

**OFFICIALS**

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

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**  
**Tuesday, April 8, 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.*

**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:01:01)*

**Chairman Dana Hennis** Okay, it looks like it's about time to go ahead and call to order our regularly scheduled planning and zoning Commission meeting for Tuesday, April 8th, 2025. We'll 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 Bobby Rossadillo.

**Commissioner Bobby Rossadillo** Present.

**COMMISSIONERS PRESENT**

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

**CITY STAFF PRESENT**

Doug Hanson, Planning & Zoning Director  
Troy Behunin, Senior Planner  
Marina Lundy, 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 00:01:27)*

**A.** Regular Commission Meeting Minutes Dated March 25, 2025

**B.** Decision and Reasoned Statement(s)

1. Case No. 25-01-AN, 25-01-S - Trails End Estates
2. Case No. 24-10-AN, 24-07-S, 24-29-DR – Paloma Ridge South
3. Case No. 24-11-SUP – Little Beans in Home 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** Okay, so first up on our agenda tonight is the consent agenda.

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

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

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

All Commissioners Aye.

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

*(Timestamp 00:01:32)*

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

### 3. PUBLIC HEARINGS:

(Timestamp 00:01:43)

- A. Case Nos. 24-08-AN (Annexation), 24-05-S (Preliminary Plat), and 24-23-DR (Design Review) for Madrone Village – Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 79 ac. into Kuna City and proposes the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 354 single-family lots, 42 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots, with an accompanying Design Review Application. The site is in Section 27, Township 2 North, Range 1 West.

***Staff requests this item be tabled to a date uncertain due to not receiving critical agency comments as requested by the Planning & Zoning Commission.***

*Potential Motions:*

- *Motion to table Case Nos. 24-08-AN, 24-05-S, and 24-23-DR to a date uncertain.*

(Timestamp 00:01:43)

**Chairman Dana Hennis** So next up on our agenda is going to start our public hearings. It's going to start with Case #24-08-AN, #24-05-S, and #24-23-DR for the Madrone Village, staff I see there is a request.

**Senior Planner Troy Behunin** Thank you very much, Commissioners. For the record, Troy Behunin, Kuna Development Services Department. *It still gets me every time.* Staff the applicant is actually requesting that this this be tabled because the traffic impact study that the Commission requested and the traffic-related questions that the Commission had in order to make a decision still is not complete and staff is recommending that it be tabled to a date uncertain. And then we will begin the public hearing process all over again, signs, neighborhood notices, and then a site-on-site, newspaper all that.

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

**Vice Chairman Bryan Clark** Okay Mr. Chairman, I'd like to make the motion to table case numbers #24-08-AN, #24-05-S, and #24-23-DR to a date uncertain.

**Commissioner Bobby Rosadillo** Second.

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

All Commissioners Aye.

**Chairman Dana Hennis** Any opposed? Nope. Thank you. Motion passes.

(Timestamp 00:02:56)

**Motion To:** Table case numbers #24-08-AN, #24-05-S, and #24-23-DR to a date uncertain

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Main

4-0-1

- B.** Case Nos. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), and 22-38-DR (Design Review) for Gallica Heights – Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 132.26 acres and to Rezone the site from A to the R-4, R-6, and C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 639 total lots (514 Residential, 123 Common, 1 Commercial, and 1 School Lot) with an accompanying Design Review Application. The subject site is in Section 10, Township 2 North, Range 1 West.

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

*Potential Motions:*

- *Motion to table Case Nos. 22-07-ZC, 22-15-S, and 22-38-DR to a date uncertain.*

(Timestamp 00:03:11)

**Chairman Dana Hennis** Next up is going to be case #22-07-ZC, #22-15-S, and #22-38-DR for Gallica Heights.

**Senior Planner Troy Behunin** Good evening, Commissioners. Once again, Troy Behunin, Kuna Development Services Department. This application also had some changes based on an action that the City Council took a number of months ago, and because of those changes, it was ready to move forward. But then ACHD requested that a few things be altered in the traffic impact study, so that is also being taken care of at the same time. So, Staff's requesting that this. Will also be tabled to a date uncertain because we don't have that report yet and we don't want to run into the same issue.

**Chairman Dana Hennis** Perfect. Thank you.

**Commissioner Bobby Rosadillo** I'll make a motion to table case numbers #22-07-ZC, #22-15-S, and #22-38-DR to a date uncertain.

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

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? No? Okay, thank you.

*(Timestamp 00:04:12)*

**Motion To:** Table case numbers #22-07-ZC, #22-15-S, and #22-38-DR to a date uncertain.

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

**C. Case No. 25-01-CPM (Comprehensive Plan Map Amendment) for Jasper Solar – Troy Behunin, Senior Planner**

Applicant requests a comprehensive plan map amendment in order to remove this land from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-01-CPM with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:04:28)*

**Chairman Dana Hennis** That brings us to the next one of case number 25-20, excuse me, 25-01-CPM, the comprehensive plan map amendment, for Jasper Solar, Troy.

**Senior Planner Troy Behunin** Good evening Commission. For the record, Troy Behunin, Kuna Development Services Department. So the application before you this evening is a simple one. The applicants are requesting this evening to change and modify or otherwise amend the comprehensive plan map in order to remove the lands within this application from the Kuna Area of city impact boundary. The request does include seven parcels that total about 877 acres. It is in the eastern part of the Kuna area of city impact boundary and staff will be here if you have any questions. The applicants also present and they do have a presentation to make.

**Chairman Dana Hennis** Okay, thank you. Any questions for staff at this time? Okay If the applicant would like to come forward, please state your name and address for the record if you would.

**Caitlyn Clancy** Hello, commissioners. My name is Caitlin Clancy. I am on the Desiree team and my address is 2 Gold St. New York, NY. Today I'm here to talk to you about the Jasper Solar project and more specifically about our request to amend Kuna's comprehensive plan map to remove, as Troy said, 7 parcels from Kuna's area of city Impact. *Oh, there we go.* So today I'm going to talk to you all a little bit about Desiree and go through the Jasper Solar project in further detail and talk about the benefits to Ada

County. But keeping in mind that our goal today is really to talk about the comprehensive plan map amendment instead of the project approval itself, which will be addressed later. During the ADA County permitting process.

