design Review) for Falcon Crest East Subdivision – Troy Behunin, Senior Planner*

Applicant requests rezone of approximately 47.20 acres from R-12 (High Density Residential) to the R-6 (Medium Density Residential) zone. Applicant also requests Preliminary Plat approval to subdivide subject site (APNs: S1422131510, S1422244700, S1422314975 & a portion of S1422417365, S1422110300, S1422427800, & S1422346600) into 655 lots (606 single-family, 36 common, 7 shared driveway, 3 private roads, 3 golf course). The site is located North of the W Kuna Road and S Conchos Avenue intersection; Section 22, Township 2 North, Range 1 East.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case Nos. 23-05-ZC & 23-06-S with Conditions as outlined in the staff report (and additional Conditions imposed by the Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-13-DR with Conditions as outlined in staff report (and additional Conditions imposed by the Commission, if applicable).*

Chairman Dana Hennis Okay. And on to... Next order of business is Public Hearing, and this is case number actually tabled from 20... January 23rd, 2024. Case #23-05-ZC, 23-06-S and 23-13-DR for Falcon Crest east subdivision, Troy.

Senior Planner Troy Behunin Oh, good evening, Mr. Commissioner, and fellow Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Planning and Zoning staff, 751 W. 4th St. Here in Kuna. The applications before you this evening are requesting a rezone for a part of the site and preliminary plat approval in order to subdivide the site into approximately... subdivide this site into 654 total lots, comprised of 605 single-family lots, 36 common lots, and 7 common driveway lots, 3 private roads and 3 golf lots. That is all over about 180 acres. The applicant proposes approximately 17.11 acres, or 11.8%, of the site as usable open space and they are proposing a gross density of 4.16 dwelling units per acre with a net density proposed at 6.25 dwelling units per acre. Public Works does conditionally support the Falcon Crest East Subdivision development with conditions of that limited support listed in the Engineers memo, which is included as an exhibit in your packet. The Planning and Zoning Department agrees with Public Works recommendations. The applicant does propose 7 driveways on common lots for clusters of 3 and 4 homes on each of those Driveways within this project. Staff does recommend that the applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole. And in particular, the clustered homes served by these private driveways. In the application for the design review for the common lots, staff would like to highlight, and that staff would like the notes on the tree planting notes to be corrected and submitted for staff approval. Right now, they currently state that the root ball and the basket will be cut down 1/4 of the way. Kuna City code is actually 1/2 way. And with the exception of those notes, the landscape plan that has been presented appears to follow Kuna City Code, and it's for the Commission to decide about the notes this evening. Staff has reviewed the proposed rezone for

conformance, and the preliminary plat for technical compliance with Kuna City Code and the design review for compliance with Title 5 and Title 6 of Kuna City Code. We have also compared it against the Kuna Comprehensive Plan and should the Commission recommend approval of the rezone and also the preliminary plat and approve the design review staff recommends the applicant be subject to the proposed recommended conditions as outlined in staff's report including the notes for the landscaping plans. Staff would just like to highlight that this is a smaller part of a planned unit development known as the Fountain Crest Greater area and that was annexed into the city and previously, previous too tonight and this is just a smaller part of it. The applicant is here tonight, and they do have a small presentation which is also in your packets. It's on page two and it's at the end of the exhibit list.

Chairman Dana Hennis Thank you. Does the Commission have any questions for Troy at this time?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Not at this time.

Chairman Dana Hennis Thank you, and if the applicant would like to come up and just remember, go ahead and state your name and address for the record, thank you.

Travis Jeffers Yeah. Thank you. Good evening, Commissioners. For the record, Travis Jeffers. I work for M3 companies. We're the developer of this project. We're located at 1673 W. Shoreline Dr. Ste. 200, Boise, ID 83702. First, thanks to staff and Troy for giving a good summary of what we're here for this evening. I'll try to keep my recap of everything's already covered to a minimum and instead just give you guys a little bit more background on the project, quickly summarize that, as we'll show some updates and some things that we've been doing out there just to give you guys a picture of how this project is coming together. As Troy stated, we're here to request rezone preliminary plat design review from the Commission this evening for the Falcon Crest East preliminary plat. We need to.... Is there anything special I gotta do?

[Background Conversation]

Oh, scroll. Oh, that's fast. Okay, sorry, here's a look at the...kind of a colored rendering of the master plan. So, as you can see, it's a quite expansive project and just shy of 1000 acres. We've already brought through 4 preliminary Plats. This will mark the 5th and it's roughly the area that's clouded in red, which is included here this evening. So, it includes the remainder of the 55 and older community on the South side of the Collector Road and on the north, where there's a J that will be part of the Golf villages area that those are all the 606 lots that are going to be part of this plat a as a just a quick background, there is an existing development agreement with the city, it was established in 2019 for this project and it really lays the framework for what we have to do to make this project work and to bring forward plats to, to continue working on this project.

This is a different view of the master plan. This was what was included in the development agreement originally. Again, I sort of outlined the area that's included tonight. Originally, this area was thought to be about 640 units when we go and plot it and it ended up being more like 606. So, we came in under that. As Troy mentioned, there's 3 zones that are approved under the development agreement. There's an R-6 zone and R-12 and C-2. Tonight, we're just requesting R-6 and R-12 for this development. And on to a little bit more fun stuff. So, this is just kind of a project update portion of the presentation. So, if you've driven down Cloverdale any time in the last year, you might have seen this big valor sign pop up. That's the marketing name for the overall project. It looks a lot better in the spring and summertime when everything's in bloom, but it's quite the cool monument to enter the community.

