

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, June 24, 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 00:00:21)

Vice Chairman Bryan Clark All right, it's 6:00. We'll go ahead and call to order the Regular Planning & Zoning Commission meeting for Tuesday, June 24th, 2025. First on the list is roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis...Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger...Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, 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 00:00:55)

A. Regular Commission Meeting Minutes Dated June 10, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-AN, 25-02-S & 25-03-DR Crimson Square
2. Case No. 25-01-CPF Paul Bunyan
3. Case No. 25-07-DR Jimmy Johns
4. Case No. 25-11-DR Valor Classic Academy
5. Case No. 25-16-DR Burger King

Potential Motion:

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

(Timestamp 00:00:55)

Vice Chairman Bryan Clark First on the agenda this evening is the consent agenda.

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:00:59)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

3. **PUBLIC HEARINGS:**

(Timestamp 00:01:10)

A. Case Nos. 24-07-AN (Annexation) for Star Acres No. 3 – Jessica Hall, Economic & Community Development Specialist

Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case No. 24-07-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:10)

Vice Chairman Bryan Clark First on the docket this evening for public hearings, we have case numbers 24-07-AN for Star Acres #3, Jessica.

Economic & Community Development Specialist Jessica Hall Good evening, Commissioners. Good to see your faces again. For the record, Jessica Hall, Economic & Community Development, 751 W 4th St. in Kuna. The applicant requests annexation of an approximately 37.5 acre subject site located at 5434 W Parker Road with an M-1 light industrial manufacturing zone. This annexation is the third by Star Acres properties; the first being 65.5 acres, which was approved by Council February 7th of 2023; and the second was approved by Council September 3rd, 2024, and was about 10 acres. The accumulated annexation of these properties provide a future industrial user, adequate acreage for development as it lies in our East Kuna industrial area. With that, I can answer any questions you have.

Vice Chairman Bryan Clark Any questions for staff at this point?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Is the applicant present? We have a presentation for us. If you wouldn't mind. And if you do me a favor, I'll hit the button on the face of the mic there and state your name and address the right place.

William Edwards William Edwards, 706 S Willis Ave. acting as a planner for Star Acres property. As Jessica pointed out, this is our third parcel in this vicinity in the city that we're looking at annexing into the city of Kuna. It does a, but already annexed City of Kuna property, both to the West and to the South. The South being Star Acres One and two at this point in time, all we're looking at is annexation for the property into the city. Once a user is found, we will go in through the proper processes that are approved by the city of Kuna for design review and preliminary plat. So again, it's kind of just annexation, only you get another bite at the apple when we've identified our use. With this annexation, we're not looking for

anything beyond the zoning that is already approved and classified in the approved City of Kuna Future Land Use Map. With that, I'll stand for any questions you might have.

Vice Chairman Bryan Clark Any questions currently?

Commissioner Jim Main No.

Vice Chairman Bryan Clark All right, thank you.

William Edwards Thank you.

Vice Chairman Bryan Clark Okay. We'll move into the public hearing on this application at 6:02. I currently don't have anybody signed up for this application item. Is anybody who did not get an opportunity to testify that would like to testify in this particular hearing? Seeing nobody and I don't have anybody signed up for this one, so we will close the public hearing at 6:03. Any other questions for the applicant or city staff at this point?

Commissioner Bobby Rosadillo No.

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark Okay, so moving on to our deliberation.

Commissioner Bobby Rosadillo It's straightforward.

Commissioner Jim Main Yeah, it's pretty straightforward and number 3. Same annexation, same zoning.

Vice Chairman Bryan Clark Same area.

Commissioner Jim Main Pretty simple.

Commissioner Bobby Rosadillo Yeah, agreed.

Vice Chairman Bryan Clark All right well, I guess that stand for a motion on this one.

Commissioner Bobby Rosadillo Yeah. So, I'll make a motion to approve case #24-07 or sorry, recommend approval with the conditions as outlined in the staff report for case #24-07-AN.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Okay, motion passes. Thank you. Appreciate it. Thank you, Jessica.

(Timestamp 00:04:33)

Motion To: Recommend Approval Of Case #24-07-AN With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

B. Case Nos. 22-07-ZC, 22-15-S, & 22-34-DR (Rezone, Preliminary Plat, & Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

Applicant requests approval to Rezone approx. 132.5 acres from Agriculture to the R-4, R-6 & C-1 zones. Applicant also requests Preliminary Plat approval in order to subdivide the lands into 514 Residential Lots, 103 Common Lots, 20 Common Driveways, 1 Commercial Lot, 1 City Park Lot and 1 School Lot. The site is located within Section 10, Township 2 North, Range 1 West, APN's S1310223100, S1310233700, and S1310233610.

Potential Motions:

- *Motion to recommend approval/recommend denial of Case Nos. 22-07-ZC and 22-15-S, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny Case No. 22-34-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:05:04)

Vice Chairman Bryan Clark All right, next on the agenda this evening, we have case numbers 22-07-ZC, #22-5-S and #22-34-DR rezone, preliminary plat, design review for Gallica Heights Subdivision, Troy.

