

OFFICIALS

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

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, May 27, 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 00:00:00)

Chairman Dana Hennis Okay, we'll go ahead and bring to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, May 27th, 2025. We'll start with roll call, please.

Senior Planner Troy Behunin Commissioner Hennis.

Chairman Dana Hennis Present.

Senior Planner Troy Behunin Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Senior Planner Troy Behunin Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Senior Planner Troy Behunin Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo...Let the record show that he is absent.

COMMISSIONERS PRESENT

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

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 00:00:28)

A. Regular Commission Meeting Minutes Dated May 13, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-DAN – 6820 S. Ten Mile Rd.
2. Case No. 25-02-AN – Hudon Annexation

Potential Motion:

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

(Timestamp 00:00:28)

Chairman Dana Hennis Thank you. First up on the agenda is our 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 00:00:35)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Main, Greger, Clark, Hennis

Voting Nay: None

Absent: Commissioner Rosadillo

4-0-1

3. **PUBLIC HEARINGS:**

(Timestamp 00:00:46)

A. Case No. 25-02-CPF (Combination Preliminary & Final Plat) for Valor Social Club – Troy Behunin, Senior Planner

Applicant requests Combined Preliminary and Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. Within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East. The site is located near N Cloverdale and E Kuna Roads, Kuna, ID.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-02-CPF with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:46)

Chairman Dana Hennis And that brings us to our public hearings portion on the agenda. First up is case #25-02-CPF for the Valor Social Club, Troy.

Senior Planner Troy Behunin Good evening, Members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is a simple one. It's a request to combined preliminary and final plat applications for approximately 335 acres that are already in the city of Kuna, city limits. In fact, it is a smaller part of the greater Falcon Crest planned unit development which was approved by City Council in 2019. The application and is also under a development agreement that was recorded with the county. The application is currently zoned R-6 and R-12. And they are requesting the combined preliminary and final plat approval in order to consolidate multiple remnant parcels that have been created over the last six years. And this will actually only be a 5-lot subdivision. In the future, each of these lots may be proposed for development, but this evening's application is not for development, really. It's only to consolidate these and to set the parcels up for future development. The site is located near the northeast corner of the intersection of Cloverdale and Kuna Roads. Staff has reviewed the proposed combination plats for compliance with City Code, Idaho State Statutes, and the Kuna Comprehensive Plan and also the recorded development agreement for the Falcon Crest Annexation and golf course. And, should the Commission recommend approval to the Council, staff recommends the applicant be subject to the proposed and recommended conditions that are outlined in staff report. The applicant is here tonight and I will be here for any questions that you might have.

Chairman Dana Hennis Thank you, Troy. Does the Commission have any questions for staff at this time?

Vice Chairman Bryan Clark You'll need to let me know if this is more appropriate for staff or for the applicant. On the preliminary plat, it's not really clear what the existing lotting and the proposed lotting is.

All the line densities are very similar. Looking at the final plat, going back and forth, of course, is not convenient. Is there going to be any clarity provided? Do they have? Do we have an exhibit that's really showing where things are moving?

Senior Planner Troy Behunin The preliminary plat does indicate the existing lines for the for the parcels and it will also have the final lot lines as well. The existing lines will be either a dashed or a much lighter line type and the heavier solid line will be the proposed final lot lines.

Vice Chairman Bryan Clark You'll have to clarify that for me, because you'll have to come look at the picture I'm seeing, but if there's a if there's a difference in the line weights, it is very, very, very hard to detect unless you zoom all the way in.

Chairman Dana Hennis Any further questions? Okay, if the applicant would like to come up.

Caleb LaClair, JUB Engineers Good evening. My name is Caleb LeClair with JUB Engineers, address 2760 W Excursion Lane, Meridian, ID, here to represent the property owners and team that has been working on the Falcon Crest Development for the last number of years, as Troy had mentioned. Our apologies about the line weights and that's certainly something we could issue to the city, an amended copy of the preliminary plat that would better reflect the difference between the existing and the proposed. There is a line weight difference, but it is like you as you suggested or meant I had to zoom in myself to see it clearly, so I do understand that that was not our intention to have that be difficult to see. But it is showing on that first couple of pages of the preliminary plat does reflect those lotting differences, so... Troy described what we're trying to do here very well and we very appreciate Staffs assistance through the process. Our original goal with this was to just do a lot line adjustment because as you mentioned, our intention was to just consolidate remnant parcels and to clean up some of these master development areas. That we're already predefined within the development agreement through looking at city code, we were directed that we needed to go through a combined plat process to accomplish this. So we're actually reducing the number of parcels in this area and again the intent is to really just better define the golf course, the parcels that are subject to the golf course. And the parcels that are subject for future improvements in the future there will be future applications that will come forward for some of these future development areas. That's not the topic of this public hearing, of course or this application. We'll stress again; there are no improvements included with this plat application. This is again just more administrative of trying to clean up these master parcel lines. With that, I'd be happy to... That's actually a pretty good picture on the screen. You can see the parcels in the background are quite a bit lighter are what the existing parcel lines were, the ones that are a little darker or what the new parcel line locations are. So thank you Troy for bringing that up. That's helpful to see. But I'd be happy to stand for any questions if you have any. As I said, this is intended, hopefully to be a fairly simple process of just cleaning up these parcel lines here to better define the golf course area, so...

