

**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, October 8, 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 00:00:14)

**Chairman Dana Hennis** Okay, looks like it's time to start our regular, scheduled Planning and Zoning Commission meeting for Tuesday, October 8th, 2024. We'll go ahead and start with roll call.

**Planning and Zoning Director Doug Hanson** Chairman Dana Hennis.

**Chairman Dana Hennis** Present.

**Planning and Zoning Director Doug Hanson** 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.

**Chairman Dana Hennis** Thank you.

**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**

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.

(Timestamp 00:00:41)

### A. Regular Commission Meeting Minutes Dated September 24, 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** First up is our consent agenda.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we approve the consent agenda.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** Okay, all in favor?

All Commissioners Aye.

**Chairman Dana Hennis** Any opposed? Thank you.

(Timestamp 00:00:44)

**Motion To:** Approve the Consent Agenda

**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

## 3. **PUBLIC HEARINGS:**

(Timestamp 00:00:56)

### A. Case No. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E.

***Staff requests this item be tabled to a date certain.***

*Potential Motions:*

- *Motion to table Case No. 24-05-AN, 24-02-DA to a date certain.*

**Chairman Dana Hennis** First up, in the regular public hearing's agenda is going to be case #24-05-AN, 24-02-DA Development Agreement for Kuna Mora Business Center. Doug, I see you have a...

**Planning & Zoning Director Doug Hanson** Yeah. For the record, Doug Hanson, Kuna, Planning and Zoning. Staff requests this item be tabled to a date certain of October 2nd or, I'm sorry, October 22nd, 2024, due to a site posting error.

**Chairman Dana Hennis** Thank you.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we table case #24-05-AN, 24-02-DA to a date certain of October 22nd, 2024.

**Commissioner Ginny Greger** I'll second that.

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

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? No. Thank you.

*(Timestamp 00:01:30)*

**Motion To:** Table Case #24-05-AN, 24-02-DA To A Date Certain Of October 22<sup>nd</sup>, 2024

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**5-0-0**

**B.** Case No. 24-01-CPF (Combination Preliminary and Final Plat), 22-02-DA MOD (Development Agreement Modification) Lamp District – Doug Hanson, Planning & Zoning Director

Applicant requests combination plat approval to consolidate six (6) lots into one (1). The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. The site is located at the NEC of N Meridian Road and E Deer Flat Road within Sec 18, T2N, R1E.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-01-CPF and with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:01:49)*

**Chairman Dana Hennis** Next up is case #24-01-CPF, the combination preliminary and final plat; 22-02-DA Mod, the development agreement modification for Lamp District, Mr. Hanson.

**Planning & Zoning Director Doug Hanson** Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. The applicant requests combination plot approval to consolidate 6 lots into 1 lot zoned C-2 area commercial. The applicant also request a development agreement modification to dissolve the existing development agreement on the subject site. The site is located at the northeast corner of N Meridian Rd. and E Deer Flat Rd. With the removal of the development agreement, the site will not move forward as initially proposed on the mixed-use concept plan on Page 67 of the Commission packet. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, and Idaho Code. Staff recommends the Commission recommend approval of case #24-01-CPF to the City Council, with the applicant being subject to the conditions of approval as listed in the staff report. The applicant is here this evening. And with that, I will stand by for any questions.

**Chairman Dana Hennis** Thank you, Doug. Any questions from the Commission?

**Commissioner Bobby Rossadillo** No.

**Chairman Dana Hennis** No. Would the applicant like to say something? And go ahead and state your name and address for the record when you get there. *Go ahead and press the bottom to activate it to green light. Yeah, there you go.*

**Penelope Constantikes, Riley Planning Services** Thank you, Mr. Chairman. For the record, Penelope Constantikes with Riley Planning Services, representing the applicant. My address is Post Office Box 405, Boise, ID 83701. I'd like to start by thanking staff for their insightful comments. They were very helpful in helping us find the most practical and efficient way to position this site for future development, consistent with the C-2 zone and its intended use. The purpose of the one-acre lot as a combined preliminary and final plat is to simplify the site to eliminate old lot lines and get rid of old easements; and I did want to note that the relocation of the Kuna Canal has been approved and I don't believe we can start on that until after irrigation season is over, but that will be moved too. It will follow Deer Flat and then they'll go north on Meridian Rd. until it reaches its original discharge point. At that point, then, then across the road because you have to enter and exit at the same place, regardless of what you do in between, so.

The benefits of doing this is that it will smooth out the development process in future and it will be much easier for staff to process applications because there won't be a modification of an old development agreement. There won't be all these lot lines and easements existing. So I think in the end it will be a great strategy for positioning the site for the future. So in the future, my understanding is there's significant interest in this site. I don't know by whom, and site development will have additional overview by the City of Kuna, so there'll be opportunities for more review, comments, neighborhood comments, that kind of thing. So anyhow, the existing residence that's there now, will technically become a non-conforming use; but I did ask for it to be a condition of approval. It serves as Security Service by having somebody on the site and kind of watching things because otherwise it's just of a vacant parcel with no one paying any attention. With that, I would request your recommendation of approval to City Council, and I'd be happy to answer any questions or get into more detail if you wish.

