

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, 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, March 26, 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 00:00:00)*

**Chairman Dana Hennis** ...For Tuesday, March 26th, 2024, first up would be roll call.

**Kuna Economic Development Director Morgan Treasure** Commissioner Hennis.

**Chairman Dana Hennis** Present.

**Kuna Economic Development Director Morgan Treasure** Commissioner Clark.

**Vice Chairman Bryan Clark** Present.

**Kuna Economic Development Director Morgan Treasure** Commissioner Greger.

**Commissioner Ginny Greger** Present.

**Kuna Economic Development Director Morgan Treasure** Commissioner Main.

**Commissioner Jim Main** Present.

**Kuna Economic Development Director Morgan Treasure** Commissioner Rosadillo.

**Commissioner Bobby Rosadillo** Present.

**Chairman Dana Hennis** Thank you, and at that, I guess we can go and give you a minute to introduce yourself. You're our new Commissioner. Thank you for coming on board.

**Commissioner Bobby Rosadillo** Yeah. Thank you. So, Bobby Rosadillo. Up until recently, was the President of the Chamber of Commerce. My wife and I operate and own Kuna Healthcare and Kuna Med Spa here in town. So, I guess that's me in a nutshell.

**Chairman Dana Hennis** Well, good. Well, thank you for coming on board.

**COMMISSIONERS PRESENT**

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

**CITY STAFF PRESENT**

Morgan Treasure, Economic Development Director  
Troy Behunin, Senior Planner  
Kelsey Briggs, City Attorney

**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 00:00:44)*

**A.** Regular Commission Meeting Minutes Dated February 27, 2024

**B.** Findings of Fact & Conclusions of Law

**I.** Case Nos. 23-16-DR for First Choice Self Storage

*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** Next up is the consent agenda.

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

**Commissioner Bryan Clark** Seconded.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 00:00:49)*

**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, Rossadillo

**Voting Nay:** None

**Absent:** None

**5-0-0**

**3. PUBLIC HEARINGS:**

*(Timestamp 00:00:59)*

**Consideration to Amend the Agenda:**

**Add Business Item 5.A Case No. 23-04-AN (Annexation), 23-04-S (Preliminary Plat) & 23-17-DR (Design Review) for Aermotor Cove to Public Hearings Item 3.A**

**Chairman Dana Hennis** And up next is item # 3, public hearings.

**Commissioner Ginny Greger** Mr. Chairman, I move that we add business item 5.A Case #23-04-AN annexation, 23-04-S preliminary plat, and 23-17-DR design review for Aermotor Cove to public hearing item 3.A.

**Commissioner Bryan Clark** Second that.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 00:01:03)*

**Motion To:** Amend The Agenda by adding Business Item 5.A to Public Hearings 3.A

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** None

**5-0-0**

**Vice Chairman Bryan Clark** I'm sorry, can we go back for just a split second? I know we've moved on, but should we have moved for the correction of the previous meeting minutes? Was there a correction that needed to be done or am I just missing something in the agenda here? Potential motions? Was there a correction that was supposed to have been issued?

**Chairman Dana Hennis** No, that's just...

**Vice Chairman Bryan Clark** Okay, that's just the general statement there. I had never seen that before. That's how much I pay attention. I apologize.

**Chairman Dana Hennis** Okay, so up now would be the moved item to public hearings. Case #23-04-AN, 23-04-S, and 23-17-D design review for Aermotor Cove, Troy.