Chairman Dana Hennis Thank you.

Caleb LaClair, JUB Engineers You're very welcome.

Chairman Dana Hennis Is there any questions from the Commission for the applicant, at this time?

Vice Chairman Bryan Clark Just double checking some of the notes here. I think this is just Note 3 here. All lots are building lots; lots of 1 and 5 are for the Falcon Crest golf course; Lot 2 is Valor Social Club; lots 3 and 4 for future residential. Okay, that's what I was looking for. I didn't even have to ask.

Vice Chairman Bryan Clark Okay, thank you.

Caleb LaClair, JUB Engineers Thank you.

Chairman Dana Hennis Okay, so with that, I'm going to go ahead and open up for the public testimony portion of this at 6:11. We've got quite a few names on the list, so I'm going to kind of reiterate a couple of the rules. Everybody, as they come to the podium. If you would please state your name and address for the record so it can be transcribed into the record and you'll have 3 minutes for your opinion or for your statement, I should say, and if you've got questions, go ahead and ask them at that point and at the end of this, the applicant will have a rebuttal period that he will be answering those questions. Okay, so you probably won't get necessarily the answer to your questions within your testimony, so... but it will follow up afterwards. Anyways, I will go ahead and start with the neutral list is Doug Davey, thank you.

Doug Davie Yes, my name is Doug Davie, live on S Yeoman Way in the Valor community. And I think there's a huge misunderstanding because I was here tonight because I was of the impression from a public meeting last week that this hearing was going to deal with the layout of the lots, the roads, and everything else, not just this simple lot consolidation. A lot of people here I know we're concerned about traffic, and I have been assured and talking briefly with the owners that that's going to be the subject of discussions and public meetings in the future. Thank you.

Chairman Dana Hennis No problem. And again to clarify that a lot of these times we have several meetings and several things that have to be done ahead of time, so that might be something that we'll come across tonight. So, and then maybe future meetings that resolve what everybody's concerned with. Anyways, I'll go to the next name is... Sorry, but I'm probably going to screw this one up, but *Douglas Mysterom* possibly? That's the one.

Douglas Mattson Yeah. My name is Douglas Mattson, and I'm here for the same reason. And it was our understanding from a neighborhood meeting that at this meeting we would talk about entrances and exits and so on that might need to be added. So just so we don't. Pass it by it's not going to be here, is that correct tonight?

Chairman Dana Hennis I assume not, no, we're just looking at a the basically the lot line adjustments for this. Typically if you've seen a Neighborhood meeting It's going to be something...

Douglas Mattson No, we were at the neighborhood meeting, and I'm looking to see who. I don't know the person that was here. I don't see him here tonight, he said 'Well, they're going to talk about that at the planning meeting tonight.'

Chairman Dana Hennis And normally when I have a discussion here, but this might shorten everybody else is as well, but it's...

Douglas Mattson Good, sure.

Chairman Dana Hennis How long ago was this neighborhood meeting?

Douglas Mattson Last week, week before?

Chairman Dana Hennis Okay, so typically. Yeah. So usually like to get anything in an application through the city, there's a 30-day notice period before that's actually heard before us or the City Council. So after a neighborhood meeting, then generally is a month or two at least, before they can get that together to file. So you're probably looking more like three or four months after your meeting, before something comes before us of that particular nature and I'm not sure if it was something with the developer or if that could be possibly ACHD in a neighborhood meeting, because ACHD generally controls all the traffic flow, but and that could be either not knowing what it is.

Douglas Mattson How will we? How might we be notified when that meeting is with that topic?

Chairman Dana Hennis What I would probably say would be the best is to get with staff afterwards after this meeting and just find out what they know and they would probably be able to tell you which agency it is and who to look for, or when you'd be noticed at that.

Douglas Mattson Okay. And if they were on top of it they'd probably notify some of us too, I assume since we're residents.

Chairman Dana Hennis Exactly, correct.

Vice Chairman Bryan Clark So I'm sorry, Douglas. Could you actually state your name and address for the record?

Chairman Dana Hennis He stated his name, but I think he did forget the address.

Douglas Mattson Oh, I'm sorry. Yeah. Douglas Mattson, address 11108 S Yeoman Pl. Kuna.

Chairman Dana Hennis Thank you.

Douglas Mattson Thank you.

Chairman Dana Hennis Thank you, Bryan. So next on the list did not mark to testify or not to testify, but *John and Nicole Yagan*?

John Yraguen *Yraguen*, do I need to go up?

Chairman Dana Hennis Yes.

John Yraguen Okay. Name is John Yraguen and we are at 11483 W Lahinch In., here in Kuna. We're just new to the Community out here at Valor and once again you're going to hear this quite a bit. I was told that we were going to talk about roads and exits. We choose not to talk about this other thing. So I guess we declined to make any comments at this point.

Chairman Dana Hennis No, I appreciate you coming though.

John Yraguen Thank you.

Chairman Dana Hennis Okay, next up has not marked whether they want to testify or not, is *Kathy Edmunds*.

Kacey Edmunds No.

Chairman Dana Hennis Okay, thank you. Susan Howell.

Susan Howell No.

Chairman Dana Hennis Thank you. Next up, Lori Palmer.

Lori Jo Palmer No.

Chairman Dana Hennis Oh, Okay, thank you. Beth Rodriguez.

Beth Rodriguez Good evening. My name is Beth Rodriguez. I'm at 11289 S Corvallis here in Kuna. So my question to the engineers would be, should we combine Lot 3 and 4 together in that little bridge right in the middle. I would ask if they plan then to have another access road off of Five Mile? Because now

you're creating one big large parcel, is that correct? If I'm looking at this correctly. But if we kept those two separate, then I believe the right side of those parcels would be forced to have another exit and entrance off of Five Mile because it butts up against it. So my comment and question would be if they plant because it road it you have, you can't really prove something in my opinion until you know what the future thought processes of these people. Because if you... once you combine those two into one, they can still have just one road through Cloverdale and Tiercel passed all those other homes and that's what concerns me. So if we don't have an answer to that, I would not approve having those two in the center combined. That's my comment, thank you.

Vice Chairman Bryan Clark Okay, thank you.

Chairman Dana Hennis Okay, next up was not marked either. *Keith Robots*.

Keith Roberts [*Inaudible*].

Chairman Dana Hennis Okay. Thank you. Leslie Roberts did...

Leslie Roberts No.

Chairman Dana Hennis Okay. Steve Ulrich.

Steve Ulrich [*Inaudible*].

Chairman Dana Hennis No comment. Okay, thank you. And everybody else on that side of the list is marked not to testify. On the back here, Jacque Dragmire, did you want?

Jacque Dragmire [*Inaudible*].

Chairman Dana Hennis No worries. Okay, Travis Jeffers.

Travis Jeffers, M3 Companies Good evening, Commissioners. For the record, Travis Jeffers with M3 Companies, 1673 W Shoreline Dr. Boise, ID 83702. First, I just want to apologize for the miscommunication. I wasn't at the neighborhood meeting, so I can't say what was said or whatnot. But I do... obviously there was some misunderstanding about what tonight was about. Just wanted to reiterate we're not proposing any improvements tonight. We're trying to do a clean up effort with the city to get these parcels from being remnant parcels into actual, you know, parcels that define the golf course and define future development that those parcels that you see up there, they're going to come before you as another preliminary plat which will trigger certain notices and things that we will reach out to our the community will get notice of and we will have another neighborhood meeting that will be more directly related to development type improvements, including roads and things that you guys are voicing concerns over, which I understand and we're not discounting that. I just wanted to stay on topic tonight and what we're here for and happy to, you know, answer any questions after this if anybody wants to come up to me. But tonight is really just a simple fixing lot lines, cleaning it up and that's all I came here to really say is just to say Troy and Caleb pretty much said everything I can say. And we'd be happy to answer questions at the future neighborhood meeting and during the hearing for P&Z and City Council because those will all have to happen. So that's all I have. Do you guys have any questions for me?

Chairman Dana Hennis Thank you. I had one, so maybe this helped clarify. Are you aware of what neighborhood meeting they were speaking of?

Travis Jeffers, M3 Companies I think it was... I wasn't there. Caleb can speak to that so.

Chairman Dana Hennis Okay, perfect. I just want to at least give them some point of clarification afterwards, so.

Travis Jeffers, M3 Companies No, absolutely. I'm not trying to discount anybody. I appreciate you guys being here and we'll do our best to try to help communicate that in a better fashion next time.

Chairman Dana Hennis Great. Thank you. Okay, also not marked. It was Brendan Earl and Ali? Not here? How about Jim Sullivan?

Jim Sullivan No *[Inaudible]*.

Chairman Dana Hennis Scot Solomonson.

Scot Solomonson *[Inaudible]*.

Chairman Dana Hennis Okay, thank you. Okay, with that, that's all the names on my list. Is there anybody here that did not get a chance to sign in that would like to speak on this application at all? Okay, and seeing none, I'll go ahead and ask the applicant to come back and maybe answer a couple of these questions.

Caleb LaClair, JUB Engineers For the record again, Caleb Leclair, JUB engineers, 2760 W Excursion Lane, Meridian ID. Yeah, so this has been a bit of a confusing process, I'm sure for most folks because there are multiple applications moving forward sequentially, but within a close enough time period that there have been multiple neighborhood meetings that have probably had some mixed signals. So, about two months ago we had a neighborhood meeting. I know I met with a number of you. That was the neighborhood meeting for this application. Last week we had a neighborhood meeting for the future preliminary plat of those residential future development areas.

That will be for a public hearing that will come probably 2-3 months in the future for which everyone here will be noticed when the time comes. So again, our apologies if something was said at last week's neighborhood meeting. I unfortunately was not there myself, but some of my colleagues were there and they may have said something that caused a misunderstanding. So our apologies for that, but rest assured you will be noticed for that next public hearing. Like I said, likely 2-3 months in the future is probably when that's going to happen. Regarding access, I just want to stress again for these parcels we already have...we're actually consolidating parcels, so there are a number of parcels already existing here. They all have legal rights, access to them. Nothing of that is changing with this. What we're doing here tonight, if anything, we're just consolidating things down to make it simpler. All these questions about access will get flushed out and detailed out in that next application public hearing in the future, so I don't feel like this is the right forum to really dig into the details of that other than we will be working with city staff will be working with ACHD. We'll be working with the community to make sure access is appropriate for whatever development is coming forward in an application in the future, so. With that, I'll stand for more questions. If you have any.

Chairman Dana Hennis Thank you. One quick question that was brought up by one of the testimonies. In combining is it Block 3 and 4? Is that indeed combining and would that result in what she was questioning Limiting access in your opinion?

Caleb LaClair, JUB Engineers Combining lots 3 and 4 really doesn't change anything because they're both touching regardless. What I will say is the intention is that there's cross access between the two of them and then cross access out to all the major public roads. Long term, And it's in the development agreement and plans have been approved as part of other developments, is there's actually improvements

ongoing that are extending for cell drive out to Five Mile Rd. and then extending that down South to Kuna Rd. So those improvements are actually already approved and already on-going and I believe the intention is those will be done later this year, if not into the spring of next year, but. So they are...they are imminent to have that secondary major public connection.

Chairman Dana Hennis Okay, thank you.

Caleb LaClair, JUB Engineers You're very welcome.

Chairman Dana Hennis Any other questions?

Vice Chairman Bryan Clark So just to get that right, I heard that correctly to yourself, we'll actually have a interconnection with Five Mile?

Caleb LaClair, JUB Engineers That is correct.

Chairman Dana Hennis Any other Commissioner questions?

Commissioner Jim Main No.

Chairman Dana Hennis No? thank you.

Caleb LaClair, JUB Engineers You're welcome.

Chairman Dana Hennis With that, I'll go ahead and close the public testimony at 6:27. And that brings up our deliberation.

Vice Chairman Bryan Clark I mean from everything that's going on, this it's lot line cleanup. So... And looking at the actual map of the area, kind of see a little better what's going on, there's going to be good interconnection for that future.

Chairman Dana Hennis Okay, and most everybody's concerns is going to be addressed as the future pieces come together...

Vice Chairman Bryan Clark Yeah.

Chairman Dana Hennis So that's the main thing. I just wanted to make sure everybody was comfortable here getting their questions answered and knowing the procedures as they go along. It's a long, drawn out, affair for something that's large, so... But I think ultimately on this one it just cleans things up better and it will make things easier for even the residents within is better definitions, so...

Commissioner Jim Main I agree. It's just basically housekeeping.

Chairman Dana Hennis It's it looked a lot worse than it was.