Sorry, here's a kind of a somewhat recent view of the Revelry neighborhood, also known as Robin Hood. We built a new Par 3 golf course around this community of about 111 lots. Most of them are all backing up to a golf course. And that's opened back in May of '23. And if you don't have time for a four-hour golf round, you can do this in about an hour. It's a lot of fun. It's been very popular and it's kind of hard to tell, but they're back here. There is a new roundabout that was built, and I'll show you that here in a second in the rendering form, so this roundabout is part of the collect road Terrel which is the main entry into the community off of Cloverdale. This is a rendering view of the roundabout, and this was before we had landscape. It's fully landscaped now so; it looks pretty great.

Here's just some more views of the some of the work we've been doing from a golf perspective around the community. This is part of the part three cadet course. And just an update on the trilogy Valor Club, this is the 55 and older specific club site they've been going to town on this for the last year and they just they just opened their new fitness center, they've got a resort style pool that's overlooking the two ponds that we've built. They've got a spa and a year-round lap pool that's heated. And then this is their fitness center and they're getting started. They're just going vertical now on their restaurant and social club. So that's been fun to see. And this is specific just to the 55 and older area. We'll be doing a whole another club up where the existing pro-shop is in the very near future. Just another view. This is the kind of colored rendering of the preliminary plat that's before you this evening. So, there's three new golf holes that opened in October. Those are open and available, so a lot of these new lots that will be developed in the in the coming years will be directly on new golf course and then on the northern side. We're going to be doing a really, really nice pool and park area. There'll be a lot of open space, as Troy alluded to, with the golf and with just great parks throughout the community and trails and connectivity. Here's just a zoomed in view of that so you can see, I'll show you some renderings here shortly, but the pool park area we plan on starting that in 2025 and probably can be completing that in 2026. This will be the final gated entry into the 55 and older community on the northern side of the collector road. And here's some just some renderings from our landscape architect of what that pool and park could will look like. It's quite a unique shape and it's kind of a beach walk-in type pool. There'll be a restroom storage and a large, oversized park that will feature playground equipment for all ages. So, we're looking forward to doing that. There's another view of it. So, very modern, very complementary of what we what else we've done out there. We just finished the Revelry Robin Hood pool that will open this spring. And so, this will be another one in the community down the road.

This was the original presentation, so we got tabled, then we got some things corrected, so just ignore that 8.2 comment. I just wanted to address one thing with staff and that was the condition within the staff report that I'll just go ahead and read. So, we are all on the same page here one second. I just want to get some clarification on this so condition 8.5 B, the developer owner applicant shall be required to participate as determined by the City Engineer and the development of additional lift station capacity and water booster station as required by the City Engineer. It's our desire that we that condition is not part of the staff report we have a development agreement that outlines that very well. It's not included in the Engineer's memo as a condition and we're requesting that that that condition be removed, as it's clear in our development agreement what our responsibilities are. We've constructed a lift station and water reservoir, booster station to serve the development and all studies show there is sufficient capacity to provide this project along with future preliminary plats, and we'll bring forward. So, with that, I'll stand for any questions.

Chairman Dana Hennis Thank you. Is there any questions for the applicant at this time?

Commissioner Jim Main No questions.

Vice Chairman Bryan Clark No questions.

Chairman Dana Hennis Thank you. With that, I'll go ahead and open the public testimony at 6:15. And having only signed up on the sheet is Travis who just gave the presentation. So, is there anybody else here that has not got a chance to sign up on this application to testify? And seeing none, I will go ahead and close the public testimony at 6:16 and leaves us up for our deliberation.

Bryan Clark Okay, so I'm the Falcon Crest newbie here, so yeah,

Chairman Dana Hennis Ah, that's true, yes

Vice Chairman Bryan Clark Yeah, this is the first time it's come across my desk. But this has all been previously approved, and this is just a design review. So, from a landscaping standpoint and from a plat standpoint. Everything looks thought out, layouts all... good flow through the project. Good access.

Chairman Dana Hennis Yeah, so to clarify, this is a design review plus a pre plat and rezone mainly because they split this up into areas kind of almost like phasing the construction would be that they'd bring back the preliminary flats, as we go along. So, it's just kind of clarifying as they've developed this particular area, as he noted on there. So yes, we have the design review, but then we also are finalizing the pre plat and the and the rezone for this. So, for the R-6, R-12, basically it all still complies with what was presented in the master plan originally. And, you know, so far from what I've seen out there, they've delivered everything they've set out to, to date. It looks nice. They're doing well. The construction is going well. The materials and everything seemed to be high quality. And so, this presentation of this area, especially the little golf village which this whole 55 and over in the Golf Village stuff is not something we have in the valley, which is in a lot of other places, and I think it's a good addition for this project. I think it's well put together. I don't see anything that I have issues with.

Commissioner Jim Main no, I agree with that. It's been a long time in front of us; and so far, they've delivered on everything they've been asked to do and basically it's a good looking project.

Commissioner Ginny Greger I don't have anything to add. Agree.

Chairman Dana Hennis In that case, I would stand for a motion.

Commissioner Jim Main Mr. Chairman, I move to recommend approval of Case #23-05-ZC and 23-06-S with conditions as outlined in the staff report.

Commissioner Bryan Clark Seconded.

