

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 AGENDA
Tuesday, December 10, 2024, at 6:00 PM



*For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:12)

Planning & Zoning Director Doug Hanson Chairman, we're ready when you are.

Chairman Dana Hennis Thank you, with that, we'll go ahead and call to order the regular scheduled Planning & Zoning Commission meeting for Tuesday, December 10th, 2024, and we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Thank you, I'm here.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson 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 - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Doug Hanson, Planning and Zoning Director
Troy Behunin, Senior Planner
Maren Ericson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:43)

A. Regular Commission Meeting Minutes Dated November 26, 2024

B. Decision and Reasoned Statement(s)

1. Case No. 24-06-AN Kuna Rural Fire District Station No. 2
2. Case No. 24-04-AN Wiscombe
3. Case No. 24-05-SUP, 24-23-DR J&M Solar

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.

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

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:48)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:01:00)

- 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.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-04-S and with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-10-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:00)

Chairman Dana Hennis First up on the public hearings is case #24-04-S, 24-10-DR for the Skylar Ranch Subdivision, Troy.

Senior Planner Troy Behunin Good evening, Mr. Commissioner... Well, actually all the Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Planning & Zoning staff, also known as Development Services, now. The applications before you this evening are requesting preliminary plat approval for approximately 8.52 acres that are already zoned R-6 which is medium density residential, and R-4 which is also medium density residential and to subdivide the site into 32 single-family lots and 4 common lots. The applicant is requesting design review approval for the landscaping for the common lots. The site is located near or at 1085 W. Oak Tree Dr. here in Kuna and that is near the intersection of School Ave. and Ardell roads. Staff would also like to note that there is a development agreement for the property which was approved back in 2022, June of 2022, and the proposed preliminary plat appears to conform substantially with that Council approval. Staff has reviewed the proposed pre-plat and the design review for compliance with Kuna City Code, Idaho State Statutes, and the Kuna Comprehensive Plan. And should the Commission recommend approval of the pre-plat application and approve the design review application, Staff recommends that the applicant become subject to the proposed recommended conditions as outlined in Staff's report. The applicant is present this evening. They do have a presentation which is on the big screen to your right and I will be here for any questions that you have any.

Chairman Dana Hennis Thank you, any questions? Real quickly, Troy, the one that was back in 2022, is that the same amount of buildable lots?

Senior Planner Troy Behunin At that time... Well, no, it's not actually. I mean it was actually a 1 lot subdivision which created this developable lot. What was approved in the development agreement and at that time in 2022 was the zoning.

Chairman Dana Hennis *Gotcha.*

Senior Planner Troy Behunin So the zoning is really the compliance check here and yeah, it appears to conform to that substantially.

Chairman Dana Hennis Okay.

Senior Planner Troy Behunin Good question.

Chairman Dana Hennis Thank you. Okay, if the applicant would like to come up. Remember, please state your name and address for the record and press the bottom to make it green and you're good to go.

Elizabeth Koeckeritz, Givens-Pursley Good evening, Commissioners. My name is Elizabeth Koeckeritz. I'm with Givens Pursley, 601 Bannock, Boise, ID. I'm here tonight to present Skylar Ranch. With me tonight is Will Mason. He is our engineer on this project. The owner couldn't be here tonight. We are here for the preliminary plat on this, as well as the design review approval. And as staff mentioned, the property has already been annexed and zoned and the is in substantial conformance with the concept plan. Commissioner Hennis, you asked if it was, it is the same number of lots as what is attached to the concept plan for the development agreement. As always, I want to start by saying thanks to Troy, this project originally started back in 2020-2021 and at that time there was no sewer availability. And so they were able to annex and zone but not come forward with a plat at that time.

So let's orient you to this site. You can see right here where we're located, directly north of Ardell and right off of there's a little sliver of property here between School St. and this property. It's an 8.5-acre site and you can see that it's surrounded on three sides by development. There is one, or there's actually a few properties going north here that are still in the county and there zoned rural residential. One of the neighbors directly to the north, one of the concerns they had was about how their access would be and Oak Tree Dr. comes along right here and that access is going to remain. There's not going to be any change to that access at this time. Zoning: you can see that there is mixed zoning on the property. It's a mix of R-4 and R-6; directly to the West is R-4, to the east is R-4, and C-1, to the South is R-6 and R-4 and to the north is that rural residential in the county.