Senior Planner Troy Behunin Good Evening, Commission Members. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. So, the applications before you this evening are requesting a rezone of approximately 132.5 acres from agriculture into an R-4, R-6, and the C-1 zones. They are also requesting preliminary plat approval to subdivide the site into 514 single family lots, 103 common lots, 20 common driveways, 1 commercial lot, and a lot for a charter school. The subject site is located at the southeast corner of Columbia Rd. and Black Cat Rd. The city's comprehensive plan identifies as subject property as mixed-use and medium density on the city's future land use map, also called the FLUM, and this application complies with the FLUM.

Staff would like to take a moment to note the extensive history since this project has basically gone on for two years. The project came before the Commission in September of 2023 as a planned unit development. It included a rezone, a preliminary plat, special use permit, and a design review, and they

were proposing the C-1, R-6, and R-12 zones to include a pre-plat for school site as well that would bring 615 residential lots and 86 common lots and 1 commercial lot. At the end of the public hearing process, the Commission voted to recommend denial to the City Council for the rezone and the PUD, and the pre-plat as well. The Commission did deny the special use permit and the design review applications. On February 6th, 2024. This project did go to the City Council as an appeal of the Commission's denial for the SUP. As well as the design review, and it went to Council to go through the public hearing process for the rezone, the PUD, and the pre-plat. At the end of that public hearing, the Council determined that the project lacked the following items in order to obtain their approval, and those items are: The rezone to high density was not consistent with the comp plan; the rezone was denied due to inability of the city and the school district to serve the project; The PUD and the pre-plat were denied due to the denial of the rezone request. The Council voted to uphold the Commission's denial of the special use permit and the design review. The Council signed the findings of fact and the conclusions of law on the 5th of March 2024. On March 19th, 2024, the applicant filed a motion for reconsideration of the Council's decisions to summarize: at the April 16th Council meeting, the Council received a memo from the director, Doug Hanson, stating 6 specific items outlined by the applicant in their request for reconsideration when deciding whether they should grant this request. The items were failure to provide adequate reasoned statement, public works comments, traffic, comments, reliance on incorrect future land use map, compliance with the zoning standards and failure to provide guidance future guidance. In this memo from Director Hanson, the legal considerations were provided as well as three possible actions for the Council that they could take. The Council voted 4 to 0 to remand the applications back to the Commission for a public hearing in order to address Council's reasons for their denial. After months, probably 8 months of coordination with staff, ACHD, and a charter school, including an update to the TIS, which is the traffic impact study, and after a major redesign of large portions of the site, the applicant now presents a new site plan which demonstrates the following under the direction of the Council, they have removed the PUD, which stands for planned unit development request, removal of the development agreement, removal of the special use permit, removal of high-density zoning, a significant reduction in housing units totaling a 101 loss of units, removal of attached housing options for single family housing only, and addition of a centrally located charter school on a 4-acre lot, and sharing a 5-Acre City Park, additional pathways and internal pedestrians for pass through traffic have also been provided.

The applicant now proposes a rezone of 132 acres and proposes to apply the C-1 commercial zone for 2.08 acres on the corner. The R-4 zone for 62.58 acres and the R-6, which is 70.06 acres. With a request for a preliminary plat in order to subdivide the subject site into 1 commercial lot 514 residential lots, 103 common lots, 20 common driveways, A proposed grant with a proposed gross density. Around 3.89 dwelling units per acre. And a net density proposed around 5.01 dwelling units per acre. And then this proposal includes a ready-to-go 4-acre lot for a charter school. Approximately 38 acres of this proposal was approved as part of a larger Local Improvement District, which is also the LID and that annexation for that purpose took place in 2006. The balance of the property was annexed into the city sometime between July 2006 and April of 2007. Staff has reviewed the proposed rezone and preliminary plat for compliance with Kuna City Code, Idaho State Statutes, The Kuna Comprehensive Plan, and should the Commission recommend approval of these applications to Council and should the Council approve the design review for this application Staff recommends that the applicant be subject to the proposed recommended conditions that are listed in staff's memo. I will rest for now and I'll be here for any questions that you have. And I know that the applicant is here. They also have a presentation that they would like to make.

Vice Chairman Bryan Clark Any questions for staff at this moment? If the applicant like come forward, please.

Elizabeth Koeckeritz, Givens-Pursley Thank you. My name is Elizabeth Koeckeritz. I'm with Givens Pursley, 601 Bannock, Boise, ID. With me today is Tim Eck, the developer; Dave Crawford, our engineer; Jamie Markosian, our traffic engineer; and then members from the proposed future Charter school. They'll be able to answer questions that I'm not able to. This has been a long time in getting here but we are very excited to present an updated, newly imagined Gallica Heights that meets all of the City Council's requirements for approval. They included in their findings back in 2024. As mentioned on the future land use map that was in affect at the Time of application submittal. The entire property is designated mixed-use there. It's currently now designated mixed-use and medium density residential. Importantly, all of this property was annexed into the city quite some time ago as part of the LID, and so it has been slated for development now for going on close to 20 years. It does meet numerous comprehensive plan goals, encourage development of commercial areas. There is a commercial hard corner, there are housing options, strong neighborhoods. We've really increased the connectivity throughout the green space and there is that charter school lot that we'll be talking about.