Chairman Dana Hennis I think we need a clarification on the extra notes,

Commissioner Bryan Clark Yeah, on the extra note on the request for condition.

Chairman Dana Hennis I don't know if you want to ask, I just thought of it, but ask staff a question at all about it or agree or disagree with it.

Commissioner Jim Main What does staff think of the addition of the extra note?

Senior Planner Troy Behunin Staff would just like to request that the same thing that we did with the Falcon Crest E, that they submit a new detail of the plantings that correctly describe, you know, that the root ball needs to be at the burlap and the wire basket need to come down to half, halfway.

Chairman Dana Hennis Okay. I think we were clarifying on the 8.2E.

Vice Chairman Bryan Clark 8.5E.

Senior Planner Troy Behunin Oh, I'm sorry. On the on the 8.5. 8.5E, So that's really just boilerplate language. Staff does understand why they've made this request now, I think, two or three times before. But the qualifying language is as required by the Engineer. The Engineer hasn't required it. You know, it's kind of a catch all.

Chairman Dana Hennis Do you feel it's sufficiently clarified in the development agreement to address?

Senior Planner Troy Behunin I know that the... I know that Paul Stevens, the City Engineer, had a conversation with the engineer for the project and made her aware, you know, that he doesn't require it. So, I'm you know we'll leave it up to the up to the Commission whether it remains or not but it is boilerplate language. It's just kind of a something, you know, just in case that there is something that does come up, but with this one that's like Travis from M3 did say there's a development agreement that states what their responsibilities are and that's not listed, and it's not required anywhere in in this application.

Chairman Dana Hennis Okay, thank you.

Commissioner Jim Main Okay, so let me let me try that again. I'll make a motion to recommend approval of Case #23-05-ZC and #23-06-S with conditions as outlined in the staff report as well of the deleting the requirement of condition 8.5, point E in the agreement.

Vice Chairman Bryan Clark Seconded. Or...

Chairman Dana Hennis And the landscape

Vice Chairman Bryan Clark And the landscape.

Chairman Dana Hennis Just to clarify, the landscape needs... the tree planting needs to.

Commissioner Jim Main And that's basically it and new detail of the planning.

Planning and Zoning Director Doug Hanson Chairman, for the record, Doug Hanson, Kuna Planning and Zoning. That condition can be tailored specifically to the design review because that will be particularly just for the landscape plan.

Chairman Dana Hennis Okay.

Commissioner Jim Main Okay. So, do I need to restate that? Okay.

Chairman Dana Hennis Do I have a second?

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Commissioner Jim Main Okay.

(Timestamp 00:20:42)

Motion To: Recommend Approval of Case #23-05-ZC and #23-06-S With Conditions as Outlined in the Staff Report, Removing Requirement of Condition 8.5 E

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

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Chairman Dana Hennis So, that one we just provide work with the city to provide a new detail to cover the correct planting procedure for the trees.

the correct planting procedure for the trees.

Commissioner Jim Main Correct, correct. So, Mr. Chairman, I move to approve Case #23-13-DR with conditions as outlined in staff report. As well as the applicant working with the city to confirm the appropriate detail for the tree plant.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:22:08)

Motion To: Approve Case #23-13-DR with conditions as outlined in staff report.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

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B. Case Nos. 23-07-SUP (Special Use Permit) & 23-07-DR (Design Review) for Maverik – Jessica Hall, Associate Planner

Applicant requests Design Review approval to construct a 4,425 SF c-store with associated fuel island, parking lot & landscaping, as well as Special Use Permit approval for fuel sales (6 double-sided pumps). The site is located at 80 N Sailer Avenue (APN: R5672431240); Section 24, Township 2 North, Range 1 West.

(Timestamp 00:22:37)

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case Nos. 23-07-SUP & 23-07-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Next up on the agenda is Case #23-07-SUP and 23-07-DR design review for Maverick, Jessica.

Associate Planner Jessica Hall Good evening, Chairman and Commissioners. For the record, Jessica Hall, 751 W 4th St. in Kuna. The applicant requests design review approval to construct the 4425 square foot convenience store with associated fuel island, RV dump, parking lot, and landscaping. As well as the special use permit approval for fuel sales at the subject site, located at 80 N. Sailor Ave. within the Merlin Point Subdivision. The proposed C store is to match the familiar Maverick colors, materials, and branding throughout the valley and provides appropriate drive aisle widths, ample parking, and good traffic circulation throughout the overall site. A large landscape buffer and sidewalk is already present along Highway 69 as it was installed with Merlin Point Subdivision. The applicant will provide additional 10 foot of landscape on the south, along with additional landscaping on the subject site boundaries. The Ada County Highway District has determined no additional right of way is required. However, the Idaho Transportation Department is requiring a traffic impact study when the project generates 100 or more new peak hour trips, per day. In review of the project, concerns were expressed regarding the potential for increased side impact accidents. Traffic turning left onto Highway 69 from N. Sailor. However, staff note that the city's proposed traffic light at Kay and Avalon, which has been approved by ACHD and ITD and is at 95% design completion, may assist in metering, metering the overall traffic in this area. Public Works staff has provided support of this proposed project and notes civil plans will be reviewed and an official EDU count will be made at time of building permit submission. Upon review, staff finds the special use permit and design review request to be compliant with the requirements listed in Kuna City Code Title 5 and Idaho Code 67-65. I will answer any questions you may have.

Chairman Dana Hennis I have one quick question.

Associate Planner Jessica Hall Yes, sir.