So just to give you a sense of Desiree, we are a U.S. based renewable energy developer. We have about 11 gigawatts of in-construction, operating, and, contracted: wind, solar, and battery projects across the U.S. This is across 25 states give or take and 75 projects. This map shows where we are active. We have a decent amount of projects in the Western US specifically, we have a wind project in Power County, Idaho called the 'Power County Wind Park.' We also have over a gigawatt of operating and in construction solar projects in Utah and are the largest developer of solar projects in the state. To talk on the solar project specifically, this project is located about 7 miles east of here at the intersection of Kuna Mora Rd. and S Pleasant Valley Rd. This project is cited on Department of Corrections Land as well as some private land parcels, but the area that we are seeking to remove from Kuna's area of city impact is all owned by the Department of Corrections. I'm just going to go to the next slide to show you guys a map here.

The project area is shown in orange outline and probably should have colored this differently, but the ACI boundary is shown in Orange hash. It's about half of our project area. Our total project area is 1500 acres. We have 1000 acres of that leased from the Department of Corrections and are seeking to remove those parcels shown overlapping with the orange layer from Kuna ACI. Based on conversations we've had with the city staff, these parcels are not targeted for annexation into the city limits in the future, and the prison seems to operate pretty independently of the city. So additionally, for context and for the group here, I didn't understand this first coming in, but what's shown in blue here is Kuna's city limits and then the area of city impact is shown in orange and so the area of city impact is not officially part of the city, from my understanding, this is lands to be included in the city in the future, and like I said, we had indication that this was not necessarily the plan for Kuna.

So just to talk a bit about the benefits of this to Ada County, we are proposing to build a solar and battery storage project in eastern Ada County. This is an 150 MW solar and up to 150 MW battery project and this will create about 150 operator construction jobs and then about 3 full time O&M or site tech positions. We anticipate starting construction around mid-2027 and becoming operational at the end of 2028. This project will connect to an Idaho Power substation that is immediately adjacent to the project and so it will not require significant new transmission infrastructure to be built out. This will also be a quiet neighbor, limited water use, especially after construction. There's really little to no need for water at that point. Additionally, since this project is being developed on largely Department of Corrections lands, those lands do not contribute property tax revenue to the city or Ada County, and the development of Jasper Solar will increase property tax benefits to the local area.

Additionally, we have conducted environmental and engineering studies to date that show there are no jurisdictional waterways. There are no special status species being impacted by the project and there are no significant cultural artifacts that will be impacted by the project as well. I also have a layout here that I could show you guys to give you a more up close look at the project area, but as you can see this is surrounded by several prison facilities and then the construction zone you see in the far West portion of the site. That's actually the new META data center. Just to give you a sense of the area, this is also surrounded by a couple of gun clubs as well as a quarry in the northwest portion of that map. If anybody has any questions, I'm happy to answer anything that I might have missed but thank you for your time.

**Chairman Dana Hennis** Thank you. Do you have any questions for the applicant?

**Commissioner Bryan Clark** Yeah. The primary concern from you with solar is just sourcing materials. There are so few U.S. based manufacturers for solar and a lot of rare earth. My concern usually with solar, it's just product life. I mean, we're looking at 20 to 30 years before you start changing over panels, I mean, from a sustainability standpoint, where does this rank in the energy production world? Especially compared to some of our more natural resource driven, yeah.

**Planning & Zoning Director Doug Hanson** Commissioner Clark, for the record, Doug Hanson, Kuna Planning & Zoning. Just want to chime in real quick. I just want to remind the Commission and everybody in attendance that this really isn't about the solar tonight. All we're looking at is removing the parcels from our area of city impact.

**Commissioner Bryan Clark** Fair enough.

**Caitlyn Clancy** I'm happy to answer your at least the first part of that question, but we have had significant experience dealing with the troubles of the global supply chain during COVID and during the struggles of the weaker forced Labor Prevention Act back in I think 2022. But my team will correct me if that's incorrect, but we have dealt with moving the supply chain to other parts of the world and specifically to the US over the last several years. This isn't new to us, so we are prepared for the challenges of today with sourcing. Additionally, yes, the project is a 30 to 35 year life cycle. It's required by Ada County to replace panels within 30 days of breaking or malfunction, anything like that. So we will have full time checks on site. We have SCADA systems in place to indicate if anything is malfunctioning and replace those as quickly as possible. Especially because we have capacity guarantees that we need to meet as well on the power side.

**Commissioner Bryan Clark** Thank you.

**Chairman Dana Hennis** So, I guess my question, I'm not sure if it's for staff or, per se you, Why are we looking to remove this from the area of impact? What's the reasoning?

**Caitlyn Clancy** So to permit the project in Ada County, we actually aren't allowed to have any energized facilities within area of city impact of any town. So that was the reasoning we had met with the county last summer and then also two years ago and they indicated that we would need to go through a process with Kuna and we've been working with Troy to determine what that would look like, but ultimately determine that a comprehensive plan map amendment was the way to go.

**Chairman Dana Hennis** Okay, mainly for clarifying, Thank you.

**Commissioner Bobby Rosadillo** So, I guess probably more for staff, but what does this do for property taxes for the city of Kuna versus Ada County?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & zoning since this is on state owned land, there would be no benefit to the city of Kuna.

**Commissioner Bobby Rosadillo** Okay.

**Chairman Dana Hennis** Any other questions? Okay. Thank you. So with that, I'll go ahead and open up the public testimony at 6:13. And I currently do not have anybody signed up that would like to speak on this application. Is there anybody in the audience that would like to speak or testify on this application that hadn't got a chance to sign up? And seeing none then I will go ahead and close the public testimony at 6:14. With that brings up our deliberation. I think this one's pretty straightforward. We're not, as a city, losing any benefits, you know, in that area of impact since it was state land and there's nothing...

**Commissioner Bobby Rosadillo** While we're losing the potential for other. You know industrial jobs to come out in that area and actually provide some sort of revenue.

**Chairman Dana Hennis** Not on state land, unless.

**Commissioner Bobby Rosadillo** Well, if it's, if it's removed, right? But if it's, it's not a... Is this city of Kuna currently that the state land is just in the future land use? Gotcha.

**Chairman Dana Hennis** Yeah, it's just area of impact. I mean with it being state land, it would have the probably not much opportunity to provide us anything...

**Commissioner Bobby Rosadillo** Yeah.

**Chairman Dana Hennis** And it's really along our boundary. So the chance of it annexing and doing anything would be pretty long in the future, so I think this would help supply some of the needs that the state's going to need for power generation with all the new residents and companies that are coming in. It's pretty well desert out there.