You can see here that Gallica is surrounded by, on three sides, by subdivisions. This is not something new for the area saddle ridges to the North homestead is to the east and Sabinos' Rocky Ridge, which is actually quite a bit denser, is directly to the South. The proposed zoning of the original we had 422 detached single-family units with 195 townhomes. Those have all been all the townhomes have now been eliminated. We are asking for the R... we originally asked for the R6, R12, and C1 zoning. We're now just looking at R-4, R-6, and C-1 zoning. One of the things that many of the neighbors across Black Cat and across Columbia talked about is originally many of our more dense lots were located along those streets, this has been reimagined now. All of the denser lots are all R-4 and the minimum lot size in code is 6000 square feet. All of these lot sizes come in at 8300 square feet, or larger, along those roads to provide better buffering to the less dense neighbors to the North and to the West as well as the larger lot sizes around the in holding here. It gets more dense as you more interior to the site with the smallest lot sizes really interior here where we do have lot sizes that still continue to exceed then the R-6 zoning.

We're now including a public park instead of only private amenity space. We do have a recommendation of approval from the Kuna Parks and Recs Department, and we have the lot for what is a public charter school. And as I mentioned, the enhanced connectivity throughout. *I'm going to skip over that because there's just a lot of color there, lack of color.* Here's the open space plan. You can see there's the City Park all along the canal. There is a 9-foot-wide pathway. There's several pocket parks as well as it's a little bit hard to see, but there are increased pathways in connectivity throughout the development. And then here is the Charter school and the public park. It really is a very synergistic use. The Charter school has some of its own playground areas, green space, but it also is able to use the public park during the day, that's not exclusive use but they Parks they would expect to have their kids be able to go out there and use this public park area that includes you can see basketball courts, pickleball courts, a really large green grassy area to be used for soccer or lacrosse. So, it's a really nice use of the space.

But traffic, there is always traffic that we want to talk about. Someone is going to talk in a few minutes about the charter school and that there will be busing for the Charter school, which does help alleviate some future traffic concerns. The Charter School, of course, schools do have to receive conditional use permit approval, which requires their own additional traffic study in the future. There's always a big question about traffic and so in in this area, as we're going to discuss, there are numerous pending and proposed improvements to this roadway system to alleviate the impacts of traffic. As with all developments of a certain size, Tim Eck was required to submit a traffic impact study to ACHD and he's received ACHD's approval of the study. To hire... I'm sure you know this, but to hire to prepare a TIS you hire a traffic engineer. These are people who aren't just regular engineers, but they actually go to

school and receive additional accreditations on traffic. They really look at best practices, standardized algorithms, and formulas used across the country in coming up with what is the traffic situation here and how can we best mitigate the impacts of this development. What I'm trying to say is they know what they're doing and ACHD is also considered the expert, knows what they're doing, and they've approved the traffic plan and the traffic mitigation plan for this subdivision. So, we start by reviewing traffic because this is a larger development. We had the traffic Engineer reviewed development on all of these various intersections. But what I also want to look at here is they also do an estimate of where do the cars go from this subdivision when people pull out, and you can see here about 5% head South on Black Cat. 25% if you add up these different numbers, head north on Black Cat and then spread out in different directions; 60%, the bulk of the traffic as you would guess, it heads East on Columbia, then it splits at Ten Mile, Linder, Highway 69 and some goes all the way across and then about 10%, they estimate, is going to go West on Columbia and then spread out in different directions. So, they really do look at this where people just all sorts of demographics where people live, where people work and trying to make these determinations.

So, one of the things is with all of these developments, are the developer has to pay for a lot for really all of these various improvements. And of course, the key intersections are heading at Black Cat in east on Columbia. So, starting down here at right at the corner of Black Cat and Columbia, the developer will be looking at putting in a traffic signal at this location. These two improvements are currently proposed by ACHD, so they're not developer ones. And then the developer is also being required all the way up on Victory to put in another signal light. Heading down Columbia, it's unknown at this time. ACHD currently has some planned improvements for this intersection here at Ten Mile and Columbia, but they're going to have to submit an additional traffic study at about the 360th lot to see if there are even more changes that need to be made here, the developer will be putting in a turn lane going north at this location and if ITD were to request any sort of funding for improvements here, they would be required to do that. In addition, they are improving all of the street frontages along the along Black Cat and Columbia and widening the road in this location so that it will be better and safer to drive on with the full complete improvements, including detached sidewalks, and landscape buffer. So, this makes this a really much nicer, much safer intersection moving forward. And then they also will be constructing the mid mile collectors, both the north-south one Shayla, and West Wing over way, the East West one, on the southern border of the property as well as all internal local roads are of course paid for by the developer.

Okay, there's also improvements that are slated to be made by ACHD, through their capital improvements plan, and that includes you can see right here where Gallica is. That includes some intersections heading north here, some intersections heading out East here, as well as. These a few separate road segments that are also slated to be widened. These are paid for capital improvements are paid for with traffic impact fees, and to that end this development will be providing \$1,790,000 to ACHD, in addition to all of the developer funded improvements, every single lot will be paying \$3493.00 to ACHD. There are now park impact fees, police fees, fire and so they're really looking at paying 4000... \$4,194,000 in impact fees, which of course that number also goes up every single year. And so with that, we are requesting a recommendation of approval for the zoning and subdivision applications. We meet all of the standards set forth in city code. We meet all of the standards set forth in Idaho State law. We have made changes to comply with all of the City council's requests, and so we are really looking forward to bringing this new neighborhood to the City of Kuna. I'll stand for questions.

