

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 4th Street, Kuna, ID 83634

Planning & Zoning Commission
REGULAR MEETING
MINUTES

Tuesday, June 11, 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 It's time to call together the regular Planning and Zoning meeting or Planning Zoning Commission meeting for Tuesday, June 11th, 2024. We'll start with roll call.

Planning and Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning and Zoning Director Doug Hanson Commissioner Bryan Clark

Vice Chairman Bryan 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.

Planning and Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

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

Doug Hanson, Planning and Zoning Director
Troy Behunin, Senior Planner
Maren Ericson, 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 00:00:25)

A. Regular Commission Meeting Minutes Dated May 14, 2024

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, first up would be the consent agenda.

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

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

(Timestamp 00:00:27)

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 00:00:43)

A. Case No. 24-03-S (Preliminary Plat), 24-02-SUP (Special Use Permit) & 24-07-DR (Design Review) Valor West Amendment & Valor Classical Academy – Doug Hanson, Planning & Zoning Director

Applicant requests approval to amend an approved preliminary plat to modify 127 lots (108 residential lots, 13 common lots, 4 shared driveways and 1 school lot). The applicant also requests a special use permit to operate the school. The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-03-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case Nos. 24-02-SUP and 24-07-with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Okay, first up tonight on our... under our public hearing, is case #23-03-S preliminary plat, 24-02-SUP, special use permit and 24-07-DR design review for Valor W Amendment and Valor Classical Academy, Doug.

Planning and Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. This evening the applicant requests approval to amend and approve preliminary plat to modify 131 lots, 111 residential lots, 14 common lots, 4 shared driveways, 1 park lot, and 1 school lot. The applicant also request a special use permit to operate the school that is proposed. The site is located at the northwest corner of W Kuna Mora Rd. and S Five Mile Rd. This amendment would drop the total number of residential lots from 386 to 360. ACHD is not requiring an updated traffic impact study for this plat Amendment a future design review application will be required to review the school site to include landscaping, parking, circulation, and buildings. A TIS/ School Site Checklist will be submitted for ACHD acceptance as a component of this future application. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, Idaho Code, and the approved development agreement. Staff recommends the Commission recommend approval of case #24-03-S to the City Council and approve case numbers 24-02-SUP and 24-07-DR, with the applicant being subject to the conditions as listed in the staff report. With that, I will stand by for any questions.

Chairman Dana Hennis Is there any questions?

Commissioner Jim Main Not yet.

Chairman Dana Hennis The applicant would like to come up. I think you're familiar with it, but just press the base of the microphone to green and you're good to go and just state your name and address for the record.

Mark Tate Good evening, Mark Tate, 1673 W Shoreline Dr. Ste. 200. I apologize for how I sound; I feel a lot better than I sound. I was sick last week and this is the result. So, I figured this was a really fun one and I didn't want to miss it. I know a little bit about the school and I'm going to speak to that. Otherwise I would have a substitute here for you.

You guys have all kind of seen over all the presentations, the development agreement with about Falcon Crest, we do have the flexibility to move some units around the project. And the project is all zoned resident R-6 and R-12 with some commercial. This shows the density map, including

the City Park that was promised as part of this development area. And then this is the site plan of the Valor West preliminary plat that was already approved by Planning and Zoning. It included the community park and the 10-acre City Park. This is the updated site plan. Two large changes. One would be the addition of a school site and the other would be the relocation of the City Park along with a reduction of 26 residential units given the changes to the site plan.

A little bit of a back story on this. Our project is not required to include a school. We had those discussions many moons ago. Our property actually is bisected by the School district boundaries of West Ada and Kuna school districts. So part of the property that you see here is actually in the West Ada School District and the school site that you see here is on the... in the West Ada School District. So it's kind of a strange place, you know, given that it's on the far perimeter of two different school districts, not a high likelihood that either would be able to put a school in that location and neither school district was willing to move their boundary, which you know, would have helped.