**Vice Chairman Bryan Clark** Yeah, which is the only reason I'm not sitting here kind of up in arms about giant solar farms. I'm not a huge fan, but this is literally that area is all, but I hate to say useless, but yeah, all but unusable.

**Chairman Dana Hennis** Unused. Well, it's really it's not used. You know, we've had other solar farms come up and in front of us and within the areas that are taking the place of usable as well as being currently used. And this one's really neither. So if it can be used, I guess that's probably a good thing.

**Vice Chairman Bryan Clark** Yeah. Most of my complaints about solar are actually handled by where it's so.

**Chairman Dana Hennis** Well, with that, I would stand for any other concerns or comments or a motion?

**Vice Chairman Bryan Clark** Mr. Chairman, I would like to make a motion to recommend approval for case #25-01-CPM with conditions as outlined in the staff report.

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

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

**Commissioners** Aye.

**Chairman Dana Hennis** Any opposed?

**Commissioner** Nay.

**Chairman Dana Hennis** Opposed. Motion still carries. Thank you.

*(Timestamp 00:17:01)*

**Motion To:** Recommend Approval For Case #25-01-CPM With Conditions As Outlined In The Staff Report.

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** Commissioner Rosadillo

**Absent:** Commissioner Main

**3-1-1**

**D.** Case Nos. 24-09-AN (Annexation), 24-06-S (Preliminary Plat) and 24-25-DR (Design Review) for Blossom Meadows Subdivision – Troy Behunin, Senior Planner

Applicant requests approval for Annexation of approx. 30.92 ac. into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots with an accompanying Design Review application for the common lots. The subject site is in Section 19, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-09-AN and 24-06-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-25-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:17:23)*

**Chairman Dana Hennis** With that, we'll move to the next item on the agenda and that's case #24-09-AN, #24-06-S and #24-25-DR, for the Blossom Meadows subdivision, Troy.

**Senior Planner Troy Behunin** Good evening, members of the Commission. For the record, Troy Behunin, Kuna Development Services Department. So the applications before you this evening are requesting annexation of approximately 30.92 acres into the city of Kuna City limits and are proposing the R-6 medium density residential zone. They are also requesting a preliminary plat approval to subdivide the same lands into approximately, well, no more than 100 single family lots and 19 common lots with an accompanying design review application for those common lots. The site is located near the northwest corner of the intersection of Locust Grove and Meadowview Rd. Staff recommends that the applicant should be conditioned to provide the pedestrian pass throughs that are listed in this in the staff report and that they are paved with a 5 foot wide, minimum 5 foot wide, paved pathway inside a 15 foot common lot staff has reviewed the proposed annexation, the pre plat preliminary plat, and the design

review for compliance with city code, Idaho State statutes, and the Kuna Comprehensive Plan, and should the Commission recommend approval to the Council for the annexation and the pre-plat and if the Commission approves the design review for the application, Staff, does recommend that the applicant be subject to the conditions of approval listed in the staff report. I'm here if you have any questions and I know that the applicant has a presentation for you this evening.

**Chairman Dana Hennis** Great. Thank you, Troy. Any questions for staff at this time?

**Vice Chairman Bryan Clark** No.

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** Okay. If the applicant would like to come forward and go ahead and state your name and address and walk us through.

**Jayden Schneider** Perfect. Hey, Jayden Schneider, 3770 N Jackie Ln. Boise. I'm with Bronze bow. I'm the applicant working on behalf of the development team and the developers are here this evening. Just want to start off by saying thanks to city staff and Troy specifically for all the work he's done on it and Mike Borzick has done a lot of work on this project as well and just want to appreciate that that they've worked hard on it and as well as we have to. As Troy mentioned, it's for the proposal is Blossom Meadows subdivision. It's an annexation request along with preliminary plat design review and the rezone for this parcel. This site area right now, as Troy mentioned is just about 30 acres. It's currently zoned RR, which is rural residential in the Ada County area, and the proposed zoning is R-6 residential. I did want to mention that this original plat and original layout that the developer had put together was for 177 lot. The goal was to meet in this R-6 zoning after meeting with the neighbors, meeting with the city and trying to figure out, hey, what works in this area and what we think works. So the developers reduce that down to a proposed 100 total lots. So it was 177. And there's a comment later and there's a report that speaks to it, but it's for 100 lots. They're just about 7000 square feet, average. Some of them are a little bit larger about 8000, but generally larger for that R-6 zoning. Three things I wanted to touch on just as we begin, Kuna School District has provided their support for this subdivision, here. Public works; We've worked like I said with Mike Borzick at length for this site and he has provided us their support from public works for the Sewer EDU's, and ACHD has reviewed and approved the proposed development.

If you went up to the site today, you'd be along, Meadow View Rd. generally in between Locust Grove and Meridian Rd. This site to the east has Ashton Estates subdivision. Further to the east is that commercial core that's along Meridian Rd. between Deer Flat Rd. and East Meadow View Rd. To the north is Lugarno Terra subdivision. This site, if you're looking at the future land use map, is in the medium density residential. So this site meets the proposed future land use map from the City of Kuna. Like I mentioned here, it has commercial core which is located along Meridian Rd. So it's got a nice commercial area, it's got high density residential which is that R-8 density for the Ashton Estates subdivision, and this is that R-6 proposed medium density residential which is congruent with the surrounding area and follows a nice step from commercial high density into medium density residential. Specifically from the City of Kuna's Code for the medium density residential R-6 zoning. The purpose of the R-6 district is to promote the development of medium density residential areas, not to exceed 6 dwelling units per acre, and that would include things like single family dwelling, duplexes, manufactured homes, group living arrangements. Specifically, the developer is proposing single family detached homes here on these larger R-6 lots.

As I mentioned before, I just wanted to mention it again. Kuna School District has provided their support. The developer has teamed up with the Kuna School District. They they're completely aware of concerns that people have raised with the school system and the developer reached out specifically to them and has been, 'hey, what can we do to help?' 'How can we be a part of this?' Specifically in the packet and I did want to read it for you here today, just as a letter of support. The Kuna School District provided this letter, in order to reduce our reliance on the bonds and to promote reasonable growth within our district that pays for itself, we seek partnership with the residential developers of this area. We are grateful for the level of partnership demonstrated by the Blossom Meadows team. Because this developer has partnered with us, we can service the generate the students generated from this development of 177 homes. That just goes back to reference it quick 177 homes was the original plan reduced it back. We've reached out to the school district since and they've so said 'hey 100 is fine.' 177 We were going to work with you. Then we'll work with you now and the developer is committed to that and his agreements in place with the school district for that.