**Kuna Senior Planner Troy Behunin** Good evening, Commission. For the record, Troy Behunin, Senior Planner, 751 W 4th St. here in Kuna, planning staff. So, there are three applications before this body tonight. The application in the pre-plat will be a recommendation to the City Council and the design review is for your decision this evening, unless the Commission wants to continue the meeting, of course. It's all in your hands. The applications before you this evening requests the annexation of approximately 4.83 acres into the City of Kuna. The property... the subject property does qualify as it touches the city, the city limits on two sides and the applicant is also requesting preliminary plat approval in order to divide the land into 9 total residential lots... new residential lots and three common lot. The applicant seeks design review for the common lots, as well, for their landscaping. Public Works in exhibit 2.22, which is a part of the packet, states that Public Works can support the Aermotor Cove Subdivision Development with the conditions that are listed in the Engineer's memo. Planning and Zoning staff does agree with the Public Work's assessment. The proposed project does touch the city limits and it basically is nestled in between Gray Hawk to the east and Gray Hawk West to its west and south. Staff has reviewed the proposed annexation for qualification, which it does meet, and the preliminary plat and the design review for compliance with Kuna City code, Idaho State Statutes 50-222, 67-65, and Kuna

Comprehensive Plan. And should the Commission recommend approval of the applications for annexation in the pre-plat and if you approve the Design Review, staff recommends that the applicant be subject to the proposed recommended conditions that are outlined in the staff's report. The applicant is here tonight and I will also be here if there are any questions. I yield.

**Chairman Dana Hennis** Thank you. Did the applicant like to come up and present? When you come up, please state your name and address for the record. If you would, and at the base of the microphone if you touch that light and turn it green, then it records.

**Kuna Senior Planner Troy Behunin** *Just touch the red...*

**Chairman Dana Hennis** Thank you.

**Andrew Newell** Well good evening, Commissioners. I'm Andrew Newell with Womer Engineering. I'm representing the client today for this project. Our address for our engineering firm is 4355 W Emerald St. in Boise, ID. Thank you, Troy and staff for that presentation and presenting the project. It's really not a whole lot that I can provide on top of that, I think Troy tried to did a great job. So, I think with that the client and I, we've reviewed the staff report and concur with the findings. With that, I'll stand for any questions you may have.

**Chairman Dana Hennis** Any questions for the applicant?

**Commissioner Jim Main** Not at this time.

**Vice Chairman Bryan Clark** Not this time.

**Chairman Dana Hennis** Thank you very much.

**Andrew Newell** Thanks.

**Chairman Dana Hennis** And with that, I'll open up the public testimony at 6:06. I've got the sign-up sheet but I don't have any entries. Is there anybody here that did not get a chance to sign and would like to testify tonight? *If you would sign in here for me.* Is there anybody else while we're waiting? Okay, thank you. Thank you, and you can take the podium if you'd like.

**Cindy Geisen** Hello Commissioners. My name is Cindy Geisen and I live at 1363 S Ash in Kuna, Idaho. I just briefly looked at this. I noticed a lot of the responses from the list of people you send out an e-mail to about these things. Did not, you know, didn't come back? So I'm just wondering if the number of children that will come with these housings will be provided with schools. I know there's already impacts. So, whenever we annex in more land, that's a problem. I'm wondering about the sewage system in that area because I know there's problems with that. And I noticed that the neighborhood meeting was done in June of '23. And that area seems to be pretty crowded with probably new developments. So, I'm wondering if you were able to contact all the new people, you know, it seems like a long time ago. And there was much information about how they felt about it but seems right to tell them again. And another concern I have is this is supposed to be hearing and then when we looked at the update, it says it wasn't that it's going to be a meeting. So, people can't testify. So I'm wondering if that will be a problem for anybody who didn't come here because they couldn't testify anyway. So I just had a lot of questions. I, you know, I usually like to see a map showing up there about what the maybe you're going to do that later because I know you have a lot of exhibits that kind of say what's happening. So, just to come up here and say. Do you have any questions? Doesn't give you an opportunity to have any questions because you weren't told anything. So, I just want to point those things out. And for the record, thank you.

**Chairman Dana Hennis** Thank you. And to respond to a couple of those, the packet did include those that was online, as well, the for the preliminary plats and the landscaping items.

**Cindy Geisen** The what? *[Away from Microphone]*

**Chairman Dana Hennis** So, the app or the packet that's available online to everybody does have all these exhibits for you to view ahead of time for future, just to let you...