Vice Chairman Bryan Clark Any questions to the applicant at this time?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Thank you, Elizabeth.

Elizabeth Koeckeritz, Givens-Pursley Thank you.

Vice Chairman Bryan Clark Any other questions for staff before we head to the public hearing? All right, with that, we'll go ahead and open up the public hearing at 6:24. Now first on the list here I actually I believe this is you, Elizabeth, again at the top of the list.

Elizabeth Koeckeritz, Givens-Pursley Yes.

Vice Chairman Bryan Clark Did you have anything? You're good, Okay... Keith Donahue. And if you will, please state your name and address for the record.

Keith Donahue, BLUUM Certainly I'm Keith Donahue, 1811 W rescue Boise, ID and I'm here on behalf of BLUUM and was able to be here before you a few months ago and shared a lot of information about BLUUM and the work we've done helping build about 30 charter schools across the state. So, I won't go over all that again, but do have a few things I'd like to share with you. First, is we've been working with the developer, we've identified a second partner school that we work with Gem Prep and they are interested in this location and building a K-12 school there. There is a representative from Gem Prep, Mr. Fletcher here, and he'll be available and speak and answer any detailed questions about their programming, but they're probably our strongest partner. We'd be super excited to help them locate here in Kuna if it all comes together. And a couple items I wanted to recap that we covered before, but I think are important. Our charter schools are public schools. We're part of the public school system. We accept all students and serve all students, and it'd be illegal for us not to. So that sometimes is something that gets missed. Enrollment in charters if there's more interest than space is by lottery. So, whoever gets in by lottery is in and this includes all students and charters design of primary attendance zone and they conduct their lottery and students within that primary zone get a priority over all students outside the zone. And our schools have committed to including the city of Kuna within that zone. So those Kuna students in your community will get that priority. So just wanted to make that point too. I think that's important.

There's also a myth that we often hear that charter schools don't serve special education students, and I just wanted to dispel that again. That would in fact be illegal and just a couple of statistics I think are interesting to help, just to show that point to you is. You know, Gem Prep Meridian South, which is the Gem Prep campus that's closest to you, that in fact a number of your community members attend at this time has 11% special education students. That school is located in the West Ada District. West Ada has 11% special education students, so it's right on par with the district serving the same students. Sage International School in Middleton, which is the partner school we talked with you about last time they served 15% special education students, the Middleton districts at 10%, so they exceed the district in the in the diversity of Students they serve. For comparison's sake, the Kuna districts 14%, so our schools serve all kids. We're prepared to do so, and it's something we're proud of. The final thing I'd like to touch on is we charter schools do not, cannot, seek levies, so we construct and build and launch our schools without any local taxpayer funding or levies or need for that. We utilize our state and federal funds. And then our partner schools are fortunate we get a fair amount of philanthropy primarily for the Albertson Foundation to help launch our schools and help them be strong as they build and grow. So we try to be super-efficient build. We've done about 30 of these. We know how to launch a strong good school and we'd be excited to do so with the Gem Prep school and serve your community. So, thank you. I'm available for any charter school related questions that may come up.

Vice Chairman Bryan Clark Appreciate it, Keith. Next on the list Ken and Tammy Huff. All right. Thank you. Jim and Dana Grow.

Dana Grow Good evening, I'm Dana Grow. This is my husband Jim, we live at 7946 S saddlebag way, so we're directly across the street from this new subdivision. So, with what we just heard with that 60% of those cars going by, roughly 600 cars per day, they would be driving right by our home. What we're really concerned about is it looks like spot zoning to us. It looks like we're just dumping just a ton of houses into this area that's surrounded by one acre lot homes. It's on every side of it. And that's what we're just really concerned about is the density, more traffic, and just, you know, reduced quality of life with such a big project and looking at that to me it just looks like greed. If you look at the open spaces compared to the homes, there's very little for that many homes. In our subdivision, we have 26 acres. The common area across the street with this subdivision, I think they're proposing 1.7 acres. Where is everybody going to go when they see 25 acres, right across the street? They'll be in our property. So, we ask that we are... We just oppose this. And we would like to see R-1, R-2, R-4.

Jim Grow Well, and I want to reiterate, they gave a great speech on these traffic impact studies. I don't believe them. I can leave my house at 7:30 in the morning and I can sit to exit to get on to Columbia Rd. and I can sit there for 10 or 15 minutes before I can get my car out on the street. It is non-stop traffic and then you propose to dump another thousand plus cars into this area. It is crazy.

Dana Grow And we're just afraid it's really going to impact the value of our home. You know, being right there next to all of that. It just will make life unbearable. Thank you for your time.

Vice Chairman Bryan Clark Next up to testify, we have Bob Wilson.

