

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, November 26, 2024, at 6:00 PM



For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:05)

Chairman Dana Hennis Okay, we'll go ahead and call to order the regularly scheduled meeting for the Planning & Zoning Commission for Tuesday, November 26th, 2024. We'll go ahead and start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark...Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Morgan Treasure, Economic Development Director
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 00:00:27)

A. Regular Commission Meeting Minutes Dated November 12, 2024

B. Decision and Reasoned Statement(s)

1. Case No. 24-01-CPF, 24-02-DA MOD Lamp District
2. Case No. 24-04-SUP Hair by Desiree
3. Case No. 24-05-AN, 24-02-DA Kuna Mora Business Center
4. Case No. 24-01-OA Development Regulations Code
5. Case No. 24-02-OA Administrative Citations
6. Case No. 24-03-OA Time Extensions, Bonding, and Landscaping

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 Thank you, and first up on the agenda is our consent agenda.

Commissioner Ginny Greger I make a motion we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:34)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:44)

- A. Case No. 24-04-S (Preliminary Plat), 24-10-DR (Design Review) Skylar Ranch Subdivision
– Troy Behunin, Senior Planner

Applicant requests Preliminary Plat approval in order to subdivide approximately 8.52 ac. into 32 single-family lots and 4 common lots. The site is in Section 14, Township 2 North, Range 1 West (Parcel number; R7977410300. This is Lot 3, Block 1, of the Skylar Ranch Subdivision, in accordance with the approved Development Agreement. *–Staff request this item be tabled to a date certain of December 10, 2024, due to a posting error.*

Potential Motions:

- *Motion to table to a date certain of December 10, 2024.*

Chairman Dana Hennis Next up on the agenda is our public hearings and the first up is case #24-04-S, 24-10-DR for Skylar Ranch Subdivision. And I see staff has recommended this to be tabled.

Planning & Zoning Director Doug Hanson Yeah. For the record, Doug Hanson, Development Services. Staff request this item be tabled to a date certain of December 10th, 2024 due to an on-site post posting error.

Chairman Dana Hennis Thank you.

Commissioner Jim Main Mr. Chairman, I move that we table case #24-04-S and 24-10-DR to a date certain of December 10th, 2024.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Any opposed?

(Timestamp 00:01:16)

Motion To: Table Case #24-04-S, 24-10-DR To A Date Certain Of December 10th, 2024

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

B. Case No. 24-06-AN (Annexation) Kuna Rural Fire District Station No. 2 – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a P (Public) zone for the Kuna Fire District (KRFD) Station No. 2. The site is located at 2021 W Kuna Road within SEC 27, T2N, R1W.
(Timestamp 00:01:37)

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-06-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Okay, next up on the agenda is case #24-06-AN, the annexation for the Kuna Rural Fire District Station #2, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, Development Services, 751 W 4th St. Kuna, Idaho. The applicant requests annexation with a public zone for the Kuna Rural Fire District Station #2. The site is located at 2021 W Kuna Rd. If the annexation is approved, KRFD will return with the design review application for the building parking lot and landscaping. 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 #24-06-AN to the City Council, with the applicant being subject to the conditions of approval as listed in staff's report. And with that, I will stand by for any questions.

Chairman Dana Hennis Thank you. Is...does the Commissione have any questions? Thank you. Is the does the applicant wish to speak at all? If you would go ahead and state your name and address for the record, please.

Fire Chief T.J. Lawrence My name is T.J. Lawrence, 3065 W Granny Smith Ct. Kuna, ID. Commissioners, just thank you for considering the application. This will really help and assist with Kuna Rural Fire District moving forward, just being able to have city services. And the location is fantastic and I would stand for any questions that you have. I think it's pretty straightforward. The station would provide a greater service to the citizens in our community.

Chairman Dana Hennis Perfect, thank you. Any questions?

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis No?

Commissioner Ginny Greger No.

Fire Chief T.J. Lawrence Thank you.

Chairman Dana Hennis Thank you. Okay with that, I'll go ahead and open the public testimony at 6:03 and I have a couple people signed up here on the sheet, first being Dave Szplett. If you would go ahead and state your name and address up on the podium when you get there.