**Cindy Geisen** Oh I knew that... *[Away from Microphone]*

**Chairman Dana Hennis** Okay.

**Cindy Geisen** You *kinda* changed the process so we can't just click on it and see it, so... you have to download the whole package and if I have a little smart phone. *[Away from Microphone]*

**Chairman Dana Hennis** Yeah, true.

**Cindy Geisen** Oh, I knew that. *[Away from Microphone]*

**Senior Planner Troy Behunin** If we're going to continue to have this conversation. Sorry please.

**Cindy Geisen** *[At Microphone]* Yeah, I'm aware of the new system that you're doing that just recently happened that we have to go to the folders and then we have to download each packet or we have to select them and for me, I don't, you know, if I want to just look at one and I'm here, I and the way it works for me is I can't download. ..I don't have enough data and so I did download them. And I do have... I bought my PC and just so I could follow along, but we used to have a link. You know you could just link and say, "hey, go to that one document." It's not a big deal to look at. And typically people show you what they're. Planning where the place is. What kind of acreage is around it? You know, I saw that. But what about the people who come here that aren't, you know, savvy to this process? I come here constantly. So you know, I know the process, but what about other individuals? So, I just like to see more transparency and easier methods for the people.

**Chairman Dana Hennis** No. I understood that. Yeah, understood. And that's why I wanted to make that announcement how to get that. Thank you.

**Cindy Geisen** Any anything else? Do you have any questions? Okay.

**Chairman Dana Hennis** Is there anybody else that wasn't on the list. I noticed we had one come in. Okay, perfect. Then I will go ahead and close the public testimony at 6:11. And that brings up our discussion. Does anybody have anything specifically to address?

**Commissioner Jim Main** I do have a couple of questions, maybe for Troy or for the applicant. Is this a private road or is this a public road?

**Kuna Senior Planner Troy Behunin** For the record, Troy Behunin, Senior Planner, Kuna Planning and Zoning staff, that's a very good question, Jim. The applicant has tossed around the idea of having private roads versus public road. ACHD in their report actually suggests that it be a private lane, which then would not be under ACHD jurisdiction, nor the cities, and it would be up to the homeowners' association to care and maintain into perpetuity the... everything to do with the street including the curb, gutter, sidewalk. So, that's probably a hearty question for the applicant to see if they've decided what they're what they're going to do.

**Commissioner Jim Main** Yeah, because if I recall, I think ACHD said if it's a public road they're going to, they're going to require a cul-de-sac in it.

**Kuna Senior Planner Troy Behunin** That is correct.

**Chairman Dana Hennis** The applicant can come up if he's... You go ahead, state your name and address again if you would.

**Andrew Newell** Yep, again Andrew Newell. Warmer Engineering, 4355 W Emerald. Yes, we will be pursuing of a private drive because of ACHD's recommendation in there. And speaking with the client that is the route that we are going to take. So, we've got, we've done private lanes before, so we have operation and manual is already ready for something like this, as well as a language that we will put in the CC and R's that will, you know, carry out this this maintenance program.

**Commissioner Jim Main** Perfect. Thank you. And one other question, so if you're doing a private road with the turnaround, is the fire department approved that scenario?

**Andrew Newell** Absolutely, yeah. So, we'll work closely with them with that turn around. And what what's shown as the turnaround now is an international fire acceptable type turnaround, so...

**Commissioner Jim Main** Okay.

**Commissioner Bobby Rosadillo** So, it did say that you had nine single family lots here, and forgive me if this is a, you know, silly question being my first meeting, but on the application right under that it says number of residential units is 73.

**Kuna Senior Planner Troy Behunin** That's a... sorry, for the record, Troy Behunin, that's actually a mistake on staff's part. So, the total number of units is 9. The application does reflect just nine single family new family units.

