

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, September 10, 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 00:00:03)

Vice Chairman Bryan Clark Call to order the regular planning and zoning commission meeting for Tuesday, September 10th, 2024. Can I get a roll call, please?

Planning and Zoning Director Doug Hanson Chairman Dana Hennis... Vice Chairman 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 - Absent
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main -Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Troy Behunin, Senior Planner
Doug Hanson, Planning and Zoning Director
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.

A. Regular Commission Meeting Minutes Dated August 13, 2024

Potential Motion:

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

(Timestamp 00:00:28)

Vice Chairman Bryan Clark All right with that, can I get a motion for the consent agenda?

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

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed?

(Timestamp 00:00:35)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

3. **PUBLIC HEARINGS:**

(Timestamp 00:00:50)

Vice Chairman Bryan Clark That will move us into our public hearings first.

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and zoning staff. Staff would request that agenda item 3B be moved to the top of the public hearing items, to hear that first and we would need a motion on that.

Vice Chairman Bryan Clark Can I get a motion? *Yeah. So the idea is to move these just so we can do...*

Commissioner Bobby Rosadillo *Oh, I see, okay.* Yeah, I'll make a motion to move Public hearing case #23-02-ZC and 23-03-S and 23-09-DR, Rivia subdivision, to the top of the public hearing agenda.

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? No opposed.

(Timestamp 00:01:23)

Motion To: Public hearing case #23-02-ZC and 23-03-S and 23-09-DR, Rivia subdivision, to the top of the public hearing agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

B. Case No. 23-02-ZC & 23-03-S, 23-09-DR; Rivia Subdivision– Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 63.50 ac. from Ag. to the C-1 (Neighborhood Commercial) and R-6 (Medium Density Residential) zones; and requests Preliminary Plat approval to subdivide the site into 3 Commercial Lots, 231 single-family lots and 41 common lots. The site is in Section 1, Township 2 North, Range 1 West (Parcel number: R6961010010). **Staff requests this item be tabled to a date uncertain to receive critical agency comments. This item will be fully readvertised for a future date.**

Potential Motions:

- *Motion to table Case Nos. 23-02-ZC & 23-03-S and 23-09-DR to a date uncertain.*

[MOVED TO BE HEARD FIRST BY COMMISSION MOTION]

(Timestamp 00:01:44)

Vice Chairman Bryan Clark All right. So first on the agenda is case #23-02-ZC and 23-03-S and 23-09-DR for Rivia subdivision, Troy.

Senior Planner Troy Behunin Good evening, commissioners. For the record, Troy Behunin, Kuna Planning and Zoning staff, Senior Planner. The Rivia Subdivision that is before you tonight staff is actually requesting that this be removed from the agenda from consideration and we will, as the memo in your packet states, we will re-advertise completely in the newspaper, The sign on site, and we will mail out 300-foot notices for a new date. This is to remove it and not for a date certain there is no new information and we need that information in order to hold a public hearing. Staff is here for any questions you have.

Vice Chairman Bryan Clark Okay, and so this is just a motion to a date uncertain?

Senior Planner Troy Behunin Correct.

Vice Chairman Bryan Clark As written. I'd stand for are there any questions?

Commissioner Ginny Greger Nope.

Commissioner Jim Main Nope.

Vice Chairman Bryan Clark I'd stand for a motion.

Commissioner Jim Main Mr. Vice Chairman, I move that we table case numbers 23-02-ZC and 23-03-S and 23-09-DR to a date uncertain.

Commissioner Bobby Rosadillo I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Motion passes, that is tabled.

(Timestamp 00:02:54)

Motion To: Table case numbers 23-02-ZC and 23-03-S and 23-09-DR to a date uncertain.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

A. Case No. 24-02-AN (Annexation) Powderhorn Subdivision - Troy Behunin, Senior Planner

Applicant requests Annexation of 41.50 acres into Kuna City Limits applying the R-6 zone. This site is located in Section 11, Township 2 North, Range 1 West (APN: R1805140640).