Traffic considerations; ACHD, as I mentioned, has reviewed and approved the report. I do want to bring up a few things that ACHD specifically is working on their regard in regard or on their behalf in regard to the capital improvement plans in the integrated 5-year work plan. Specifically, a number of intersections and Deer Flat Rd. They're widening Deer Flat Rd. to 5 lanes. They are expanding the intersection at Meridian Rd. and E Deer Flat Rd. That's going to be 6 lanes in the North Legs, 6 lanes on the South, 7 lanes on the East and six lanes on the West. So that's in the capital improvement plan. And then there's a multi lane roundabout that's in the works as well for Locust Grove Road and E Deer Flat Rd. So ACHD if this subdivision. That, approved or not, is already working on those specific improvements. That's something that they're involved with. And then specifically for this site, the developer is adding N Strobel Rd. which is the connection from East Meadowview Rd. to the Ashton Estates and along the western boundary of this site and it connects into the already approved and going to be completed Ashton Estates Connector Rd. on that east side or West side of the site. Specifically there was a comment from the neighbors in regard to what traffic would look like for this, we have a traffic impact study, completed, ACHD reviewed it and approved it. One of the questions in regard to this was, 'hey was Meadow View Rd. going to be inundated with traffic?' 'What's that going to look like specifically?' 'For homes that are already existing on the South side of Meadowview Rd. what's that look like?' So from that Institute of Traffic Transportation engineer trip generation manual, we've gone through the numbers on that and it's estimated that there's a 50 total trips at the AM peak hour that will be generated from an approval of this site along Meadowview Road and just.. I mentioned it specifically because there was that question from the neighbors on what it would look like for existing homes to the East. Ten of those 50 trips are expected to travel eastbound, so the majority of the trips are expected to travel to that Meridian Rd. So the 40 other trips in that AM peak hour are expected to travel to Meridian Rd.

Open space for this site; generally the site has some open space in the middle and then some smaller pocket areas around as well. The city of Kuna code for a subdivision of this size is requires 7.5% of the site be developed for open space, which is 2.32 acres for this specific site and the developer is proposing 11% of the site. Which is 3.49 acres. So with what you can see here. That's being proposed by the developer, so it's over dedicated for open space and that does not include any landscape buffers or areas that wouldn't technically would wouldn't not fall into the technicality of the open space. So this is all qualified open space as per the city code.

One of the reasons that this site we like This site is it's close to the commercial. Like we mentioned here local to commercial for pedestrian access to this site. And I know it looks a bit goofy now because Ashton Estates isn't quite built out, but it is in the middle of being built the Google Maps of view that I stole for this photo right here doesn't show all the existing improvements that are already in. It's about 1/2 of a mile to get from the Boston Meadow site to that commercial core on Meridian Rd. And that's traveling either walking or biking on local roads, so there is still that access on Meadowview Rd. which is a collector road. so it's supposed to convey traffic, but you can walk or bike. It's just about half a mile from that edge of that awesome Meadow site to that commercial area. So there's Ridley's Family Market there. There's the Primary Health. There's a number of dentists, a number of orthodontics, things like that in that area. So it's close to that. It's got congruent development coming from that proposed site to the commercial area right there.

And then lastly, just on the last slide, I just wanted to touch on those three things because I know that they can be hot button issues in the city of Kuna recently. The Kuna School District has provided their support and we're really thankful for that. Again, thankful for Mike to go through the sewer portion and look at this site and providing his support for that and ACHD for reviewing and approving the development. And with that, I'd be happy to stand for any questions now.

**Commissioner Bobby Rosadillo** Can you speak a little bit more on the agreement with the Kuna School District and what gained their approval?

**Jayden Schneider** Yes. So the Kuna School District has provided independent review, and Tim Jensen might even be here this evening. I believe. I think he signed up, has provided a review of what it looks like for them to provide working with working with developers. And they basically have suggested if the developer includes A voluntary mitigation fee to support the school, they can support development, so I know there's been issues in the past with passing bonds and getting levies and things like that so that they're can automatically, through taxes raise money for the school. Basically, the school said well, if we can't pass bonds or we can't, can't get bonds and levies passed, we're going to go out and see if we can team up with developers directly. So they've released a packet specifically laying out 'Hey, if you can help us in these ways, it doesn't have to be a dollar figure. It could be use in kind or it can be lots. It can be things that the developer can do.' And so this developer So the developer basically went to them and said, yeah, what do you need? One of the things we looked at was potentially paving a parking lot at the at Kuna High School didn't quite work out for this site. It would probably be a great way to help them out. It was. It was a good conversation we had. But specifically for this one, the developer said we'd be happy to donate. We'd happy to work with you guys on what they think they need best, and it was all an independent study that they put together.

**Commissioner Bobby Rosadillo** Thank you.

**Chairman Dana Hennis** My question... In the open areas, you kind of have a lot of landscapes and little parks, pocket parks and such in there. Have you... Do you tend to provide any amenities like little tot lots or something for kids to play at playground equipment? Something.

**Jayden Schneider** The developer currently doesn't have any shown nothing on this site that would that would support 'hey like we have a tough lot on there.' but if that's something that the Commission is, 'hey, we'd really like to see it, I'm sure we can talk about it and say, 'hey, that is something the developer would be willing to work with.'

**Chairman Dana Hennis** Okay. Thank you. And. One of our Commissioners that wasn't or isn't here tonight had expressed concern about the half street as it kind of shows currently in the graphics what at what stage is that other development going to go in that that street is going to be?

**Jayden Schneider** *I'll see if I can zoom in here. I can't, Okay.*

**Chairman Dana Hennis** Going to be constructed probably ahead of you.

**Jayden Schneider** Yes. So Ashton Estates right now everything that you were seeing right here, that's all kind of tore up because they're going, that's basically Ashton Estates Phase 7, I believe. So that's all of this portion in this side. So they're building 1/2 of that collector right here. And really we're basically finishing it for them. So we'll build the east half the collector and then connect it to Meadow View. So it'll be the completion of.

**Chairman Dana Hennis** It so in your construction plan, you'll be finishing it versus starting it and then finishing.

**Jayden Schneider** It that's my understanding of the phasing. You know, I can't speak for, I think it's Hayden Holmes. I can't speak for you know, are they going to whatever. But yes, that that is the plan, the natural, or at least we see progression would be us finishing it or even teaming up with them and designing it and building it all at the same time. If they haven't paved it by the time we get through it.