**Chairman Dana Hennis** Thank you. Any questions for the applicant at this time? No. Thank you.

**Penelope Constantikes, Riley Planning Services** Thank you.

**Chairman Dana Hennis** With that, I'll go ahead and open the public testimony at 6:06. I have, first up, Tim Jensen.

**Tim Jensen, Kuna School District** For the record, Tim Jensen, representing Kuna School District, 711 E Porter St. Kuna, ID 83634. We just wanted to get up and speak on behalf and as the district has always taken, the stance of advocating for commercial growth in the area to help offset the tax burden on the residents and so just here, speaking on behalf of our approval of, you know, the commercial application. And I'll stand for questions.

**Chairman Dana Hennis** Thank you. Any questions? Thanks Tim.

**Tim Jensen, Kuna School District** Thank you.

**Chairman Dana Hennis** The only other one I have up on the list currently is Rayola, but she says not to testify?

*Unknown Speaker [Inaudible]*

**Chairman Dana Hennis** Correct. Thank you. Is there anybody else that did not get a chance to sign-in that would like to testify? *If you would please come up and sign in.*

**Ron Perkins** Thank you for giving me the opportunity to add on to the list. *Where do I put?*

**Chairman Dana Hennis** *Whichever are you in, are you in favor or neutral or opposed?*

**Ron Perkins** *I'm not sure I know. I have not heard enough detail about what's going in there to make that decision.*

**Chairman Dana Hennis** Is there any anybody else? *If you would come up and sign in when you can. Would you gentlemen come up as well? Let's go ahead and have you sign in and then I'll let you. Yeah, you can. Let's hold off on your speech for just a minute if you would please. Thank you.*

*[Brief Silence As Individuals Sign-In For The Public Hearing]*

**Chairman Dana Hennis** Thank you. Ron, if you would?

**Ron Perkins** Yes, my name is Ron Perkins. My address is 1907 North Ryde Ave. in Kuna, 83634. *Am I limited to a certain number of minutes?*

**Chairman Dana Hennis** *Yes, you have... Each person has three minutes.*

**Ron Perkins** Okay. I'm speaking without notes. So if I miss itemizing something, my apologies. I have not heard any detail about the businesses or the mix of businesses that are going into that Northeast corner there of Deer Flat and Meridian Rd. But let me speak about things that I do know. I and my wife and several other people who live in the Lugarno Terra subdivision have very high interest in what goes into that proposed development because it will affect our property values obviously. And so I'm sorry, I don't know what's going in there very much. I'm sorry that I don't know. One other thing I'd like to add that I will end my extemporaneous remarks with the development of Lugarno Terra Section 2 is commencing in the next 5 or 6 or 7 months, I think, and we have concerns about potential traffic coming from that new section into the already developed section of Lugarno Terra through the new streets and the connections and then some of those people perhaps might want to go through the section #1 to get to this new development. And the reverse process could also be the same. We do not want that additional traffic if at

all possible. If there is any way possible to limit that traffic by barriers, physical, or bumps barriers along the street surfaces please, please consider that because. In Section 1 of Lugarno Terra, we would not want to see an increase in traffic who might feel that they could go past 30 miles an hour in our in our part of the subdivision and possibly endanger some of the children in that part of the subdivision. That's all I have to say. Thank you for listening to me.

**Chairman Dana Hennis** No problem, thank you. Next up, David.

**David Miller** This project we've been called in to several meetings by the developers representative and the biggest problem we have is the truth keeps changing. The first initial meeting was a to introduce us to the planned Lamp District and we're going to have quaint shops, Senior housing etc... to kind of ease our comfort with what's going on, nothing ever happens with that one. So now we have another meeting we're invited to where we want to merge it all for the efficiency of the infrastructure. I think there was another meeting where we reclassified the development. So I think there's interest in big development, big commercial taking that corner, that's definitely going to deteriorate the living conditions and the property we soaked our lifelong savings into. As far as the care of that lot, so far, nothing much is done. It's a grown up weed patch, grass patch with all the problems we have with fires. The weeds grow right up to the vinyl fence in the back of the line of the property with that border, so there's no care or concern of the citizens living next door. So I guess probably the... my neighbors here that we have concerned with decisions are going to make be made to bring the big box store on without consideration of the developments that are currently there, planned to be there because no one ever told us when we signed a contract for the home in that area that this is going to happen. Thank you.

**Chairman Dana Hennis** Thank you... Vincent

**Vincent Cavanagh** Thank you. I'm Vincent Cavanagh. I'm at 2050 N Meridian Rd. Kuna 83634, and I also, it's known as the Kuna Castle to most people. So giving relative position of my house to this development. Same question that David has about some long-term plans as to what's going in there. We have been to these different meetings and things have changed would like to have a vision as far as that goes. The other thing that Penelope had mentioned was the moving of the irrigation canal, and my canal comes right through there from my surface water; as is my neighbor, just to my immediate north. And so I want to make sure that we still have a connection going to that same location so that I've got if I install my pumps there. That that's. I don't have to do additional work, etcetera, etcetera. That's all. Thank you.

**Chairman Dana Hennis** Thank you. And that's all I have signed up on this. Is there anybody that is has come in since that is here to testify in this application? Okay, and seeing none, if the applicant would like to come back and answer some questions?