Chairman Dana Hennis So the you know, Police Department reviewed that, and they are not in support of this application because of that traffic issue. Was that clarified with them if they were aware of the signal?

Associate Planner Jessica Hall They are aware of the signal that will be installed, yes.

Chairman Dana Hennis Okay, was there any opinion on that?

Associate Planner Jessica Hall No additional opinion was provided by Chief Fratusco. I did share the concerns he expressed with Idaho Transportation Department and that TIS for the 100 or more peak hour trips will kind of collect that along with the requirements already set forth for the Merlin Point Subdivision, as a whole. So, there will be items that are triggered improvement wise as that traffic happens when these are these different projects at that site itself, not just this one, are constructed.

Chairman Dana Hennis Okay, thank you. Any other questions for Jessica?

Commissioner Jim Main No, not at this time.

Chairman Dana Hennis Okay, is the applicant present and...if you'd like to.

Richard Pickett Hello, my name is Richard Pickett with Maverick. Our offices are located at 185 S. State St. in Salt Lake City, UT. I just want to thank the Commissioners for coming out tonight, taking volunteering your time and fulfilling your civic duties. We really appreciate it, especially with us as Maverick and developing within the entire State of Idaho and fairly few other states, as we're currently going. Really appreciate Jessica for taking the time and doing a thorough report and going over the

requirements and how we meet those requirements. We agree with everything in the staff report and are willing to accept those if you have any questions, I'm here.

Chairman Dana Hennis Just want to clarify, you're okay with the traffic impact study that they're requiring?

Richard Pickett Yes, we have been working with the overall site developer with his traffic study and his approvals. We're also going in tandem with our traffic study. We've already got Ada County approval from the Ada County Highway District. We're still working with ITD. We are thankful that Jessica mentioned about the traffic signal because our traffic report didn't our traffic study this time didn't have that in there. So, it will help immensely in meeting the requirements for that left turn. Left turn is something that for us that Maverick is very important. So, we want to assure it's safe and that's something that we won't lose in the future. So, we're going to make every effort to make sure that that left turn movement is protected.

Chairman Dana Hennis Perfect, thank you. Any other questions?

Richard Pickett Thank you.

Chairman Dana Hennis Okay, with that, I'll open up the public testimony at 6:27. I don't have anybody that is currently signed up on the list. Is there anybody that came in afterwards that didn't get a chance to sign the list that would like to testify? Okay, and seeing none, I'll go ahead and close the public testimony at 6:27 again and that brings up our deliberation. I think the design of the site looks really good. I've always liked the Maverick stations. They've been very nice, and they've been kept well, good service. The only thing I worry about is just coming out of that Sailor Ave. But I think Jessica makes a good point with the signal. But, and I'm, you know, I'm driving in here tonight. It wasn't too terrible. It was further up the street than I remembered.

Vice Chairman Bryan Clark So now I guess the question I have regarding Sailor that's an existing intersection. Is it currently of it's currently available for left and for left in traffic.

Chairman Dana Hennis Yes, there's just really nothing up the road at that point except a few houses that connect on that.

Vice Chairman Bryan Clark But there is a my understanding is there's an... Okay, so the concern is that we're going to create more traffic to that intersection. We think that... So, the Police Chief has... Police Chief's concern is that going to be a bit of a magnet?

Chairman Dana Hennis No.

Vice Chairman Bryan Clark And it's going to create left Inns and left outs potentially.

Chairman Dana Hennis No. We've had citizen concerns on this project in the earlier phases, especially on the driveway to the south or to the west of this. That trying to make a turn out on to Meridian Rd. at certain times of the day across traffic, meaning your left turn out from there and going eastbound is difficult. And so that's just been the concern and I think that's what the Chief has kind of reiterated.

Vice Chairman Bryan Clark I mean, my Friday mornings, I'll head over to Kay and even making the left turn westbound from Kay right now, which is obviously the proposed streetlight. But I mean that whole thing that whole area is just fun because that's where people like to pick up speed. So, I absolutely...The Police Chief has a point. That's the thing I mean. The traffic study is going to end up dictating that and that's going to be conversation between staff, City Engineer, and the developer at the end of the day, that doesn't miss how much does that impact our design review?

Chairman Dana Hennis It doesn't, other than the this the SUP more than anything, it's just do we feel this is providing any issues for the traffic that other citizens have already come forward on. I personally think as we develop with that signal and then the talks that we've... I should say the rumblings that we've heard in the past as this area develops, that ITD is taken on the opinion that we might want to drop the... That the speed limit will drop as more traffic increases, which I think would help.

Vice Chairman Bryan Clark Well, that corner already starts dropping to 35 as you're running the bend and drops.

Chairman Dana Hennis Yeah, there's been talk about moving that back around the other side of the bend into... because people come around, they're pretty good and that's what I think the people that live on Sailor and a lot of this in the phase one is where we had that conversation, especially like I said in the other portion of that lot. But I think we're getting to the point where other safety measures are being put into place so I feel comfortable with it, and I like what they've done.

Associate Planner Jessica Hall My apologies for the record, Jessica Hall 751 W 4th St. Kuna, just as a clarification, the special use permit is for the fuel sales only, and then the separate design review for the site design and layout.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis Yeah.

Vice Chairman Bryan Clark So, I guess as far as the design review is concerned, I mean, I'm happy as far as the sales permit, you know. We're selling a little bit of fuel over there anyway, so that that doesn't bother me, so I guess the site location would be the only thing that.