Commissioner Ginny Greger Yeah, no I agree.

Chairman Dana Hennis So with that, if there's...

Commissioner Ginny Greger [*Inaudible*] know some road access coming down.

Chairman Dana Hennis Yeah, exactly.

Chairman Dana Hennis So that if there's no more questions, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move to recommend approval of case #25-02-CPF, with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you motion passes; and everybody will get future notices. But I'm glad you're on track. And, we appreciate your showing up. Thank you.

(Timestamp 00:25:26)

Motion To: Approve Case #25-02-CPF With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Main, Greger, Clark, Hennis

Voting Nay: None

Absent: Commissioner Rosadillo

4-0-1

Chairman Dana Hennis We'll take a brief 2-minute recess just to let everybody exit that would like to.

~ Recess ~

~ End Recess ~

Chairman Dana Hennis Okay We'll go ahead and bring back to order the Planning & Zoning Commission meeting at 6:32.

4. BUSINESS ITEMS:

(Timestamp 00:29:01)

A. Case No. 25-07-DR (Design Review) for Jimmy Johns – Marina Lundy, Planner

Applicant requests Design Review approval for design of a new Jimmy John's Restaurant. The site is .56 acres and is located near the intersection of Meridian Rd and Profile Rd and is identified as parcel No. R0539830060 (SEC 19, T2N, R1E).

Potential Motions:

- *Motion to recommend Approve/Conditional Approve/Deny of Case No. 25-07-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:29:01)

Chairman Dana Hennis And next up on the agenda is the business items case number 25, excuse me, 25-07-DR for Jimmy John's, Marina.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening, requests design review approval for a Jimmy John's restaurant on approximately .56 acres that is already zoned C-1. The site is located near Meridian Rd. and Profile Rd. within the Ashton Acres Subdivision. The restaurant will be approximately 876 square feet and will have 15 parking spaces, including 1 ADA space. And staff would like to note the applicant will need to provide an update and trash enclosure plan that meets J&M Sanitation standards as prior to receiving the D&R's conditioned in the staff report. That is conditioned in the staff report. Staff has reviewed the proposed design review for compliance with the Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Commission approve the application, staff recommends the applicant be subject to the proposed recommendations and the conditions outlined in the staff report, and I will be here for any questions that you have about the application and I believe the applicant is present as well.

Chairman Dana Hennis Thank you. Does the Commission, have any excuse me questions for staff?

Commissioner Jim Main Not yet.

Chairman Dana Hennis Okay, thank you. If the applicant would like to come up, go ahead and state your name and address for the record, please.

Trevor Howard, Timberland Associates Trevor Howard, Timberland Associates 16 difficult Drive in Idaho City, Idaho 83639. As Miss Lundy stated, we would just like to construct the Jimmy John's. We have no concerns or objections to that.

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

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. So with that, that brings up our deliberations. What questions do you have questions for staff?

Commissioner Jim Main Yeah, I have a question for Marina. In the staff analysis, you indicated the addition of additional shade trees.

Planner Marina Lundy Yes, the applicant has met the requirements within our code for the Water conservation style of landscape plan. Staff just recommended if they were open to adding more shade trees to reduce the heat island effect.

Commissioner Jim Main So has that been defined?

Planner Marina Lundy It has not.

Commissioner Jim Main Okay. And I didn't see it in the recommended conditions of approval so.

Planner Marina Lundy No, it is not conditioned in the report.

Commissioner Jim Main So is it a condition or not?

Planner Marina Lundy It is not a condition.

Commissioner Jim Main Okay

Senior Planner Troy Behunin For the record, Troy Behunin, Senior Planner. If the Commission feels that they want to make it a condition, you can just simply include it in your recommendation or your motion.

Commissioner Jim Main Thank you. The only other question I have is whether or not they're going to comply with the dark sky procedures and practices for site lighting.

Planner Marina Lundy Yes, the lighting plan should comply with the dark sky aspect of code.

Commissioner Jim Main Okay, thank you.

Vice Chairman Bryan Clark I just want to know what the condition would look like for the additional shade trees because that's the heat island issue is a big sore spot for me so.

Chairman Dana Hennis Would the applicant be open to adjusting the landscape land to possibly add a few, some more trees if we designate how many or whatnot?

Trevor Howard, Timberland Associates Yeah. So again, Trevor Howard, I would be open... We'd be open to considering additional shade trees. It's a small lot. So just going to figure out where they fit and no issues working with City Staff to work those details out.

Chairman Dana Hennis Okay, perfect. Thank you.

Commissioner Jim Main Yeah, there's really no landscaping on the north or South side of the building, so it would have to be either on Jackson Mill Ave. or out on Hwy. 69.

Chairman Dana Hennis *M'kay.*

Commissioner Jim Main I think we're pretty they're probably pretty limited to doing much.

Chairman Dana Hennis Do you guys want to specify an amount that you'd like to see, or just to work with staff?

Vice Chairman Bryan Clark Yeah, because that's the thing I would imagine it would need to be a percent coverage and that's kind of hard. You'd have to work that towards ultimate growth. So and with a

lot like this, we could throw out a number. That's kind of why I was asking what the condition would look like. We could throw out a number and at the end of the day it would be unattainable unless they put in seven oak trees or something ridiculous. So because I mean, you know, personally, hey, 75%, let's go. Obviously, that's reasonable without pulling a couple of ADA spots or something. Big no, no. So yeah, all things considered, that's really the question we'd like it to be part of the conditions, but the question simply becomes, how? And I think it's something that we need to give a little bit of guidance on just to make it a little easier for the applicant. And we at that point, do we just leave it to staff?

Chairman Dana Hennis Yeah, I would imagine you know for their brand's sake, I would say you know something back towards Jackson. The Jackson side versus the Meridian side would be Okay with me. Just so that you know, people can see where they're at. You know, as these trees grow, it's going to be a few years, but it's going to start blocking the Street view on stuff, so...

Vice Chairman Bryan Clark But think about the cost savings on afternoon cooling in the middle of a Kuna summer with the because that's the thing. They've got full exposure on that West side. Now the nice thing is they have their smallest walls against the West side. So you know, there's that, but.

Chairman Dana Hennis Well, I'm comfortable letting staff arrange it.

Commissioner Genny Greger Yeah, me too.

Chairman Dana Hennis Staff's always good in not going overboard. So...

Vice Chairman Bryan Clark Question for staff would you have a recommendation up front or would you prefer to sit on that?

Planner Marina Lundy I don't currently have a recommend ,a specific recommendation, but I would be happy to work with the applicant on something that works for the site.

Commissioner Jim Main Why don't we just say something like add another 10% of trees and between staff and the applicant, they can determine the locations.

Vice Chairman Bryan Clark Perhaps we just say work with staff to enhance the landscaping plan,

Commissioner Jim Main Okay.

Chairman Dana Hennis Yeah, you can't really increase the percentage when there isn't trees in the percentage. They don't have any trees. So if we increase it 10%, then it's there's not much to.

Senior Planner Troy Behunin Dana.

Chairman Dana Hennis Yes.

Senior Planner Troy Behunin So for the record, Senior Planner, DSD. It probably would... it would be better if the Commission actually came up with a number rather than a percentage, if you were to just state four additional shade trees and then to work with staff on placement we can make that work that's far better than the percentage.

Chairman Dana Hennis Okay. That's what I was kind of trying to get at. Okay, that works.

Trevor Howard, Timberland Associates Make a suggestion. I think the goal is to maximize the number of shade trees that the lot can handle *[Inaudible]* 2-4. *[Inaudible]* That can handle that feel as they think we might be able to get 2 to 4. So if you made the condition to maximize the number shade trees with staff approval.

Chairman Dana Hennis Okay, thank you. That sounds reasonable. Okay, With that if there's no more questions, I stand for a motion.

Vice Chairman Bryan Clark Let's give this a shot. All right, Mr. Chairman, I move to recommend approval of case #25-07-DR for Jimmy John's with the added condition that the applicant will work with staff to enhance the landscape, plan to maximize the number of shade trees with an expected number of shade trees to be approximately 2-4, and all other recommendations in the staff report.

Chairman Dana Hennis Very good.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

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

(Timestamp 00:37:48)

Motion To: Recommend Approval Of Case #25-07-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Main, Greger, Clark, Hennis

Voting Nay: None

Absent: Commissioner Rosadillo

4-0-1

THIS MOTION WAS MODIFIED ON PAGE 15 OF THESE MINUTES AND DOES NOT REPRESENT THE FINAL DISPOSITION OF THIS CASE.

~~~ Meeting Proceeds From Here To Business Item 4.B. ~~~

~~~ Meeting Continues Here From Business Item 4.B. ~~~

(Timestamp 00:47:23)

Vice Chairman Bryan Clark Quick question on the last one, 25-07-DR. I read the statement as written and it is a motion to recommend approval that should have been a recommendation for approval, should it not?

Commissioner Jim Main No. This is a design review, so it should be approval.