**Penelope Constantikes, Riley Planning Services** Which you like me to restate my name?

**Chairman Dana Hennis** Yes, please.

**Penelope Constantikes, Riley Planning Services** Penelope Constantikes, Post Office Box 405 Boise, ID 83701. It was nice to have the school district come and support the project. So some of the comments had to do with not having any details. There aren't any details at this point in time. And what future users are out there, I'm not aware of. I don't know that there's been anything confirmed. As I mentioned in my initial presentation that there will be additional review by the City of Kuna, so any of those issues that the neighbors have will have an opportunity to be aired again. And the point of this application is just to clean up the site and make it easier to work with, especially for staff. I don't know that the truth keeps changing. Part of the reason why the original application was abandoned was because of the resistance to additional

residences. So, the walk-up apartments were resisted substantially, so those went away. In addition, the world changes and conditions change economically, so conditions changed and what was appropriate and looked forward to previously is no longer germane. And so we are just resetting the site for. What will be desired at this point forward in terms of commercial use. I've always done my best to be very honest and transparent with the neighborhood. And I didn't tell them many stories I just explained in the second neighborhood meeting that we were requesting a combined preliminary and final plat to clean up the site, get rid of.... I mean, there were tons of easements. I think I submitted something like 10 or 12 easement releases, so there was a lot of cleanup that needed to be done and as also as I mentioned, there'll be additional review of the site as we move forward. So, having been a real estate agent for a decade in the Treasure valley, I know that frequently people buy homes next to vacant lots, and then they're surprised when something happens. And it is unfortunate, but the real estate agent had no way to know what was going to happen next door. So it kind of falls down to that caveat emptor Rural and real estate, which is "buyer beware," and I'm hopeful that whatever happens on the site will not be a major problem for the neighbors. I will continue to be available to the neighbors for as long as it's needed to help them provide insight information. Advocate for them if I can. And then with regard to irrigation, as you know, Idaho Statute does not allow the impeding of water right delivery. So those irrigation surface water rights will continue as they are now. They might be... reconfigured a little bit or tiled, but they will continue without interruption. With that, I'd be happy to answer any questions you have.

**Chairman Dana Hennis** Thank you, any further questions from the Commission?

**Vice Chairman Bryan Clark** No, not at this time.

**Chairman Dana Hennis** Thank you/

**Penelope Constantikes, Riley Planning Services** Thank you.

**Chairman Dana Hennis** And with that, I'll close the public testimony on this application at 6:20. Which leaves us with our deliberation.

**Vice Chairman Bryan Clark** So the big thing there is just the C-2 use. It does allow for slightly larger scale stuff. That could be grocery, that could be... I don't know how big that can get. I'm kind of looking through the code right. So that's really my only concern. How big does it get? Especially adjacent to a neighborhood now the C-2 zoning does still allow for mixed-use it looks.

**Chairman Dana Hennis** That's what I couldn't remember.

**Vice Chairman Bryan Clark** That that's what the code says right now I believe. Correct me if I'm wrong, Mr. Hanson?

**Planning & Zoning Director Doug Hanson** Sorry, could you repeat the question please?

**Vice Chairman Bryan Clark** It looks like in reading the definition of C-2, it does still allow for... allow opportunity for Mixed-Use.

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson Kuna Planning and Zoning staff. C-2 could be a component of Mixed-Use, but as it stands, the site is already zoned C-2. So if there were any changes to request any type of residential zoning or something that is not commercial, they'd have to come back to the public hearing process with the rezone application.

**Vice Chairman Bryan Clark** Got it. Okay, so C-2 can exist in, in mixed-use. Mixed-use is actually... Okay, right? Got it.

**Chairman Dana Hennis** Yeah, I think I think the concern about what goes in there obviously is kind of...

**Vice Chairman Bryan Clark** It's up in the air.

**Chairman Dana Hennis** Yeah, it's up in the air. It could be something big. It could be something not. It's... but there is at least two more public avenues in order to review that and add comment, just to make everybody known, but it definitely cleans up the site. I know I remember from the past we've had some.

**Vice Chairman Bryan Clark** Yeah.

**Chairman Dana Hennis** Some differences with this one and traffic and not traffic but egress positions both on the from ITD and ACHD, so this kind of helps at least provide the ability to do something there. I know that's why it's sat vacant for a while.

**Commissioner Bobby Rossadillo** Well and, you know, the addition of the commercial area is needed here in Kuna. Think a lot of the concerns that, you know, people have said, you know, revolve around having access into the neighborhoods from that lot which, you know, can be taken care of at design review later on. So it's not really an issue that we're voting on today. I do like that the residences...or residential aspect of it has been taken out...

**Chairman Dana Hennis** Yeah.

**Commissioner Bobby Rossadillo** You know, so it's like you get businesses, so then, you know, there's other avenues other, like you said other times where we can vote on, you know, how it's used, whether it's appropriate for that area, whether it affects, you know, the neighborhoods or not, you know. So, you know, we definitely need the commercial.

**Chairman Dana Hennis** Yeah, Any other questions, comments, concerns?

**Commissioner Jim Main** No, basically we're just looking at consolidating 6 lots into 1 lot we're not. We're not talking about changing zoning there...

**Chairman Dana Hennis** No.

**Commissioner Jim Main** At this point. So and we're dissolving the existing development agreement. So at this point it's just. Just eliminating 6 lots, making 1 lot out of 6 lots and we're not approving or even discussing anything else at this time.

**Commissioner Bobby Rossadillo** And Doug, maybe you can clarify on, you know, in the packet pages 21, 22, I'm assuming that page 21 is the current plat as it sits and then 22 is the proposed?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna, Planning and Zoning. So page 21 and 22 are just showing the preliminary plat and then the final plat. That's the combination of the two plats. Page 67 would show the concept plan that was initially proposed with those six lots but on Page 21 and 22, that's just showing the consolidation of the plat into one and the removal of the easements.