Potential Motions:

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

(Timestamp 00:03:23)

Vice Chairman Bryan Clark We have a couple of late comers here. Is there anybody who would like to testify, this evening, for the Powder Horn subdivision who hadn't already gotten a chance to sign up? That'll bring us to case numbers 24-02-AN annexation for the Powderhorn subdivision, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. Once again, Troy Behunin, Senior Planner, Kuna Planning and Zoning staff. The continuation of application #24-02-AN, which is the Weimer annexation / Powderhorn application. At the last meeting, public testimony was taken and it was determined that we would continue this meeting to tonight, in order to receive public works comments. Those comments have been included in your packet. They've been available for more than a week online and other than that, there is no new information and staff would just like to request that the that the Commission remind those that do want to testify tonight to limit their comments to just the Public Works memo, if they did not testify last time. Staff's here for any questions that you might have.

Vice Chairman Bryan Clark Do we have any questions for staff at this time? All right. With that, we'll...

Senior Planner Troy Behunin Commissioners, sorry, just want to clarify. That it's for those...

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. The people who testified last time to limit their testimony to the new information. If people did not have the opportunity to testify at the last meeting, they can testify on anything in the packet.

Vice Chairman Bryan Clark And with that, we'll reopen the public testimony public hearing. First on the list we have Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen, Kuna School District Representative, 711 E Porter St. Kuna, Idaho and I...

Planning and Zoning Director Doug Hanson Sorry Chairman, Vice chairman. The applicant is here to present this evening as well, so they would need to go before.

Vice Chairman Bryan Clark Ah yes, I apologize. We're going to, we're going to step back a second.

Tim Jensen, Kuna School District And actually I just need to withdraw. We spoke last time on it and so I don't have anything new on the public works. So I just wanted to let you know that.

Vice Chairman Bryan Clark I apologize the applicant for the presentation with us. And, if you could state your name for public record please.

Kelly Black, Bailey Engineering Thank you, Kelly Black, Bailey Engineering, 1119 E State St. Eagle ID representing Trilogy Development for Powderhorn and we did review this last hearing, but I'll just go through a quick overview. Again, we are requesting annexation and zoning for Powderhorn subdivision. This is a 41 1/2 acre site located on the southeast corner of School Ave. and Mason Creek Rd. The Comprehensive Plan and the Future Land Use Map has this site designated as medium density residential. The area surrounding the site to the north, the east and the South are also designated medium density residential with low density residential designated on the county parcels to the West. We are requesting an R-6 zoning district, which is a medium density zone. The subdivision to the north is zoned R-6 and the subdivision to the South is zoned R-4. The sites to the east and the West are county zone Rural Residential. I just wanted to run through a few location shots just to sort of orient to the site. This is a view looking north and you can see the site in green. We have Denali Heights to the South and Silver Creek subdivision on the north with the county parcels to the east and the West. And we do have a little portion of Silver Creek on the West as well, which is R-6. And this is a view looking S from Mason Creek Rd. Looking east from school Ave. And again sort of a zoomed in shot from Denali Heights on the South looking north. And then this is just the portion that comes down next to Denali Heights, which has the school Avenue Rd. future School Avenue Rd. on it. And then this is Denali Heights on the South. And this is Stub Street that would connect to the future subdivision when we come in with that. One other thing I wanted to cover was that with regard to schools, this developer has contributed to sites for this for use as future schools. In addition, the developer has donated funds to help with school programs, and the school has testified that they are in support of this application. And that is all I have. Thank you for your time and consideration of the annexation and zoning of Powderhorn. And with that, I will stand for questions.

Vice Chairman Bryan Clark Thank you. Any questions?

Unknown Speaker From Background [Inaudible]

Vice Chairman Bryan Clark We'll open up to public testimony in just a moment. All right. Any questions for staff at this time? At this point, we'll go ahead, we'll move to the public hearing. So Tim, thank you for your comments. Did you want to make additional, or?

Vice Chairman Bryan Clark Next on the list, we do have Spencer Weldman...Spencer Whitman?

Unknown Speaker *[Inaudible]*

Vice Chairman Bryan Clark Okay. And then, pardon me if I get this wrong. Oh no. Is that journaling and Joe? Yeah, if you have any comments you'd like to. If you have any comments you'd like to make you signed up to testify. If you please state your name and name and address for the record.

Jarrilyn Anghel Jarrilyn Anghel 2204 W Recon St. in Silver Creek subdivision. Is this going to be fourplexes in there? In the subdivision?