Bob Wilson My name is Bob Wilson, and I live at 718 E Tucman in Kuna here. And I want to speak towards the school. Just go again, propose to go in, and I don't have any grade school kids or anything like that. I'm an empty nester. My wife and I, but I wish that this type of school was in when my kids were growing up because they both my daughters were kind of I'm not going to say loners, but they were off on their own and you know, we really fought to get them through High School. And you know right now they are pushing both of their kids. I just had one graduate, one of my grandson's just graduated. One of the Special charter school hybrid schools just a few weeks ago. And that really did him wonders. Because he was ready to just drop out and get a GED. So, hybrid school helped him out and living over in Nampa so these Public charter schools to me are here to help the kids. You know the ones that you know are in the community, and I really think that the their quality of education supersedes what's being offered. I really do. Thank you.

Vice Chairman Bryan Clark Thank you. Next up to testify, Brian Fletcher.

Bryan Fletcher Thank you, Commissioner. And chairman and Commissioners, My name is Brian Fletcher, 12547 W Lamar in Boise, ID. And thanks for the opportunity to visit with you tonight. I am with Gem Prep and I actually was the CFO for the Kuna School District for seven years. So sort of like come back home for me tonight. A little bit about what Gem Prep is our gym prep is, as Keith mentioned, a free public charter school. It doesn't charge a fee. We're funded the same way that every other school district and charter school that's free in Idaho. Our mission is to provide a robust academic experience for students with an emphasis on college prep, we strive to have the majority of our students Graduate School with 18 college credits or even the potential associates degree. And while this is our focus, our interest is really serving all students regardless of what their go on interests. We currently have 7 schools across the state of Idaho. We have 3 in Meridian. Keith mentioned South, which is on Lake Hazel. One in Nampa, one in Twin Falls, one in Pocatello and our online school. And collectively we serve over 13...3200, I'm sorry, not 13...3200 students across the state. We're currently working on our 8th school in Idaho Falls and we anticipated opening up in the '26-' 27 school year a little bit about the school here that would be in Kuna when fully built out and be about 50,000 square feet. And it would serve 574 Students. And that

would be K through 12 students so all the way. Kindergarten through 12th grade, and today we actually are serving 145 Kuna resident students who are at our various Gem Prep schools. Not surprising. The majority of those are up at our South location, but 96 of them. Gem Prep will be open and available to the entire community and not limited to the students who reside in the Gallica development. As Keith mentioned, the tenant zone would expand and cover the city of Kuna. And as an estimate that was shared with the Gem Prep that Gallica will generate about 200 and 52160 potential. Might be 10, might be more K through 12 students, which even if 100% did enroll in Gem Prep, there would still be considerable capacity for other students across the city of Kuna. We'd be offering busing and child nutrition services in year 1 of operations. And we typically provide one or two depending on what that demand and student count is for buses in that first year and then we're fully developed out, we offer usually around four or five buses to cover routes. In closing, just say that this is just a quick snapshot. Gem Prep as a whole and our vision of Gem Prep Kuna and I'd like to thank you for your time and also thank the developer for the space, the opportunity, and the land. And we very much are excited about being a part of Kuna and being able to serve the Kuna community. With that, I'm happy to answer any questions that anybody may have.

Vice Chairman Bryan Clark Any questions?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Thank you. Appreciate it

Bryan Fletcher Thank you.

Vice Chairman Bryan Clark Next up to testify, we have Rose sellers.

Ursula "Rose" Sellers Hi my legal name is Ursula Sellers. I go by Rose. My address is 8121 S Old Farm Place. Meridian. I'm here to represent the United homeowners of the Homestead, Homeowners Association as well as we've, we've recently been joined by Family from the Iron Horse subdivision across the street. We are your neighbors. I'm representing. I have to say it. My husband, Robert Reyes, Warrant Officer to Reyes, is away with the United States Army right now. He's not here. Several of our Members are out of town today. If any of our members are here. today, can you stand? I'm not sure all who's here from the coalition Our Members are myself, Robert Reyes, my husband Dennis and Marcy Durant, 8352 S old Farm Place, Meridian; Kenny and Tammy Huff, 8397 S Old farm Pl. Meridian; Don and Carol Joyce, 3723 W Columbia Rd. Meridian; Bill and Shauna Bach, 8115 S Old Farm Place. Meridian; Laurie Kelly, 8260 S Old farm place. Meridian; Dan and Connie Scogrand 8167 S old Farm Place, Meridian; Justin and Kelly Van Way, 8054 S Old Farm Place, Meridian; Jim and Amy Negan. Mere 8351 S old Farm Place, Meridian; Dennis Wilkerson, 8305 S old Farm Place Meridian; Jeff Smith, 8259 S old farm Meridian; Jim and Pat Clayton, 3865 W Columbia Rd; Michael a Clayton, 3865 W Columbia Rd; Richard and Christy Jones, 7957 S Old Farm Lane, Meridian.