Vice Chairman Bryan Clark Yeah. Right, so. I don't know if we can read back that record, but I motion to recommend approval, as opposed to recommend approval because this last 25-16 I recommended approval, which is correct.

Chairman Dana Hennis Oh I heard it the other way, so maybe I heard it wrong.

Commissioner Ginny Greger He's talking about the last one.

Vice Chairman Bryan Clark The last one, yeah. I'd hate for that to...

Senior Planner Troy Behunin For the record, Troy Behunin, Senior Planner. So the recommendation is for approval. You're not recommending to Council. Normally there's a distinction there, but in order to make sure the record is correct, if you want to redo, if you want to open it back up. You want to make the motion again. You recommend whatever you recommend, and then you take a vote. Then we'll be clean.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark Yeah, So it should be a motion to approve not a recommendation.

Senior Planner Troy Behunin correct,

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark Yes.

Chairman Dana Hennis Okay. With hearing that then I will go ahead and open up case number 25. Excuse me, 25-07-DR for Jimmy John's again, so that we can go ahead and clarify the motion.

Vice Chairman Bryan Clark I move we approve case #25-07-DR with the conditions as outlined in the staff report. In addition, we would like to have the applicant work with city staff to maximize the number of shade trees, with the expectation being that there will be two to four.

Chairman Dana Hennis I'm impressed, you picked the hard one

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, it has been seconded. So, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Thank you for that clarification and well done.

(Timestamp 00:48:58)

Motion To: Approve Case #25-07-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Main, Greger, Clark, Hennis

Voting Nay: None

Absent: Commissioner Rosadillo

4-0-1

~~~~ Meeting Proceeds From Here To Item 5 ~~~~

B. Case No. 25-16-DR (Design Review) for Burger King – Marina Lundy, Planner

Applicant requests Design Review approval for design of a new Burger King Restaurant. The site is .802 acres and is located near the intersection of E Deer Flat Rd and N Meridian Rd and is identified as parcel No. R6949010600.

Potential Motions:

- *Motion to Approve/Conditional Approve/Deny of Case No. 25-16-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:38:37)

Chairman Dana Hennis Okay, so next up, seems how my computer is deciding to think is case #25-16-DR for Burger King.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening, requests design review approval for a Burger King restaurant on approximately .802 acres that is already zoned C-2. The site is located near the intersection of E Deer Flat Rd. and N Meridian Rd. in the Paul Bunyan subdivision. The restaurant will be approximately 3250 square feet when fully constructed and will have 27 parking spaces and 2 ADA accessible spaces. Staff would like to note that the ADA spaces on the site plan are not the minimum of 9 foot 6 inches. They are 8 feet each, but there is line spacing between the ADA spaces. Additionally, there was a ITD comment added late to the agency comment folder that the applicant has been made aware of and staff would be happy to summarize if you would like. Staff has reviewed the proposed Design Review for compliance with Kuna City code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report, and I will be here for any questions and the applicant is also here tonight.

Chairman Dana Hennis Thank you. Any questions for staff at this time?

Commissioner Jim Main So did you say that the parking spaces, the handicapped spaces, are acceptable as shown?

Planner Marina Lundy They will need to be updated to 9 feet and 6 inches per Kuna City Code.

Commissioner Jim Main So they're just going to take the space between them and narrow that?

Planner Marina Lundy I presume that is what they would do.

Commissioner Jim Main Okay, thank you.

Vice Chairman Bryan Clark They will only be able to narrow it so much because there is a minimum space for a van accessible spot too. Van accessible is what, 12 and 6? Something like that I don't remember. Okay, If the applicant would like to come up.

Connor Gray, AG Land & Development Commissioners Connor Gray, 505 S 7th Idaho. Caldwell 83605 Yes, again. So my name is Connor Gray and I am the owner...

Senior Planner Troy Behunin *Can you touch that button?*

Connor Gray, AG Land & Development There it is. You want me to restart? *Yeah.* So Connor Gray, Owner's Representative. 505 S 7th Idaho. Caldwell 83605 again tonight. Appreciate your guy's time to be able to look at our request this new Burger King, located in the Paul Bunyan Plaza. With us, we have our franchisee Ted Nunemaker and our general contractor, Zach Zollinger with ZC construction. Just kind of like with the Jimmy John's proposal, we have no problem with the recommended approval recommend recommendations with this as far we kind of where we're at in the process. We have our drawings submitted over to Kuna for some of these comments that come back, so you know the issue with the parking, we have no problem on working on with our architect as of right now. But other than that, yeah, I'm happy to answer any questions I can right now.

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

Connor Gray, AG Land & Development Thank you.

Chairman Dana Hennis Okay, so with that, that brings up our deliberation. I think this one's... Again, fairly straightforward. It's good having more addition to the commercial base here and get more restaurants in. You have any concerns? Questions.

Vice Chairman Bryan Clark No questions, no concerns at this time looking at the landscape. Looks like they actually did. We're focusing in on the landscaping here, we actually have pretty good usage of the space and good amount of green for how small the lot is. *Oh, are we into our deliberation? I'm sorry. Are we still asking? Okay.*

Commissioner Jim Main Am I okay to talk? Okay, thank you. A Couple of things, of course. Number one, I want to make sure it complies with the dark sky practices for side lighting on the other item on the elevations. It was like a like a puzzle. Basically, the elevations have no color, but then at the last minute I received the little sheet that showed all the little dots of color, so I have no idea what the building actually looks like.

Connor Gray, AG Land & Development I apologize for that. I believe that sheet was part of our. *Let me press that again.* I do believe that was part of our application when we did submit it over, but I do apologize not being able to you see it for that end, yes, it it's just kind of standard practice with Burger King. As far as the elevations that we have to get approved through the Burger King headquarters to be able to do this. And it's just through our BRS architects as well. You know, it's just it's just kind of the practice that we've been using for it.

Commissioner Jim Main And it makes it kind of difficult for us to know what the building looks like.

Connor Gray, AG Land & Development We do have a rendering. I'm not quite sure if it was in the in the packet that was submitted, but part of our application that kind of shows the actual visualization of the Burger King in there.

Commissioner Jim Main No, we actually had just had a plan and elevation plan with references to colors and then at the last minute we got the color palette.

Chairman Dana Hennis But it's still a bunch of trying to figure out. Yeah, and trying to visualize it. So I don't know if we have access to the rendering.

Commissioner Jim Main so if you want to pay me on the side.

Connor Gray, AG Land & Development I'd be happy to send it over right now, but part of the application.

Commissioner Jim Main Yeah, I went online and I found I found an elevation and it looks like the same building.

Connor Gray, AG Land & Development Yep, yeah.

Commissioner Jim Main So we can assume that this is what the elevation looks like?

Connor Gray, AG Land & Development Yes. That....

Commissioner Jim Main Can you make this part of the staff report. So we have that?

Planner Marina Lundy Yes.

Commissioner Jim Main Thank you.

Connor Gray, AG Land & Development Again part of our application is submitting materials like that to where you can actually show everything along those lines. So yeah, yeah, we did submit it over, but probably due to you know paperwork and you know not having so much there is probably things that probably do slip by the crack of or what needs to be in there and whatnot. So.

Chairman Dana Hennis Thank you. Yeah, that was hard for me trying to figure out. You know, engineers and colors don't make a lot of sense, yeah, but that looks better than what I came up with. Well if there is no other comments or questions I would stand for a motion.

Vice Chairman Bryan Clark I guess the question is do we need to include. The dimensional update or is that something you guys are handling on your side? I would probably just condition it that they work with city to get the handicap parking within or within compliance with the city. That big word.

Vice Chairman Bryan Clark All right, Mr. Chairman, I move we approve case #25-16-DR with conditions as outlined in the staff report, including to work with city staff to verify compliance of the ADA parking stalls and all other conditions as outlined in the staff report.

Commissioner Genny Greger I'll second that.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Motion carries. Thank you.

(Timestamp 00:46:47)

Motion To: Approve Case #25-16-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Commission

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Main, Greger, Clark, Hennis

Voting Nay: None

Absent: Commissioner Rosadillo

4-0-1

~~~Meeting Proceeds From Here Back To Business Item 4. A~~~

**5. UPDATES & REPORTS:**

(Timestamp 00:49:36)

**Chairman Dana Hennis** With that, I see no other items on the agenda. Is there any reports or announcements from the city staff?

**Senior Planner Troy Behunin** None.

**Chairman Dana Hennis** Thank you.

**6. ADJOURNMENT:**

(Timestamp 00:49:47)

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

**Commissioner Ginny Greger** I second that.

**Chairman Dana Hennis** All in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Bryan?

**Vice Chairman Bryan Clark** Aye.

**Chairman Dana Hennis** Thank you.

(Timestamp 00:49:47)

**Motion To:** Adjourn

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

4-0-1



Dana Hennis, Chairman

Bryan Clark, Vice Chairman

ATTEST:



Doug Hanson, Director

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