It's hard to tell on here but this larger lot was, including over here, it was all annexed and zoned back in 2022 and the development agreement was approved in 2022 and recorded late that same year and that did bring the annexation and zoning to this property. Here is the prior... here's the development agreement and it talks about the conceptual replat of the subject real property has to be in substantial conformance with the plat. So first there were two lots over here. These two lots each held single family residential homes. Those have been sold. Those are not part of the application here before you today. This is the concept. This is the preliminary plat. You can see that we are substantially similar. In all ways, except for this is showing a cul-de-sac and a termination of the street and working with the city and ACHD they want this to be stubbed going north for future connectivity and that also gives us emergency access along the north of the property. There is an easement there for that. So it is in substantial conformance.

The preliminary plat: it's on 8.52 acres, 32 buildable lots, 4 common lots. And one thing there was a note the.... Someone submitted a late... Keith Binkley, who lives Northeast of the property, submitted some comments. His house is more right up. It's not directly adjacent, and he was asking for R-4 zoned lots along the perimeter. I went through. These are really large lots for R-6 zoning. The ones in the center are

more of your standard R-6 size, but going down along this eastern boundary, they really exceed the R-4 minimum lot size. You have a 9000 square foot lot, 9700 square foot, 10000 square foot, 8200, 7700, 6500 and then our only lot that doesn't meet the R-4 minimum lot size standards is this one down here right along Ardell. Otherwise, we really are... These lots are really they're quite large going to be really nice. That's something the developer was interested in, was being able to have sort of a mix of lot sizes and then R-4 is also over here on the east. Lot sizes because one thing that's really nice with these larger lots, especially around the perimeter, is that they've been able to work with some of the more high-end developers. The property and looking at these lots with these larger lots, you can get the three-car garage, which is always a really nice amenity. They've got good size backyards. It's just going to be a really nice subdivision. You can get three-car garages in these interior lots. It just gets a lot tighter. But these are some really nice big lots along the outside.

The open space: they are at 11.81% open space. One thing that was mentioned in the staff report was the inclusion of a pathway along the lateral is right here directly to the East, was the inclusion of a pathway on the West side of the lateral The Kuna Pathway Plan just originally had it on the east side. The developer is amenable to that and it looks like there is enough space along here to have it on its own full common lot outside of the easement, outside of the lateral's easement, that shouldn't create any sort of problems to create that walking pathway along here and include some landscaping along there as well. They're happy to provide that.

Only one sort of issue has come up and that is something that I haven't talked to staff yet about; but we're still asking for recommendation of approval, is ACHD requested that this terminate for now in a cul-de-sac. And I don't think... and the issue is not so much that it's a cul-de-sac with easements for this until their street goes forward in the future, but then they want these lots to be non-buildable, until such time as the street gets punched through and so we are going to be working with ACHD between this hearing and the City Council one to see if we can get that lifted. These are big lots We'd like to be able to build on them, if possible, prior to the road eventually going through. But that's something we'll just continue to work with them on. And so that is one change is that this likely will turn into a cul-de-sac here at the end and it's just whether or not these last two lots can be built upon but it's something we're working with ACHD on right now.

The rest we are in agreement with all of staff conditions of approval. We're just going to continue to work with ACHD on that one. We meet all the dimensional requirements, comply with all of the city code requirements. The subdivision meets with the comprehensive plan. It encourages housing options and strong neighborhoods. There's a pathway. Good connectivity. Public services are available to the site and it really is sort of a... this is become an infill location. This is a nice small subdivision in this location. So that we would request a recommendation of approval and I will stand for any questions.

Chairman Dana Hennis Thank you. I guess one question I have, I guess I'm a little confused. So you went away from the cul-de-sac in the beginning to the connect... the connecting street under their recommendation... But then they're now recommending that you go back to the cul-de-sac?

Elizabeth Koeckeritz, Givens-Pursley They want... Commissioner Hennis, good question. I need to do better job explaining that. They want it to still go through, but until such time as it goes through they want an easement and that have this paved as a cul-de-sac so that cars coming down the road don't just come and get stopped and have to back up.

Chairman Dana Hennis *Gotcha'*

Vice Chairman Bryan Clark So it won't be a fire access issue.

Chairman Dana Hennis Okay.

Elizabeth Koeckeritz, Givens-Pursley Right, and we did speak with Fire. Will Mason spoke with Fire earlier today. And they are good with this emergency access to the north, they're just going to put some bollards on it and that will be an emergency access through to the north. That's part of what we want to work with ACHD on, is figuring out what's going to happen right here at the terminus. But it can either be the cul-de-sac. In any event eventually it will go through, but they would like a cul-de-sac until then so cars can turn around better.