**Chairman Dana Hennis** Okay, thank you. Yeah. Any other questions for the applicant?

**Vice Chairman Bryan Clark** Were there other options looked at for a secondary access point into the site because I've got 100 points behind one street.

**Jayden Schneider** Totally. Yeah. So that goes back to ACHD and the traffic impact study saying, 'hey, can we, you know, can we support it?' And yes, they can't approve it. So people smarter than me in regard to traffic have said this works for them. What's going on is basically Meadow View Rd. As a collector, ACHD wants to limit the number of accesses that take or number of points that take access on to Meadow View Rd. So ACHD specifically is like 'hey, we want to funnel this to the collector road, which is Stroble Rd. and then take that connection onto Meadow View. So that's where the secondary access directly onto Meadow View doesn't.... There, there's no secondary access direct list on to Meadow View 'cause ACHD basically said, we don't want to just pop out a local road onto a collector road. We want to have this funneling from the mid line collector which is that Strobel road.

**Vice Chairman Bryan Clark** So that's not my concern. My concern is the fact that I've got 100 homes behind a single point of access.

**Jayden Schneider** Yes, down here in the Southeast. Sorry, I didn't understand my fault. I'll do some quick math. Down here in the southeast corner, there is an emergency access here, which provides the fire department and emergency access. So there's two points of connection, one through Ashton Estates. Here, say there's a car accident or something right here and the fire department needs to get through so they can come up Meadowview Rd. onto Strobel and then through this emergency access. So that'll be blocked off with bollards it's a 20 foot wide emergency access that will be fully paved. And then there's also this secondary connection there. So yes, there are two emergency access. One full time access and a secondary emergency access.

**Chairman Dana Hennis** Okay

**Vice Chairman Bryan Clark** Yes, but yeah, I'm not a fan of...

**Chairman Dana Hennis** Just figures that the timeline of probably Ashton Estates

**Vice Chairman Bryan Clark** Well it not even Ashton Estates is going to be well, it's not even on the West. It's going to be what happens on the east. It's going to provide additional connection.

**Chairman Dana Hennis** Correct.

**Commissioner Bryan Clark** That's my big concern right now. Single access points don't make me happy. Even with additional emergency access, but okay.

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

**Jayden Schneider** Thank you.

**Chairman Dana Hennis** So with that, I will open up the public testimony for this application at 6:32. I only have one currently signed up on the list and that is Tim Jensen.

**Tim Jensen, Kuna School District** Tim Jensen with Kuna School District, 711 E Porter Rd. Just first want to say thanks to Jayden and team for coming to us about this. And Commissioner Rosadillo, He... just to clarify even more on your question you had, we do present out a couple of different ways that that developers can partner with the district and there's. Through the study there, it has come out, there's there can be a per door mitigation that it's offered or gift-in-kind and like he was expressing, you know, possibly the parking lot or whatever and they've chosen to do the per door fee that and it comes out it's 3286. \$3286 per door that's contributed to the school district and even with the decrease, you know, it kind of... When you're looking at, you know, impact on the district, you know the decrease of 77 home actually helps, you know, with you know lessen the impact it was. But yeah we set and support these guys, you know, approached us about wanting to be a partner and have been great to work with the whole time, and so I'll stand for any questions.

**Commissioner Bobby Rosadillo** So I mean, just to clarify a little bit, so they're given a onetime voluntary, you know mitigation fee like. So if you have 100 homes in here and 50 of them have children, what does that do the following year after you've had, you know, the donation? You know, to, you know, contributing towards the budget for the school district, you know, I guess that's just my concern. It's great that they're willing to work with you in different ways, but, you know, is it just going to help solve something in the short term but then we're back to the long term problem?

**Tim Jensen, Kuna School District** So, and I'll hopefully clarify my understanding of the agreement. And. Hopefully and clarify the payments would come per 10 sites that were built out and so it wasn't just lump sum. So you know for those first say 50 homes that come along and those kids come in, that there will be a continuation of payments per ten homes as they're built out, and so it'll spread out through the life of the development. And so... And I know what you're saying, you know, once those are built, then what happens to the ongoing stuff? But those are the types of, you know, that's the type of mitigation and stuff that we can use to help, You know, with the different supplies and demands of taking on, you know, the different, you know, say 50 of the homes have kids that helps us buy those different things that we need for those and so.

**Commissioner Bobby Rosadillo** Thank you.

**Chairman Dana Hennis** Yeah, perfect. Thank you. Any other questions for Tim? Thank you. Is there anybody else in the audience that would like to testify on this application tonight? If you would come on up and sign in, is there anybody else that would like to testify as well as this gentleman? Okay. If you would come up and sign in if You would please first. *No worries and you can pick your if you're in favor or an opposition or neutral.* Perfect Thank you. Go ahead and state your name and address for the record at the microphone.

**Bud Gibson** Okay, Bud Gibson, I'm this is our farm for was for about was anyhow so yeah. I just got a few things I'd like to go over if and I don't know if this is a proper time, but I want to get stuff on the record now, I guess. One of the things was my was the Strobel Rd. thing. Now I think it's eventually going to go through the Deer Flat. I'm thinking is that right? Because that would take an awful lot of load off of Meadow View.

**Chairman Dana Hennis** I think it is, but that's the. Yeah, I'm just not sure when. But yeah, I believe it. It it's supposed to be.

**Bud Gibson** Okay. And then I better apologize all my neighbors for messing up the neighborhood here too so but anyhow that that's really my biggest thing with that Strobel Rd. comes out on the Meadow View, it aims right at kind of the neighbor. One of my wonderful neighbors there. If it was to dog over into that common area a little bit. Just at the end where it meets the road would be really great and if the Strobel Rd. ever was to go through to Kuna Rd. it would line up a lot cheaper to put in bridges and everything for the canals and that I don't have a picture to show you my thoughts, but if it were dog-legged over would certainly add up better and down the road, maybe so, but let's see. And then the other thing I got there too is the on the...I said I'm no I'm no one in the corner there to keeping the 10 acres and on my West side of it, where the irrigation comes in, I'd like to make sure I keep access to that pipe there. I know it's law that you have to. I just want to make it known so and everything. And let's see, that's really the biggest things I don't know what all is in their design. I do like the fact that 100 houses instead of 177 that that sounds a little better to me, but the property, the fencing that a lot of them put into vinyl fencing and stuff, and if it's right next to me, I might be by ditches. I need to burn. I don't work so good. So you usually need a new fence afterward, but I think that's most of it. I hope everything goes through smoothly, so thank you.