We understand and Robbie's here tonight that it's been a struggle for Kuna School District to find funding for schools and know that's a big point of contention in the city of Kuna. We're very, very, very excited to be partnering with a public charter school that would go in this location, it would be a K through 12 school serving over 700 students. All open to the folks in Kuna. Like I said, it would be a public K through 12 charter school Kuna in the project and into South Meridian. Somewhat the timing is ambitious. We plan to start grading this fall. We start site open to the folks up in 2025 and they plan to have the school open in the fall of 2026. It's an ambitious goal, but it's not the first time that this group has accomplished it, and we feel very comfortable working with them. When they open, they'll open K through 5, I believe, and then every year they would add a grade.

So part of their curriculum is very specific. It is called a classical Academy and the method of teaching, I encourage all of you to go to their website, I can't speak to it as eloquently as the folks involved in the school, and they couldn't be here tonight. Unfortunately, they're up in North Idaho. But I've provided some of their vision statement and mission statement and really it's kind of getting back to the roots of educating young people on the founding principles of the country and making virtuous learners. I think it's very in line with what our company is focused on, what the project is focused on and there will be an incredible asset to all the people in Kuna.

American classical schools of Idaho. This will actually be their 4th school in Idaho. Their first one is the Treasure Valley Academy. Their second school is going to open in Avimor this fall. Their third school is going to open in North Idaho in 2025 and their 4th school will be here in Kuna in 2026. Every one of their schools has opened with a waiting list and we anticipate this would be no different. The type of education, the rigor of the education is very desirable and especially in this today's day and age.

Some quick facts about the success at Treasure Valley Classical Academy, which is located in Fruitland, of all places, for your first school. They were just approved to they've been a K through 6 school at that location and they've had trouble expanding and they're going to open a junior high and high school campus in Fruitland as well in the coming years. So that I did a real

short presentation given the state of things, but just wanted to kind of touch on that. We're asking for a special use permit to allow the school, it is allowed under the development agreement, but only with a special use permit. I felt like it was something that the city would probably support and not be too controversial.

I did want to make a couple of notes on a few of the conditions, and I apologize to Doug for not pointing these out earlier. He got me the staff report with plenty of time to review and I failed to do that. So there's three conditions. Condition 18, 20, and 21 and I only list 21 on here. There are standard conditions put on every application, 18 has to do with the pressure irrigation system and turning over of water rights, we have a private pressure irrigation system so that wouldn't apply to us and then 20 and 21 have to do with public works capacity. We don't... We've had this conversation at every hearing and actually we had the same conditions removed when this was approved the first time around. So, it has to do with contribution to capacity and we've already built the sewer lift station with full capacity and the well or sorry, the pump station and reservoir and stuff out there, so. We think our development agreement covers 20 and 21. So I would ask that those three conditions be removed. And that's all I had for you. Like Doug said, it's a reduction in overall residential density by 26 units. So ACHD didn't require staff report since it's a reduced traffic. And that's all I have.

Chairman Dana Hennis Thank you.

Mark Tate Any questions?

Chairman Dana Hennis Anybody have any questions for the applicant?

Commissioner Jim Main Yeah, I have a couple of questions. Is this charter school... do they run buses or do they? Is it a parent drop off?

Mark Tate They will run buses.

Commissioner Jim Main Okay.

Mark Tate Which is unique for a charter school, but they do have a busing program, along with parent drop off.

Commissioner Jim Main Okay, and the capacity is 720 kids?

Mark Tate Yep.

Commissioner Jim Main Okay, thank you.

Chairman Dana Hennis Anything else from the Commission?

Commissioner Ginny Greger Am I correct that this school is just going to be put in under just under 8 acres of land...

Mark Tate That's exactly right.

Commissioner Ginny Greger Including the entire school as it builds out?

Mark Tate Yeah, and a couple of other things to note that are just exciting opportunities here. They'll have their own playground area as part of the school and they'll have some fields, as well. One exciting opportunity is with the master plan and read rejiggering of the site plan is having the school site and the City Park adjacent to each other. We'll be working on an agreement between the city and the school to be able to share each other's facilities, so for city events in the park, using extra parking from the school and the school to do special events at the park, it wouldn't be in lieu of them having a playground and stuff like that, but it would be just nice to have the additional space to use.