**Chairman Dana Hennis** Basically 1 blank square.

**Vice Chairman Bryan Clark** Giant lot with a new easement.

**Chairman Dana Hennis** With that, if there's no other comments or concerns, then I would stand for a motion.

**Planning & Zoning Director Doug Hanson** Chairman, staff would request that additional condition that the existing House be able to remain on site until the site redevelops in the future

**Chairman Dana Hennis** I thought that was in the conditions...

**Planning & Zoning Director Doug Hanson** That's not written in the conditions. That's that will become a legal non-conforming use. There's no issue with that staying on site, but just to reiterate the request from the applicant.

**Chairman Dana Hennis** Thank you.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we condition... that we, yes, conditionally recommend for approval case numbers 24-01-CPF, 22-02-DA Mod for Lamp District with the condition that the existing home be able to be a continuously occupied for the time being. *That makes sense. That hold it.*

**Chairman Dana Hennis** And with the other conditions of...

**Vice Chairman Bryan Clark** And the other conditions as outlined in the staff report.

**Commissioner Bobby Rossadillo** I'll second that.

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you. Okay, with that, that motion passes for now. We'll see further information as we get more in the future.

*(Timestamp 00:25:27)*

**Motion To:** Recommend Approval Of Case #24-01-CPF, 22-02-DA Mod With Conditions As Outlined In The Staff Report, With The Additional Condition That The Existing Structure Be Allowed To Remain On Site Until The Property Redevelops

**Motion By:** Commissioner Bryan Clark

**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**

C. Case No. 24-05-SUP (Special Use Permit), 24-13-DR (Design Review) J&M Solar - Troy Behunin, Senior Planner

Applicant requests Special Use Permit and Design Review approval to install and operate an Energy System, Production Solar Facility located at 680 S Swan Falls Road, Kuna, ID, 83634.

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny Case Nos. 24-05-SUP and 24-13-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*  
(Timestamp 00:26:27)

**Chairman Dana Hennis** Okay, So next up on the agenda, sorry, is cases or case #24-05-SUP, 24-13-DR for J&M solar, Troy.

**Senior Planner Troy Behunin** Good evening, Commissioners. For the record, Troy Behunin, Kuna Planning and Zoning staff in the Planning and Zoning Department. The application is before you this evening 24-05-SUP and 24-13-DR design review for J&M sanitation solar installation. This is a Special Use Permit request in order to... for the applicant to install and operate an energy system exclusively for their use. This is not a public facility. This will be a solar production facility located near 680 S Swan Falls Rd. here in Kuna. The comprehensive plan map does call for M-1 uses for this area. The current zoning is M-1, and so it agrees with the Comprehensive Plan Map and the use does follow the Future Land Use Map and the land use matrix as outlined in Kuna City Code. The applicant is also requesting alternate compliance for the landscaping for the small portion that does touch Swan Falls Rd. I believe it's 165 or 170 feet, or less, and so it's very minimal and staff does agree with the proposal by the applicant and we do support the applicants proposal for providing an area for future sidewalk if needed in the future, and with that I would turn it over to the applicant and I would sit for questions by the Commission.

**Chairman Dana Hennis** Thank you. Any questions? I just have one kind of I guess question or point of clarification. So the variance in the landscaping that you're asking or that they're asking for is to not have the sidewalk on that side, correct?

**Senior Planner Troy Behunin** Actually, that's not the only reason why they're not. There is actually no sidewalk on the east side of Swan Falls, South of the train tracks. Zero. This is a M-1 use where there are quiet super quiet vehicles, primarily. They're all electric. And there's also no pressurized irrigation for the for the area. So they are requesting ultimate compliance as part of that request. There is also a request to reserve an area for sidewalk in the future if it's needed. When the ultimate section for Swan Falls is known. But that would be a delayed installation and probably would be encompassed by a broader project by ACHD with all of the things that are going on Swan Falls.

**Chairman Dana Hennis** Okay, that was kind of my question is, how is it? How does ACHD feel about that? Because normally when we have... I mean, we've done many projects where it becomes the first sidewalk in that stretch, and normally we require it; and ACHD, requires it. So I just want to make sure that ACHD is okay with this delayed installation then.

**Senior Planner Troy Behunin** As far as staff can tell, yes, they would also be on board with that. The other concern that staff does have is these are very quiet vehicles and we want to make sure that we keep audiences separated...

**Chairman Dana Hennis** Well, I agree with that.

**Senior Planner Troy Behunin** For safety.

**Chairman Dana Hennis** I agree with that because what does ACHD? So that's what I want to.

**Senior Planner Troy Behunin** But yeah, you are correct. Staff. Yeah. Staff does support putting in sidewalk, even if it's the only sidewalk. However, this is a case where we would support a delay in that sidewalk.