We have formed the preserved Kuna Kuna's Heritage Coalition, strongly opposed the traffic corridor directly behind our homes, and the continued push for R-6 zoning in the Gallica Heights subdivision. We have submitted this statement a couple of times. Things keep changing. I would have loved to have some of the information that's going to directly impact my home in my neighborhood before tonight's hearing, but nonetheless as You know the inclusion of the R-6 zoning still presents serious and unaddressed concerns regarding infrastructure capacity, safety and quality of life impacts. Given the massive traffic burden from this development, the shift to a charter school and the addition of a major roadway behind our homes directly behind our homes, this subdivision should be restricted to R-4 zoning or lower to protect Kaunas residents and maintain responsible growth. Our concerns are extreme and unmanageable traffic congestion, Columbia and black cat roads, despite what has been stated tonight, absolutely cannot

support the projected traffic influx. 514 new homes averaging 2 vehicles per residence will result in 1028 additional cars trying to exit through just two egress points during peak hours. That's. One car every couple seconds, 3 seconds or so attempting to merge. I have more time because I'm representing A coalition. I understood I had 10 minutes. That's what it says. Somebody's alarm went off. Okay, I just heard an alarm, so I want to make sure I get my time, our time.

Senior Planner Troy Behunin Just for a moment, Commissioner, you need to entertain the request.

Vice Chairman Bryan Clark Okay, since you're representing the coalition, we'll allow it.

Ursula "Rose" Sellers Thank you. So with a collector road added behind our homes, thousands more vehicles will be stopping and going at all hours, turning our backyards into an endless stream of noise, pollution, and congestion. This level of congestion is completely unmanageable and will lead to dangerous road conditions, longer emergency response times to increase access.

What wasn't called that is there is a very significant blind hill at that corner. It was kind of funny like the when the developer was showing the plans. I mean, there's just... It's as if we don't exist to that the words Shayla Rd. was just over my neighbors home is kind of insane to see. Our neighborhood is already compromised by that by that blind hill and Columbia Rd. Just past the entrance to our subdivision on Old Farm. Base thousands more cars added to the corridor will return will turn an existing risk into a deadly hazard. And frankly, guys, we're going to have screeching brakes, street lights, and the exit that's coming into the proposed shallow road extension is those headlights are going to come straight into my bedroom window. The Charter School will worsen congestion. I'm a proponent of charter schools. I think they're wonderful. Terrific. Bring in Gem Prep into an R-4 neighborhood. This is completely irresponsible. The character of the neighborhood is R-1. The whole area is R-1. This is, honestly, I worked my whole life for this property you guys are talking about destroying, absolutely destroying, our investment and our enjoyment of the home that we hope to die in.

So the high traffic road again means inescapable noise pollution. Thousands of vehicle stopping and accelerating will permanently disrupt our community's peace. I mentioned streetlights and headlights from cars, buses and emergency vehicles and severe property value loss and honestly, legal liability for the city. Our homes were purchased with the expectation of surrounding agricultural and R-1 zoning. This plan represents a switch that devalues our investment significantly. I would never have purchased my home with that subdivision behind it. A collector road behind our homes combined with R-6 zoning will significantly reduce our property values and result in major equity losses. Idaho courts have ruled that cities must consider the financial impacts of zoning changes on homeowners and failure to do so could expose Kuna to legal action. We're not going to accept an outcome where our property rights are trampled for the sake of unchecked developer profits.

We would like this subdivision to be limited to R-4 or lower zoning. We would like to require a comprehensive traffic study, comprehensive, that proves feasibility. And an in-depth, independent traffic study that includes the proposed extension of Sheila Ave. directly behind our homes to Columbia Ave. It's not just the 1028 cars from that subdivision, it's all the cars coming from Crimson Point, I mean that that whole thing. I see it. Okay, great. Let's get the developers to pay for it piece by piece can absolutely ruin our lives. We do want... we know that progress is progress. We're not trying to stand in the way of progress, but we would like to require a natural berm, walking path, and relocation of the school soccer fields and open green spaces to ensure that we do not have a Ten Mile Rd. at our back fence. You know that we really do appreciate your public service, but you do have a duty to protect us from negligent planning. And this project, though it's quite buttoned up and quite the impressive, you know, empirical evidence has been put together. I think we can all see that this monstrosity has no place in this immediate

vicinity. We are very serious in our opposition to this subdivision and we are ready, willing, and prepared to seek legal action to stop this development. We ask that you stand with us and protect Kuna's heritage. Thank you.

Vice Chairman Bryan Clark Thank you Yeah, I've got 2 Mark not to testify here last to testify this evening. We'll just double check here. Renee Stewart, you've marked not to testify?

[Inaudible]

Okay. Thank you. And same for Veronica Peterson? Just double checking.

[Inaudible]

Thank you. Last on this currently to testify, I believe this is Dan von Grow.

Dayne Grow Excuse me. My name is Dayne Grow. I live at 7900 S old farm lane. This project has been changed and changed as they've explained it. And with the addition of the Charter school, I'm in favor of it. There's traffic everywhere and I realize it's going to affect me also. As far as the land values, Everybody can't afford a 1-acre lot with \$1,000,000 house on it. And so that's why I'm in favor. Thank you.

Vice Chairman Bryan Clark Elizabeth, do you care to rebut?

Elizabeth Koeckeritz, Givens-Pursley Tim Eck, the developer, would like to rebut.