Chairman Dana Hennis Right.

Vice Chairman Bryan Clark But that, like I said, that's my only concern and I think we've kind of mitigated some of that in my opinion.

Commissioner Jim Main Well, I'll give my two cents in too, since I live on sailor. That's an ITD issue as far as how that road is handled. The biggest problem with Sailor is when people are leaving Kuna, K St. is where you start accelerating, so by the time you hit Sailor, you're already 55 miles an hour and K St. is also where you start decelerating when you're coming into town. So that's sailor intersection. Right now, people are typically traveling 50 miles an hour through that. Personally, I think at some point that's going to need to be a right-in, right-out. And there's going to be, I think there's going to be some issues there with some traffic accidents and fairly serious ones, serious ones, especially when there's a Maverick there and there's going to be more traffic turning into that. But again, that's kind of out of our hands. I would like to see the Police actually enforce the speed limits in that area. So, that's my two cents on Sailor. But as far as far as the SUP and the design review, I think the design it's a... it looks like a very nice setup there.

Vice Chairman Bryan Clark Most important, with the whole site is the fact that they're... I mean, it's limited.... I think it's limited access on 69 anyway, but. So, having the access both to the north and then onto Sealer itself, the parking lot layout makes sense.

Commissioner Jim Main Right, so with that, Excuse me, I'll make a motion to approve Case #23-O7-SUP and 23-O7-DR with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor.

All Commissioners Aye.

Chairman Dana Hennis Thank you. Motion passes.

(Timestamp 00:33:41)

Motion To: Approve Case #23-O7-SUP and #23-O7-DR With Conditions as Outlined in the Staff Report.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

4-0-0

5. BUSINESS ITEMS:

- A. Case No. 23-10-DR (Design Review) for Linrock 4-plex Apartments – Jessica Hall, Associate Planner

Applicant requests Design Review approval for a 104 unit apartment complex (26 structures @ 4 units each); associated parking lot with covered/uncovered parking stalls and four (4) EV charging stations; and associated landscaping. The subject site is located on the East side of S Linder Road approx. a quarter mile North of the S Linder Road & W Lake Hazel intersection (S1236315400, S1236335800); Section 36, Township 3 North, Range 1 West.

(Timestamp 00:34:11)

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 23-10-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Next item, up on the agenda is under business items. It's Case #23-10-DR design review for Lynn Rock Fourplex apartments.

Associate Planner Jessica Hall You guys going to be sick of me by the end of tonight. Hello again Chairman and Commissioners for the record, Jessica Hall, 751 W 4th St. Kuna. The applicant request design review approval for a 104-unit apartment complex, associated parking lot with covered and uncovered stalls, as well as four EV charging stations, located on the east side of Linder Rd. Approximately 1/4 mile north of the West Lake Hazel intersection. This multifamily complex was approved as part of the Linn Rock Subdivision application on April 6th of 2021. The overall Linn Rock site is designated as mixed-use on the future land use map and meets the intent by containing the R-6 medium density residential, R-12 high density residential, and C-1 neighborhood commercial zones. The complex contains 26 structures with four units each arranged around the perimeter of a central green space along S. Linder Rd. behind the required 30-foot landscape buffer on the South along a large green space of playground and walking paths, and on the east along S. Danbury Ave. Each structure proposes 2 facade options, offering earth tones with terracotta accent and utilizes a variety of materials with the

alternating facade materials. The presence of the balconies and patios, and varied roof lines. The structures provide aesthetic relief while maintaining A cohesive look overall.

In accordance with Kuna City Code 5-93(A)(2). A grand total of 312 parking stalls are required, with eight of those being ADA accessible as the project proposes 318 stalls, it is well within compliance. Landscaping for the project was approved as part of the Lynn Rock subdivision and received additional review by staff February 16th of 2023. Public Works staff has provided support for the project and its civil plan shall be reviewed prior to submission for building permit. Upon review staff finds this proposed design review to be in substantial compliance with Kuna City Code Title 5 and Idaho Code 67-65. The applicant representative, Miss Jane Suggs is present tonight and staff is also available to answer any questions you may have.

Chairman Dana Hennis Thank you. Is there any questions for Jessica?

Commissioner Jim Main Not at this time.

Chairman Dana Hennis For business item, we don't have applicant presentations. We do?

Associate Planner Jessica Hall They can, if they would like to.

Chairman Dana Hennis Miss Suggs, would you like to add any additional information?

Jane Suggs Good evening, Commissioners. Jane Suggs. I do not have anything really to add other than Jessica did a really good job of doing the summary and just respectfully request your approval of the DR for the apartments that are much needed in Kuna Thank you and answer any questions if you have any.

Chairman Dana Hennis Is there any questions? We're good. Thank you.

Jane Suggs Thank you.

Chairman Dana Hennis I like the looks of these. I think the varied roof lines everything do a nice job of giving something that that looks as much not like an apartment as you can. It's got some different textures different colors. Then again, I'm an engineer.

Commissioner Jim Main I know.

Vice Chairman Bryan Clark Now, I personally I actually really like the gray tone, rock tone, stone look, and I also like the amount of green space, big fan.

Commissioner Jim Main So, the landscaping has already been approved?

Associate Planner Jessica Hall For the record, Jessica Hall 751 W 4th St. Kuna. Commissioner Main. Yes, it was approved as part of the subdivision itself. This is just the design review, primarily for the parking and for the structures themselves.