**Commissioner Bobby Rosadillo** Okay.

**Vice Chairman Bryan Clark** Thank you for asking that question. I saw that too.

**Chairman Dana Hennis** Any other questions for the applicant or stuff?

**Commissioner Jim Main** No more.

**Chairman Dana Hennis** Thank you.

**Vice Chairman Bryan Clark** Okay, so I'm noticing the staff report as far as sewer is concerned, they're saying now with the with the update to the sewer infrastructure that there is capacity for these nine lots. We are only talking about 9 residential lots, plus the existing home to remain, or is that a home?

**Commissioner Jim Main** Well it appears, to me, to be an infill project. Maybe one other question for the applicant. What's the thought between having the large lots on the north side and the smaller lots on the South side?

**Andrew Newell** Andrew Newell with Womer Engineering. That was just to provide some varying products for this neighborhood, so that every lot just wasn't the same size.

**Chairman Dana Hennis** Thank you. Kind of buffers the big lot on that, you know, the existing house and the street too.

**Commissioner Jim Main** Yeah, it kind of buffers across the street too, so.

**Chairman Dana Hennis** Yeah, I think it's a good example of an infill product where you know you've got green space out front. So, it's really not up against the road. It's kind of tucked back I think it's laid out pretty well in my opinion. I don't really see any concerns.

**Vice Chairman Bryan Clark** No, I like this product actually. I mean, anytime I see something bordering 5000, I get a little leery, but that's okay.

*[Laughter]*

**Vice Chairman Bryan Clark** Yeah. So, six 5000's and three 10- to 12,000 square foot lots.13-7 size.

**Chairman Dana Hennis** Right...then, if there is no other questions or concerns, I'd stand for a motion.

**Commissioner Jim Main** Mr. Chairman. I move that we recommend approval for Case #23-04-AN and 23-04-S for the Aermotor Cove... *Excuse me*, subdivision project with conditions as outlined in the staff report. Additionally, the road has been indicated to be a private road.

**Chairman Dana Hennis** Thank you.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 00:17:19)*

**Motion To:** Approve Case #23-04-AN and 23-04-S with conditions.

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** None

**5-0-0**

**Commissioner Jim Main** And, Mr. Chairman, I move to approve case #23-16-DR with conditions as outlined in the staff report.

**Vice Chairman Bryan Clark** I've got 23-17-DR.

**Commissioner Jim Main** Oh, okay. Yeah, there's a typo in there. Let me let me rephrase that Mr. Chairman, I move that we approve case #23-17-DR design review for Aermotor Cove Subdivision with conditions as outlined in the staff report. Additionally, the roadway is to be a private road.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:18:01)

**Motion To:** Approve Case #23-17-DR with conditions.

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** None

5-0-0

#### 5. BUSINESS ITEMS:

- A. Case No. 23-04-AN (Annexation), 23-04-S (Preliminary Plat) & 23-17-DR (Design Review) for Aermotor Cove – Troy Behunin, Senior Planner

Applicant requests to annex 4.83 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone, and to subdivide the site into 12 lots (9 buildable, 3 common) with the existing home & outbuildings remaining as an outparcel. The subject site is located at 855 W Hubbard Road (APN: S1313212400); Section 13, Township 2 North, Range 1 West.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 23-04-AN & 23-04-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-16-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*[Moved to Public Hearings Item 3.A]*

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

(Timestamp 00:18:53)

**Chairman Dana Hennis** And that motion passed at least our part of it does. And with that, I have no other business items. Is there any other additional reports from staff?

**Kuna Senior Planner Troy Behunin** Nothing this evening.

**Chairman Dana Hennis** Thank you for the record. That was Troy Behunin.

**Kuna Senior Planner Troy Behunin** Yep, Sorry. For the record Troy Behunin.

**Chairman Dana Hennis** Thank you.

#### 7. ADJOURNMENT:

(Timestamp 00:19:16)

**Commissioner Ginny Greger** All right, I move that we adjourn.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you. Thank you, folks.

*(Timestamp 00:19:16)*

**Motion To:** Adjourn

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** None

**5-0-0**



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*