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

**David Crawford, Centurion Engineers** Chairman, commissioners. My name is David Crawford. I'm with Centurion Engineers, 2323 S Vista Ave. in Boise. I'm here representing J&M sanitation tonight and a request for a solar panel installation on the... near the southwest corner of property that they own. The site was chosen as a location that's based on future plans that they have. I must also say Mr. Gordon has a passion for electric vehicles and he's been able to utilize that in personal life and he's brought that to his sanitation business, as well. He's spoken with me at length about how this project barely makes financial sense. So only a guy passionate about this type of energy production would actually bring this project to the city here. And it's primarily to support the growing fleet of trucks, electric vehicles, sanitation vehicles, which are the first in the country. He was the first one to bring him into the United States; put him into production. He's been successful with it. He's been able to make it work and he's added three additional vehicles, so he has a total of 4 electric sanitation vehicles that service the City of Kuna. So he looks forward to continuing to providing that service to the city in a much more efficient and effective way. The vehicles are quieter. It's been reported to be the drivers like them better. They're not sitting on top of a hot engine in the summer all day. So I admire that passion that he brings here. So, Mr. Gordon and J&M Sanitation has coordinated with Idaho Power about how this all hooks up to the grid, how it's going to produce and how everything like that is going to work. So he's worked closely with Idaho Power to make sure they can do this. They already have some facilities here and this solar panel stuff is just so they could support the electric vehicles.

This won't add any additional traffic to the area. Because it's just going to be stationary solar panels. So there's not really an expansion of additional vehicles or additional trips. This is just replacing older diesel vehicles with the new electric vehicles. We've worked with the city and discussing how this is going to layout, excuse me, I should back up just a little bit. There's not any additional access required for the vehicles will continue to use the same access. Access won't be taken from this part of the property for the vehicles going out there. The solar panels simply are placed on a portion of the lot and then the electricity is fed in to where they're going to be into the Idaho Power system and to the charging system for the trucks that's already there.

We did have a neighborhood meeting on the project prior to bringing it towards you. Nobody attended the meeting. Nobody had any objections either written or via voice mail, which I get on occasion. In some projects, this wasn't one of them. We understand that solar panels have been successfully used on top of homes throughout the Treasure Valley, and there's large solar farms that are outside near I-84, I'm aware of that one there and some other ones that are planned. They can be successfully integrated because they're really not a noisy neighbor. So they just basically sit there and do their work and provide the

power. So we, but we know that they can integrate into residential areas as well as in this particular instance into commercial areas. Light industrial I think is what I... the M zone. So I've got a couple of things. These are just pictures of the actual vehicles as they're hooked up to the charging station. They're replacing the older fleet to diesel trucks and fully electric vehicles. That's kind of the vision for... that Mr. Gordon has.

All right, so a little bit about the he received the first 2 vehicles three years ago and he's replaced another two. This is the again the first in Idaho and. It was the first in the nation at the time, and now there's additional ones that are using them, apparently. All right. So it's... we believe the benefits are their environmental, environmentally friendly, reduced pollution, quieter presence in the neighborhood, and there's no diesel fumes or odor. This is a picture of the broadside of a J&M vehicle here with 0 emissions. So that's and our project would just support these vehicles. Our request tonight is pretty simple. We request to install the solar panels that will charge vehicles overnight. They're an added piece to the overall system. The purchase cost of an EV is double that of a diesel truck, but the offset cost through lower operating cost. This will reduce reliance on the power grid. We feel it's more reliable and effective. Again, we agree with the conditions of approval in the staff report and I'll stand for any questions you have.

**Chairman Dana Hennis** Thank you, is there any questions from the Commission?

**Commissioner Jim Main** Yes. Could you give me a quick summary of the how the system works? Is this tied into the Idaho power grid? Is there a storage system on site? How does the actual system function?

**David Crawford, Centurion Engineers** I'm not an electrician. However...

**Commissioner Jim Main** But you are an engineer.

**David Crawford, Centurion Engineers** Right. Not. And yeah, I deal with dirt. So I'm driving needles with sledgehammers most of the time, but 'as they say,' but.

**David Crawford, Centurion Engineers** The electrical contractor we did speak with him about how this was hooked up to the grid. Part of the part of our process of getting here is we did have to talk to the Fire Department because they required to disconnect from the solar panels to where it's hooked up into the into the existing charging system and then that feeds back into the Idaho Power grid when the power is not being supplied to the vehicles that will feed back into the Idaho Power grid. There's some fancy electrical things that make all that work.

**Chairman Dana Hennis** But there's no there's no storage battery storage on site?

**David Crawford, Centurion Engineers** I believe there is a battery storage project that was approved on the north side or has that not come through yet? But we're not supporting any battery storage, particularly here.

**Commissioner Jim Main** Thank you.

**Chairman Dana Hennis** Anything further? Thank you.

**Chairman Dana Hennis** So with that, I'll open up the public testimony on this application at 6:38. And the only one I have signed up currently is Tim Gordon.

**Tim Gordon, J&M Sanitation** Mr. Mr. Chairman and Commission, my name is Tim Gordon. The address is 2598 W Kuna Road, and I own J&M sanitation and I am the one that's passionate about this.