Vice Chairman Bryan Clark Staff?

Senior Planner Troy Behunin For tonight's meeting, all we're talking about is the annexation. We're not talking about the product, but that would require a specific zone, which they're not requesting that zone.

Vice Chairman Bryan Clark Right.

Jarrilyn Anghel So it would just be houses?

Senior Planner Troy Behunin We're just discussing the annexation this evening.

Vice Chairman Bryan Clark Yeah, so...

Senior Planner Troy Behunin We're not. They'll have to come back for a pre-plat where they will show the intention.

Vice Chairman Bryan Clark So for the record though, can you just give us a brief overview of the R-6 designation?

Senior Planner Troy Behunin R-6 is it's just a zone. It means that there are up to 6 units per acre, but...

Jarrilyn Anghel It matters because if you put multi-housing in that area, it's going to increase traffic down every small road in there and also it will decrease the value of the houses along there and don't tell me no, because I'm a realtor and I've been selling in the valley since 2004. And it's funny how I had a project off of Robinson Rd. And Lewis Ln. 44 acres going to be 1 1/2 to two acre lots and you guys shot it down because you said it would be too much for your educational system, for your schools. So now all of a sudden it's Okay, because what? Who's the developer?

Senior Planner Troy Behunin For the record review, and we're not here to discuss housing product, we're here to discuss the annexation and the proposed use.

Jarrilyn Anghel But we don't want that annexation if it's going to be fourplexes.

Senior Planner Troy Behunin They will come back for a preliminary plat...

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna planning and zoning multi-family units, are not permitted in an R-6 zone.

Jarrilyn Anghel Okay, that's what I asked him and he wouldn't respond. Thank you.

Vice Chairman Bryan Clark Next on the list we have, I believe, Cyrus Heick I hope I got that right, okay.

Cyrus Heick *I'm honestly shocked.* Cyrus Heick 2242 W Seldovia St. I'm the in Denali Heights subdivision. So if you can scroll to the view just looking North from Denali Heights, this is right out where my kids play right in the street. There we are. I mean, I'm not thrilled about having something in my backyard, but I accepted the development. You know, this is a growing community that's going to happen. My biggest 2 concerns are one the transition from R-4 to R-6 directly on the north side, that entire row of houses on the north side of the Valley Heights are all approximately half-acre lots going down to R-6 without an attached preliminary plat approval. Really, I think introduces a wild card for the future when that's introduced and who knows who's going to be the Council. So looking for some protection there, just in terms of how much they can pack in on that transition line. The second issue I have is if you look at the direction of Mason Creek versus the flow of traffic. Most people coming in from Boise and Meridian are going to come down Meridian Rd. without anything that connects off of Linder through Mason Creek. The main corridor that I would expect people coming in from downtown Boise is going to be directly through the first right they can take which is in the middle of that Denali Heights subdivisions. So we're effectively turning what right now is a play area for kids into a major corridor, especially when you look at that School Rd. proposed there and not actually being be able to consume the private road according to the plans that I've seen there, so I know there been prior concerns about. How closely that's packed up against the existing subdivision. The width of the road. It just seems like between that Mason Creek School Rd. as well not going all the way North up to Columbia Rd. There's a lack of infrastructure there right now with that density of zoning is going to create a major issue with the existing communities, so. I know there's a geographic feature with that canal running there, I don't know if splitting that up with R-4 and R-6 solve some of the immediate zoning concerns. If you look to the southeast, the only similar transition from R-4 to R-6 that I've seen is on the southeast corner of Hubbard and Linder. You see that it's the broken up divided by that canal and there's nothing that really immediately connects those two. So in terms of precedent in the local area, that's kind of an alternative that I would throw out there just for suggestion to try to not totally torpedo this understanding. There's going to be future growth in this area. So that's all I've got.

Vice Chairman Bryan Clark Thank you for coming. Thank you very much...Gene Tippetts.

Unknown Speaker This is just for our annexation... *[Inaudible]*

Vice Chairman Bryan Clark Okay Thank you. And those are the only ones listed to testify this evening. Is there anybody else who did not have an opportunity to sign up would like to at this time? If you wouldn't mind coming and filling it.