**Chairman Dana Hennis** No problem. Thank you.

**Bud Gibson** Thank you.

**Chairman Dana Hennis** Is there anybody else that would like to testify in this application? Okay, and see no one else, I will go ahead and close the public testimony at 6:39. And that brings up our deliberation.

**Vice Chairman Bryan Clark** So yeah, my primary concern with sites of this nature, just the fact that you're putting 100 homes behind a single point of access, even with additional emergency access, you know, emergency services getting in is one thing. People getting out in an emergency or something else, especially since if there is a problem, I would imagine it would be bigger and they'd potentially be dealing with people coming from Ashton West. I understand Ashton does have a second point of access though, to

the north. So that's really my biggest concern. So I mean opportunities for a second point of access off of Strobel. Maybe shifting the alignments so that we don't have a four way intersection in the middle of the road there and adding an additional point of access or leaving a lot fallow in an interim condition and providing an additional point of access to Stroble until it's developed to the east. Because once it's developed to the East, the problem goes away, or to the north. But leaving people you know, especially since as the neighbors talking about. There's always going to be burden potential. So you know, we do live in a desert. We got irrigation, that's great. But we still live in a desert.

**Chairman Dana Hennis** Yeah, that's true. But, I mean, I'm not sure we can condition that any further than Kuna Fire's previous approval. And if they feel that they can service that. Of course, that's only their second point of access. It's not an exit. But it sounds like the phasing is going to occur so that once phase two and three go in, Ashton Estates is probably going to be constructed at that point, we'll have that other access.

**Vice Chairman Bryan Clark** Well, again, I'm not really worried about what's going on to the West because this is going to come in and be tagged on the. East side my problem is. You still have one point of access going out to Strobel for 100 homes, so... And again, I'm not really worried about the traffic as much. I mean, traffic mitigation is important, but it really is just emergency access. So that's my primary concern with this project.

**Chairman Dana Hennis** I'm surprised they ACHD's allowed this.

**Vice Chairman Bryan Clark** ACHD I don't know that would be bothered, because again, they're looking at it more from a traffic impact analysis. I would be more concerned about fire.

**Chairman Dana Hennis** But they're okay with it now, so. Not sure there's much else we can do. I agree with you. And I'm not sure when Strobel is going to be punched through towards the top. Is that's gonna? Is that gonna tear up? Yeah, Lugarno Terra.

**Vice Chairman Bryan Clark** And that would make it a little bit better, but...

**Chairman Dana Hennis** I know that's a talk that's supposed to go through. I'm not sure we can adjust the alignment, that's an ACHD deal. I understand what Bud was saying, but they've got their funny little ways to look at things.

**Vice Chairman Bryan Clark** The square intersections and intersection spacing and everything else.

**Chairman Dana Hennis** You're smarter than I am on that so.

**Commissioner Bobby Rosadillo** And my concern it's, you know, schools are always a concern. You know, it's only 100 homes which has greater than or better than 177, you know. And it's great that the developers working with the school district and you know, again, I kind of see it as a short-term band-aid versus a long term solution and then you know when once construction is gone, are we just going to have the same issues?

**Vice Chairman Bryan Clark** So, I honestly feel that the per door fee is a reasonable contribution because I mean they do have a long term solution in the tax because each home each home does pay its tax that goes to the school district. The problem at the end of the day. Is usually the fact that there's not money coming to the school district on that first flow and they're always going to be a year behind. So the

door fee makes sense to mitigate for that. So I mean that that that actually makes me pretty happy as far as that's concerned.

**Commissioner Ginny Greger** Well, that, I mean, I see where you come from, Bobby, that it's not going to build a building.

**Commissioner Bobby Rosadillo** Right. I mean, there's far greater budgetary things.

**Commissioner Ginny Greger** But at least it's helping compensate for desks and maybe teachers or a bus, so it's better than nothing. It's a pretty amazing program actually considering the state doesn't allow an impact fees.

**Commissioner Bobby Rosadillo** And I and I get where they're coming from. I mean, it's, you know, stuck between a rock and a hard place. I mean, you know, both sides are doing what they can to minimize the impact on the schools, and obviously, you know, Mr. Jensen, you're looking out for your kids and your teachers and staff and faculty and, You know, it's just one of those things that. You know, I get it's kind of like bridging the gap between, you know, first year of owning a home, not paying those property taxes and it helps, you know, contribute to the school. But, you know, it's still got potential to bring in, you know, 50, 75 more kids into the school where we're already having those issues. And so paying the teachers and having, you know, equipment and materials and stuff is great, but where are the kids going to go?

**Chairman Dana Hennis** Well, I think this is definitely... The smaller subdivisions like this, I think and with the developer that's partner partnering with the school district thing that helps. I'm a little more afraid of the larger subdivisions that we're trying to really jump in there so they come up. Yes, it does.

**Commissioner Bobby Rosadillo** But I mean, you know it, it adds up and you know it. I mean it's a hard place to be in, right, you know, because I think they put a lot of thought into it. You know, I appreciate, you know, anytime that a developer in the school district can work together or the developer comes in with the solution to our problems. You know, I appreciate that. It's just, You know, I think it's our job just to make sure that this isn't, you know, it sounds good for the next two years, but in 3-4 or five years, is it going to be contributing to that same issue that we're fighting now?

**Chairman Dana Hennis** Well, I think the fact that. The school district to set up these programs, they kind of know what they're what they need and what they anticipate. You know, it's not like the developer just come in and says "hey, here's X amount."

**Commissioner Bobby Rosadillo** Right.

**Chairman Dana Hennis** "Will this help?" You know the school districts, the one that's looked at this and hopefully they've done their due diligence and. And said that this program is... helps them out in the long run not just the short run.

**Commissioner Bobby Rosadillo** Can I ask a question to Tim Jensen? Okay, Tim, the study that you mentioned, how far out does that look when you look at mitigation fees, you know that are donated and you know the per door like does that look at the effects of it?