Commissioner Jim Main Okay, yeah, I agree with Bryan. I like the site. I like the landscaping, but it's not an issue here as far as the buildings go, I have no issue with them. I think the colors will work fine. And you know, basically they're a two-story fourplex, so.

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark More importantly, I think the overall site flow works really well. I'm trying to poke holes in the traffic flow from a, you know, fire standpoint. I mean, three points of access and yeah, I can't complain about that so, I'm trying.

Chairman Dana Hennis And I think there's a good amount of parking here, like some we've seen before. So, I like the layout, as well.

Commissioner Jim Main Hey, Mr. Chairman, excuse me, I move to approve case #23-10-DR with conditions as outlined in the staff report.

Commissioner Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:40:03)

Motion To: Approve Case #23-10-DR with conditions as outlined in staff report.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

4-0-0

B. Case No. 23-15-DR (Design Review) for Kuna Apartments – Jessica Hall, Associate Planner

Applicant Design Review approval to construct a 192 unit multi-family apartment complex, associated open spaces, and parking areas at the West terminus of E Profile Lane (APN: S1324110095); Section 24, Township 2 North, Range 1 West.

(Timestamp 00:40:27)

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 23-15-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Okay, next item up on the agenda is Case #23-15-DR Design review for Kuna Apartments.

Associate Planner Jessica Hall Last time for the record, Jessica Hall, 751 W 4th St. Kuna. The applicant tonight requests design review approval for a 192-unit multifamily complex, associated clubhouse, open spaces and parking areas at the west terminus of East Profile Lane next to the Ridley's Shopping center. Kind of southwest corner of that overall strip mall. The subject site is Lot 1 block, one of the Kuna apartment subdivision approved by Council January 3rd, 2023, and is designated as high density residential on the future land use map and meets this designation with its R-20 zone, the multifamily structures are situated mostly on the perimeter of the site, while two structures and the clubhouse are situated at the center. There are four floor plans available within each 3-story structure: 1 bed, 1 bath; 2 bed, 1 bath; or 3 bed, 2 bath, with said units ranging from 736 square feet to 1227 square feet. Each structure's facade proposes brick veneer, various siding and stucco, earth tone colors, and the glazing accent color, which offers cohesive design adding in the patios, balconies, locations of openings, changes in façade, and variety and roof lines. It also provides pleasing aesthetic. An 8-foot planner strip, 5-foot sidewalk and 20-foot landscape buffer runs along the length of North Sailor Ave. on the West boundary, as

well as plantings and 5-foot sidewalks around each structure. Open spaces for the complex are provided by the proposed clubhouse, with pool and swim deck and two open sod areas. Per Kuna City Code 593, A 2. Three standard stalls are required per unit, resulting in a grand total of 576 stalls. Based on staff stall count in the site plan. This project provides 12 ADA accessible stalls, 10 of which are covered, and 564 standard stalls, 183 which are covered. North sailor is to be extended from its current terminus next to Bi-Mart to the Southern property line of the project. The section will be constructed as half of a 40-foot Street section plus 12 feet of pavement ending in a hammerhead tight turn around for EMS, though this project is within the Danskin Sewer Basin, Public Works has provided support of this application as the applicant is in possession of 186 prepaid EDU's with the remaining EDU's for the project being distributed on the first come first come, goodness gracious, first serve first come basis. The applicant will also be upsizing approximately 1800 feet of gravity sewer line. Upon review staff finds this design review request to be compliant with Kuna City Code Title 5 and Idaho Code 67-65. The applicant is present this evening and has prepared visual presentation and staff is available to answer questions if you have any.

Chairman Dana Hennis Thank you, any questions for staff at this time? If the applicant would like to come forward.

Mark Hampton Good evening, Mark Hampton, 11716 S 7th East in Draper, Utah. Thank you, Commission, for seeing us. This is been a little while coming, I can't remember who was here when we went through the zone change, but this has been a fun project for us. I hope that you've seen that. I don't know what slides you have. We have 8 buildings. They're all similar and the unit count, Jessica did a great job of explaining that. We do have this clubhouse that has a fitness center, has the bathrooms for the pool and the and the doggy park grass areas around that in the middle of the complex we have 3 stalls per unit, no matter, doesn't matter what size the units are and one covered stall for every unit on the campus. We like, let's see you've seen the unit mix. I hope you've seen that. Do you have this in your package? You've seen all this? Oh, well you don't need me to explain it then. Our finishes, our standard what you've seen, we try to get a good base of brick veneer on the bottom to give it a foundation and then some combination of stucco and the siding above that it's pitched roof. It's a garden style walk up. We really like the clubhouse, the way it laid out with the fitness and the bathrooms, etcetera. This is going to be leased for can be used by the community for birthdays or other gatherings that whatever they would like. Is there any questions that you might have? We really like the location, we like the fact that it's mixed-use around us with the retail and I think our complementary architecture adds to the community. Oh, I might, I might add, we're pleased with. I hope you got a copy of the traffic study? okay. So yeah, no mitigation actually we were quite pleased to find that the residential use that is anticipated by the traffic study is less than the commercial use as it enters as it exits onto the roads. And so that might be a bonus. Any questions I can answer?

Chairman Dana Hennis Thank you. I do have two quick questions. So, you will... I didn't notice it on the landscape plan and I might have missed it, but there is sufficient fencing around the pool area for security?