Amanda Parker I'm Amanda Parker.

Vice Chairman Bryan Clark Oh, okay you would like to testify? Okay.

Amanda Parker My name is Amanda Parker. I am 9422 S Kelson Ave. in Denali Heights. I'm also on the HOA board there. You know, there's a lot of concern about this. I live where it transitions from South Kelson and I think that is steward, I can't remember what the next street is, anyway... You know, I called 6 months ago because when I work remote, I look out my office and I see these cars flying down our street. And they did a calming study, traffic calming study. And I was turned down to have speed bumps put in or anything for that matter. It is very dangerous, very dangerous. I have watched cars pass each other side by side on the corner. So the problem I have, as was the rest of the board we have there in Denali Heights, is I think that is the only entrance that you're looking to have under the subdivision, correct? Is the one that comes into Denali Heights. Is that right?

Senior Planner Troy Behunin For the record, Troy Behunin, No. That there is. At least 3 or 4 other entrances into the subdivision. But we're not...we're not talking about the subdivision tonight. We're only talking about the annexation. Annexation is the only topic for tonight.

Amanda Parker Which is obtaining access to the land. Am I right?

Senior Planner Troy Behunin No.

Amanda Parker Okay, then can you define what that is? So I know exactly what we're up here doing because...

Senior Planner Troy Behunin So then, I would... For the record Troy Behunin...I would invite you to come in and talk with staff and we would do that.

Amanda Parker Sure, absolutely. My concern is if we don't know what's going in there and we don't fight for this, then later on, we're going to be told it's too late.

Senior Planner Troy Behunin Again, for the record, Troy Behunin, tonight is just annexation. They're going to have to come back for a pre-plat which will show where all the streets are and what we will do this again for a pre-plat.

Amanda Parker So if the land is approved, I mean am I right? If the land is approved.

Senior Planner Troy Behunin It's just annex... it's just annexation. They still, they still have to come back for a public hearing with the Commission and the Council for the pre-plat, which is the design, the entrance, the lot sizes for the subdivision.

Amanda Parker But by that time, it's too late. By that time, it's too late because you've already got the property...to build.

Senior Planner Troy Behunin That's not accurate.

Amanda Parker I watched the house on the other corner... I. So when do I need to come back?

Senior Planner Troy Behunin For the record, Troy Behunin, Kuna Planning and Zoning staff. They will have to come back for another public hearing. We will advertise for a preliminary plat, which shows a development. That will be advertised just like tonight's meeting was.

Amanda Parker Okay, thank you.

Senior Planner Troy Behunin And I would invite anybody who wants to come in and make an appointment to come in and talk to staff. We can talk about the other things at a later time when that application moves forward.

Vice Chairman Bryan Clark So at this point, correct me if I'm wrong. The annexation is simply to bring it into the city as a piece of property that is now covered by the city limits, which opens them up to city services in the future. And it also at this point would be a rezoning of the property from, I'm sorry, Well, to in R-6 designation within the city boundary. So that's all we're talking about this evening. It's just simply accepting the property into the city limits. There's no design attached to this annexation as of right now.

Senior Planner Troy Behunin That is correct.

Commissioner Jim Main So Troy, could I ask you a question?

Senior Planner Troy Behunin Well, you may... you may want to wait until after the public hearing.

Commissioner Jim Main Okay.

Vice Chairman Bryan Clark So I do have one other name on the list. It is set to not testify. I believe Cindy Sparling, if I'm reading that correctly. At this point, we'll go ahead, we'll close the public hearing unless there's anybody else. I'm sorry. I'm sorry. Did you did you sign up to testify?

Craig Potcher I did not sign up.

Vice Chairman Bryan Clark Okay, if you wouldn't mind.

Craig Potcher My name is...

Commissioner Ginny Greger You have to sign up.

Vice Chairman Bryan Clark If you wouldn't mind, please.

Planning and Zoning Director Doug Hanson Vice Chairman Clark, for the record, Doug Hanson, Kuna Planning and just as a reminder, before you close the public hearing, the applicant has the opportunity for rebuttal.

Vice Chairman Bryan Clark Thank you...No worries. Thank you.

Craig Potcher My name is Craig Potcher. I have the 10-acre property right up against Mason Creek and pardon me for being dense.