We currently have the four trucks and that services the entire residential solid waste and recycling for Kuna and it's the first in the nation. I'm not certain, but it may be the first in the world and typically we have diesel tanks to provide the energy for our diesel trucks and the goal eventually is to replace all of our trucks including semis with electric vehicles. This is probably a 10-year plan, but again we've achieved a pretty monumental thing doing entire residential side of the operation right now and it is a net metering circumstance where the energy will be created throughout the day. We plug in at 3:00 and then we'll take the first energy from the solar panels. That's served by this and excess will go to Idaho Power and it'll the energy provided earlier in the day will go to Idaho power and bank as credits. The net metering situation that's set up right now is that it's a 2 for 1. We give them. We give them two and they give us one back, so it looks like it'll...The goal right now is to provide 50 - 100% of the energy for the 4 trucks and we wanted to do this to first of all, to investigate and the feasibility of it and to demonstrate that a small company can do this, and again we create no emissions and the trucks were originally funded 45% by the Volkswagen funds which were because they 'diesel cheated' They said they had clean diesel, it wasn't clean diesel and they end up having the IT cost them \$30 billion. And then 27 to buy the cars back in \$3 billion to be distributed around the United States. Again, the trucks are twice as much as the others, but our diesel trucks are 180 to \$200 a day to fuel. We fuel these for \$30 a day. We haven't replaced the brakes on them in, the 2 trucks we have, in 3 years are diesel trucks 2, two sets of brakes here, there's hardly any maintenance fluids and the sun is providing the fuel, we're trying to make this work and we think it's going to be beneficial for the air quality of Kuna because we're taking four large polluting trucks off and our goal is to replace all probably 20 of our trucks eventually. So that includes the semis. They don't quite make them yet in in our size and length, but our goal is to do that all within the next 10 years. If there's any questions, I stand for questions.

**Chairman Dana Hennis** Thank you, any questions?

**Vice Chairman Bryan Clark** The only question I have, and this is more for my own edification, I'm sure you've done the research at this point. Solar collection will occur year-round regardless of our winter angle, so it's...

**Tim Gordon, J&M Sanitation** You know, it'll be. It'll be diminished in the winter, and it's there's more and more in the summer and it's on an annual basis that we projected cost and. You know again what it's saying 50 to 100% for these four, we don't have a big enough footprint obviously to eventually do 20 trucks, but we do actually have all of the wire in the ground so that we can stand up charging stations for 20 trucks It cost us \$100,000 to put in that infrastructure. If we'd gone to compressing that natural gas, it would have been in the neighborhood of \$2- to \$4 million and we couldn't over that, but this is we kind of jumped one step and progression of things.

**Chairman Dana Hennis** And you're also adding the tilt system in this system...

**Tim Gordon, J&M Sanitation** Yes, and these are the tracker system, so it is going to maximize the solar production.

**Chairman Dana Hennis** Yeah, so that'll help. In the different seasons. Great. Thank you.

**Tim Gordon, J&M Sanitation** Okay. Thank you very much.

**Chairman Dana Hennis** Thank you for the passion. Okay. With that, I have no other names on the list. Is there anybody here that would like to come on up and sign in for me please. *Go ahead and pick a position.*

*[Brief Silence As Individuals Sign-In For The Public Hearing]*

**Chairman Dana Hennis** Okay, Brenda, if you'd like to come on up. It's your turn.

**Brenda Roberts** I just, I wasn't sure...

**Chairman Dana Hennis** If you would state your name and address for the record.

**Brenda Roberts** Oh, my name is Brenda Roberts, 290 E Little Hawk Ln. Kuna, ID.

**Chairman Dana Hennis** Thank you. And go ahead...

**Brenda Roberts** Okay, I've never done this before, so... I did not... I don't know how they someone said that there was a neighborhood meeting and I was never aware of it. I didn't know. The only meeting that I saw come through my mail was the one for the one I showed up at and nobody was there. It was cancelled until tonight. So that's the only notice I've been. My property backs up to this and so I do have questions. You know that I didn't know anything about, so I'm just kind of trying to figure out, like is there easement needed like are they going to need easement to put this, is it called a solar farm?

**Chairman Dana Hennis** And if you voice your questions here, the applicant will respond at the end of this so he can probably answer some of these. So if you have other questions.

**Brenda Roberts** Yeah. And then I was also wondering if I have been told this kind of decreases your property value too. So I'm kind of concerned about that if there's glares that will portray on to our property as they, as I understand, I think these things kind of move and pivot during different type times of the day and I didn't know if they were noisy. I've heard that some noise comes from these type of things. I know they were saying they're quiet, but I think they're talking about the trucks. I'm not sure. And then 'cause solar farms. If it's like a solar farm, I thought they had to be like 1.6 acres away from residential property. At least I was reading off the Internet. So there again, I'm not sure if this is considered a solar farm or if it's just a couple solar panels, you know, so I just don't know anything about it other than it's backing up to my property.

**Chairman Dana Hennis** No worries. Any questions for the...? So just, as much as I can clarify it, and I'll let the applicant further it. Typically, when those solar farms that they're referring to are multiple acres full and that's one that's supplied to generally the local power grid. So this would be more construed as kind of commercial use for themselves, not so much. Solar Farm, I think just to kind of help ease your mind there a little bit, but the applicant will kind of directly respond to a couple of your questions. I think he can answer those pretty easily.

**Brenda Roberts** Perfect, thank you.

**Chairman Dana Hennis** Thank you...Michael, would you like to come up?

**Michael Rocco** Michael Rocco, 1286 E 43 St. in Kuna. The question I would have. Brenda, I don't know how close residential is to this. A lot where the J&M is, but we know that electric vehicles are when they catch fire it can go on for days. And so. And it could be exasperated because now you have, you could have a truck full of trash. And then it gets even more accentuated, because now you have a fire that can't go out for days at a time, and then it's being felt fed by a potentially trash in the truck itself. So that's again, I'm not sure of the logistics of how close residential is, but that would be a concern of mine if I live closer to it. Thank you. Thank you.