Dave Szplett My name is Dave Szplett. I live at 970 Ashwood Ct. in Kuna. I'm here to support the Chief. He did a good job making our lives better, I think. My homeowner's insurance threatened me, or not threatened, alerted me to the fact that they're considering they were considering a large increase on homeowners insurance based on that train derailment in Ohio. Well, and sometimes, I'm stuck a 20-minute wait trying to get across the train tracks. And the Chiefs guys are good, but they can't move the train. And if my hair is on fire for 20 minutes, I start to get worried about it. So I think it's a great idea that he's doing it. There are two things I want to add to have you guys think I think about, and lady. Back in the 90's, the city got a developer to agree to donate or reserve an acre of land on Ten Mile Rd. for a fire station. It would help us if you guys would find out what happened, you guys and ladies, would find out what happened to that. I suspect that the money ended up in somebody's pocket. It's like the people who don't pay building permit fees. The second thing is, I'd like you to consider on his application and everyone else's not requiring sidewalks anywhere. Before my dear, sweet wife passed away, She was confined to a mobility scooter and the City Police don't seem to care that people park on the sidewalk all the time. I have an e-mail from the Chief, not this Chief, the police chief, saying that the other things to worry about. I resisted the temptation to say "I guess you're too much time spending beating up senior citizens" but I didn't. Anyway, the point with the mobility scooter is she couldn't get around. Sometimes she'd be trapped. You couldn't even get in my court because it and he was really stabbed. A bad to have his 70-year-old grandma could fire in her wheelchair crying if she can't get home. And so, anyway, my point is there's no sense building or requiring sidewalks. I think it's like 35 bucks a linear foot for a curb bearing sidewalk. No? There's no sense of requiring that if you can't use it. And it's not just one car, the... a car or truck, whatever it is, blocks the whole block. And you know, I live off of South of Ashwood Ct. and then there's no sidewalk on Avalon. She had to go South to Penelope and across the Ten Mile. Well, it's a half mile more than because of the John. And you get caught crying. I'm kind of city doesn't help a 70-year-old handicapped grandma. Anyway, that's got nothing to do with the Chief. I just wanted you to think that when you're when you're requiring sidewalks, it's you're wasting somebody's money and that, you know, a 70-foot lot, 35 bucks a square foot is 2500 bucks or something like that sidewalk that you're built for nothing. Okay Great. Thank you for your time. Well, you're doing a good job. I wish it would have happened sooner, but it didn't. Anyone will throw any comments at me?

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Any questions?

Commissioner Jim Main No.

Dave Szplett Thank you.

Chairman Dana Hennis Thank you, Dave.

Commissioner Ginny Greger Thanks, Dave.

Chairman Dana Hennis Next up is Tim Gordon.

Tim Gordon My name is Tim Gordon, 2598 W Kuna Rd. I live right across from the location and I am delighted that we're considering this. I've been a citizen and a business owner for over 35-years and we've wanted this and it just what hasn't had an opportunity to occur until now. I actually had a loss, a fire loss, because the train was blocking it and that fortunately it was just a garage, a detached garage. I didn't lose the house. But this kind of response time that will be served by this will be amazing and I've had I have residential business and agricultural land, I've had that South of the tracks. And it's so much needed now, particularly with the new subdivisions coming, and I fully support it. Thank you very much for your time.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis Thank you. And that's all I have signed up on this list for this application. Is there anybody else here tonight that has not signed up that would like to testify in this application? Okay, and seeing none, I'll go ahead and close the public testimony at 6:09. And that brings up our discussion.

Commissioner Bobby Rosadillo I think it's needed.

Chairman Dana Hennis Yeah. No, I agree with Mr. Gordon. I believe this has been something we've needed for a grand number of years. Something on that side of the tracks to make it a lot safer for the citizens there. So, I do agree with this and you know, I know this is just the annexation. So we're just talking about the property. You know, there will be design, review and other components coming down the road, so...

Commissioner Bobby Rosadillo Well, and I mean this is just the second station, which we're already behind, right?

Chairman Dana Hennis Yeah.

Commissioner Bobby Rosadillo You know, you should have a couple more. So yeah, whatever. It's good. It's good thing for everybody's off the tracks especially.

Commissioner Jim Main Mhm.

Chairman Dana Hennis Well, if there's no other concerns or yeah.

Commissioner Ginny Greger I live South of the track. It's the best place to live.

[Laughter]

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval on case #24-06-AN.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Motion passes. Thank you. And we appreciate what you do and serving us here. So I'm hoping this will make a lot of people more safer too. Thank you.