Vice Chairman Bryan Clark If you could actually state your address for the record, please.

Craig Potcher 8957 S Perfect lane.

Vice Chairman Bryan Clark Thank you.

Craig Potcher So maybe I'm a little dense. I get that this is for annexation. But you're annexing it at six houses per acre, correct?

Vice Chairman Bryan Clark That's the R-6 designation, correct.

Craig Potcher So we've got 4 houses per acre up north. I think 6 North, 4 Southing nothing East and West. Wouldn't it make more sense to transition from one to the other? For example in Mason Creek? Or that's not Mason Creek, it's the newest Mason Creek, but whatever. There was 4 houses per acre there.

Commissioner Ginny Greger 6.

Craig Potcher Is that correct?

Vice Chairman Bryan Clark The existing zoning, adjacent to the property is R-6 as well.

Craig Potcher It just seems to me that and I've made this argument before and got shot down but. If you start with R4 on the edges and work to our more dense population in the middle. It won't affect as other people have said. The value of their properties as much as it would if it were R-6 or R-8 or R-10. Whatever it is, you'd finally decide. Personally, I would prefer R-4. I'm living with the R-6 right now on two sides of my property where the only when I moved there, the only traffic we had was Simon... Simon van der Chuy's tractor. And that includes Denali Heights as well. Today I have fireworks over my past year when it's the 4th of July, I have people throwing their dog waste into my pasture. I've got Circle K

garbage thrown over, Prescriptions bottles, Beer cans, and it's a daily occurrence. They just don't care. It seems to me that what we're producing here is a lower level of a lower class of citizen moving into those higher density populations. Not expressing it very well, but to me the lower density. Properties bringing up a higher class of people. I hate to put it that way, but that's the way it's working for us. And like everybody else, I'm concerned about the traffic as well. That's all I had to say. Like I said, I'd like to see it be R-4 instead of R-6, but that's just me. Thank you.

Vice Chairman Bryan Clark Okay, would the applicant like to rebut?

Kelly Black, Bailey Engineering Again, Kelly Black, Bailey Engineering, 1119 E State St. Eagle, Idaho. I want to take this opportunity to address the comments that came in at the last hearing, as well as the ones that came in today. First, there have been questions regarding traffic. At this time, again, we're only requesting annexation and zoning. We will be submitting a preliminary plat application at a future date. And with that preliminary plat application, we will include a traffic impact study, which will be reviewed by the city and ACHD. There was also a comment last hearing about the water this property does have its own water rights. When we submit the preliminary plat application, we will include a pressurized irrigation plan and the homes in the preliminary plat application will be served by city water. Let's see again, this site is designated as medium density residential on the comprehensive plan and the future land use map and it does have R-6 on the North and R-4 to the South. So we feel that R-6 is an appropriate designation and I think, correct me if I'm wrong Troy, but multifamily is not allowed within the R-6 designation. And then lastly, again regarding the schools, the school district is in support of this project and there has been mitigation in the form of school sites and funds provided to them. And that is all I have. Again, thank you for your time and I'm happy to answer any questions.

Vice Chairman Bryan Clark Is there any questions at this time? Thank you very much. That will close the public hearing. We've that leads to our discussion.

Commissioner Jim Main Question, Troy. During the next process, they were required to have neighborhood meetings.

Senior Planner Troy Behunin For the record, Troy Behunin at this point, yes, there they would need to begin the preliminary plat process all over again. Neighborhood meeting advertising and then we would have to go to that point and just for the record. So that people have peace of mind. If you go to the city code 5-8-503 indicates R-6 does not allow for fourplexes.

Commissioner Jim Main Thank you.

Vice Chairman Bryan Clark Rambunctious crowd up here today.

Commissioner Jim Main Yeah, I think from my perspective. We're here for an annexation. But we have to, we have to basically come up with a zone that goes along with the annexation. Personally, I would like to see the buffer on the South of the property probably be lower than the R-6. Not necessarily an R-4, but something that transitions from an R-4 to an R-6. So it offers some buffer to those residents that are on the... They're on the north side of the of the Denali Heights. I know we can't make that part of the agreement tonight, but we may want to, you know, throw that out so the developer can understand that sometimes it you have to throw somebody a bone to get what you want. And personally I like to see a transition between the two subdivisions.