Mark Hampton Oh yeah, by code we have... You can only let me see if I can get to that. You can only access. I can't blow it up. But yeah, the...I don't know. It shows though. You're right by code we have to have this completely surrounded by a fence so the kids can't climb in and the only access is going to be through the clubhouse, it'll be a fob entry as we do our communities. So, when you're, you guys, you have to have a fob to get in.

Chairman Dana Hennis Thank you. Now also on the elevation you presented was just basically one elevation. Are all the buildings going to be the same color scheme or is it going to vary a little, as well?

Mark Hampton We would like to vary a little, but most of the time what we do is we'll label these ABC and then your unit count was like A1, A2 and they'll be big letters over the over the walkway entry ways. To identify them, we'd like to have a little variation in color.

Chairman Dana Hennis Yeah, I think I'd like to see that. So definitely.

Mark Hampton Yeah, yeah. We don't want them all the same.

Chairman Dana Hennis Yeah. I mean, even the colors, but in just different areas or something.

Mark Hampton Exactly, exactly.

Mark Hampton We like this color palette. I think the community accepts it well as the renter community. So, we just blend it a little bit different.

Chairman Dana Hennis Okay, thank you. Any other questions?

Commissioner Jim Main No, not yet.

Vice Chairman Bryan Clark Not yet.

Mark Hampton Okay, I'll stand by.

Chairman Dana Hennis With that, leaves it to us for our deliberations. Like I said, I think the overall layout is pretty good. We've looked at the master plan on this and this is really just design review of the buildings in the in the, in the parking, the clubhouse and such. And I think that's well, especially if they vary the colors a little bit.

Commissioner Jim Main Yeah, you know, looking at this. We've got 192 units in there. And to me, it doesn't look like and we probably do. It doesn't look like we have enough green space in here. You know, I look for, I look for a play area or a large space like in our last... The last applicant we had, where you know you got 192 units, you got a lot of kids. And they're basically in a confined space, you know they're behind Ridley's and they're behind Bi-Mart. So, does this meet code as far as green space goes?

Associate Planner Jessica Hall Commissioner Main, for the record, Jessica Reed, sorry, that was my previous name, Jessica Hall. Still getting used to that 1751 W 4th St. Kuna. It does meet green space requirements. In addition, there is a public park owned by the city across in the Ashton Estates Subdivision, and the high school is right down the road as well as an elementary school. There is not a tot lot indicated. However, it's not a requirement for a green space. In regards to the previous application that overall green space was for the subdivision as a whole, including the residential and multifamily use. So, it served both. So, it was much larger. This is just approximately, I believe it's about 10 acres of multifamily units. So, it would be up to you guys to decide what you would like to do with that.

Commissioner Jim Main Thank you. Yeah, personally, I'd like to see an area with a little bit larger space. This is kind of dispersed throughout the entire project and they're relatively small. I mean, even the dog park adjacent to the clubhouse or the pool. Just, the areas just look too small for me. Going back to my architectural days on lead projects. Lead would blow this out of the water, just because of the lack of green space. It's a basically created a huge heat island there. We've got tons of asphalt and tons of buildings. So, first thing I'd like to see something with a little more volume in a green space in one location.

Vice Chairman Bryan Clark Yeah, I agree. That was one of the first things that my eyes cued on, not picking on the developer too much, but you know. Green landscape rendering would be helpful, just. I

very much have the engineering mind, so looking at the landscape plans, okay, I get it. But, the gray site plan doesn't really help. Because it. My, the thing that I was queuing in on the West side of the project, we have the very, very, very large parking area and so, what was the minimum requirement for the parking spaces with the 192 units? I could do the math, but.

Associate Planner Jessica Hall It is a requirement of a grand total, 576 stalls.

Vice Chairman Bryan Clark That's the requirement.

Associate Planner Jessica Hall Required.

Vice Chairman Bryan Clark Okay, and that's what's provided.

Associate Planner Jessica Hall Correct.

Vice Chairman Bryan Clark Okay. And that's, okay so, that's kind of where we're at. It's to get more green they either have to consolidate or lose a building.

Chairman Dana Hennis I'm not sure we can do that in design review that's already been situated with the building, so unless we can shift it around where it is as it is, and if we're at the limit of the spaces.

Vice Chairman Bryan Clark So, I guess the greater question, this is part of a larger development, yes?

Associate Planner Jessica Hall It's completely separate from the surrounding developments. It's its own combination plat subdivision with rezone. A small portion was cut off to the south of the east profile terminus for a commercial lot to keep that transition with the rest of the commercial that is frontage along Meridian Rd. But this would fade back into this high density and then the FLUM designates behind that. If that property were to annex is a mixed-use, and then South of that is an R-6 medium density residential.

Chairman Dana Hennis I mean, yeah, it does it conforms to the open space. We've got a lot of green. You just can't tell on here. It's a lot of white. Not a lot of amenities other than the clubhouse and pool.

Vice Chairman Bryan Clark Yeah. And in the landscape areas that are provided, there are a lot of trees, which is nice, but that precludes a lot of outdoor activity. You know, there's no running, skipping and playing with trees in the middle. I mean, you know, giant parking lot makes a good football field and like we said, high schools right there, right.

Commissioner Jim Main Yeah, it's kind of right there.

Chairman Dana Hennis So, it appears that you know this area directly South, kind of the triangulated area directly South of the clubhouse is kind of open. What if We just see if they would provide like an opener, open more open area with like a small tot lot or something there to help kind of give them a place to go? I mean, there's not a lot of trees or anything there and now, it's kind of green anyways.

Commissioner Jim Main Yeah, I think if they could create a playground area out of one of these bases, maybe in the Northeast corner up a little up north of building F there's a fairly large space up there.

Chairman Dana Hennis Would the applicant come on up so we can ask a question of you? Thank you. If you go ahead and state your name and address for the record again.

Mark Hampton Mark Hampton 11716 S 7th East paper. Utah. Yeah, I understand your concern and I think Shailendra over here trying to green up the white space so you can see the how green, how green it is. But north of F is a nice little area that we can fence and then kind of West southwest of G? I think we, the applicant, is very willing to create at least two lots that are fenced access for children to play. I would

also mention that I mean along sailor with the setbacks. There's a large there's large green spaces there that we could also kind of capture for some players, for the children as well.

Chairman Dana Hennis Okay. Maybe move the trees. I think there are some trees in the inboard. Maybe move them towards the edge a bit.

Mark Hampton Perfect. Exactly. Create more green space or usable green space.

Chairman Dana Hennis Wonderful. Thank you. We appreciate that... the help.

Mark Hampton Oh, it makes sense. Yeah. I'm sorry that we missed that.

Chairman Dana Hennis No worries. Thank you, that seem amenable to you?

Vice Chairman Bryan Clark I think it does for me. It kind of gives a couple of good areas

Chairman Dana Hennis Yeah. No, I think those spots are reasonable.

Chairman Dana Hennis With that, then I would stand for a motion.

Associate Planner Jessica Hall Mr. Chairman, for the record, Jessica Hall, 751 W 4th St. Kuna. I would just like to. I guess point out the on the West property boundary. Those grass areas are the landscape buffer next to a roadway. So, if there's a potential to shift, maybe some of the plantings of the shrubs, perennials, and things like that to create more open sod space in some areas definitely would be supportive of that. You know, maybe trading out some of the plantings between buildings for sod to allow for some more open congregation space between those buildings. But we just have a concern on that W boundary specifically with that major roadway.

Chairman Dana Hennis Correct. Yes. Thank you.

Commissioner Main And what's that concern again?

Associate Planner Jessica Hall That that is the required landscape buffer next to North Sailor Rd. which will be a major entry point to this.

Commissioner Jim Main We want to leave that alone

Associate Planner Jessica Hall I would, I would suggest the staff that we would maybe shift some plantings around to provide that additional sod open space.

Commissioner Jim Main Okay, thank you.

Chairman Dana Hennis So are we in a position where we're comfortable pushing that forward without seeing that again. I think these are all reasonable.

Vice Chairman Bryan Clark I think I would be.

Commissioner Jim Main Yeah.

Chairman Dana Hennis Yeah, I think I would be because I will work with the staff to clarify, so.

Commissioner Jim Main Okay so, Mr. Chairman, I move that we approve Case #23-15-DR with conditions as outlined in the staff report. And additionally in the area along N Sailor Ave. adjust planting in that area to create more open green space without... While maintaining the integrity of the buffer along

Sailor. Additionally, in the northeast corner of the site create more green space with the fenced area to the north of building F to include a play area for children and I think that would probably do it.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you, and thank you to the applicant for working with us on that. Thank you.

(Timestamp 00:59:07)

Motion To: Approve Case #23-15-DR with conditions as outlined in staff report.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

Absent: None

4-0-0

6. UPDATES & REPORTS: Non-Action Items

(Timestamp 01:00:18)

Chairman Dana Hennis With that, I see no other items on the on the agenda, is there any reports or anything from the staff?

Planning and Zoning Director Doug Hanson Nope, not at this time.

Chairman Dana Hennis Thank you.

7. ADJOURNMENT:

(Timestamp 01:00:28)

Commissioner Ginny Greger I move that we adjourn.

Commissioner Jim Main Second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 01:00:28)

Motion To: Adjourn

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Jim Main

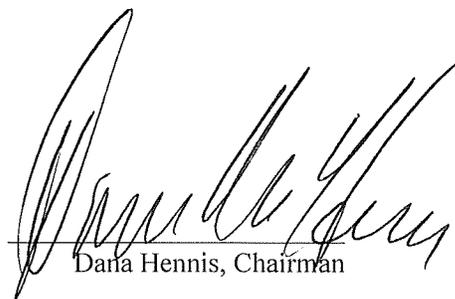
Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger

Voting Nay: None

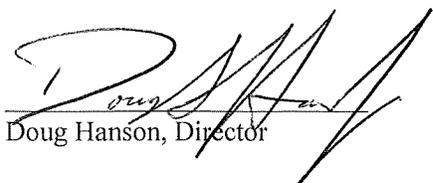
Absent: None

4-0-0



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA
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SIGN-UP SHEET
February 13, 2024 – P & Z Commission, Public Hearing
 ---- Continued from January 23, 2024 ----

Case Name: ***Falcon Crest EAST Sub Request:***
 Case Type: Rezone, Pre-Plat & Design Review Request.

Case Nos.: 23-05-ZC (Rezone), 23-06-S (Pre Plat), and 23-13-DR (Design Review).

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

| IN FAVOR | NEUTRAL | IN OPPOSITION |
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CITY OF KUNA

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Planning & Zoning Commission Public Hearing Sign-In Sheet
 February 13, 2024

Case No.: 23-07-SUP (Special Use Permit)

Case Name: Maverik Fuel Sales

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 |
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