(Timestamp 00:10:05)

Motion To: Recommend Approval Of Case #24-06-AN

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

4. **BUSINESS ITEMS:**

(Timestamp 00:10:41)

A. Downtown Design Standards – Doug Hanson, Planning & Zoning Director

The City of Kuna requests an amendment to the “City of Kuna Downtown Design Standards”.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of the Downtown Design Standards to the City Council.*

Chairman Dana Hennis Next up on the agenda under business items is the Downtown Design Standards, Doug

Planning & Zoning Director Doug Hanson Commissioners for the record, Doug Hanson, Planning & Zoning Director, Development Services, 751 W 4th St. Kuna. The Development Services Department respectfully submits a proposed amendment to the City of Kuna Downtown Design Standards of the requested changes are as follows: first, the ability to request Design Review Committee approval, The Planning & Zoning Commission, acting on behalf of the Design Review Committee for building colors located within the Old Town District, Neighborhood Business District, and Railroad District, outside of the color palette provided within the Downtown Design Standards. And second, the inclusion of 4th St. improvements required upon site development or redevelopment from Linder Ave. to School Ave. The 4th St. concept design went through several iterations to address the design standards and needs of both the City and ACHD, the 4th St. Corridor is located within the identified sub area of the neighborhood business district intended for a mix of residential and commercial uses while maintaining existing historic settings. Typical sections and 2D layouts were created for each

iteration to best demonstrate the proposed lane widths on street parking, bicycle and pedestrian facilities for each concept. And the complete report is available to be accessed via the application materials link within the Commission packet. And with that I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions for Doug?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis No, I didn't have any either so with that, I guess we...It's our discussion deliberation. I looked through most of it. You know what was carried over for the 4th St. I remember from being on that kind of committee and I know we were trying to provide extra parking, do some traffic mitigation, slowdowns, and different things. And it looks like everything that I remember that was kind of requested or specified was included in there. And the design review portion seems pretty straightforward. It's like most cities have...

Commissioner Jim Main Mhm.

Chairman Dana Hennis For the downtown. So I don't... I didn't see anything in there that I had concerns about.

Commissioner Bobby Rosadillo You know, it's like you said, most other cities required, and I think a lot of other towns can be a lot more strict. I was looking at the color palette and everything. I mean, it still leaves quite a bit of variety.

Chairman Dana Hennis And they still have money and they have an Avenue to request to if they want to.

Commissioner Bobby Rosadillo Yeah no, it's, I mean it makes sense just to kind of make it seem like it's all uniform and.

Commissioner Ginny Greger Sounds good to me.

Chairman Dana Hennis Well, if there's no other concerns or questions, I'd stand for a motion.

Commissioner Jim Main Well, Mr. Chairman, I move that we recommend approval of the downtown design standards to the City Council.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:13:56)

Motion To: Approve Amendments To The City Of Kuna Downtown Design Standards

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Hennis, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Clark

4-0-1

5. **UPDATES & REPORTS:**

(Timestamp 00:13:55)

- A. Planning and Zoning Commission Regularly Scheduled Meeting for December 24, 2024 – **Cancelled** – Non-Action Item

Chairman Dana Hennis With that, I that's the last item on our agenda for tonight. The staff I see has some updates.

Planning & Zoning Director Doug Hanson Yep. For the record, Doug Hanson, Planning & Zoning Director, Development Services. The Planning & Zoning Commission Regularly scheduled meeting for December 24th, 2024 is cancelled on this will also be reflected when the packet would traditionally come out the Friday prior to the meeting. There will be a Cancellation notice posted.

Chairman Dana Hennis Thank you and thanks for the heads up notice on that one.

6. **ADJOURNMENT:**

(Timestamp 00:14:30)

Commissioner Ginny Greger I move that we adjourn.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:14:30)

Motion To: Adjourn

Motion By: Commissioner Ginny Greger

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

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

Voting Nay: None

Absent: None

4-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 November 26, 2024

Case No.: 24-06-AN (Annexation)

Case Name: Kuna Rural Fire District Station No. 2

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>DAVE SZPLETT</i>		
Name	Name	Name
<i>970 ASHLWOOD</i>		
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>Michael Rocco</i>		
Name	Name	Name
<i>1286 E. Fort Erie St</i>		
Address	Address	Address
<i>KUNA ID 83634</i>		
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>TIM GORDON</i>		
Name	Name	Name
<i>2598 W. KUNARD</i>		
Address	Address	Address
<i>Kuna Id. 83634</i>		
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP