

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, February 11, 2025, at 6:00 PM

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

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

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

A. Regular Commission Meeting Minutes Dated January 28, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 24-01-CPM, 24-01-ZC Gemstone Technology Park

Potential Motion:

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

3. PUBLIC HEARINGS:

A. Case No. 24-04-OA (Ordinance Amendment) – Doug Hanson, Planning & Zoning Director

The Planning & Zoning Department requests a zoning ordinance text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-04-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 24-07-SUP (Special Use Permit) Ramsey ADU – Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval in order to place a 506 SF Accessory Dwelling Unit (ADU) at 523 W Tanzanite Ct., Kuna, ID, 83634.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-07-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- C. Case No. 24-10-SUP (Special Use Permit), 24-30-DR (Design Review) All About Me Creative Learning Center – Troy Behunin, Senior Planner

Applicant requests Special Use Permit and Design Review approval in order to operate a Childcare Center for up to 13 children at 346 W 4th St., Kuna, ID, 83634.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case Nos. 24-10-SUP and 24-30-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

- A. Case No. 24-27-DR (Design Review) Circle K – Marina Lundy, Planner

Applicant requests Design Review approval for design of 5,200 square foot retail store with underground tanks and six pump spaces. The site is located near the intersection of Meridian Rd and Deer Flat Rd within the Paul Bunyan Subdivision.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-27-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT:

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

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Planning & Zoning Commission
REGULAR MEETING
MINUTES

Tuesday, January 28, 2025, at 6:00 PM

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I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)

Chairman Dana Hennis With that, I'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, January 28th, 2025. 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.

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 00:00:40)

A. Regular Commission Meeting Minutes Dated January 14, 2025

B. Decision and Reasoned Statement(s)

- 1.** Case No. 24-05-OA Energy Production and Energy Storage
- 2.** Case Nos. 24-04-S, 24-10-DR Skylar Ranch No. 2
- 3.** Case No. 24-06-SUP Mi Casita Daycare

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. So we'll start, first on the agenda is the consent agenda.

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

Chairman Dana Hennis Thank you.

Commissioner Bobby Rossadillo I'll second.

Chairman Dana Hennis All right. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:45)

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 00:00:55)

- A. Case No. 24-01-CPM (Comprehensive Plan Map Amendment), 24-01-ZC (Rezone)
Gemstone Technology Park – Doug Hanson, Planning & Zoning Director

The applicant requests a comprehensive plan map amendment changing the future land use designation of the subject site from agriculture to industrial and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road, SEC 5, T1N, R1E.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-01-CPM and 24-01-ZC with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis So next up is the public hearing for case #21, or excuse me, #24-01-CPM and #24-01-ZC for the Gemstone Technology Park. I, at this time, have to recuse myself as I am a direct neighbor to this and I will be testifying on this, so, Vice Chairman Bryan Clark, it's all yours.

Vice Chairman Bryan Clark All righty. Oh, we will open the public hearing for case #24-01-CPM, comprehensive plan amendment and the #24-01-ZC, rezone for Gemstone Technology Park. Before we move to testify, was everybody in the audience who wishes to testify that did not previously sign up? All right. Judy Yamamoto, I'm sorry?

Planning & Zoning Director Doug Hanson Staff has to present and the applicant first.

Vice Chairman Bryan Clark Yeah, there we go. I am so sorry.

Planning & Zoning Director Doug Hanson Yep, no problem,

Vice Chairman Bryan Clark I said was ready, staff.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna. The applicant requests a comprehensive plan map amendment, changing the future land use designation of the subject site from Agriculture to Industrial and a rezone from Agriculture to M-1 Light Industrial. The site is located at 3250 S Locust Grove Rd. The application was initially proposed over approximately 643.3 acres. The applicant submitted an updated boundary description, dropping the acres to be rezoned by approximately 20.63 acres to provide additional buffering to the neighboring property owners to the north. Please note, this is a correction to an error in paragraph 3 of the staff analysis that listed 206.3 by mistake. Negotiations at the time of the Osprey Ridge Development Agreement approval, in 2008, were held with the City, Kuna Police Department, Ada County Highway District, Kuna Rural Fire District, Kuna School District, and Kuna Library District. The applicant is actively working with the aforementioned agencies to come to agreements to mitigate the impacts that may arise as a result of the development. With said agreements in

place, the applicant is entitled to file for Comprehensive Plan Future Land Use Map amendments for future development per the approved Osprey Ridge Development Agreement. Agency letters are all available for you within your packet. Two additional letters of support were submitted after the application packet was finalized. Hard copies are available on the desk next to the public hearing sign in, and they will be included as an exhibit to the Minutes. Upon review, staff finds the application to be in compliance with Kuna City Code, and Idaho Code, and the approved Osprey Ridge Development Agreement. Staff recommends that if the Commission recommends approval of case #24-01-CPM and #24-01-ZC to the City Council that the applicant be subject to the conditions as listed in staff's report, and with that I will stand by for any questions.

Vice Chairman Bryan Clark Any questions at this time? Is the applicant present? If you wouldn't mind pushing the little green button there. The microphone.

Hethe Clark, Clark Wardle Rep. Diode Ventures Got it.

Vice Chairman Bryan Clark If you would state your name and address for the record, please.

Hethe Clark, Clark Wardle Rep. Diode Ventures My name is Hethe Clark, 251 E. Front St. in Boise is my Office address. I'm representing the applicant, Diode Ventures. We also have a couple of members of our team here, John Michael Handley is our Senior Project Development Manager and Rachel Attebery, Chief Operating Officer. So hopefully between the three of us, we can answer any questions that you have through the course of the evening. So we are here to discuss two applications as Doug mentioned. *And maybe I can shrink this just a little, make it easier to see. Is it okay if I go to full screen, Doug?* Okay, I think that'll make it a little bit easier. So we are considering a comprehensive plan amendment and rezone to permit a data center in an area southeast of town. Let's talk a little bit about where this is so you can see up here this is City, City proper. Our application is down to the Southeast. It's South of Kuna Mora Rd. between Locust Grove and Cloverdale. Right here is where I like to ride my bike on training rides. So, it's an area I'm pretty familiar with personally, as well. The Comprehensive Plan shows this as property that is located on the edge of the area of city impact, so the current future land use designation is Ag, but there's public ground on the south and residentially planned properties just to the north. We're asking to adjust the comprehensive plan to permit an industrial use, which, as I'll explain, is an extremely low intensity use for this property. So if we're fortunate enough to gain an approval. This area would be shown on the on the Future Land Use Map as industrial. So let's those past few slides kind of show you what the maps would look like if we're fortunate enough to get an approval. But we obviously we need to talk about what it is that we're proposing to do here. So the proposal is for a 620-acre data center at the at the properties that I mentioned before. It will be one zone and one user. There will not be a variety of users or uses on the site. The project is going to be phased over time in order to minimize disruptions to the neighbors. Generally speaking, we're looking at a phasing plan approximately 10 years to bring all the facilities online. Once constructed, it will be a very low impact use: little noise generation, little traffic, very little impact on services. In fact, as you saw in the packet, it's not even going to connect to city water or sewer, and it's going to be providing those services itself on site.

Let's talk a little bit about some of the benefits and then we'll come back to the use. So during the construction phase, that first 10-ish years were anticipating between 800 to 1200 construction jobs. Once that construction phase is over, things settled down, it's 100 plus high paying permanent jobs that we would be located on site. In terms of infrastructure, as mentioned, we're not going to be using city water or sewer; we will, however, be working with Idaho Power to essentially...which has a transmission line that's right along the southern portion of our property We'll be working with them on a substation improvement. All of that is going to result in overall infrastructure improvements for the area, which is

necessary for a data center. As you can imagine, it needs to have a reliable power source. In terms of the use itself, it's quiet; not a bunch of noise or traffic, but it does provide a significant local investment in terms of property taxes, the contribution to the community is huge and will generate a significant financial impact that will benefit the City and actually help carry the property tax burden for the entirety of the city. So this is the preliminary, *oops going too fast. Yeah, it's only letting me go one direction. There we go.* So this is the concept design for the facility. On the north is that undeveloped buffer area. This will help ensure that the area retains its open rural character and buffers against current and future neighboring uses on the north. Moving south here in the center you see the data processing campus. Two primary accesses: one on the West, here at Locust Grove, and one on the South over at Barker. That's how folks will arrive at the series of buildings that will be built in that central area. Then on the south, we have the electrical and private utility facilities including the water treatment plant. And again, all this is right next to that Idaho Power Transmission Corridor on the south. I mentioned the phasing again during the construction phase, the 800 to 1200 construction jobs and then once we get out of the construction phase into the operations, again, the 100 folks that it would be working there.

Okay, so let's talk about the development agreement. So now that you're a little bit familiar with the project, let's get into the nuts and bolts of the entitlement. The development agreement in this case is something that's unique about the property. The development agreement is what's often referred to as the Osprey Ridge Development Agreement. We took a hard look at that development agreement. We went through it with staff and we all concluded that it actually benefits the City to have that DA to have it in place because of the hoops that we have to jump through. Those hoops are significant. I've done a number of large, planned communities around the Treasure Valley. The requirements they have to jump through in this development agreement are very similar to those larger applications and one of the reasons it makes it a high hurdle is that we actually have to arrive at specific agreements with the various agencies to make sure that our impacts are actually mitigated.

And so of those four agencies, there's four in particular and Doug mentioned them, the School District, the Police Department, the Fire District and the Library District. And we have met with each and we either have deals signed or we're on the verge of having deals signed with all four of them. And I'll walk you through that, in just a moment. But before I get into that, I kind of want to back up and talk about the community engagement that's gone on. The applicants done a really excellent job of engaging with the community, which I think is evidenced by the letters of support that you have in your packet. We all know that that doesn't always happen, for, you know, we don't often see a bunch of letters in support of a project, especially one like this. And it came as a result of efforts, and it included the neighborhood meetings, these office hours that they held over at *Latte Da'* and then one-on-one communications with members of the of the public. In addition to that, they worked with Idaho Power and the other stakeholders. So they're at the point of being ready to sign contracts with Idaho Power to be able to do the construction for that new substation. There have been communications and meetings with Kuna Public Works. As I mentioned before, the... we're going to do the independent sewer and water systems. Of course, that doesn't mean that that doesn't have any oversight within independent private water system, you have to go through the IDEQ and IDWR and Central District Health requirements. Same with regard to the wastewater system, that'll have to go through those other reviews, but it's not something that's going to be on the city's list of requirements. And also Ada County Highway District, this project is a little bit unusual in my experience. I've been doing this for 20 something years. You don't often see a traffic impact study for both the construction phase and then a separate traffic impact study for the ongoing operations phase. So, there's two of them that have been prepared. ACHD's done their initial review, they provided us comments. We've resubmitted to ACHD. We'll have ACHD's final approval on all of this shortly. We expect that it actually will be limited to the mitigation would be limited primarily to temporary measures

during the construction phase because when we get to the operations phase again, it's just not a huge impact. But in any event, Doug is provided a condition of approval that requires us to obtain ACHD approval. We know that the city will be covered on that point and we do have to do what ACHD says we have to do. Okay, so coming back to the four agencies and we do have a typo on this page, I'll get to it in just a second. So we've been hard at work and this is where things stand. We have a memorandum of agreement with Kuna School District that is signed. The number here is wrong. It's not 900,000. It's actually 500,000. They have earmarked that for athletics and technology programs so that Memorandum of agreement signed, in place, done.

Kuna Police: We've spent a lot of time with staff talking about what that agreement needs to look like. We will be making annual payments to the city to help fund what is essentially the cost of a Sergeant for the foreseeable future. In our view that well exceeds the impacts of the project. But we that's what we felt was the appropriate thing. And you have a letter in your packet from the Police Chief, acknowledging that in between now and City Council, we would anticipate signing a detailed MOU to confirm all of that. Kuna Rural Fire: So Chief Lawrence and Krystal have been meeting with us over the past few months. We've proposed a mitigation packet for fire valued at about 30 million. That contributes to the personnel costs that are needed to man a new station and a ladder truck and Mr. Chair. I have maybe just one to two minutes left so I'll wrap up quickly. So that contributes to the personnel costs that are needed for a new station and a ladder truck. So that's the negotiation that's not quite completed yet. As you guys know, Chief Lawrence had to go down to LA and has been fighting fires down there and we are in ongoing discussions with him. But he did provide the letter saying that he believes that we're going to get there and we believe that as well at this point, we think the only thing that's really needs to be worked out is just the timing of the payments. So before between now and City Council, we fully expected that would be addressed. And then Kuna Library District, you saw a letter indicating that they didn't believe that given the commercial nature of the project, that it wasn't going to have an impact, so they stepped back. So I'll just finish with what a couple of few brief comments.

So, I do a lot of land use development around the work around the Treasure Valley. I've been thinking a lot about what it takes to not only have a successful project, but also what our cities and towns need in order to be able to fund the services that are required for those projects. Our State Legislature has done us no favors on that. Everybody here knows that the with the restrictions on budget growth and the limitations on new growth paying for those budgets, it's a real challenge. In this case, we have a really significant project in terms of what is going to contribute in terms of property taxes. It brings on a huge investment in the community with as little impact as I can think of. I mean, we're not even connecting to the water and sewer systems, and in the meantime we're making a significant investment in the police and the fire in particular with again bring on these new high paying jobs with a use that has a very low profile and a very low impact. We hope that, we think that this is a huge positive for the Community and we hope you'll see it the same way and we'd ask for a recommendation of approval. Happy to answer any questions.

Commissioner Bobby Rosadillo Can you go into the like the plans for water, you know and sewer a little bit more in detail? You know, how much do you plan on using? you know, is there the chance that later on it's not going to be enough to provide, you know, for the entire data center?

Hethe Clark, Clark Wardle Rep. Diode Ventures Commissioner Rossadillo, the modeling has been done for the sewer and water. There's an existing Ag water permit or water right on the property that will be converted to be used for domestic use. If you're familiar with how that works, when you go from AG to domestic use, the IDWR reduces the amount of water that you can pump. But we've. That, and we know the outside limit of what the water use requirements are that we're going to have and we're

comfortable that we're going to fit within all of that. When we get to the point of actually providing water, we have to go through the public water system rules that IDWR has in place. That'll address things like water treatment and you know how we make sure that the water is safe for the employees and all that sort of thing. So that's a that's a state based regulatory process that we'll go through. On the wastewater, that would be a central district health primarily would be overseeing the wastewater management from there and they will have to review our systems and that'll be also a requirement of occupancy.

Commissioner Bobby Rosadillo Thank you.

Commissioner Jim Main A question on that. When you're talking about wastewater, are you talking about water that's been used in the cooling process?

Hethe Clark, Clark Wardle Rep. Diode Ventures Commissioner Main, that's going to be both. That's going to be water that's used to the extent water is used in the cooling process, and Michael might be able to answer some of that a little bit better than me. But to the extent that it is used, it would go into the wastewater system, but it going to be monitored and upheld like the standards will make sure that there's not an issue with groundwater flows or anything like that. But, let me let John Michael speak to that.

Commissioner Jim Main Okay.

John Handley, Diode Ventures Thank you, Commissioners. Yeah, from a quantity perspective, just at a high level with that reduction in use for total volume, we can use per year, we're taking basically a 33% cut for what could have been used for agriculture, for what we can use. As he said, we're comfortable with that quantity on a yearly basis, the daily rate that we can even withdraw doesn't change. It is a cap that we're still comfortable with, it's near-ish 5 MGD. From a discharge, a wastewater perspective, we would expect the vast majority of that to be going through the cooling system. And so even though this is talking about both cooling water discharge and domestic discharge. The domestic on the grand scheme of things is a much, much smaller component of that wastewater. Does that get to kind of what you're asking about?

Commissioner Jim Main A little bit. So, basically, you're comparing this to the amount of water that would be used in an Ag scenario, okay, but you're cooling 24 hours a day, 365 days a year, correct?

John Handley, Diode Ventures That's right. We are not necessarily using water for all 24 hours, all 365 days. So one of the things that's beneficial about the climate here is that when it gets drier, and it gets colder, we get to use less water. So during the winter months generally call it, September through March, there's little to no use for the cooling in those systems. So really it would see a very similar kind of usage profile as we would in agriculture as well. But again, it would be a substantially reduced amount that we're allowed to use.

Commissioner Jim Main Okay. There's no recycling of the of the water that's used in the conditioning process?

John Handley, Diode Ventures Yeah. So that's including kind of a rough order of magnitude. Still haven't gone through detailed design. Rule of thumb, three times we would run that through the cycle. Reuse what we can. Eventually there gets to be an accumulation of either total dissolved solids of any other kind of chemical that was already in the water before it goes through the cooling process in the first place that we do have to start blowing that water down.

Commissioner Jim Main Right now assume that you're going to be digging drilling wells to provide this water source, correct?

John Handley, Diode Ventures So there are existing wells. I believe this would necessitate new wells, to answer your question.

Commissioner Jim Main Okay. And of course you have to go through IDWR and DEQ to make sure that we don't infringe upon the agricultural water, or when you say it's not going to impact the city, the City of Kuna also has wells, and if we're in the same aquifer, that would probably have an effect on city water as well.

John Handley, Diode Ventures Absolutely. And so and so that's where, you know the expertise that we come or get from local engineering consultants to advise on what is permissible and would impact folks.

Commissioner Jim Main Thank you.

Vice Chairman Bryan Clark So we're stuck on the water here. Is it going to be some... Is it a closed system or is it evaporative? Or is that water going to go back into the water table through the wastewater?

John Handley, Diode Ventures Yes. So the intent is to have basically infiltration basins, so whatever is not evaporated away would go back into that actual aquifer, assuming we're able to treat it so that it's meeting the requirements necessary to be able to use that system.

Vice Chairman Bryan Clark This is probably a little off the wall, is... has there been a comparative study on Ag use versus this kind of use? Is it increasing evaporative.. I mean, it really comes down to surface area, I would imagine, 'cause with a lot of the plant, obviously the plants are grabbing a hold of that, sucking it back into the ground a lot faster. I guess, are we expecting to lose a lot more of that water into the sky?

John Handley, Diode Ventures I don't have an answer for you on that...

Vice Chairman Bryan Clark We're getting into the nuts and bolts here, I understand, so...

John Handley, Diode Ventures No, that's okay. And Doug reminded me I needed to state my name and address for the record, John Michael Handley, office address 11401 Lamar Ave. Overland Park, KS 66211. Thank you.

Vice Chairman Bryan Clark Any other questions?

John Handley, Diode Ventures Thank you.

Vice Chairman Bryan Clark On to the public hearing? Or do we have? Sorry. My brains gone sideways. All right. With that, we'll go ahead and open the public hearing at 6:23 first on the list...at this point is there anybody who has come in since we got started that wants to testify that didn't have an opportunity? If you wouldn't mind. *Do you have a pen?*

Commissioner Jim Main No pens.

Vice Chairman Bryan Clark Thank you, Doug.

[Brief Silence]

Vice Chairman Bryan Clark All right, first on the list this evening we've got Judy Yamamoto. And if you please state your name and address for the record.

Judy Yamamoto It's Judy Yamamoto, Kuna, ID. My address is 5255 W Hubbard Rd. Kuna, ID 83634. We may get to have another one if we get big enough. I want to say thank you to my friends and

neighbors who are here. We appreciate that. I see some familiar faces. For some, I have never met. I know that we have maybe passed in some places but never been able to induce ourselves. So again, I am Judy Yamamoto and my husband is Duane Yamamoto. Due to his declining health, he is not able to be here so I am speaking on his behalf. Before I go any further, I would like to introduce our second daughter, Tricia Waters. Her husband is doing Daddy duties. She's taking the kids to their after-school functions and activities. Otherwise, she would have been here. Duane has actually been in this community area for 70 years. He is now going to be 91. He actually began farming when his parents bought a farm on Black Cat and Deer Flat roads. He was raised with the ethics of hard work, being a good neighbor, and being honest and transparent to what things you do to your neighbors and to your community. We just celebrated our 57th anniversary. That's...and just a little speck, I guess in time of goes by in that time we spent 40 years in the Little Red House next to Zamzow's and across from the City Park. We raised our children from infancy. Through college and high school graduation. In those years, he became a figure of hard work. Someone community could trust, so he was asked to run and be mayor. It was about 1976 and when he became mayor, believe it or not, we were walking on board walks. And in his tenure, he saw the concrete sidewalks be put in the senior citizens be built in the Kuna City Park started, and he began some of the infrastructure improvements on the water system. He's also been involved in some of the service and charter community services in Kuna; FFA, and particularly he helped spearhead the now Kuna Boys and Girls Club, which he was not able to see the fruition of his efforts. So, the farming that he has developed is like a child to him. He has nurtured it, spent years on it and she did it like it was a child that he was bringing up. And so we are very proud of him for that. And in closing, I just want to say that the revenues from this project, if it's approved, is of immense value to all the citizens of Kuna and. As well as the whole community, it was once said that more is never enough. In this case, I think all cities know that. You get more, but it's never enough. So farming has become a challenge, and for Duane, she knows that it is time for a retirement and so on his behalf we appreciate the approval of this project from Diode to benefit the community and let us have a retirement that Dwayne certainly deserves. Thank you.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Thank you. All right, next up to testify, we have Kristy Yamamoto.

Kristy Yamamoto For the record, my name is Kristy Yamamoto My address is 2617 Century Park Blvd. Austin, TX. So my mom obviously just gave you some history on my dad and their involvement in the community over the years, and I'd like to share some broader context around my dad's history, specifically with his property and the reasons why they are selling. My dad's family has deep roots in Idaho and Kuna. As a child during World War II, he and his family were forcibly removed from the Seattle area with only what they could carry and forcibly relocated to the Japanese internment camp in eastern Idaho. Having nothing to return to in Washington, His family struggled as a result of post-war prejudice, but were able to eventually purchase property in West Kuna, where they established a small farm and a dairy where my dad worked as a teenager. In 1962, over 60 years ago, he purchased this property from a loan that he secured based purely on his strong work ethic that given that he didn't have, not having Credit history. Through decades of literally blood, sweat and tears, he and his foreman, Ray Neberger [*Spelling Of Name Uncertain*] transformed the property from lava and sagebrush into what it is today. And this property is a testament to his perseverance and resilience through physical, financial, and social hardship. As my mom just recounted, my dad is long cared for the community and has involved himself in numerous service roles in Kuna, the county, and the valley.

The development of this facility aligns with his long-term interest in supporting the Community as well as the City's goal of becoming economically diverse and vibrant. The ongoing tax revenue from this facility will help enable the City to do that, with minimal impact to the City infrastructure. We understand the

Community's desire to retain the rural landscape. However, this property has been available for sale for the last 20 years to fund my parent's retirement and during that time there has not been any serious interest from any farmer or other AG related entity and do in part to not only the location, the size, but also the rising land values. We've also attempted to lease the property to other farmers in the area and none have been willing do to various considerations. This is not a multi-generational. My siblings and I don't have the knowledge, means, or the desire to continue farming. As my mom mentioned, my dad's health is such that he has not been able to participate in the farming activities in any capacity for the last several years and we are relying entirely on Ray to manage the farm. While Ray is highly capable, this is placed us in a high-risk situation. My dad is now 90 and in failing health, and my mother is 83 and there's a sense of urgency to sell this property. This offer from diode represents the first and only viable opportunity that is presented itself in nearly 20 years. We had previously explored offers for both solar and residential developments, both of which we knew there is opposition to, which further limited our opportunities to sell. As a former mayor, my dad has long understood the economic challenges of a rural town with a small and narrow tax base. And because of what he endured to purchase and transform this property, he's got an emotional attachment to it. And over the years, as we discussed, the eventual sale of the property, he was always adamant that it be sold to somebody who would be a good steward of the land and respect it. As well as it be used for a higher purpose that could be beneficial to both not only the family but to the community, and we firmly believe that this opportunity here meets both criteria and would benefit not only Ray, my family, and the community and we would also contribute to his legacy of greater economic stability and resilience for the Community for which he so deeply cares so.

Vice Chairman Bryan Clark Kristy, just be aware you are a little over time, so if you could please wrap up. Thank you.

Kristy Yamamoto Yep, I'm. I'm wrapping up. And so at this point, I'll just, you know, ask that we ask for your approval in the rezoning request.

Vice Chairman Bryan Clark Thank you very much, Appreciate it. Thank you. I always feel rude, but at the same time... Next up, testify we have David Crawford.

David Crawford, Centurion Engineers Acting chairman, commissioners. My name is David Crawford with Centurion Engineers, 2323 S. Vista Ave. in Boise. I'm here tonight representing a local business owner, Tim Gordon, who couldn't be here tonight. So he asked me to stand in his stead to make sure that he wanted to get on the record, that he supports this project. We wrote a letter that should have been given to you earlier. Didn't make it in before I sent it in today, but that letter details out in-depth about all the reasons why and how this project comports with the Kuna Statutes and Comprehensive Plan goals. I'm not going to belabor reading them all. But suffice it to say it's pretty comprehensive. And I just wanted to make sure that Tim's voice was recognized tonight as a business owner and resident of the city of Kuna, that he does support this project. He believes it's...It is a great project for Kuna. It's he's excited about the positive economic impact and quality jobs it's bringing. It is similar to other projects that were approved in the city of Kuna. We're not asking for anything new, and he believes that the location is chosen as a logical step for this rezone and this use. So as I said earlier on behalf of Tim Gordon, he feels this project to be an economic benefit and high-quality project and long-term benefit to the city of Kuna. And I'm under 3 minutes.

Vice Chairman Bryan Clark Thank you, David. Next up. We have Linda Ostolasa.

Linda Ostolasa My name is Linda Ostolasa. I live at 1180 S Eagle Rd. Kuna, ID. I am approximately a mile as the crow flies from this project. I have a farm there. And I think this is a fabulous project. The

amount of money that I'll bring into the community with limited traffic, it's not a housing development that impacts the school and the roads too. So I definitely support it. Thank you.

Vice Chairman Bryan Clark Thank you. Next up to testify Ray Nebeker.

Ray Nebeker My name is Ray Nebeker. I live at 3204 S Locust Grove, which is adjoining property to this project. And I kind of wear 2 hats here. I've worked on this farm since 1970. I've lived either on the farm or adjoining it since probably 1975. Probably half of this ground I have helped take out a sagebrush, or whatever. So I've kind of got a vested interest, a little bit of emotional tie to it and I am very in favor of it going to this kind of use rather than a multitude of homes and over my 50+ years of farming. I've farmed probably 600 acres that is under concentrated homes now, and I maybe even lose a 38-acre field this year that might...I might not be able to farm it if everything gets approved for it, they'll start roads in it this year. So, I that's about all I have to say. I guess about it is I think it's the best option for me because I do not intend to leave the I intend to live the rest of my life out right where I am. I don't see any better place to move to. And I would rather this than homes and I know in time the place will be sold because I am getting up there at the age where I won't be able to farm it either You know, so it takes a lot of effort and we kind of intensively farmed it to be able to keep everything going. And that's coming to an end. Thank you.

Commissioner Bobby Rosadillo Thank you

Vice Chairman Bryan Clark You. Thank you. Next on the list is Jill Nebeker. You did, mark. If you wanted to testify or not, Okay? Thank you. Next on the list, Jim Williams. Also didn't mark if you wanted to testify or not? Okay. Thank you. Tim Jensen.

Tim Jensen, Kuna School District Good evening. Tim Jensen with Kuna School District, 711 E Porter St. here in Kuna, obviously. Just wanted to stand up here and support of the project. You guys know we've been working for a long time, working with developers. And that and these guys took the approach of coming to us and say, you know building that Community partnership and it's been a great process, they have been great people to work with and so we just we wanted to reiterate, we submitted a letter of support, but obviously we wanted to stand up in person and give our support for the project as well. So I'll stand for any questions.

Vice Chairman Bryan Clark Thank you, Tim.

Tim Jensen, Kuna School District Thank you.

Vice Chairman Bryan Clark Next up we have Mike and Rebecca Lane. If you would be so kind as to state your name and address for the record, please.

Mike Lane Mike Lane, Kuna resident, 3015 Meadow View Rd. Kuna, ID. Product of Kuna 13 years. Kindergarten through High School. Proud Kuna Kaveman. So really, I think what I want to talk about this little bit is on the business side of this all. I have the pleasure of working my entire career in the semiconductor industry, part of high technology which is part of the data center industry. Positive experience, positive influence on many communities, and my job included both typical human resource activities of both training and recruiting, but mostly I did merger and acquisition work. I was the guy that was sent into towns to help grow, to help higher, to also help shut down and what I see from Kuna here is a great experience of you guys managing our growth. What I saw in so many towns, picket Rochester Pickett International, is cities that maybe shut down, got afraid of growth. There is no status quo. There is either growing or shrinking, and those that were shrinking I personally saw companies pull out infrastructure tax base reduce. So if I believe that the future is some growth, it's about managing growth.

So I guess I would say 'I notice.' I notice our Kuna Library. I notice the beautification down the sidewalks. Maybe the sidewalks that Dwayne helped turn to concrete, but we see the lamps, we see the holiday lights. Uh, you know, on and on and on. The Park, holy cow. Let's just be. I think you're doing a great job. Side 2 so you know I think this is a great project for Kuna technology. High Tech brings more, brings more tax base. You get to do more of this growth for our and I think growth is good. It's easy for people to come up and say, well, they want no change, but changes is inevitable. Good job on this committee and I hope you approve this on behalf of our family.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Struggling to read this last name. I'm sorry. Okay, never mind. I've got here Lane Thornton.

Layne Thorton Layne Thornton, 3224 Well, 2800 Swan Falls Rd. in Kuna. Probably of anybody in this room. This probably impacts me and my family more than anybody. We own and farm the property that borders this property on Locust Grove Rd. for over a mile and so. I guess for me, I guess if I had my wishes that it would stay farm. But also you know when they when they talk about this development agreement, me and my dad were part of that development agreement and we probably have 1500 acres that are in that. There's a picture in the packet that has our names on one of it that was annexed at the same time at the Yamamoto property was annexed. I guess if you're going to use that development agreement. Does that entitle all our property as well? That it fits in this the same. If you're going to use that but... and also too that the Yamamoto's brought up the fact that you know nobody will lease this is a farm. I guess I've never been approached to lease it. Or we farm. You know, quite a few acres around and I also have two sons of farm as well and would look for more I guess I too also struggle where Ada County Highway hasn't come up with their, you know, what they're going to do yet it seems like we're a little bit ahead of ourselves here until we know that. you know, how is this going to impact Locust Grove? or is all this construction traffic going to come down Locust Grove or is it going to come down Cloverdale and then come in that way? But those roads at the moment are not conducive to this type of truck traffic, you know, so there's some things here that I would like to know. Before I can really you know, think that this ought to go forward. And I think to maybe ask Commissioners as well, you know it, it seems like we ought to know the whole project and know what everything is going to before we can even change the zoning at all because this, this, this is not next to any industrial site at all at the moment it's next to farm ground and until we know all the all the things that it should kind of stay that way. So I'll stand for any questions if there are any. All right thank you.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Thank you. Next up to testify, Dana Hanis.

Dana Hennis, Recused Hi my name is Dana Hennis, 3505 S Locust Grove Rd. I'm directly across and right next to Mr. Thornton. As you know, I am also acting Commissioner. I got on that roll many years ago because of the annexation that went on in that property all the way from Swan falls to Cloverdale. One of the things I found out when I got my letter in the mail regarding this property is 'why are we doing M-1 out here?' We pushed all of that, as a city, out to Cole Rd, You know, where META is, where everybody else is. I'm like 'why are we doing this all the sudden?' We actively try to push this out there. And I found out some information on the DA agreement for Osprey Ridge. Didn't have any termination, Didn't have any expiration and basically gave a blanket R-3 kind of designation for that whole property. So one of the things that worried me is development, residential development right along Locust Grove I figured would be the most, You know, logical. So the higher density residential apartments, etc... Would be probably placed along Locust Grove, so in kind of looking at this project and the alternatives, my wife

and I kind of like the idea of having this data center over the alternative. So you know, all things said, we'd rather have open ground farming. That's why we moved out there. But things that can happen that might happen that would happen, would be better mitigated. We feel with this data center, it's a viable project. A viable company. It's a good company. I actually had the opportunity while I was in Kansas City on another site visit for my work to visit their current facility that they're building outside of Kansas City. Nicely done. Good, quiet operation. I didn't even think the building was in operation, but they assured me that it was operational the first one. I'm like, 'Okay, it's quiet.' Umm, I really feel that this is a good use of this property and I support the Yamamoto's. They've been great neighbors, they've been great community people, and I think this is probably their best idea of what they can do and their best chance at it. So, I support the agreement and can answer any questions otherwise. Thank you.

Vice Chairman Bryan Clark Next up, I've got Ana M. Paz.

Ana M. Paz, Enrique's Mexican Restaurant Hello, Commissioners. My name is Ana Paz 355 N Avenue East Ave. I am the owner of Enrique's Mexican restaurant located here in the heart of Kuna. I have been researching the company that's interested in purchasing Duane and Judy Yamamoto's property. And with my research, I am here tonight in support of rezoning of the Diode Ventures property from agriculture to light industrial and from what I have found, they will benefit the whole community. They will be doing that by bringing more jobs and by bringing more jobs. That's going to bring more people into the community to support all local businesses, including myself. So as a business owner, I look at that as a positive thing, not just... Next, they will also have high paying I.T. positions available as well as long term economic gains due to sustained construction employment over a multi-year program. This company will have an opportunity to make contributions to the City as they mentioned, and also participate with what the city of Kuna has to offer. Due to the property being so far out there, they would have low usage of public services and low impact to traffic. I know from experience being in business over 26 years in Kuna, how difficult change is to the community when we moved over from our old location of 4000 square feet to our current location of 13,000 square feet. There were a lot of mixed emotions from the Community regarding this change. With that said, I feel as long as Diode Ventures follow and do what the Commission requires them to do for the rezoning, they should be able to do what they feel is appropriate with the property. Everyone that knows Duane and Judy will know they are not just looking out for their best interest, but for their community as well. Thank you for your time.

Vice Chairman Bryan Clark Thank you. I believe it's Brenda Blitman.

Brenda Blitman Brenda Blitman. It's 8460 S Locust Grove, and that's Meridian, ID. I'm up Locust Grove, a few miles from I'm north of the... north of this Kuna Rd. Not South of Kuna Rd. but it's on Locust Grove. I'm a Kuna Person and I've...since I was grew up on a farm here with all the other farmers that are in the room, I didn't farm. But I've been involved with raising awareness about the school district through bond and levy elections over the last 20 years, and I can't count how many elections I've been involved in. It's a lot. Snd one of the big questions that comes up when we have these bond these elections for bond and levies is how come We don't have a bigger or a bigger commercial or industrial base in Kuna? So how come all the weight falls on the houses? And it's because Kuna has historically been a bedroom community that we had lots of houses. And in 2007, when this development was annexed with all of those acres. I just said, 'gosh, there's going to be lots and lots of houses down there just to make the school district issues more complicated,' and so I agree that my first choice would be to keep it like it was in 1970, when I was a kid, but second choice is let's figure out what we can do to make things best for everybody. I think increasing the tax base. So the school district can get funds from people other than houses is a really good idea. And if we can minimize the impact on the neighbors by having buffer zones and minimize how much other things that could happen around that facility, I think we can isolate it and

make it be a good revenue producing asset, you know, or for the for the cities and the school districts and the same time minimize the impact on the neighbors. And I love the Yamamoto's, there's no question there. Okay, thanks.

Vice Chairman Bryan Clark Thank you. And that brings us to the end of the list. I don't see any new faces in the room, just the last call. There anybody in the room who didn't get an opportunity to testify? With that, I'll close the public hearing at 6:53. That brings us to our deliberation. I'm sorry?

Planning & Zoning Director Doug Hanson Doug Hanson, Planning & Zoning. The applicant does have a chance for rebuttal.

Vice Chairman Bryan Clark Oh yes, I apologize. That's the part I always forget. Does the applicant have any further comments?

Hethe Clark, Clark Wardle Rep. Diode Ventures Mr. Chair or Mr. Acting chair, either one. Heath Clark, 251 E Front St. in Boise, so I'll be brief. Just three quick points: One, with the Osprey Ridge Development Agreement, I just think it's important to emphasize that the way it is set up and it always has been set up is that each property owner, when they come forward, they have to stand on their own and they have to jump through all the hoops that are identified in that development agreement and arrive at all those agreements for themselves. So this application doesn't affect anyone else within that area doesn't give them any additional. It's just weird checking off the list that was set before us when that development agreement was adopted back in 2007. I also want to emphasize on the water. The just to be clear, so there's currently an Ag right. When that Ag right is converted, it will go down to about 70% of what could have been used under the Ag right, so inherently there will be a reduction on the outside amount of use that could occur under that. So, we do anticipate a reduction in the water use. And then last, with regard to ACHD. Again, 2 traffic studies the during construction traffic study is something like 550 pages. The post construction study is like 300 pages again ACHD has done their review is proceeding under the typical process. Which is the ACHD identifies their specific mitigation that they want after having reviewed the traffic impact study and again Doug's already conditioned us to do what ACHD asks us to do. We think that that even though that that review isn't fully 100% complete at this point, it's 98% and we will be stuck with what ACHD requires of us when we get to that point. So any other questions from the from the Commission?

Vice Chairman Bryan Clark Thank you.

Hethe Clark, Clark Wardle Rep. Diode Ventures Thank you very much.

Vice Chairman Bryan Clark So now we'll officially close the public hearing. All right, comments?

Commissioner Jim Main Well, there's a lot of support for it, isn't there? I've never seen a public hearing where I didn't have someone up here complaining about it. You know, my big concerns go back to water and changing an Ag use to an industrial use. And I understand that the allotment for the water agriculturally this is 70% less than that. But you know, we still only have so much water. And when we're talking aquifers, You know I'm not. I'm not greatly schooled in the aquifers, but the water is an issue. For all the wells out here so that that does tend to be a concern of mine. As far as changing the use, I have no real issues with changing the use changing the zoning to light industrial, I have no issues with that either out there other than that, I guess that when we when we get when it comes back to us in the future. When it's an actual project, we'll have opportunities to address specifics of the project at that time. So I think that's about where I stand on this.

Commissioner Bobby Rosadillo You know, I mean it's, You know, overall, it sounds like it's going to be something positive for the community. I mean, it's obviously hard to let go of agricultural land, you know, as I think everybody has stated here, they'd rather see it continue to be farmed, you know, but due to circumstances, it's just not, You know, the best case scenario, but, you know, at the end of the day, if all the environmental issues are addressed and, you know, taken seriously and, you know, we're not going to be, you know, using more water in the future or, you know, any other resources that the community is having a hard time with right now, You know, it's definitely a more positive impact on the community than if we were to throw in 1000 homes out there and add more kids in the school, more sewer, more water, and traffic and all that. So., You know it's definitely tough, but, you know, it's good to hear that there is so much support from neighbors and, you know, I think with the exception of, you know, one person just having some questions and how it's going to affect them. And I hope that the applicant address those. And or those questions so....

Commissioner Ginny Greger Yeah, I don't think I have anything really to add. I agree with both these guys, waters a concern. Even though it's going to use 30% less today, will be now what they're putting back on the aquifers is a concern, but I basically with them I don't have any trouble really with changing the zoning to...

Vice Chairman Bryan Clark Yeah. And I don't think I have anything reasonable to add either. As stated, I can't say it enough. I would love to see it stay farmland but all things considered. With that, I think I would stand for a motion.

Commissioner Jim Main Mr. Chairman, I move that we recommend approval of case #24-01-CPM and #24-01-ZC with conditions is outlined in the staff report.

Commissioner Bobby Rosadillo I'll second it.

Vice Chairman Bryan Clark All in favor?

Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? That motion passes. With that I'll turn it back over to Mr. Hennis

Chairman Dana Hennis Thank you, Mr. Clark.

(Timestamp 00:59:36)

Motion To: Recommend Approval Of Case #24-01-CPM and Case #24-01-ZC With Conditions

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark

Voting Nay: None

Absent: None

Recused: Commissioner Hennis

4-0-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 01:00:16)

Chairman Dana Hennis So with that, there's no other items on the agenda, so I would reach out to staff to see if there's any additional reports?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. There's nothing further for this evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 01:00:28)

Commissioner Bobby Rosadillo I make a motion that we adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Council Members Aye.

Chairman Dana Hennis Thank you.

(Timestamp 01:00:28)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

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

751 W 4th Street • Kuna, ID 83634
 (208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 January 28, 2025

Case No.: 24-01-CPM (Comprehensive Plan Map Amendment), 24-01-ZC (Rezone)

Case Name: Gemstone Technology Park

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Judy Yamamoto
 Name
5255 W. Hubbard
 Address
Kuna, ID 83634
 City, State, ZIP

Kristy Yamamoto
 Name
2617 Century Park Blvd
 Address
Austin TX
 City, State, ZIP

David Crawford
 Name
2323 S. Vista Ave #206
 Address
Boise, ID. 83705
 City, State, ZIP

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Linda Ostoleso		
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1180 S. Eagle Rd		
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Kuna 83634		
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Ray Nebeker		
Name	Name	Name
32045 Locust Grove		
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Kuna 83635		
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Jill Nebeker		
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32045 Locust Gro		
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Jim Williams		
Name	Name	Name
3384 country Ln		
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TIM JENSEN		
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711 E PORTER RD		
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Michael Rebecca Lane		
Name	Name	Name
3015 E Meadow View Rd		
Address	Address	Address
Kuna ID 83634		
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Omar Perez		LAINIE THORNTON
Name 3329 S. Locust Grove	Name	Name 3224 Swan Falls rd
Address Kuna ID 83634	Address	Address Kuna ID 83634
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DANA HEUNIS		
Name 3505 S. LOCUST GROVE	Name	Name
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Address 345 N Ave E Ave	Address	Address
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Name Brenda Bohman	Name	Name
Address 8460 Locust Grove rd	Address	Address
City, State, ZIP Meriden ID 83642	City, State, ZIP	City, State, ZIP
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November 24, 2024

City of Kuna – City Hall
Planning & Zoning Commission
751 W 4th St. Kuna, ID 83634

Dear City of Kuna Planners, Mayor & other Leadership:

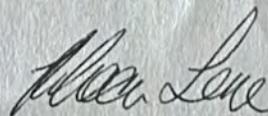
We are writing to express our support for the proposed development of a data center in the City of Kuna. This project will serve as a catalyst for regional economic development and generate substantial long-term benefits to our local community. Please consider the project developer's request to re-zone the site for M-1 (Light Manufacturing/Industrial) use.

As residents of Kuna, we have already seen the positive impacts of growth to our area. The proposed data center will be a significant investment over the next decade. There will be immediate job creation during the building phase, with opportunities for local contractors, construction workers, and suppliers. Once operational, the project will also offer high-paying, skilled jobs in IT, security, facility management, and engineering. The presence of such a facility can attract related businesses and industries, fostering an ecosystem that supports further economic diversification and resilience.

Development of the data center will greatly enhance Kuna's technological infrastructure. As digital transformation accelerates across all sectors, the demand for robust and reliable data storage and processing capabilities has never been higher. Having a local data center would ensure our community is at the forefront of technological advancements, providing businesses and educational institutions with the infrastructure needed to innovate and compete on a global scale. Enhanced digital infrastructure can also improve local public services from smarter traffic management to enhanced emergency response systems.

In conclusion, the proposed data center will facilitate economic growth, generate employment opportunities, increase tax revenues, and allow for continued technological advancement. These benefits will provide a positive impact on the local community and beyond. I urge the Planning & Zoning Commission to support this re-zoning request. We are proud of the city's, county's and state's approval of other projects of this nature in our area so we thank you in advance for your consideration.

Sincerely,



Mike & Rebecca Lane
3015 E Meadow View Rd.
Kuna, ID 83634

Kuna City Planning and Zoning Commission

c/o Kuna City Planning and Zoning Department
751 W. 4th Street
Post Office Box 13
Kuna, ID 83634

Provided via email to: dhanson@kunaid.gov

January 27, 2025

Dear Planning and Zoning Commissioners,

On behalf of Mr. Tim Gordon, please accept this letter in support of the request by Diode Ventures to amend the City of Kuna comprehensive plan and re-zone the property for Gemstone Technology Park. Mr. Gordon is in favor of providing additional industrial properties in Kuna to support the job and tax base of the City, and he supports this particular effort of the Yamamoto family who are long-time Kuna residents and personal friends.