**Chairman Dana Hennis** Tim, come on up and state your name and address for the record again, if you would please.

**Tim Jensen, Kuna School District** Tim Jensen, Kuna School District, 711 E Porter St. It doesn't What it does is it takes in that city, takes into account certain percentage of growth for over, you know, like a 10 year period of time. And so at the time when the study was going on, you know, we were on a pretty steady, you know, we were exceeding that growth. And actually since COVID, we've kind of just baselined with that growth. You know that you know right around that 2% growth. And so we do take a look at those numbers and those projections just say, 'hey, what's this going to look like you know?' All the work that we're doing at the district level is, you know, we're always looking at 5 year plans, 10 year plans and this plays into that, you know what do we see I'll say technology. You know Chromebooks. You know you have your, your natural you know ones that are just going to die on you. Plus, let's how many more are we going to need for kids coming in? And so we do take a look at all those needs across the board, you know, curriculum, technology needs, even small cap projects that can be done, you know, with these things and so.

**Commissioner Bobby Rosadillo** And that's taking into account all the homes that have been annexed?

**Tim Jensen, Kuna School District** Yeah.

**Commissioner Bobby Rosadillo** That not built yet that are in the works, but are going to happen, Okay.

**Tim Jensen, Kuna School District** Yeah, yeah, we've got a whole system of everything, you know, I guess spreadsheet looking at, you know, impacts of what's coming and you know what's been improved and you know what's on the table already.

**Commissioner Bobby Rosadillo** So when a developer comes to you and says I'm willing to help you with this per door mitigation fee, you feel confident that that's going to cover the costs associated and help overall like long term as well.

**Tim Jensen, Kuna School District** Yeah.

**Chairman Dana Hennis** Perfect. Thank you.

**Commissioner Bobby Rosadillo** Yeah, thank you.

**Chairman Dana Hennis** Now the only other thing that you know, I'm kind of concerned with this lack of anything like amenities in the park. I'd really like to see something for because they're really not next to a park. They're not close to anything, you know, something just as simple as a little tot lot or playground something to provide the kids something to do there.

**Commissioner Ginny Greger** Yeah, definitely. I definitely would like to see a playground. I pick my grandson up in a fairly new subdivision the other night, and the kids are playing in the street because there's no playground now. They might be playing in the street anyway, but if there was a playground, maybe...basketball courts...

**Chairman Dana Hennis** I mean, they've got some nice open space in here that's been provided, which I like. So I think that can be something that's in there too.

**Commissioner Ginny Greger** Yes. Yeah, definitely.

**Chairman Dana Hennis** Is there any other concerns or questions from the Commission? So I know there was a couple of added conditions within the staff report, that they were considering too need to be addressed. But with that, I would stand for a motion. I can't do it.

**Commissioner Ginny Greger** I move to recommend approval...

**Chairman Dana Hennis** Hold on.

**Senior Planner Troy Behunin** In in the event the Commission wants to add a condition for the tot lot, I would request that you list it by lot and block, so that there's no confusion, and at the back of the staff report is the preliminary plat and the open space guide in the event that that's where the Commission is going to go.

**Commissioner Bobby Rosadillo** I can't read it looks like Block 9, Lot 1.

**Chairman Dana Hennis** Yeah. Or Block 1 Lot 1. Either one maybe in the other spot I would say. *This would be better, yeah.*

*[Inaudible]*

**Vice Chairman Bryan Clark** Block 9, Lot 1.

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

**Commissioner Bobby Rosadillo** It's central. It makes sense.

**Chairman Dana Hennis** Yes.

**Commissioner Ginny Greger** That should under preliminary plat or design review?

**Senior Planner Troy Behunin** For the record, Troy Behunin. You could do it for both.

**Chairman Dana Hennis** Okay.

**Commissioner Ginny Greger** Okay, I make a motion to recommend approval of case #24-09-AN and #24-06-S with conditions as outlined in the staff report, in addition to a playground equipment, tot lot, in Block 9, lot 1 of the subdivision.

**Commissioner Bobby Rosadillo** I'll second it.

**Chairman Dana Hennis** Did we need to condition the specifics on the recommendations for the side of the connecting sidewalks that staff put in their report?

**Senior Planner Troy Behunin** For the record, Commissioner Hennis, that's actually listed in the written conditions.

**Chairman Dana Hennis** Okay, just wanted to clarify.

**Senior Planner Troy Behunin** Yeah, that's a good question though.

**Chairman Dana Hennis** Thank you. That was seconded.

**Commissioner Bobby Rosadillo** Yes, I second it.

**Chairman Dana Hennis** Thank you all in favor, say 'aye.'

**Commissioners** Aye.

**Chairman Dana Hennis** All opposed?

**Commissioner** Nay.

**Chairman Dana Hennis** Thank you. That motion passes.

*(Timestamp 00:52:18)*

**Motion To:** Recommend approval of case #24-09-AN and #24-06-S with conditions as outlined in the staff report, in addition to a playground equipment, tot lot, in Block 9, lot 1 of the subdivision.

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

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

**Voting Nay:** Commissioner Clark

**Absent:** Commissioner Main

**3-1-1**

**Chairman Dana Hennis** We have one more additional on that application.

**Commissioner Bobby Rosadillo** So this will probably be Design Review?

**Chairman Dana Hennis** Yes, if you want to...

**Commissioner Ginny Greger** I move to approve case #25-2... Excuse me, Case #24-25-DR with conditions as outlined in the staff report and also a tot lot/ playground a Block 9, Lot 1.

**Commissioner Bobby Rosadillo** And that's the one where You get the second point of access into it, right?

**Chairman Dana Hennis** Well, that would be in the preliminary plat.

**Commissioner Bobby Rosadillo** Okay, Well, I'll second it.

**Chairman Dana Hennis** Okay, we have a second. All in favor say aye.

**Commissioners** Aye.

**Chairman Dana Hennis** All opposed?

**Commissioner** Nay.

**Chairman Dana Hennis** Thank you. Motion still passes. Thank you.

(Timestamp 00:53:35)

**Motion To:** Approve Case #24-25-DR With Conditions As Outlined In The Staff Report And A Commission Imposed Condition By The Inclusion Of A Tot Lot/ Playground On Block 9, Lot 1.

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

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

**Voting Nay:** Commissioner Clark

**Absent:** Commissioner Main

**3-1-1**

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

(Timestamp 00:54:26)

##### **A. Case Nos. 25-02-DR (Design Review) for Kavemen Trailers – Marina Lundy, Planner**

Applicant requests Design Review approval for a recreational trailer sales facility. The site is 4.005 acres and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny of Case No. 25-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:54:26)

**Chairman Dana Hennis** Next item up on the agenda is one of our business items for case #25-02-DR, Design Review, for Caveman Trailers.