Commissioner Bobby Rossadillo So I know that you know, there's not another traffic impact study that's required for this, but you're kind of changing the type of traffic that's going to be coming through the area. You know, 750 children, they may come from different areas within the city. How do you expect that to impact, you know, the roads and the, you know, Five Mile which you know they already said? You know, it's not meant to handle a lot of traffic...

Mark Tate Sure.

Commissioner Bobby Rossadillo But how do you expect that impact to?

Mark Tate So they're not requiring an updated TIS for the project, as a whole, because it's going to be less total trips. They do require a TIS that's specific to a school, and it's our first time doing one, and that has been submitted to ACHD and they have a very thorough checklist of. They don't just look at the streets, they look at pedestrian connectivity, safe routes to school, sidewalks, crosswalks, and they've looked at the intersections under a different peak hour timing. And so one of the nice things is with the school, their peak hours of like drop off is not at the peak hours of, you know, like 5:00 traffic. And so it does change the amount of trips and it could be an increase overall, but it's actually a decrease in peak hour trips if that makes sense. And so they feel comfortable with us moving forward with the preliminary plat and then continuing on with the school TIS administratively with ACHD.

Commissioner Bobby Rossadillo Yeah, because it looked like the start and end times. They were like 7:30 and 8:00 in the morning, then 2:30 and 3:00.

Mark Tate Yeah, exactly.

Planning and Zoning Director Doug Hanson Chairman, real quick, just as a point of clarification for the record, there have been a few different numbers thrown around for the school capacity of at full build out. Per the narrative and included in the application packet, it's no more than 702 Students, that's what was submitted.

Chairman Dana Hennis Oka, thank you. And that's at full capacity K through 12?

Mark Tate It will start that day one. It'll start, I think at like 400, right?

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

Mark Tate And just so you know, for example, out at Avimor, they've got a wait list over 200 and they haven't opened the school yet, so they'll open full, day one. So, we would imagine we'll see the same thing here.

Chairman Dana Hennis Good. Thank you. And that definitely is something that would help the community out that way as well, so.

Mark Tate Appreciate it.

Chairman Dana Hennis Thank you.

Mark Tate Thank you all.

Chairman Dana Hennis I had one question for staff. So you said the actual design review portion of the facility will come at a later date, right? So this design review that we're looking at today is just specifically to that whole parcel, meaning the landscaping and everything else...

Planning and Zoning Director Doug Hanson Yep.

Chairman Dana Hennis But the school will be under a different design review.

Planning and Zoning Director Doug Hanson Yeah. For the record, Doug Hanson Kuna Planning and Zoning. The design review this evening is for the overall concept of the open overall concept of the site and then the open space for the Valor W preliminary plat. The changes that are occurring as a result of this proposed amendment.

Chairman Dana Hennis Perfect, thank you.

Chairman Dana Hennis Okay. With that, I'm going to open the public testimony at 6:15 and first one I have marked to testify is Greg Toulson.

Greg Toulson [*Presumably, from the background*] I'm sorry, that was intended to be for the design review, the next design review.

Chairman Dana Hennis Oh, okay. Okay, so next one I have on the list is Beverly Wolf.

Beverly Wolf Beverly Wolf, 3420 W Commemoration Ave. I just had some questions. When I looked at this, it's great the fields. If I understand it correctly, it's still 10 acres of parkland and the 7 or 8, or just about 8 acres of school property. But when I look at this particular drawing, I find it interesting how crowded the housing is right next to the school property. And there were, I think, like 5 units that I couldn't quite identify a street for, and I thought that was kind of interesting. How did those people get to their houses? Do they get to walk from public parking, or what? Because the road doesn't the road turns. It doesn't actually go down to those 5 units which are wrapped right around the school property. So I thought that was kind of interesting. You talked about this being in West Ada. How's that helping Kuna? We have to take on the rest of the aspects of building and traffic and everything else as a city and as a taxpayer. But technically, the school is not in our school district. So how does that impact us over the long run? Do we get to put students there or not? I think there was a question about that when I attended a City Council meeting, so I'm just curious, how does that help Kuna? And then the density of just

this part of Falcon Crest, and I believe that other area is coming. So, how many of the residences will the school serve? Not even Kuna. Let's pretend it doesn't because it doesn't look like it does, but how much student capacity, if they could even get into the school, would that school serve? I'm not talking this project down. I just like how does it help Kuna? Thank you.

Chairman Dana Hennis Thank you, is there anybody else in the audience tonight that would like to testify with that hasn't signed up? Robbie? Thank you. *That was strange, I didn't see your name.*

[Unintelligible Conversation]

Robbie Reno, Kuna School District Robbie Reno, Kuna School District 711 E 4th St. Kuna, Idaho. The one thing we Mark Tate said, is that yes, this is between West Ada and Kuna School District and to his credit, we're not unwilling to change boundaries. It's just it's a crazy act to do as Miss Greger, might know, and back when Pear Blossom was coming, when she was probably a board member of that issue. You have to get our school board to agree to it, their school board to agree to it, then the two cities to agree to it, and then the State Board agreed to it. So it is almost like an act of God, but it is doable. It has happened before, as Miss Greger was on the board and you know when it happened before, but. It's not unwilling and I know he's on a tight timeline and wanted to get done and this is his solution, but we just ask that when Charter Schools come in that they accept all kids because a lot of times charter schools can discriminate, they can't. They're it's a public charter school. And so we make sure that this school has the proper services. For IP students, 504 students and any student that wants to attend there, because that's what we would hope for any school and that the track record in Kuna for charter schools has been one out of three so far in the past 15 years Pi STEM, Guardians Academy, and then Falcon Range. Falcon Ridge has been strong, but the other two have left or failed and so we just hope that because we've had to pick up the pieces on two of those two of those charges will have failed. And so we just hope that this one successful for their case, but also that they accept everyone. That they the wait list is for kids that can go there. Thank you.

Chairman Dana Hennis Thank you. With that, I have no one else on the list, so I'll go ahead and close the public testimony at 6:20 and allow the applicant rebuttal time.

Mark Tate Mark Tate, again for the record. And to the gal's question about you know, how does it help Kuna? It is a public school, and folks from Kuna and West Ada and Kuna School District will be able to go to the school. So there's a boundary to service area for the school and anybody within that can go to a free of charge. So how does it help the school? Well, the city, while the cities having trouble building Schools right now and obviously capacity is a big issue so I'd say it's a massive help to the city of Kuna. And to Robbie's point, I can't speak to any sort of admission restrictions. I'm not familiar with that. I'll look into it though to better understand that I know it's open to the public and but I'm not sure I don't believe there's any other restrictions on it. Thank you.

Commissioner Jim Main Thank you. Another question for Mark. So, just to clarify, who bears the cost of constructing the school?

Mark Tate That's a great question. I've learned a lot about this type of funding of schools and I'll try to break it down fairly simply, but charter schools get funded by the State, just like public schools, because they are public schools. They get funded at per pupil allotment that, I believe is the same or similar to, all other public schools on the burden to fund their facilities is on the school, and so they have to figure out how to fund their facilities, combination of donations and debt using that same amount of funding. There's a number of philanthropic organizations that backstop some of the debt that make donations to the schools. And then there's institutional investors that kind of focus in lending to the schools, as well. So it's kind of a stacked amount of debt that goes into it, and when they run their financials, you know they essentially run a pro forma saying, you know, here's what we're going to take in as capital and here's what our expenses are going to be. Just so you guys understand and our commitment to the school and education in general, you know we're donating the school site to the school, so that's a couple million in equity that they'll have. We're also working with the Barbonas Foundation, who Hanz Barbonas was the one that built Falcon Crest, and we've... he's since passed away but has maintained his family's foundation in honor of his son, who was killed in Iraq, hence Valor and the community's name. That foundation has funded a fellowship to hire the administration of the school out of the gate. So they've identified a principal and a vice principal that they're on boarding here very soon to start building their staffing and so they're very organized. They've got a group of residents in Kuna that are the founding members that are doing outreach to the public to explain what's going on and having informational sessions, so it's been very well received in all of their kind of public outreach stuff. So it's... I understand that there's been some charters that have come and gone, but I do feel very strongly about this organization. They're the real deal and they're real professionals.

Commissioner Bobby Rossadillo Did they happen to give you a breakdown of, you know, how many jobs would be teachers? How many jobs would be administrative and such?

Mark Tate I've talked to them about it. I haven't seen any of it in writing because I had kind of just a similar question. You know, how do you, how do you do it? How can you service debt and pay teachers? And what I have understood is that their teachers are paid probably within 10% of Public-school teachers and maybe take a little bit less because they really care about teaching in this way. There isn't a big administrative layer there and I'm not saying there's that going on at other school districts. I just know that with this group in particular, there's each charter schools, its own entity, and then there's a state organization that has a board of directors that's primarily volunteer with a few people on staff.

Commissioner Jim Main Thank you, Mark.

Mark Tate Thank you.

Chairman Dana Hennis And with that, that brings up our deliberation. If you'd like to start.

Vice Chairman Bryan Clark The one thing that might draws my eyes, and this speaks to Miss Wolf's comments, on the east side of the project, a lot of these units, the length, the lot width, the depth ratio changed significantly. All these lots meet the R-6 criteria. They're all 5000 square foot, but a large portion of these are only 40 feet wide with increased length. I've lived in a in a

similar situation. I don't know... that lot with always makes me just a little uncomfortable. Now being uncomfortable isn't, you know, outside of the rule of law. So...

Commissioner Bobby Rosadillo Yeah, I noticed that too. I mean, aside from the traffic, you know, knowing about how many people it's going to bring in each day, you know, I mean, it addresses some of the concerns of, you know, the city in whole, you know, #1 decreasing the amount of residences, You know, but increasing the amount of, you know, availability for school, even if it's not going to be the total 700 students that would be there, You know, I think any availability for a student to get into a different school and take away some of that burden from the, you know, Kuna School district is a positive.

Chairman Dana Hennis Yeah, I tend to agree. I mean, I kind of like the revision here and adding the school out there where we were kind of a little worried about how we would get those school, the those kids that would be out in those areas. Serviced so I think this provides a good solution out that direction in the park. I think overall some of the smaller lots would tend to some to, you know, feed some of the smaller homes that we're looking to get a little more affordability out of. And, you know, it's still in an area where it's kind of in the middle of the project. It's not a congested area that's adjacent to another larger area, it's a little more appropriate to have the smaller lots there so, I don't see any real issues with it myself.

Commissioner Jim Main The only issue I see is those five lots that are framed out, what they was referring to, I'm not quite sure how those five lots are accessed in this plan.

Vice Chairman Bryan Clark Those are common driveway, and that's one of the things that's noted in the in the packet here, part 4 shared driveways and 1 school lot. So that is a that lot 60, shown on the preliminary plat is a shared driveway. Correct me if I'm wrong.

Commissioner Jim Main Thank you.

Commissioner Ginny Greger My huge concern is a false K Through 12 school with 700 kids on 8 acres with the park next door. To me, that many kids in a on 8 acres is crazy. I see them constantly using the park and the park becoming theirs and not for the public during school hours. A normal elementary is put on 10 acres, that has 600 kids, so you're going to have the same kids you have a different age groups, but.

Chairman Dana Hennis Right.

Commissioner Ginny Greger That's my biggest concern.

Chairman Dana Hennis And usually, charter schools don't have athletic programs for the older kids, correct? So they're not in the need for ball fields and soccer fields.

Commissioner Ginny Greger No, and I would say that's from my knowledge, no, they usually don't. I don't know what the current agreement is and how I know how we dealt with it when I was on the board when Falcon Ridge came in. I'm not sure that they're doing the same agreement anymore.

Chairman Dana Hennis Okay, I don't know. Any other thoughts?

Commissioner Bobby Rosadillo Not aside from anything that we've talked about, I mean those are kind of the big things that stood out, good or bad.

Chairman Dana Hennis And question for staff. Doug, the conditions as he brought up 18, 20, and 21. Does staff have any issues with revising those as we have in the past and as he requests?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and zoning. If the Commission is comfortable removing those conditions as a recommendation to City Council, that's fine.

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark In regards to that as stated, are those conditions for the most part satisfied?

Planning and Zoning Director Doug Hanson For the record, Kuna planning... Doug Hanson, Kuna of Planning and Zoning, those are satisfied through the development agreement.

Chairman Dana Hennis And I know we've addressed a couple of them in the past. With that, I would stand for a motion or more question.

00:31:15 Vice Chairman Bryan Clark Mr. Chairman, I'll make a motion to recommend approval on case #24-03-S with the conditions as outlined in the staff report.

Chairman Dana Hennis And the edits to the other?

Vice Chairman Bryan Clark Oh, And the removal of sections 18, 20, and 21 in the agreement.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

(Timestamp 00:31:15)

Motion To: Recommend Approval of Case #24-03-S with Conditions and removal of sections 18, 20, and 21

Motion By: Commissioner Bryan Clark

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

Chairman Dana Hennis And we also need to look at, yeah, the special use in the design review because those are separate.

Vice Chairman Bryan Clark Mr. Chairman. I move that we recommend approval of 24-02-SU...

Chairman Dana Hennis No.

Vice Chairman Bryan Clark Sorry?

Chairman Dana Hennis That would not be a recommend, or...

Vice Chairman Bryan Clark Oh, that is actually a... okay.

Chairman Dana Hennis That's...were governing board for that.

Vice Chairman Bryan Clark Mr. Chairman, I motion to approve case # 24-02-SUP and 24-07 with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis And the removal of the...

Vice Chairman Bryan Clark Are those removals applicable here?

Chairman Dana Hennis Yes.

Vice Chairman Bryan Clark With the additional removal of sections of conditions 18, 20, and 21.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

Commissioners Aye.

Chairman Dana Hennis Thank you.

Commissioner Ginny Greger I don't aye.

Chairman Dana Hennis Oh, nays?

Commissioner Ginny Greger Nay.

Chairman Dana Hennis Thank you, thought I heard you there.

(Timestamp 00:32:03)

Motion To: Approve Case # 24-02-SUP and 24-07-DR with Conditions and the removal of Conditions 18, 20, and 21

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Rossadillo

Voting Nay: Commissioner Greger

Absent: None

4-0-1

4. BUSINESS ITEMS:

(Timestamp 00:33:02)

A. Case No. 24-02-DR (Design Review) Kuna Multi-Tenant Building – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for a commercial multi-tenant building located at 1025 N Meridian Road (APN: R2404340200); Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Thank you, Mark. And we'll move on to the next item is a business item case #24-02-DR Design Review for the Kuna multi-tenant building.

Planning and Zoning Director Doug Hanson Commissioners for the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. The applicant requests design review approval for a commercial multi-tenant building located at 1025 N Meridian Rd. Within the existing Ensign commercial subdivision. The 8156 square foot multi-tenant building will accommodate 5 tenants. J&M sanitation provided comments on the proposed trash enclosure. A condition has been added to the staff report stating the applicant shall comply with J&M sanitation requirements for the trash enclosure. Upon review, staff finds the application to be in compliance with Kuna City code with adherence to the J&M sanitation requirements. Comprehensive Plan and Idaho Code. Staff recommends the Commission approve case #24-02-DR, with the applicant being subject to the conditions as listed in the staff report. As well as any additional conditions imposed by the Commission. With that I will stand by for any questions.

Chairman Dana Hennis Is there any questions for Doug?

Vice Chairman Bryan Clark I'm analyzing the trash enclosure comments, one second.

Chairman Dana Hennis Oh, okay. Would the applicant like to present?

Greg Tolson, JT Architecture Chairman and Commissioners, Greg Tolson, JT Architecture, 1135 12th Ave. South Road in Nampa. There's not a lot that I can add to what, Doug, what to staff noted there, but we're requesting designer approval for the multi-tenant building it is approximately 8150 square feet and the improvement for on the entire site for parking and landscaping. The site has been designed with the retaining wall along the south side to accommodate a change in grade to align better with the property to the south. Paved parking in both the front and back. Proposing a drive through lane on the north side of the building that drive through does have a bypass lane. The building has been designed to accommodate. I

mentioned that five tenants, the floor plan has been designed with offset walls for exterior wall relief and varied parapet heights and accents. The exterior has a variety of high quality, low maintenance materials to include brick, horizontal siding, vertical medical siding, and stucco for an attractive quality design. Each lease space has been provided with a large storefront covered entry and a wall space for signage above.

We feel that the proposed development will be a great addition to the city of Kuna and will complement the existing improvements in the surrounding area. I have read the staff report and we do not have any issues with the trash enclosure comment to the matter of widening our trash enclosure by two feet and that's not a problem. So with that I'll stand for any questions.

Chairman Dana Hennis Perfect, thank you. Any questions for the applicant?

Commissioner Jim Main No.

Chairman Dana Hennis Well, looks like you got lucky.

[Laughter]

Greg Tolson, JT Architecture Great.

Chairman Dana Hennis Thank you, and with that, that brings us to our deliberations.

[Momentary Silence]

Chairman Dana Hennis I think I think it's a nice addition to the area there. I think it's going to use that space really well. It's got good parking, good frontage. You know the face, the elevation to the front, so. I don't see any issues on my side.

Commissioner Ginny Greger I think it would be nice to have that spot filled. Looks like a really nice building.

Commissioner Jim Main I just have one issue. We've got a drive through lane that's 10 feet wide. We've got a bypass lane that's 10 feet wide. You get the entry and there's 18 feet wide. So I'd like to see that 20-foot width. At the point where it enters into the drive through and bypass lane.

Chairman Dana Hennis Oh, I see on that right.

Vice Chairman Bryan Clark Now that property in the north is vacant currently. Yeah, it's still vacant just north of this piece.

Commissioner Jim Main Yeah.

Vice Chairman Bryan Clark Okay, because the one thing I know that we have access to both private drives, it's the one-way traffic through that drive through and bypass that kind of throw me off.

Commissioner Jim Main *Mhm.*

Chairman Dana Hennis Right.

Vice Chairman Bryan Clark It's I mean it's... Well, it's all private access, so it's...

Chairman Dana Hennis Question for the applicant. Can that... can you provide that extra width in that front right bottom entry to that bypass? Looks like you take a little bit out of the landscape berm on the along the private or along the borderline.

Greg Tolson, JT Architecture Chairman, Commissioners, I believe I can, yes. At what? What are we looking at? 2 feet to make it consistent 20 feet all the way through.

Commissioner Jim Main Yeah Consistent, consistent 20 feet all the way through it.

Greg Tolson, JT Architecture Yeah, I believe so.

Chairman Dana Hennis Perfect, thank you. With that, I would stand for a motion.

Commissioner Jim Main Mr. Chairman, I move that we approve case #24-02-DR with conditions as outlined in the staff report, as well as modifying the drive through bypass lane to be a continuous 20-foot width for its entirety.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

Greg Tolson, JT Architecture Thank you.

(Timestamp 00:39:48)

Motion To: Approve Case #24-02-DR with conditions and modification

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

5. UPDATES & REPORTS:

(Timestamp 00:40:18)

Chairman Dana Hennis And with that, I see no other items on the agenda staff have any reports or anything? Nope. Quite over there today.

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. No.

[Laughter]

Chairman Dana Hennis Hard to record that shaking of the head.

6. ADJOURNMENT:

(Timestamp 00:40:38)

Commissioner Ginnie Greger I move that we adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:40:38)

Motion To: Adjourn

Motion By: Commissioner Ginnie 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



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