One of the most important questions that ever comes before a Planning and Zoning Commission is, "How do we craft our comprehensive plan to achieve our vision for the City?" That is the question before you tonight. Acknowledging the importance of the comprehensive plan document, the zoning ordinance requires that any amendment meets several high standards. To support the Gemstone Technology Park request, I am going to go through each standard and highlight how the proposed amendment complies.

Any amendment of the Comprehensive Plan shall generally comply with the following standards:

- A. Is compatible with the other planning components of the comprehensive plan; and

Both agriculture and industry are noted as important economic engines for the City of Kuna. Recent annexations and developments further east on Kuna Mora Road make industrial more viable than when the comprehensive plan future land use map was last updated for this area. The intended land use and location of the Gemstone Technology Park are both compatible with the planning components of the comprehensive plan.

- B. Is based upon substantial and competent data from reliable sources; and

There are many agencies reviewing the impact of the proposed development. Those agencies have provided comment letters documenting Diode Ventures efforts to successfully meet those agencies' needs and requirements.

- C. Is an updated projection of future growth and development of the City; and

As noted previously, the development of a large technology project further down Kuna Mora Road has changed the existing character of this area and this should be reflected as an amendment to the comprehensive plan.



- D. Is consistent with the goals, objectives and policies of the comprehensive plan; and

Envision Kuna has the following policies related to siting new industrial development:

- 3.E.1.b. Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another. *As noted above, amending the comprehensive plan to acknowledge the changing nature of this area will allow other industries to benefit from economies of scale and proximity. Although the Meta project is four miles away, that is relatively close for a technology innovation center. (As a size comparison, the Micron property is over 2.5 miles long.)*
- 3.E.1.c. Encourage the development of industrial land uses in areas that are not averse to neighboring areas. *The entire premise of zoning in America is based on separating industries and homes. The proposed location of the Gemstone Technology Park provides abundant separation from residential uses. Also, industrial uses will be good neighbor to the agricultural and BLM neighbors.*
- 3.E.1.f. Evaluate benefits of creating specialized industrial areas such as "innovation centers," "technology parks" or "economic expansion zones" to encourage rapid investment and business growth in targeted areas. *The proposed use is a technology park. Approval of this comprehensive plan amendment will move the area toward an innovation center that could achieve the goal of having business growth in targeted areas.*
- 3.E.2.b. Promote industrial development that allows for the utilization of the rail line. *In this case, not only can the rail line support transportation of products, but also the fiber optic cables in the right-of-way will be available to support internet connectivity.*

- E. Is consistent with Kuna City Code; and

As noted in this analysis, the proposed comprehensive plan amendment is consistent with the required findings in the Kuna City Code.

- F. Takes into consideration existing and planned land uses; and

As noted several times, this comprehensive plan amendment responds to the Meta project being constructed along Kuna Mora Road.

- G. Does not burden existing and planned public service capabilities; and

As noted in the agency transmittal letters, Diode Ventures is addressing the needs of public service agencies through a variety of means.

- H. Map amendments (as applicable) provide a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated adverse impact associated with development; and

The industrial use location is a logical neighbor to the agricultural uses and to BLM. Typically, large-scale industrial uses are sited away from residential and "downtown" commercial uses to minimize adverse impacts.

- I. Complies with I.C. § 67-6508; and

The Local Land Use Planning Act specifies how a Planning Commission should consider planning for their community. By having these discussions at a public hearing, the Planning Commission is fulfilling its important duty.



CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

J. Is in the best interest of the City of Kuna.

Other written testimony has highlighted the economic benefit to the City of Kuna. This would seem to be an excellent opportunity to fine-tune the vision of industry for the City of Kuna and capitalize on this unique opportunity for greater individual and community prosperity.

In summary, Mr. Tim Gordon enthusiastically supports the Gemstone Technology Park as consistent with the vision for the City of Kuna and in the best interest of the City of Kuna as well.

Thank you in advance for your time and attention.

Sincerely,



David A. Crawford
Project Manager
Centurion Engineers, Inc.
dacrawford@centengr.com



**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No.: 24-01-CPM (Comprehensive
)	Plan Map Amendment), 24-01-ZC (Rezone)
)	
D YAMAMOTO DEVELOPMENT LLC)	
)	
)	
<i>Related to the development of real property</i>)	DECISION AND REASONED
<i>located at 3250 S Locust Grove Road, Kuna,</i>)	STATEMENT FOR GEMSTONE
<i>Idaho 83634.</i>)	TECHNOLOGY PARK.

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on January 28, 2025.

This Decision and Reasoned Statement was prepared and presented to the Commission on February 11, 2025, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Comprehensive Plan Map Amendment application (Case No. 24-01-CPM) is hereby *recommended Approval*.

The Rezone application (24-01-ZC) is hereby *recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- APPLICATION COVERSHEET
- COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION
- NARRATIVE
- VICINITY
- WARRANTY DEED
- AFFIDAVIT
- LEGAL DESCRIPTION
- NEIGHBORHOOD MEETING CERTIFICATION

- COMMITMENT TO PROPERTY POSTING
- APPLICATION PRESENTATION
- OSPREY RIDGE RECORDED DEVELOPMENT AGREEMENT
- REZONE APPLICATION
- REZONE BOUNDARY DESCRIPTION UPDATED
- SITE PLAN
- ACHD
- BOISE KUNA IRRIGATION DISTRICT
- ITD
- KRFD 01.23.2025
- KRFD 11.26.2024
- KUNA LIBRARY DISTRICT
- KUNA POLICE DEPARTMENT
- KUNA SCHOOL DISTRICT
- PUBLIC WORKS
- AGENCY TRANSMITTAL
- AFFIDAVIT OF PUBLICATION PZ 01.28.2025
- P&Z PROOF OF PROPERTY POSTING
- PROOF OF LEGAL MAILER PZ 01.28.2025
- CENTURION ENGINEERS ON BEHALF OF TIM GORDON
- CHAD WATERS- SUPPORT LETTER
- ENRIQUE CONTRERAS - SUPPORT LETTER
- JUDY TAMAMOTO - SUPPORT LETTER
- KRISTY YAMAMOTO - SUPPORT LETTER
- MARC BOYER - SUPPORT LETTER
- MICHAEL HUTER- SUPPORT LETTER
- MIKE & REBECCA LANE - SUPPORT LETTER
- TIM GORDON - SUPPORT LETTER
- STAFF REPORT PZ 01.28.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission's January 28, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
Hethe Clark - Clark Wardle Representing Diode Ventures, 251 E Front Street # 310, Boise, ID 83702
John Handley - Diode Ventures, 11401 Lamar Avenue, Overland Park, KS 66211.
- c. Appearing in Favor:
Judy Yamamoto, 5255 W Hubbard Road, Kuna, ID 83634.
Kristy Yamamoto 2617 Century Park Boulevard, Austin, TX 78727.

David Crawford, 2323 S Vista Avenue Ste 206, Boise, ID 83705.
 Linda Ostolaga, 1180 S Eagle Road, Kuna, ID 83634.
 Ray Nebeker, 32045 S Locust Grove Road, Kuna, ID 83634.
 Tim Jensen, 711 E Porter Road, Kuna, ID 86364.
 Mike Lane, 3015 E Meadow View Road, Kuna, ID 83634.
 Dana Hennis, 3505 S Locust Grove Road, Kuna, ID 83634.
 Ana M Paz, 345 N Avenue E, Kuna, ID 83634.
 Brenda Blitman, 8460 S Locust Grove Road, Meridian, ID 83642.

d. Appearing Neutral:

e. Appearing in Opposition:

Layne Thorton, 3224 Swan Falls Road, Kuna, ID 83634

**SECTION 4
 REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Development Regulations

b. Relevant Statutory Provisions.

1. Chapter 65 of Title 67, Idaho Code

- i. I.C. § 67-6509 – Recommendation and Adoption, Amendment, and Repeal of the Plan
- ii. I.C. § 67-6511 – Zoning Ordinance
- iii. I.C. § 67-6511A – Development Agreements

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S2105300000, S2105223075, S2108212405
Future Land Use Map Designation:	Agriculture
Existing Land Use:	Ag
Current Zoning:	A

Proposed Zoning:	M-1
Development Area:	622.67 acres
Adjacent Zoning Districts:	North: RP (Rural Preservation); East: RP (Rural Preservation), A (Agriculture); South: RP (Rural Preservation); West: RP (Rural Preservation), A (Agriculture)
Adjacent Street(s) Existing & Proposed:	North: E Lava Lane; East: S Eagle Road (Existing); South: E Barker Road; West: S Locust Grove Road
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on September 10, 2024. 24 Attendees were present.
Pre-Application Meeting	September 3, 2024.
Agency Comments Request	August 21, 2024.
300 FT Legal Mailer Notice Commission	Sent on November 19, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on January 3, 2025.
Site Posting Commission	Posted on January 9, 2025.
Commission Public Hearing	Held on January 28, 2025.
Commission Written Decision and Reasoned Statement Entered	Entered on February 11, 2025.

b. Relevant Contested Facts.

1. A member of the public questioned why the applicant was able to utilize the Osprey Ridge Development Agreement to request the Comprehensive Plan Map Amendment and Rezone applications.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. The Commission determined that the development agreement has remained in place and the applicant has worked on mitigation measures as a condition in the development agreement. Any property owner located within the Osprey Ridge Development Agreement boundary is able to utilize it when adhering to the conditions outlined within.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Comprehensive Plan Map Amendment and Rezone Applications are consistent with Kuna City Code, Idaho State Code, and the approved Osprey Ridge Development Agreement. The applicant has worked or is working in good faith on mitigation measures with the City, Kuna Police Department, Ada County Highway District, Kuna Rural Fire District, Kuna School District, and Kuna Library District as required of the Osprey Ridge Development Agreement. The Commission determined that the proposed zoning and land use was the best alternative to agricultural land.

IV. Conditions of Approval.

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
 - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

7. For all future development, the Developer/Owner/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code.
8. Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. Developer/Owner/Applicant shall comply with all local, state and federal laws.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 11th day of February 2025.

Bryan Clark, Vice Chairman

CASE NO. 24-04-OA (ORDINANCE AMENDMENT)

CERTIFICATE OF OCCUPANCY

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

**ALL APPLICATION MATERIALS: [24-04-OA](#)
CERTIFICATE OF OCCUPANCY**

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



November 14, 2024

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Kuna City Code Text Amendment - Narrative

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include modifications to the Development Regulations Code for Certificates of Occupancy. Text changes are as follows:

1. KCC 5-8-1202: Proposing additional language for a change in occupancy.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson". The signature is written in a cursive style with a large initial "D".

Doug Hanson
Planning & Zoning Director

Proposed Development Regulations Code Text Amendments		
KCC Section	Topic	Reason for Change
5-8-1202	Certificates of Occupancy	To add clarifying language for certificates in occupancy to reinforce that inspections are required by the Building Official when International Building Code deems necessary for a change in occupancy.