Tim Eck My name is Tim Eck. I am the developer of this project. I live at 6357 Buena Vista in Star. I've got it. rebuttal typed up here, December 22nd, 2009 is the date I gave Kuna joint school District 10.8 at 10.87 acres to build the Silver Trail Elementary School on. I also sold 43.7 acres to Kuna Joint School District for a price equal to about 10% of the current market value for a high school site. Since that date 15 1/2 years ago, there has not been another elementary school built by the district and the high school site still sits vacant. For at least a decade, the district has focused on extorting money from developers. They offer to show up in support of our applications. If we agree to give them an extraordinary amount of money. However, if we refuse, they show up in opposition, claiming there's no capacity and they are overcrowded. If that's not extortion, I don't know what it is. This raises the question, if we have a bunch of money, they show up in support, is there really a change. Charge of capacity or they do just or do they just ignore the problem for the right amount of money we want to fix the school shortage problems in Kuna. We have 6 preliminary plat applications in the works that all include school sites that we will donate. Charter schools, public charter schools, will be built on these sites. They will each accommodate approximately 500. Each location there will be 200 to 300% student capacity compared to the student count generated by the subdivision. Each school and not only accommodate 100% of the student count generated by our subdivision, but we'll be able to accommodate additional 100 to 200% above what our subdivision will generate, significantly relieving the overcrowded burden on the district schools.

In about I didn't get the exact dates, but in about 2017 Kuna adopted a policy and started assessing parking impact fees collecting \$2500 a lot with every building permit. I was actually involved in the initial discussions and participated in the initial plan. The intent was through these impact fees, Kuna would be able to raise money to secure land and build new parks. Since inception, Kuna has built 2 new parks, 1 still in construction, and I believe 1 is done. We want to fix the park deficiency in Kuna. Five of these six preliminary plats include public park sites that we will improve and donate to Kuna. The parks at each plant are contiguous to the schools. This provides an amazing benefit for the schools and the students that will be able to use the park every day they're in school. When we initially rolled out this plan, it was my

idea that the schools would have priority use of the park while school is in session, that has been determined to be unnecessary. When school is in session, the park will be available for public use. The plan has been reviewed with Kuna Parks and Rec and they fully support the parks with the schools next to it. The districts build large taxpayer funded regional schools. The charter schools not use a single taxpayer, local taxpayer dollars to build their schools. They build smaller local schools. The large district schools serve a large radius of residents, and most of those... And those more than a mile must be provided busing. The smarter, smaller charter schools can serve the same area in the district school, but with six of them there are six one-mile radiuses that do not require busing. Verses one that is, that's verse one that's 600% of the students that can walk or bicycle to the smaller schools compared to the larger schools.

Our preliminary plat applications are scrutinized for walkability, assuming one mile is considered walkable, these six school sites and five park sites provide walkable access to 12,010 acres for the schools. *Wait a minute.* Okay, provide access to 2010 acres each. There we go, that's 12,060 acres within walking distance to the schools and 10,050 acres within walking distance to the park. I ask you to help us keep Kuna, help Kuna solve the school overcrowding problem. The public park shortage. 2 of these plates are appropriately located and have school park sites large enough for a district grade school as an option to a charter school and public park. These sites could be donated to the district, but this should only be considered if the district is successful in securing funding to build. It doesn't do any good to give the district land that they cannot build on where we will build the charter schools. We have 21 acres of open space that's 16% open space in our subdivision, the mid-mile collector Shayla will be building it from Gallica from Columbia to Wingover. Sabino's is currently building it from wingover to Hubbard, Ewing Meadows, from Hubbard to Ardell and Ardell to deer flat is done. Homestead distance almost done. *If I can about another minute.*

Vice Chairman Bryan Clark One minute is fine.

Tim Eck So we mapped out the distance to the surrounding homes because that was of concern. So from our lots to homes to the to the north. We have 146. From a lot to a home 152 feet from a lot to a home and then going over to homestead, we've measured a couple locations from lot to homes at 189 and 174 feet. Now the homestead, listening to them talk 100% of our subdivision that is contiguous to them is either park or R-4 as they ask for. The R-6 is just a short segment and the R-6 is all contiguous to Sabinas Rocky Ridge which has significantly higher density than us. So, we are creating a transition. And with that, I'll gladly stand for any questions.

Vice Chairman Bryan Clark Thank you. Tim, any questions to the developer at this point?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Thank you, Tim. Appreciate it. All right. I didn't make any call a call for any last minute testimonies. I don't know, I think... Was there anybody who wanted to testify in this Application that hadn't had an opportunity to. Okay, sorry about that. My order of operations here with that, I'm sorry?

[Inaudible]

Vice Chairman Bryan Clark Okay. And you're with the developers group? Okay. Is that considered part of the rebuttal or?

City Attorney Marc Bybee Marc Bybee, City Attorney. I'm not completely familiar with your guys' P&Z protocol, but normally it's the Chairpersons discretion whether it allow additional testimony, but it

should be limited to the subject matter that's actually been testified to it. It shouldn't be an, because if you're a rebutting, you're responding to what has been addressed, so if you wish to give the applicant more time that is in your discretion.

Vice Chairman Bryan Clark Okay. And you want to speak directly to the traffic impact? Is that what I heard?

[Inaudible]

Vice Chairman Bryan Clark Okay. What do we do? 3 minutes?

Senior Planner Troy Behunin Yeah, that'd be correct.