**Planner Marina Lundy** Good evening, Commissioners. For the record, Marina Lundy, Kuna Development Services Department. The applicant request design review approval for a recreational trailer sales facility. The site is approximately 4 acres and is located near the intersection of N Meridian Rd. and E Avalon St. The applicant... this application has come before the Commission previously in 2023 and was approved, but the approval has since expired. Upon review, staff finds the application to be in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code. Staff recommends the Commission approved the case #25-02-DR, with the applicant being subject to the conditions as listed in the staff report as well as any additional conditions imposed by the Commission. The applicant is in attendance tonight, and with that I'll stand for any questions.

**Chairman Dana Hennis** Thank you. Any questions for staff?

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** So one quick maybe clarification on that. Has any items changed since the previous design review that we've looked at?

**Planner Marina Lundy** For the record, Marina Lundy. No, this is the site plan has stayed the same since the previous proposal.

**Chairman Dana Hennis** Thank you, and if the applicant would like to come up and talk.

**Richard Wilmot** Richard Wilmot, 134 S 5th St. Boise, ID. I'm here representing caveman trailers. As Marina had indicated, we had previously gained approval for this application. The owner of the property had some personal issues that prevented her from being able to actually execute on the application and hence let it lapse. And so we're just asking to reinstate the previous application. One clarification though to your question, Commissioner Hennis. The... part of one of the conditions came from J&M Sanitation about trash enclosure. That was the only adjustment that we had made to the site plan. In the initial application, we didn't actually have an enclosure for trash and recycling receptacles. Because of the placement of the existing buildings on the property, the buildings were doing the screening for the receptacles. But in the second round, J&M had asked that we actually provide a proper enclosure and so, we made that adjustment, sent them an example or a site, an updated site exhibit that showed the enclosure and how it could be approached and how it can be accessed, and we made a couple of adjustments based on their recommendation and the site plan that I think is current now, reflects what J&M is satisfied with. So again it's I think this is a fairly simple application but certainly stand for any questions if there's anything.

**Chairman Dana Hennis** Thank you. Any questions from the Commission? I think the only one that I was thinking about was and I don't remember if we asked this in the original, but you're providing ADA compliant handing or handicap stalls up front. Does the building since you're going from residential to commercial, then fall under the ADA compliance that they're going to, you're going to have to upgrade entrance and size of doors and restrooms within the facility? Guess that could be a staff question too.

**Planning & Zoning Director Doug Hanson** Yeah. For the record, Doug Hanson, Kuna Planning & Zoning. So yeah, that will all be taken care of before a certificate of occupancy is issued for the business.

**Chairman Dana Hennis** Okay, that's what I figured.

**Richard Wilmot** To answer Commissioner Hennis on a on a more technical level. We've already done an assessment of the existing building where the commercial activities are going to take place and we've designed and accommodated for all those clearances and adaptations that need to happen to the building. So we're confident that we can meet those requirements.

**Chairman Dana Hennis** Okay, perfect. And you're in agreeance with all the conditions in the staff report?

**Richard Wilmot** Commissioner Hennis, yes.

**Chairman Dana Hennis** Thank you. Any other questions? No? Thank you. So with that, I think that just brings up our deliberation. I think it's pretty straightforward. Those are kind of just questions that I couldn't remember. What we talked about the last time. So yeah, yeah, because I think.

**Vice Chairman Bryan Clark** Yeah, because I think. The only thing that was interesting in the reporting was, of course, you know, ACHD's commentary or no, ITD's commentary,

**Chairman Dana Hennis** Yes.

**Vice Chairman Bryan Clark** But as stated, I think it's an unreasonable ask and not something we should be conditioning anyway.

**Chairman Dana Hennis** No, correct. This is just design review, so this would be purely just, they'd have to work with the city and the county agencies to...

**Vice Chairman Bryan Clark** Yeah.

**Chairman Dana Hennis** To get that situated. So yeah. But yeah, I don't agree with their recommendation either, so. But with that, then I would stand for a motion to prove no other questions or concerns.

**Commissioner Bobby Rosadillo** Sure. I'll make a motion to approve case #25-02-DR with conditions as outlined in the staff report.

**Vice Chairman Bryan Clark** Seconded.

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you. Motion passes. Appreciate it.

*(Timestamp 01:00:17)*

**Motion To:** Approve Case #24-02-DR With Conditions As Outlined In The Staff Report

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

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

*(Timestamp 01:00:32)*

**Chairman Dana Hennis** With that, I don't see any other items on the agenda for tonight. Is there any staff reports or updates or announcements or?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning, that is it for the evening.

**Chairman Dana Hennis** Thank you.

**6. ADJOURNMENT:**

*(Timestamp 01:00:46)*

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

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

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

**All Commissioners** Aye.

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

*(Timestamp 01:00:46)*

**Motion To:** Adjourn

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

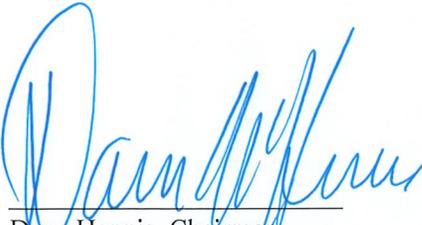
**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**



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Dana Hennis, Chairman

ATTEST:



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Doug Hanson, Director

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



**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
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Planning & Zoning Commission Public Hearing Sign-In Sheet  
 April 8, 2025

**Case Nos.: 24-09-AN (Annexation), 24-06-S (Preliminary Plat) & 24-25-DR (Design Review)**

**Case Name: Blossom Meadows Subdivision**

| IN FAVOR   | NEUTRAL   | IN OPPOSITION   |
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| Tim Jensen-KSD   |   |   |
| Name   | Name  | Name  |
| 711 E PORTER ST  |   |   |
| Address  | Address   | Address   |
| KUNA, ID 83634   |   |   |
| City, State, ZIP   | City, State, ZIP  | City, State, ZIP  |
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| Bruce Gibson   |   |   |
| Name   | Name  | Name  |
| 2800 Meadow View Rd  |   |   |
| Address  | Address   | Address   |
| Kuna ID  |   |   |
| City, State, ZIP 83634   | City, State, ZIP  | City, State, ZIP  |
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Planning & Zoning Commission Public Hearing Sign-In Sheet  
 April 8, 2025

**Case Nos.: 25-01-CPM (Comprehensive Plan Map Amendment)**

**Case Name: DESRI / Jasper Solar**

| <b>IN FAVOR</b>   | <b>NEUTRAL</b>  | <b>IN OPPOSITION</b>  |
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