PART 12: CERTIFICATES OF OCCUPANCY

5-8-1202: REQUIRED CERTIFICATES OF OCCUPANCY:

- A. *Required:* It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefor by the Building Official in consultation with the Director, stating that the proposed use of the building or land conforms to the requirements of this title and with all conditional provisions that may have been imposed.
- B. *Temporary certificate of occupancy:* A temporary certificate of occupancy may be issued by the director for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion.
- C. *Change in occupancy:* A change in the use of a building or a portion of the building that results in a change of occupancy classification, a change from one group to another group within an occupancy classification or any change in use within a group for which there is a change in application of the requirement of International Building Code. To make this change, an inspection is required to verify the structure, or space meets all life and safety requirements for the occupancy classification.

5-8-1203: RECORD OF ZONING PERMITS AND CERTIFICATES OF OCCUPANCY:

The director shall maintain a record of all zoning permits and certificates of occupancy and copies shall be furnished upon request to any person.

5-8-1204: FAILURE TO OBTAIN PERMIT OR CERTIFICATE:

Failure to obtain a zoning permit or certificate of occupancy shall be a violation of this title.

5-8-1205: COMPLIANCE WITH APPROVED PLANS, APPLICATIONS:

Zoning permits or certificates of occupancy issued on the basis of plans and applications approved by the director authorize only the use and arrangement, set forth in such approved plans and applications or amendments thereto, and no other use, arrangement or construction. Use, arrangement or construction contrary to that authorized shall be deemed a violation of this title.

CASE NO. 24-07-SUP

RAMSEY ADU- SPECIAL USE PERMIT

Planner: Troy Behunin

TBehunin@KunalD.gov

208.922.5546

**ALL APPLICATION MATERIALS: [24-07-SUP,](#)
RAMSEY ADU- SPECIAL USE PERMIT**

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Ramsey ADU		Application Number:		24-07-SUP		
Date:	2/11/2025		Staff Contact:		Troy Behunin		
Owner(s)/Applicant:	Kristen Ramsey		Applicant Contact:		kandjramsey@gmail.com		
Representative:	Same as Owner		Representative Contact:		Same as Above		

Purpose
 Applicant requests Special Use Permit approval in order to place 506 SF, Accessory Dwelling Unit (ADU) structure on their home lot, located at 523 W Tanzanite Ct., Kuna, ID, 83634.

Statement of Fact	
Parcel Number(s):	
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	R-6
Proposed Zoning:	Same
Development Area:	0.225 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: R-6 (Medium Residential); South: RUT (Rural Urban Transition); West: R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	North: Screech Owl (Existing); East: Addax (Existing); South: N/A; West: School Ave.
Internal Street(s) Existing & Proposed:	No New Streets Proposed
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing district is R-6 (Medium Density Residential).

 The Comprehensive Plan identifies the goal to attract and encourage new and existing businesses (Goal 1.C.), and to create an environment to ensure land use policies, restrictions, and fees do not violate private property rights. (Objective 1.C.2 and 3.G.1).

Staff Analysis

The applicant submits a request for Special Use Permit approval to place a 506 SF Accessory Dwelling Unit in the backyard.

Applicant shall coordinate with Ada County for an ADU address.

Staff recommends the applicant be conditioned to provide an off-street parking spot to satisfy Kuna City Code 5-8-14, for parking.

Recommended Conditions of Approval

1. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off.
2. In the event the uses or the building located on this parcel are enlarged, expanded upon or altered in anyway, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.
3. This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
4. The Special Use Permit is not transferable from one parcel to another.
5. Applicant shall follow all staff and agency recommendations.
6. Applicant shall provide for off-street parking for the ADU.
7. Applicant shall connect the ADU to all utilities.
8. Applicant shall comply with Kuna City ode.
9. Applicant shall comply with all local, state, and federal laws.

**CASE Nos. 24-10-SUP (SPECIAL USE PERMIT) and
24-30-DR (Design Review)**

All About Me Learning Center

Planner: Troy Behunin

TBehunin@KunalD.gov

208-922.5546

ALL APPLICATION MATERIALS:

24-10-SUP & 24-30-DR –

All About Me Learning Center

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	All About Me Learning Creative Center		Application Number:		24-10-SUP & 24-30-DR		
Date:	2/11/2025		Staff Contact:		Troy Behunin		
Owner:	Cory Sartin		Applicant Contact:		allaboutmecommercial@gmail.com		
Representative:	Michelle Huitt		Representative Contact:		Same		

Purpose
 Applicant requests Special Use Permit and Design Review approval in order to operate a Childcare/Preschool/Nursery for up to 13 children, at a Commercial building located at 346 W 4th Street, Kuna, ID.

Statement of Fact	
Parcel Number(s):	R5070001750
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Vacant Commercial
Current Zoning:	CBD
Proposed Zoning:	Same
Development Area:	0.28 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: R-6 (Medium Residential); South: CBD (Central Business District); West: R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	North: None; East: None; South: W 4 th Street (Existing); West: N Elm Avenue (Existing).
Internal Street(s) Existing & Proposed:	No New Streets Proposed
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Commercial, the existing district is CBD (Central Business District).

 The Comprehensive Plan identifies the goal to attract and encourage new and existing businesses (Goal 1.C.), and to create an environment that is friendly to business creation, expansion & relocation and ensure land use policies, restrictions, and fees do not violate private property rights. (Objective 1.C.2 and 3.G.1).

The Comprehensive Plan identifies the goal to provide support to Kuna's schools and pre-K education opportunities to meet population demands (Goal 5.A). The proposed childcare center will provide framework for varying pre-K educational opportunities to be developed for Kuna citizens (Objective 5.A.2).

Staff Analysis

The applicant submits a request for Special Use Permit approval to operate a Childcare Center for up to 13 children with ages ranging from 0 months to 24 months. This Special Use Permit limits the number of Children to 13 total children, including minor children of the Caregivers who are present at any time.

All About Me Creative Learning Center proposes to operate year-round and provide childcare needs for the community. It proposes to operate Mondays through Friday, and from 6:30 am to 6:00 pm.

Any Signage requires Planning and Zoning approval prior to ordering and installation and may require a building permit.

A fence permit was issued, and a fence was recently installed. The Applicant has also submitted a site plan which will be considered a binding plan. If the applicant/owner wishes to expand or make changes in the future, this SUP will need to be evaluated to determine if modification is necessary.

A Design Review application has been submitted for retroactive approval for a new building color and paved parking lot. The Parking lot has been paved and appears to provide the appropriate number of off-street parking spaces. Staff recommends the applicant be conditioned to provide the City with a Release of Liability for the file as the parking lot was paved without City Engineer review.

Recommended Conditions of Approval

1. As requested by the Applicant, the Childcare shall be permitted on Monday through Friday, operating from 6:30 am to 6:00 pm
2. Any signage requires Planning and Zoning Approval.
3. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off; Applicant shall provide the Kuna Planning and Zoning Department with copies of said inspections prior to applying for a Kuna City Business License.
4. Applicant shall obtain a building permit for and install a proper fence and receive inspection approval prior to a business license being released.
5. Applicant shall renew the City business license as often as necessary.
6. In the event the uses or the building located on this parcel are enlarged, expanded upon or *altered in anyway*, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department and public hearing process.
7. This Special Use Permit is *valid only if the Conditions of Approval are adhered to continuously*. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
8. The Applicant shall acquire a Kuna Business License through the Kuna City Clerk's Office once all Conditions of the Special Use Permit are met and shall maintain said license through the renewal process during the entirety the business is in operation.
9. The Special Use Permit is not transferable from one address to another.

10. Signage requires Planning and Zoning approval prior and may require a building permit.
11. If the applicant/owner wishes to expand or make changes in the future, this SUP will need to be evaluated to determine if modification is necessary.
12. Applicant shall follow all staff and agency recommendations.
13. Applicant shall comply with Kuna City Code.
14. Applicant shall comply with all local, state, and federal laws.



Design & Sign Review

Kimley»»Horn

rdc.

Applicant Team



CHRIS COLLINS, PE

Kimley-Horn
Spokane, WA



JOSH KING

Kimley-Horn
Boise, Idaho



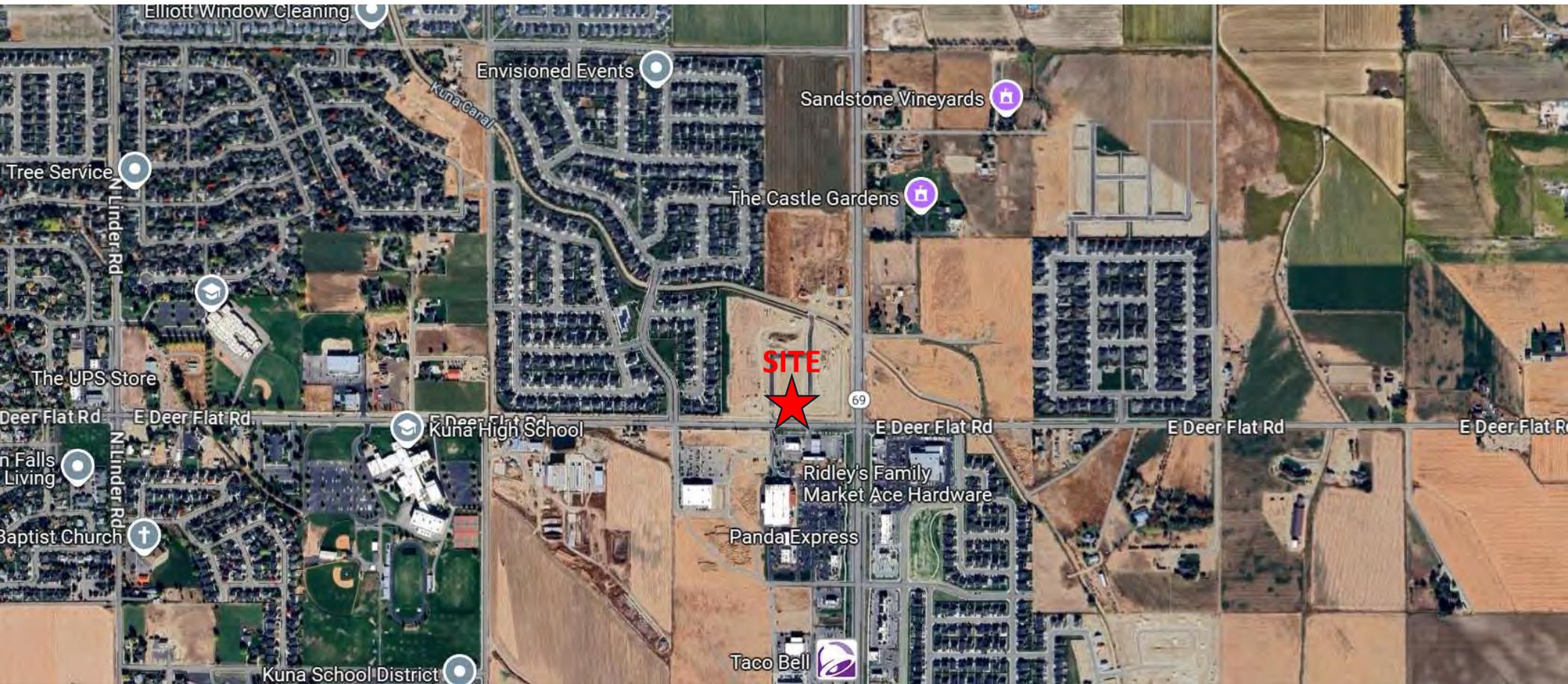
NICOLETTE WOMACK, AICP

Kimley-Horn
Boise, Idaho



JULIE HEKKING

Kimley-Horn
Boise, Idaho



Vicinity Map

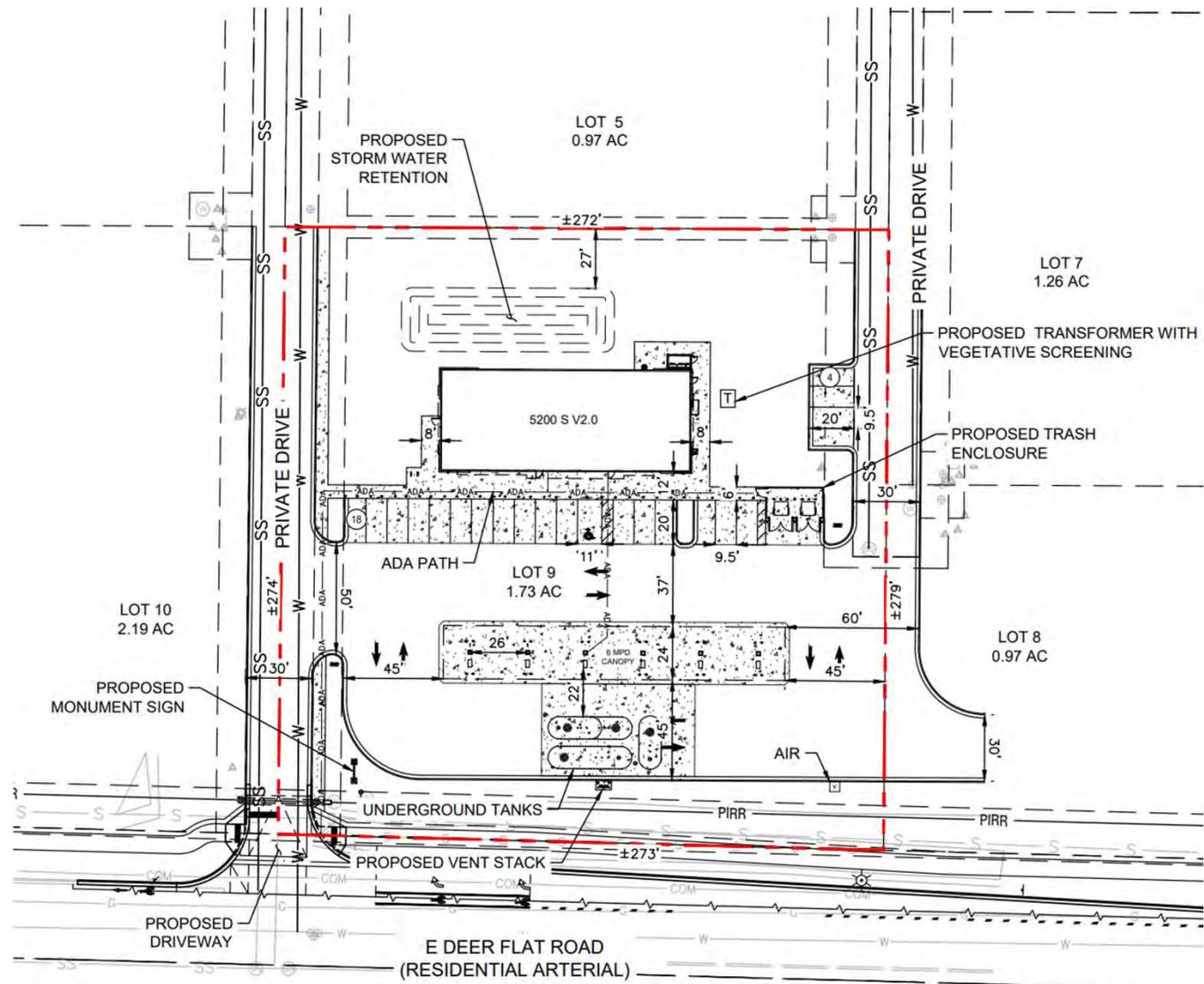


Vicinity Map

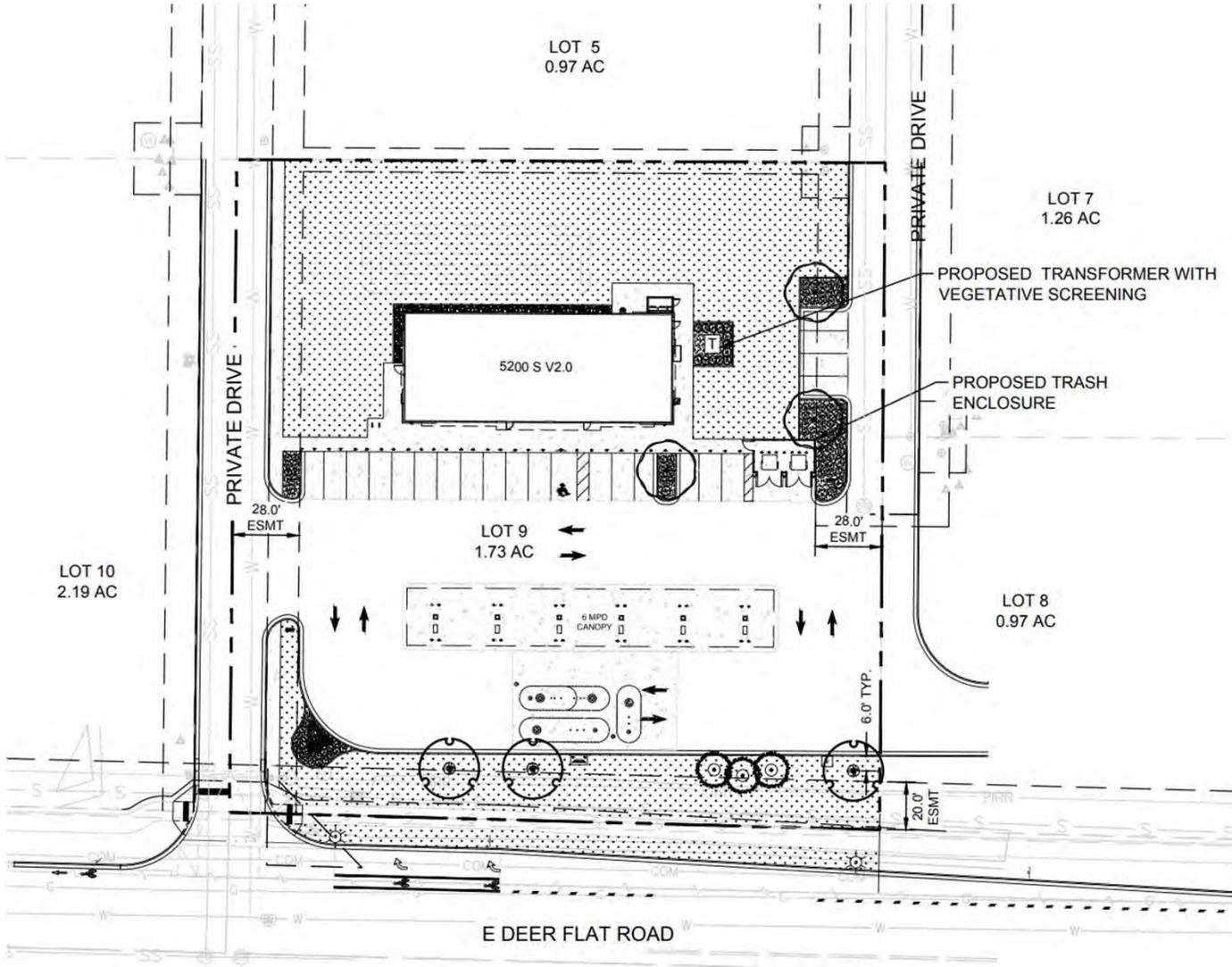
Site Plan

Parking Required 18 spaces

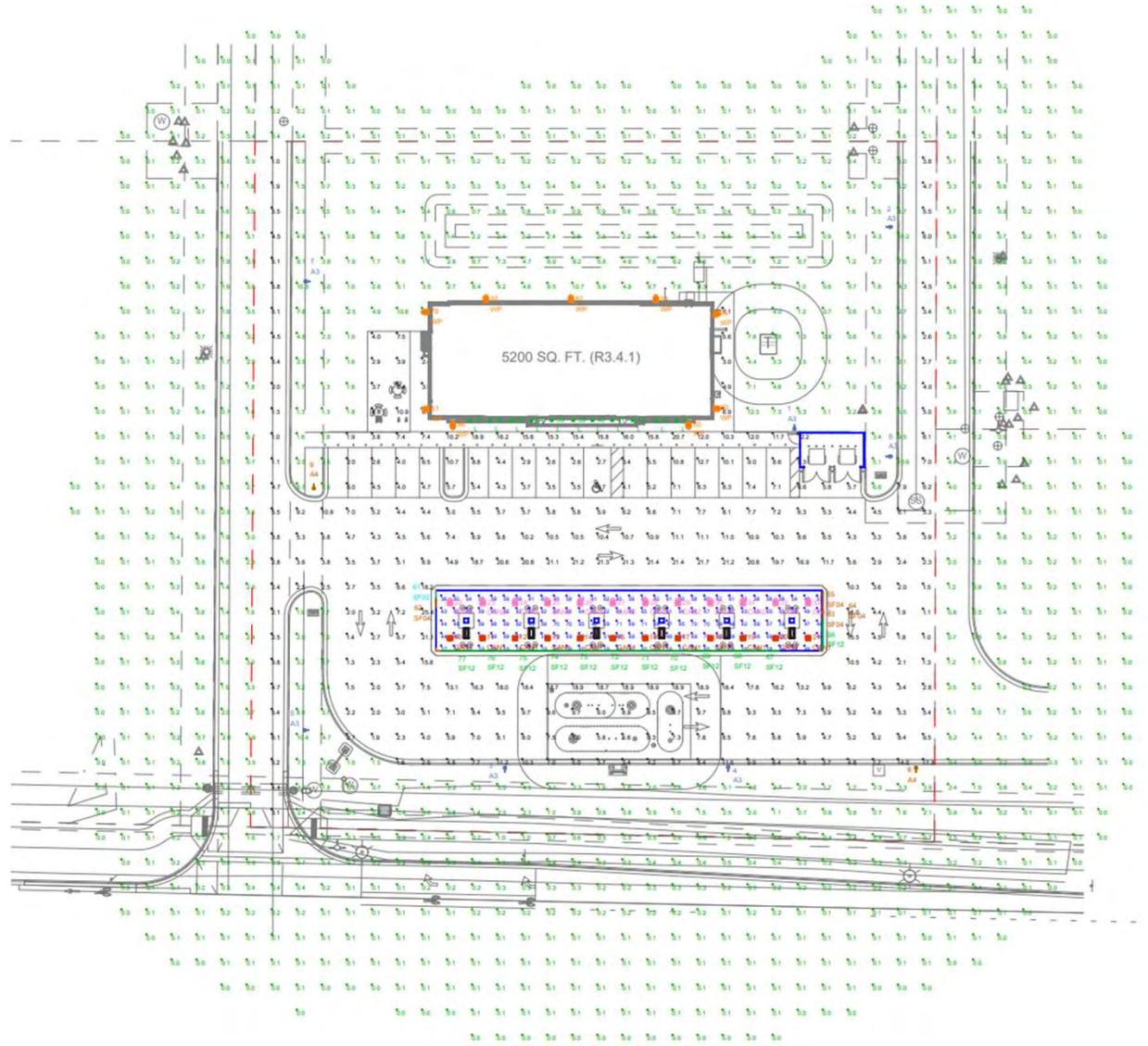
Parking Provided 17 standard + 1 ADA = 18 spaces total