Chairman Dana Hennis Okay, that explains it. Thank you.

Commissioner Bobby Rosadillo So what is the overall plan for that... the connectivity for that road? I'm just looking at the map and I'm just not seeing would connect to.

Elizabeth Koeckeritz, Givens-Pursley Eventually it will go if the property, let's go to the zoom out position. If and when this property develops, which at this time it's my understanding they don't have any intention of doing. But the road is there in case that they do. And then there is connectivity through there. The owner would likely then of this property if they were to develop, would likely extend oak tree...It's Oak something, I can't read it. Oak Tree, Oak Lawn through across here, do some do some extension north but just add in a little bit more connectivity there.

Commissioner Bobby Rosadillo Okay, thank you.

Chairman Dana Hennis Which is fairly common for ACHD. Is there any other questions for the applicant?

Vice Chairman Bryan Clark Just real quick, point of clarification on the ingress-egress easement across the north edge, is that going to be a permanent access easement?

Elizabeth Koeckeritz, Givens-Pursley It will be an emergency access easement until such time as there is a road and future connectivity.

Vice Chairman Bryan Clark Okay, slowing that entire north edge, you got 25 feet you're burning.

Elizabeth Koeckeritz, Givens-Pursley Yes.

Vice Chairman Bryan Clark Okay. I guess that's an interesting question on that point then with Oak Tree on the West, would that... Was just looking about for the future there. Going back to your question. Is that ultimately going to end up being an intersection, potentially a knuckle, coming off of oak tree? I'm just looking at this 25 feet. You've got 50 feet reserved. There's an additional 25 feet to the north, looks like, on the existing. The question for me is what's the impact on Lot 1 going to be if that ultimately gets turned into an intersection?

Elizabeth Koeckeritz, Givens-Pursley Well, the. So it's my understanding, I'm sorry I'm looking for a better...

Vice Chairman Bryan Clark Yeah, I'm looking at the preliminary plat itself right now...

Elizabeth Koeckeritz, Givens-Pursley Okay.

Vice Chairman Bryan Clark It's a better picture.

Elizabeth Koeckeritz, Givens-Pursley So coming in here. This either, so this is the current access easement this could.

Vice Chairman Bryan Clark Right.

Elizabeth Koeckeritz, Givens-Pursley This likely this development has not been conditioned to put in, an ACHD is not asked that they put in the half road section, And these two properties are no longer part of this plat. And so they're they have the easement, but they can't be included for a road right now. And so this most likely this property that's all north of here. If and when it develops, and I understand, maybe the owners may even be here and don't want to develop it, would have room to put the road all along here and then down.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis Thank you, any other questions?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you.

Elizabeth Koeckeritz, Givens-Pursley Thank you.

Chairman Dana Hennis So with that, I'll open up the public testimony at 6:17 and I see no one listed on the sign in sheet to testify. There anybody present that has not signed up that would like to testify on this application? And see none. I will go ahead and close the public testimony at 6:18. And that brings up our deliberation. I mean, I think ultimately we kind of looked at this before and this is kind of the same more or less flat as before. And it was kind of a good little infill project, kind of getting in and I do like the transition on the outer sides. Definitely picking up, you know, a pathway would be good along there and connect some of the little open space in the parks, I think. It's not a bad little use of that area. You're going to have a commercial kind of more towards the corner. I don't know if I see anything too terribly objectionable.

Planning & Zoning Director Doug Hanson Chairman, if I might. Doug Hanson, Kuna Planning & Zoning Director, 751 W 4th St. So just to provide a little bit more context, the reason that Skylar Ranch subdivision is coming back before you this evening is because that original development agreement. The real driver behind that was because there weren't enough sewer connections available in the Danskin Sewer Basin. We conditioned through the staff report and through the development agreement that when we did have capacity in the Danskin Sewer Basin and that they could return and they would just have to go through the proper the proper approvals for preliminary plat. The Ten Mile force main upgrades happened now well over a year. So there is sewer capacity within the Danskin Basin and so ultimately that's why they're returning before you at this time.

Chairman Dana Hennis Thank you. Basically, like I said, you know it's conforming to what we've looked at prior. I don't see anything. Is there any other comments or concerns?

Commissioner Bobby Rosadillo No.

Commissioner Ginny Greger I think it's great that it's got some more R-4 in it. I really think that, for the amount of it has, it's really nice to see some of that; haven't seen any for a while.

Chairman Dana Hennis Correct, and this really isn't adding to any buildable lots that we didn't have already on the on the docket from two years ago. Well if there's no other concerns, I'd stand for a motion and a recommendation.

Vice Chairman Bryan Clark Mr. Chairman, I move to recommend approval of case #24-04-S with the with conditions as outlined in the staff report and the additional conditions as outlined in the ACHD report, regarding the cul-de-sac, temporary Cul-de-sac.

Chairman Dana Hennis Okay, the applicant to continue working with them prior to.

Vice Chairman Bryan Clark I'll just restart... Let's just go ahead and I think we'll admit that from the record.

(Timestamp 00:19:57)

Motion To: Recommend Approval Of Case #24-04-S With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission

Motion By: Commissioner Bryan Clark

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

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MOTION WITHDRAWN

Chairman Dana Hennis Well I think, it might not be a bad item to have in there.

Vice Chairman Bryan Clark Yeah...

[Unintelligible]

Vice Chairman Bryan Clark And any additional and any. So the pathways, pathways there.

Chairman Dana Hennis Is it in the conditions?

Vice Chairman Bryan Clark Well, I know if the conditions I'm seeing it in the landscape plan though.

Commissioner Bobby Rosadillo It was in the Staff recommendations

Chairman Dana Hennis It was? Okay I missed that one.

Vice Chairman Bryan Clark Yeah. And it's and it shows up on the landscape plan as it is.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark So I mean So with the additionally temporary cul-de-sac turnaround. Continued talks, something of that nature. Yeah, there's awkward one, huh?

Chairman Dana Hennis It's not as easy as it looks on...

Vice Chairman Bryan Clark Mr. Chairman. I move that we recommend approval of case #24-04-S with conditions as outlined in the staff report and in addition the developer will continue talks with ACHD prior to council hearing regarding the temporary turn around on Skylar. t.b.d public St.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you all in favor.

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:21:28)

Motion To: Recommend Approval Of Case #24-04-S With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

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

Voting Nay: None

Absent: None

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Vice Chairman Bryan Clark Mr. Chairman, motion to approve case #24-10-DR with conditions as outlined in the staff report.

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. Nice work, Bryan.

Vice Chairman Bryan Clark Hey, we got there in the end.

(Timestamp 00:22:04)

Motion To: Approve Case #24-10-DR With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

B. Case No. 24-08-SUP (Special Use Permit) Republic Storage Modification – Jessica Reid, Economic & Community Development Specialist

Applicant requests Special Use Permit Modification in order to allow for an onsite residence for property manager; original SUP (23-12-SUP) for storage facility was approved November 28, 2023. The subject site is located at 5610 S Ten Mile Road; Section 35, Township 3 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-08-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:22:31)

Chairman Dana Hennis Okay, next up on the agenda, I see case #24-08-SUP, Special Use Permit for the Republic Storage Modification, Ms. Reed.

Economic & Community Development Specialist Jessica Hall Good evening, Commissioners. So good to see your faces again. So for the record, Jessica Hall, Economic & Community Development Specialist with Development Services, 751 W. 4th St. Kuna. As a refresher, the original annexation, special use permit and design review for the storage facility at 5610 S. Mile. came before you and was approved and or recommended approval November 28th of 2023. So the Special Use Permit Modification before you this evening is for the addition of an onsite living quarters for the managers of the future Republic Storage Facility. Having on-site managers is the standard operating practice for Republic Storage as they find it increases security and creates a customer experience. The intent is to incorporate the living quarters into the main building, which is also where the office is located and any exterior changes as a result of the living quarters will be in compliance with the previously approved Design Review. With that I can answer any questions you may have.

Chairman Dana Hennis Thank you. Does the commission have any questions at this point?

Commissioner Jim Main No.

Chairman Dana Hennis No? Thank you. With the applicant like to state anything or expand on that?

Nate Mitchell Nate Mitchell, 1470 N. Rook Way, Star, ID. I probably ought to hire Jessica to do my job for me. She stated, as well as it could be stated. We're simply asking for the additional land use of having an onsite manager. We do believe it provides a better customer service and better security for our customers. And would stand for questions and request recommendation for approval.

Chairman Dana Hennis Thank you. Any questions for the applicant?

Commissioner Jim Main No.

Chairman Dana Hennis Got off lucky. Thank you. Okay, with that, I will go ahead and open up the public testimony for this application at 6:25. And I see no one signed up to testify. Is there anybody else here that did not get a chance to testify that would like to sign up for this application? Nope, so I will go ahead and close the public testimony at 6:25. And that brings up our discussion. I don't...

Vice Chairman Bryan Clark Yeah, this one is one straightforward. We're adding the land use...

Chairman Dana Hennis And I think it's a better makes a better product when you got better on-site security there.

Commissioner Ginny Greger That'll be a big help.

Commissioner Bobby Rosadillo Yeah, I agree.

Chairman Dana Hennis Unless there's any other comments or concerns, I'll stand for a motion.

Commissioner Bobby Rosadillo Mr. Chairman, I motion that we recommend approval of case number....Sorry, sorry, approve case #24-08-SUP.

Commissioner Jim Main Second.

Commissioner Bobby Rosadillo With the conditions as outlined in staff report.

Commissioner Bobby Rosadillo Second, again.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. That was easy. Thank you. Nice seeing you again, Jessica.

(Timestamp 00:25:41)

Motion To: Approve Case #24-08-SUP With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

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

Voting Nay: None

Absent: None

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- C. Case No. 24-06-SUP (Special Use Permit) Mi Casita Childcare by Rocio Flores – Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval to operate an In-Home Childcare at her home, located at 2170 N Mountain Ash Avenue, Kuna, ID.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. ~~24-04-SUP~~ 24-06-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:26:16)

Chairman Dana Hennis Next up on the agenda we have case #24-06-SUP, another Special Use Permit, for Mi Casita childcare. I get it.

Senior Planner Troy Behunin Eventually. Good evening members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna Planning & Zoning Department. The application before you this evening is requesting Special Use Permit approval in order to operate an In-Home Group Childcare for up to...for between 7 and 12 children in her home, which is located at 2170 N Mountain Ash Ave. in Kuna, ID. It is allowed with a Special Use Permit according to city code. And staff is reviewed the code for that compliance and should the Commission approve the application, staff does recommend that the applicant be subject to the proposed recommended conditions in the staff report and this is pretty much a simple daycare in her home. And staff is here for any questions you might have. The applicant is here and I believe that her husband will act as translator if needed.

Chairman Dana Hennis Thank you. Did the applicant want to state anything? Okay. Thank you.

Interpreter [Inaudible]

Chairman Dana Hennis Come on up and please state your name and address for the record.

Rosia Flores *[Via Interpreter Present]* My name is Rosia Flores I live at 2170 N Mountain Ash Ave. in Kuna, ID.

Senior Planner Troy Behunin Turn the red button. Just touch it. There you go.

Rosia Flores *[Via Interpreter Present]* I got to repeat everything?

Senior Planner Troy Behunin Again, no, just...You're fine

Rosia Flores *[Via Interpreter Present]* Sorry. And I'm going to read these for you guys, but she did it right. Well, here we go. My name is Rocio Flores. I'm 37 years old. I have been married for 17 years. I have 3 beautiful daughters. One of them is 14, the other one is 10, and 4. I'm from Mexicali, Mexico. I'm very happy and very anxious about the project we have coming up, Mi Casita Daycare Spanish Education Center. That's right, it's a daycare where we will promote the Spanish language to our children's. We will have education and fun at the same time. I'm very proud to teach this language that I have from my roots.

Chairman Dana Hennis Thank you.

Interpreter You're welcome. I'm sorry, but I'm nervous.

Chairman Dana Hennis I get it, trust me.

Interpreter And when I read it, I mean it's hard for me to read English.

Chairman Dana Hennis No worries, thank you very much.

Commissioner Ginny Greger Thank you.

Chairman Dana Hennis Is there any questions for the applicant?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. With that, that brings up the public testimony. I'll open it 6:30. No one signed up to testify. I will make the announcement even though I doubt. Is there anybody here that did not get a chance to sign up for testimony on this application? And seeing...

Francisco Javier Guevara Millan *Can I say something else?[Away From Microphone]*

Chairman Dana Hennis Sure.

Francisco Javier Guevara Millan *We have our neighbor... [Away From Microphone]*

Chairman Dana Hennis Come on up and go ahead and state your name and address for the record.

Francisco Javier Guevara Millan Okay, I'm her husband. I live at 2170 N. Mountain Ash Ave. And I have a letter right here from a neighbor that she wrote for her. So I don't know if you guys want me to help to read this because she wanted to come over here but she couldn't because she was sick, but I have the letter.

Chairman Dana Hennis Okay Doug, how do we enter...He can just read that as his testimony? Yes, go ahead.

Planning & Zoning Director Doug Hanson Doug Hanson, Kuna Planning & Zoning. It could be read into the record as testimony.

Francisco Javier Guevara Millan Okay, my name is Sarah Toled and my family and I live next door to the Flores family. Since moving to our home, they've been wonderful neighbors and friends. Rosio is a perfect person to run in-home daycare, she's patient, kind and wonderful with the kids. They keep it very clean and organized home, indoor and out. If you approve her license, I will personally send my three years old son and my 4, four-month baby boy to her, I don't see any issue with a daycare at home. I fully support it's licensing. Licensing, yeah. Please call me at 208-420-5120 if you have any questions.

Chairman Dana Hennis Perfect. Thank you. Okay. Would that be in the last and no one on the? I will close the public testimony at 6:32, and that brings up our discussion.

Commissioner Bobby Rosadillo Yeah, I like it. Anytime that we have small local businesses being made, obviously there's a need for, you know, childcare and having a Spanish speaking option is always becoming increasingly needed, I guess.

Chairman Dana Hennis Yeah, it's very true, I agree.

Commissioner Ginny Greger I agree, I appreciate that she's gone through the licensing process instead of ...

Chairman Dana Hennis Yes.

Commissioner Ginny Greger Just doing it.

Chairman Dana Hennis Yes, exactly. Well, with that, I would stand for a motion.

Chairman Bryan Clark Mr. chairman I move that we approve case #24-04-Sup with conditions is outlined in staff report.

Commissioner Bobby Rosadillo Is it 24-06?

Vice Chairman Bryan Clark I'm sorry, yes. Strike that, wheel back.

(Timestamp 00:32:32)

Motion To: Approve Case #24-04-SUP With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bryan Clark

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

0-0-0

Motion Withdrawn

Vice Chairman Bryan Clark Mr. Chairman. I move that we approve 24-06-SUP with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo 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 very much.

Vice Chairman Bryan Clark I'll have you know that it was written wrong the recommendation.

Commissioner Ginny Greger Yeah, I was glad I didn't do it.

(Timestamp 00:32:42)

Motion To: Approve Case #24-06-SUP With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:33:13)

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

(Timestamp 00:33:13)

Chairman Dana Hennis Oh, with that is staff got any updates or reports?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning. Just another reminder that the Planning & Zoning Commission regularly scheduled meeting for December 24th, 2024 is cancelled.

Vice Chairman Bryan Clark Perfect. Thank you.

6. ADJOURNMENT:

(Timestamp 00:33:35)

Chairman Dana Hennis If we've got nothing further.

Commissioner Bobby Rosadillo I'll make a motion that we adjourn.

Commissioner Ginny Greger I'll second it.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Yeah, I didn't think so. Thank you.

(Timestamp 00:33:36)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

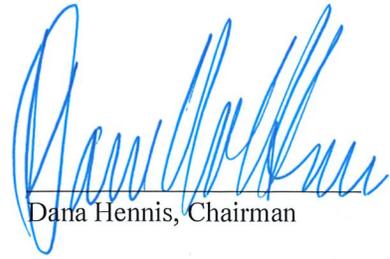
Further Discussion: None

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

Voting Nay: None

Absent: None

5-0-0



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA
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Planning & Zoning Commission Public Hearing Sign-In Sheet
 December 10, 2024

Case No.: 24-04-S (Subdivision)

Case Name: Skylar Ranch Subdivision

IN FAVOR	NEUTRAL	IN OPPOSITION
<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
<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
<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
<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



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Planning & Zoning Commission Public Hearing Sign-In Sheet
 December 10, 2024

Case No.: 24-08-SUP (Special Use Permit)

Case Name: Republic Storage Modification

IN FAVOR	NEUTRAL	IN OPPOSITION
<input 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
DAVID BERRYMAN		
Name	Name	Name
2705 W. Berryman Ln.		
Address	Address	Address
Meridian Id. 83642		
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
<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
<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



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Planning & Zoning Commission Public Hearing Sign-In Sheet
 December 10, 2024

Case No.: 24-06-SUP (Special Use Permit)

Case Name: Mi Casita Childcare – By Rocio Flores

IN FAVOR	NEUTRAL	IN OPPOSITION
<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
<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
<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
<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