Commissioner Bobby Rosadillo I mean, I... I'd agree with that as well. I mean, we've heard from everybody that lives in the neighborhood and they all have the same concerns or similar concerns, most of it being you know the density, especially along the edges either, you know, outside of the subdivision or

on, you know the edge of the south part of the subdivision. You know, the traffic is a huge concern, you know, all of which we're not discussing tonight, but, you know that R-6 at the moment, you know, it leaves a lot open in the future, you know, and again it's, you know, it's great that the developers given stuff to the school, but it hasn't solved any of the problems that the schools are seeing right now. You know land is great, you know, and I know that they put a lot towards certain schools, but it's not building the buildings. It's not paying the teachers, it's not paying the bills so, you know, it's kind of just the way I'm looking at it.

Commissioner Ginny Greger Yeah, I think I agree with both of those guys. More of a transition and I think that on the West side to where the 10-acre parcels are needs to be a transition there. If I, you know, I mean, I realize it's annexation only, but just something for the developer to think about as they bring the plan.

Vice Chairman Bryan Clark No, and that's something important for us all to remember is that R-4 can exist within an R-6. Not necessarily, but not, and not vice versa. So you know those buffer zones are going to be something we cannot definitely review and request at the preliminary plat stage. I'm sure that this commentary is going to get back to them so... we're going to have an opportunity to we'll see that and we'll be able to comment on that at that point.

Commissioner Bobby Rosadillo And I think that's something important for, you know, like for me, for all of us, as Kuna citizens, it's R-6 is the maximum density.

Vice Chairman Bryan Clark *Mhm.*

Commissioner Bobby Rosadillo You can definitely go lower. You know again, like as a citizen, you know, sitting out there, I would also be concerned that, Okay, if it gets past this stage. You know, are they gonna go for all R-6? Are they gonna pay attention to the concerns that the, you know, the people that have testified have had, you know, whether it's been in the neighborhood meetings or in public testimony part? Are they going to listen to that? Are they going to go for, you know, all R6, are they going to, what are they going to do? Then again, like we're not talking about that today, but that I think that's just you know from what I've heard, that's a concern of the people that are here and it would be one of mine as well.

Vice Chairman Bryan Clark With that any other questions for staff, or?... With that, I think I would stand for a motion.

Commissioner Jim Main Okay, Mr. Vice Chairman, I move that we recommend approval of case numbers 24-02-AN with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark All in favor?

Commissioners Aye.

Vice Chairman Bryan Clark Any opposed?

Commissioner Bobby Rosadillo Nay.

Vice Chairman Bryan Clark The motion passes and that brings us to the end of the public hearings for the evening.

(Timestamp 00:30:59)

Motion To: Recommend Approval of Case Numbers 24-02-AN With Conditions

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger,

Voting Nay: Commissioner Rossadillo

Absent: Commissioner Dana Hennis

3-1-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:31:33)

Vice Chairman Bryan Clark And that brings us to the end of the public hearings for the evening. staff. Are there any business items or updates?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning, that is it on the agenda for this evening.

6. ADJOURNMENT:

(Timestamp 00:31:47)

Commissioner Ginny Greger All right, I'll make a motion we adjourn.

Commissioner Bobby Rosadillo Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark And with that, we are adjourned.

(Timestamp 00:02:54)

Motion To: Adjourn

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Bobby Rosadillo

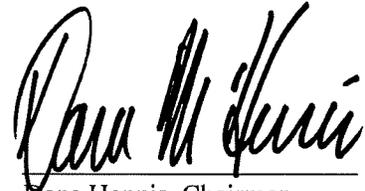
Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

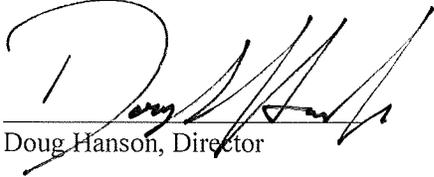
Absent: Commissioner Dana Hennis

4-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

Case Name: Powderhorn Subdivision: 24-02-AN (Annexation)

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

CRAIG POTCHER
Print Name
8957 S PERFET
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KUNA 83634
City State, Zip

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