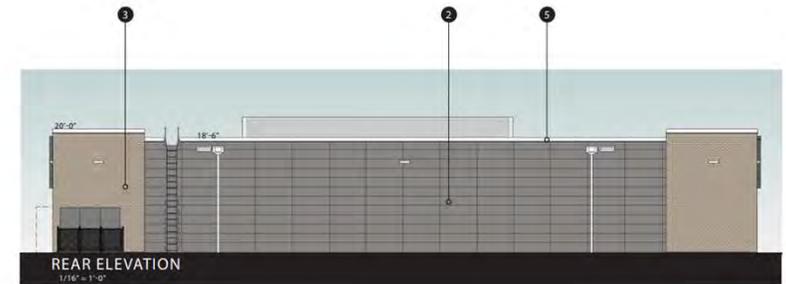
Landscape Plan

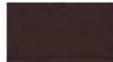


Lighting

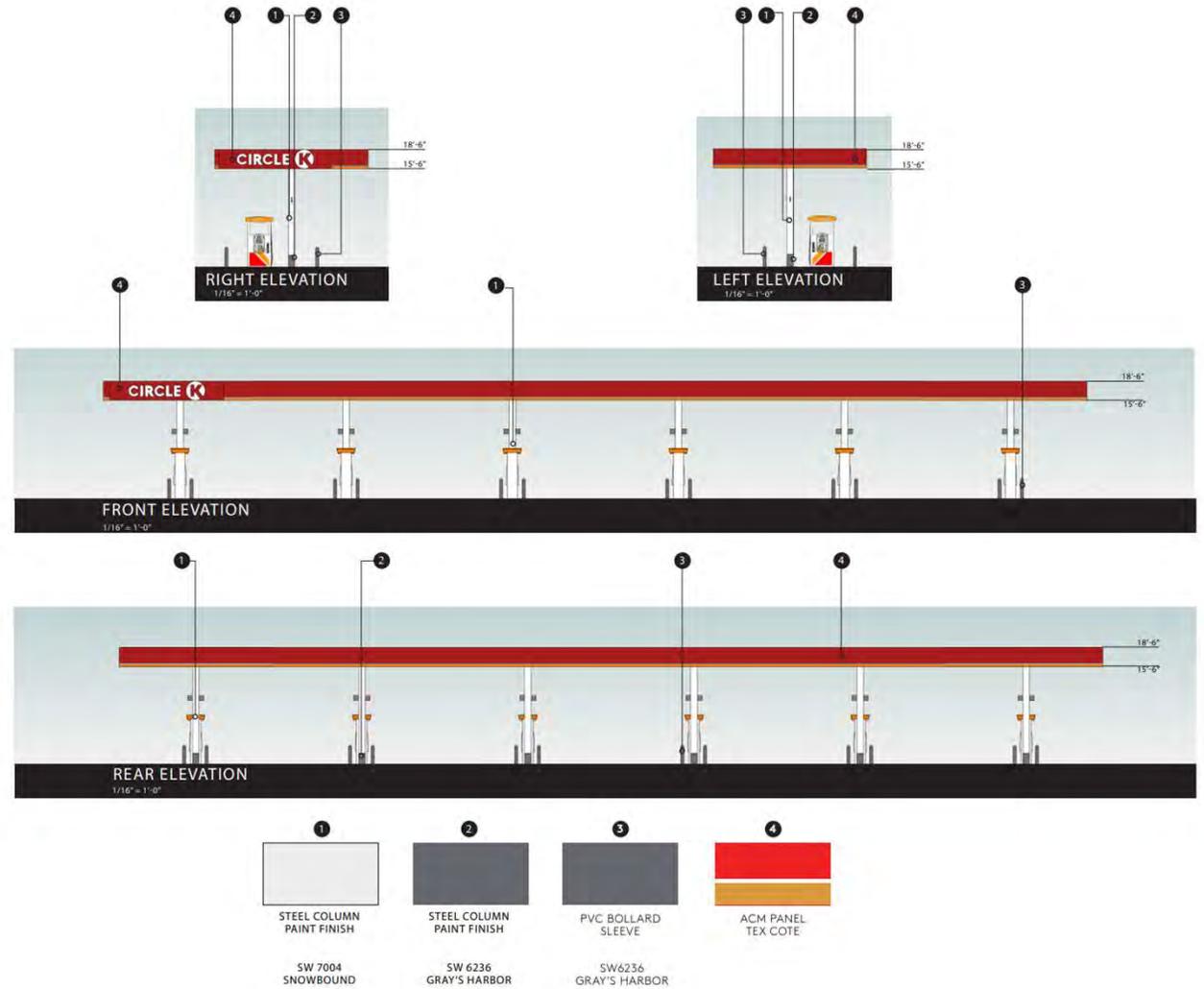


Materials

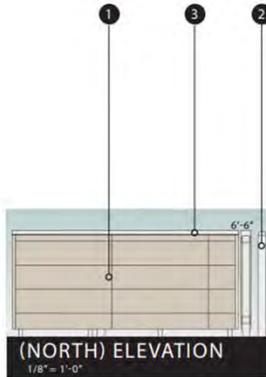
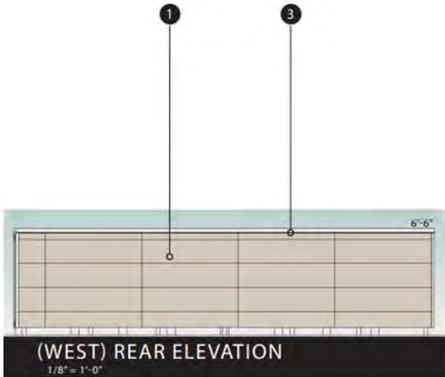
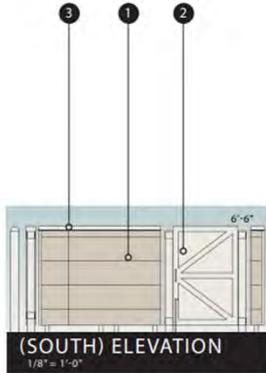
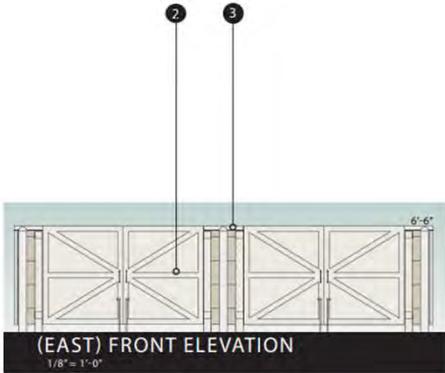


1	2	3	4	5	6	7	8	9
								
NICHIHA TUFF BLOCK SW 6255 MORNING FOG	NICHIHA RIBBED SW 7075 WEB GRAY	NICHIHA CANYON BRICK SHALE BROWN	NICHIHA TUFF BLOCK SW 9166 DRIFT OF MIST	METAL COPING GUTTER AND DOWNSPOUT SW 7004 SNOWBOUND	INSULATED CLEAR GLASS	ANODIZED WINDOW FRAMING DARK BRONZE	SPANDREL GLASS	METAL COPING WEB GRAY

Materials



Materials



Elevations



Staff Report

- Adding Bike Racks
- Updating landscape islands every 14 parking stalls or 126'
- Parking stalls 9' in width
- Agency approvals



Requested Action

- Approval of the Design & Sign Review Requests

CASE NO. 24-27-DR
Circle K (Paul Bunyan)

Planner: Marina Lundy
MLundy@kunaid.gov
986.269.8341

ALL APPLICATION MATERIALS: [24-27-DR \(24-14-SN\)](#)
[CIRCLE K](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Circle K		Application Number:		24-27-DR		
Date:	01/15/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Nicolette Womack		Applicant Contact:		Nicolette.womack@kimley-horn.com		
Representative:	Paige Connair		Representative Contact:		Paige.connair@kimley-horn.com		

Purpose
 Applicant requests Design Review approval for design of 5,200 square foot convenience store. The site is located near the intersection of Meridian Rd and Deer Flat Rd and identified as parcel No. S131344991 (SEC 13, T2N, R1W) within the Paul Bunyan Subdivision.

Statement of Fact	
Parcel Number(s):	S1313449911 – Parcel No. after Final Plat recording R6949010900
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant lot
Current Zoning:	C-2 (Area Commercial District)
Proposed Zoning:	Same
Development Area:	1.73 acres (+/-)
Adjacent Zoning Districts:	North: C-2 (Area Commercial District), R-6 (Medium Density Residential District); East: C-1 (Neighborhood Commercial) C-2 (Area Commercial District); South: C-1 (Neighborhood Commercial); West: R-6 (Medium Density Residential District)
Adjacent Street(s) Existing & Proposed:	North: N/A; East: N Meridian Rd (Existing); South: E Deer Flat Rd (Existing); West: N/A
Internal Street(s) Existing & Proposed:	Internal private service drives
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Commercial. The existing zoning district of C-2 is a compatible zoning district within the Commercial Land Use Designation. This zoning district is an appropriate designation for a retail store and service station. The FLUM identifies this area as mixed-use and this project is an opportunity to initiate mixed-use activity in this zone.

The proposed commercial use is located on the Southeast corner of the Paul Bunyan subdivision near the corner of Meridian Rd and Deer Flat Rd. This supports Goal 1A of the comprehensive plan to support economic development.

Staff Analysis

The applicant is submitting a request to construct a 5,200 square foot retail store with underground tanks and six pump spaces, located on Lot 9 Block 1 of the Paul Bunyan subdivision.

Twenty-two (22) total parking spaces will be provided, including one (1) ADA parking space. All access will be provided from internal service drives within the overall Paul Bunyan Subdivision. A cross-access agreement must be in place for all properties being served by the private road.

Staff was unable to definitively identify bike racks on the site plan (KCC 5-8-905 2.b.).

Landscape islands need to be appropriately spaced every fourteen (14) spaces or 126 feet (5-8-1405 A1a). Parking stalls must be 9' in width (KCC 5-8-1403).

Upon staff review the proposed application meets the requirements of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions as outlined in staff's report.

Recommended Conditions of Approval

Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
9. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
10. Developer/Owner/Applicant shall provide the City of Kuna with a cross access agreement for all properties being served by the private road.
11. Developer/Owner/Applicant shall comply with J&M Sanitations standards for trash receptacles.
12. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
13. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.