**Chairman Dana Hennis** With that, that completes the list on. If the applicant would like to come back.

**David Crawford, Centurion Engineers** Chairman commissioners David Crawford, 2323 S Vista Ave. There's a lot of questions there. First one started out is it a solar farm? I wouldn't classify it as one. I think it would be a step above a residential rooftop installation. Obviously, as it's supporting industrial vehicles. So, but I don't think it's quite a grid system that's feeding an entire city or supplementing a city, so I'm not sure if anybody really knows what the definition of a solar farm is, but I wouldn't construe this to be that.

The applicant is requesting to put these solar panels on his own property in the industrial zone, so no easements would be necessary for that. We the only easements that we granted per-say are for access for the city which is accessing a new lift station that's on the east side of the property. So the Gordons have worked with the city to do that. Those are the only easements is just granting the city access to that site. Solar panels decreasing property values I don't think in this particular instance any of that really has any merit. The business itself is a sanitation business, and this doesn't add any additional noise odor pollution, those things. There may be some small noises that come from the motors that track these things, but it's very slow moving because it's just tracking the sun. So they're not huge, you know, trash compaction or anything like that.

I did read up a little bit on glares because I had no idea if the solar panel could glare or not, so I looked up on did a quick Google on it and it says here from Penn State extension that solar panels generate power by absorbing light. So any light reflected is energy wasted. To avoid this, waste, most solar panels have textured glass and anti-reflective coatings to reduce glare. So I thought that was a pretty good, that. So I think I've addressed the noise we have separated this portion of the site.

It's east of... it's north of the future Sunbeam extension, it's probably 2 or 300 feet away from the nearest home in either direction. So again this is a generally a relatively small area. We wouldn't think that it would affect any of the neighbors inadvertently. To speak to Mr. Rocco's, the electrical vehicles are here and the solar installation isn't going to increase the fire hazard that's associated with the vehicle or the potential battery fires that happen. I haven't had a chance to speak with the fire department about that because this wasn't part of the scope of what I was looking at so. But I could look into that. And with that, I'll stand for any questions you have.

**Chairman Dana Hennis** I guess is it I don't know. Maybe my only question would be something for my edification. Do the trucks normally dump trash at the end of the day, or do they sit overnight with some trash if they're not like full?

**David Crawford, Centurion Engineers** I believe that they would be totally emptied. *Yeah.*

**Chairman Dana Hennis** Because that that would lead to one of the questions that Mr. Rocco would have.

**Tim Gordon, J&M Sanitation** Tim Gordon, 2598 W Kuna Rd. Regarding the location of the trucks, they're central within a 20-acre parcel and the solar and their therefore probably 7-8 acres away from any other buildings other than our shop buildings in one house that exist, right, right near it? The as far as fires they there's different types of trash trucks. You have the compressed natural gas. Some of them actually have a propellant. Once that's ignited, and they have a tank. And I've got pictures of them hitting a school blocks away. A fire that would happen on a in a existing diesel truck or electric truck would be there at the side of the truck and only impact the truck itself. So that's.

**Chairman Dana Hennis** Do your trucks normally get emptied at the end of the day?

**Tim Gordon, J&M Sanitation** Yes, at the end of the day, there may be 1 truck. It would have some carryover, but we send 3 to 4 Semi trucks out every day to the landfill over in Eagle.

**Chairman Dana Hennis** Okay, thank you.

**Tim Gordon, J&M Sanitation** Thank you.

**Chairman Dana Hennis** Any other questions? Thank you. With that, I'll go ahead and close the public testimony at 654 on this application. And that lends to our deliberation. Are there any comments or concerns from the Commission?

**Commissioner Bobby Rossadillo** I don't have any concerns. I mean, you know, it sounds like it's going to be far enough away from any other residences. It's not going to affect them. Quiet, It sounds like not really a storage system, so. No noise, reflection. You know, light of that such, you know. I'm sure that J&M has done their due diligence to make sure it doesn't impact the neighbors.

**Chairman Dana Hennis** And I have solar panels at home and it seems like lately the amount of dust and dirt on them they don't have any glare for one. not to make light of it, but they don't. And they're they have no noise. Now, I don't have a tilt system to it, so you might get some of that motor, but. You know, I think All in all, this is pretty much a standard kind of solar, minor solar installation. It seems to be kind of on the property in a pretty good location.

**Commissioner Jim Main** Yeah, I agree. Without a storage system, it's pretty much a large residential system. And I think if there were any concerns about fire vehicle fires. That time's insurance carrier would have words with them about. That that's true.

**Chairman Dana Hennis** There's not any more questions. I'd stand for a motion.

**Commissioner Bobby Rossadillo** Mr. Chairman, I'll make a motion to approve Case #24-05-SUP and 24-13-DR with the conditions listed in the staff report.

**Vice Chairman Bryan Clark** Seconded.

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? No. Thank you, motion passes.

*(Timestamp 00:56:05)*

**Motion To:** Approve Case #24-05-SUP and 24-13-DR With Conditions

**Motion By:** Commissioner Bobby Rosadillo

**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**

#### **4. BUSINESS ITEMS:**

##### **A. Case No. 24-20-DR (Design Review) Kuna Food Bank – Doug Hanson, Planning & Zoning Director**

Applicant requests Design Review approval for 5,600 square foot commercial building, parking lot and landscaping located at 498 N Franklin Road; Section 23, Township 2 North, Range 1 West.

##### *Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-20-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:56:33)*

**Chairman Dana Hennis** Next up on our agenda is under business items. It's case #24-20-DR design review for the Kuna Food Bank.

**Planning & Zoning Director Doug Hanson** Commissioners for the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna. The applicant request design review approval for a 5600 square foot commercial building, parking lot, and landscaping located at 498 N Franklin Ave. located within the approved serving subdivision. Upon review staff finds the application to be in compliance with Kuna City code. The comprehensive plan in Idaho code. Staff recommends the Commission approve case #24-20-DR, with the applicant being subject to the conditions as outlined in staff report, as well as any additional conditions imposed by the Commission. The applicant is here this evening and with that I will stand by for any questions.

**Commissioner Bobby Rossadillo** Mr. Chairman and staff, I'm just going to recuse myself from this vote because my recent inclusion to the Community Food Bank Board.

**Chairman Dana Hennis** Thank you. Might be best just to go ahead and have a seat there then. Thank you. Any other questions for Doug? Nope. If the applicant would like to come up.

**Dennis Durrant, Kuna Food Bank** Good Evening, Chairman and Commission. My name is Dennis Durrant. I reside at 8352 S Old Farm Place, Meridian. I'm a member of the Kuna Food Bank Board. I would just like to share a few interesting facts that you may not be aware of, but I think numbers speak volumes and you have a keen insight into the growth of our community. So if we were to jump back in time a little bit about 4 years in 2021. We actually served a total of 682 people with the Kuna Food Bank.

In 2023 we served 5054 people. So the growth or the need is exponential in our community. If you were to break that down, those people down into just families or orders that we serve just for reference, in the month of July, if we were to go back to 2021, we had 36 food orders in that month. And then in 2024 we had 307. So the inflationary pressure and everything that has happened in our economy and our immediate community has been really significant. We've been working diligently in developing a plan to build a permanent structure for the Kenna Food Bank. The property is located just north of the Methodist Church and we have gracious donors that have stepped forward for property and for services and for building materials. We have a design for a 5600 square foot building. The building is actually 2

components. 1 component would be for storage of food. It would contain a walk-in cooler and freezer unit. The other part of the building would be for office space, which would include a Conference Room that could potentially be utilized for neighborhood groups, different associations, or clubs that need a space to meet. And we would look to have a minimal fee for that and it could help offset some of our operating costs. We have a wonderful group of volunteers who serve faithfully. We're currently an all volunteer organization.

We're in the process of fundraising currently for the building. We've made great strides in that category. We have companies throughout the Treasure valley that are interested in helping Layton Construction is doing a fundraiser for us the 1st of 2025. Tommy Alquist from Ball Venture Alquist has given his endorsement to help us raise the balance of the funds, so we're looking forward to breaking ground Spring 2025. The building will be constructed of some stick frame components where the office is and then small metal building component for the storage of the food area and then the exterior cladding will be both a little bit of metal wood siding, a little bit of stone and I think you have a rendering there to visualize that. And I stand for any questions if you have any.

**Chairman Dana Hennis** Thank you. Any questions from the Commission?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** Now I think you're it's you're providing a good service, so we appreciate that in our community.

**Dennis Durrant, Kuna Food Bank** Thank you.

**Chairman Dana Hennis** Thank you. With that, I mean I. I guess I'll go ahead and start. I think it looks like a really nice facility with the elevations that they provided in the different. I mean just to be able to do a kind of a simple structure, but yet elegant. You know it looks nice and I think it will be...It's a needed facility, that's for sure. And I think it's a nice looking.

**Vice Chairman Bryan Clark** Not to be overly dramatic but quite frankly, it's pretty stunning.

**Chairman Dana Hennis** Yeah, it is. How do you make a metal building look that good? I'm not sure. I'm an engineer, so I can't.

*[Laughter]*

**Commissioner Jim Main** Yeah, I don't see any issues with it at all. I think it looks it looks nice.

**Chairman Dana Hennis** No, I appreciate the effort that they're putting into this to provide this for the Community. So with that, I'd stand for a motion.

**Commissioner Ginny Greger** Mr. Chair, I move that we approve case #24-20-DR with conditions as outlined in the staff report.

**Vice Chairman Bryan Clark** Seconded.

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any 'nay' or any opposed? Thank you. Motion passes. Thank you.

(Timestamp 00:56:05)

**Motion To:** Approve Case #24-20-DR With Conditions

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

**Recused:** Commissioner Rosadillo

4-0-0-1

*Recusal Occurred In Accordance With I.C. §74-404*

## 5. **UPDATES & REPORTS:**

(Timestamp 01:03:27)

**Chairman Dana Hennis** With that, I don't see any other items on the agenda. Is there any reports or information from?

**Planning & Zoning Director Doug Hanson** For the record, talking, it's in kind of planning and zoning staff. That is it for this evening.

**Chairman Dana Hennis** Thank you.

## 6. **ADJOURNMENT:**

(Timestamp 01:03:39)

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we adjourn.

**Commissioner Bobby Rossadillo** Second

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you.

(Timestamp 01:03:39)

**Motion To:** Adjourn

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Bobby Rosadillo

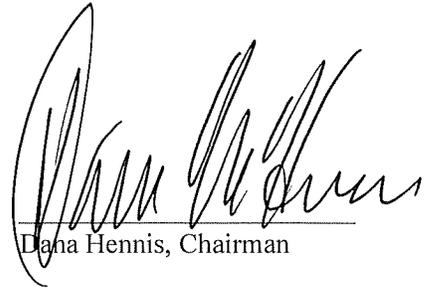
**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** None

5-0-0



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

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