Jamie Markosian Commissioners, Members of the Council, my name is Jamie Markosian, traffic engineer with the development representing Kittleson Associates, 101 S Capital Blvd. Boise ID. We have done a full-scale comprehensive traffic impact study for the Gallica Heights subdivision that meets all of the Ada County Highway District standards, for traffic impact studies. We also are analyzing and looking at traffic from a complete sense. So, we're taking into account not only this development, but we're taking into account regional growth, background growth volumes, right? As the Community grows, but also the specific subdivisions that are within a reasonable vicinity of the site. As dictated by the Ada County Highway District. Those traffic or those trips and vehicle traffic from those developments are included within our traffic impact study, which has been accepted by ADHD and ITD because we touch the Meridian Rd. and Columbia Rd. intersection with our study intersections.

Our site meets all of the ACHD spacing requirements from an access perspective, specifically on Shayla with the north-south collector. That is a planned master street Collector roadway from ACHD and that location is, you know, part of the Master Street map that ACHD upholds for their traffic system. Additionally, looking at the horizon or the vertical curve on Columbia Rd. the access, spacing, and location of the north-south Collector. Intersection with Columbia Rd. does provide sufficient site distance to the crest of that curve for stopping and maneuverability for vehicles who are traveling on Columbia Rd. All of that information is taken into account and applied within the traffic impact study that we prepare and is a component of our assessment of site access points and ultimately the design of the site as it is laid out. Additionally, the project does reduce overall trip counts with the reduction in town home uses, and the and the transition to single family detached homes. We see with the previous development as far as land use intensity, approximately 8000 trips per day resulting in 585 vehicles in the morning and 676 vehicles in the evening peak hours. The updated site plan with the reduced intensity land uses account for a new total of about 5000 vehicle trips per day which account for 363 AM trips and 497 PM trips. So you do see a nice reduction in overall trip capture throughout the entire day and as has been mentioned by Elizabeth, the development is on the hook with ACHD to comply with the mitigations required of it off site as long as well as the improvements directly abutting the site. Thank you.

Vice Chairman Bryan Clark One quick question for you regarding the vertical curve on Columbia. Was that analyzed posted speed limit or at the 85th percentile?

Jamie Markosian It was at the posted speed limit.

Vice Chairman Bryan Clark Okay.

Jamie Markosian Yep.

Vice Chairman Bryan Clark All right, what's the posted speed limit out there today?

Jamie Markosian I believe it's 50 miles-an-hour.

Vice Chairman Bryan Clark Okay, cool. Thank you very much.

Jamie Markosian Thank you.

Vice Chairman Bryan Clark With that, we'll close the public hearing at 6:56. Any other questions for staff, or the developer, at this time?

Commissioner Jim Main Yeah. One question regarding the Charter School, 2 questions regarding the Charter school, will it accept students outside of the Kuna School District? For anybody, probably the charter school guy back there.

Brian Fletcher, Gem Prep As a public charter school, as Mr. Donahue had testified to the students inside the applicants inside the boundaries of what the charter schools has drawn would have first right. So, if there were 574 students within the boundaries of what the Charter school has drawn. And again, that would be the city of Kuna. They would have first right of over any other students outside of that bound.

Commissioner Jim Main Okay. And then Extracurricular activities. If someone from the charter school wants to play football, basketball, I assume there's not going to be a program at the Charter school?

Brian Fletcher, Gem Prep We'll have a variety of different programs, not football, and not baseball. E Sports has been pretty big, so that's something that we've expanded into. We're looking at, not looking at, we have basketball. We're looking at expanding into cross-country, track, and the question is whether we're going to try to assemble a charter school, a competition or join the districts and we might be like a Tier 1, Tier 2 level competitor.

Commissioner Jim Main Thank you.

Vice Chairman Bryan Clark I'm sorry if you wouldn't mind stating your name and...

Brian Fletcher, Gem Prep certainly. Brian Fletcher Gem Prep 12547 Dale Martin, Boise.

Vice Chairman Bryan Clark Thank you. Sorry, I stepped on you, Doug. Is that what you're calling for? Okay. Any other questions before our deliberation?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay. All right. Looking at you, Jim.

Commissioner Jim Main You looking at me? Well, Okay. Well, first of all, I want to say that I've been in Kuna 35 years and when I built my house, there were 1800 people here. And now I can't get out of my driveway. So I understand how everyone feels about the growth here. One of the things that I have to look at is. We're looking at a project...The planning zoning puts out a FLUM, which is a future land use map. And that's was established quite a while ago and it identified this property for this type of zoning. So it's not something that the developer just came up and decided and he's worked with planning & zoning based on what that flume allowed and he's invested time and money into doing this. So I don't think I can really come back and say, you know, I'm going to kill the project because the neighbors feel that it's going to impact their one acre lots. But given that, you know, there's a lot of things that we have to look at. You know what this came before us before and we actually denied it. And City Council got it. And they said, you know, here's all these things. We want you to send it back to planning & zoning. We want to have another public hearing and we want to address all these items. And in Mr. Eck's defense, they've basically

taken everything that the City Council had asked for, and they've addressed it and I'll leave it up to you guys if you want to add anything to that.

Commissioner Bobby Rosadillo Yeah I mean, it's a tough one. I hear you know the community Members and what they're saying and you know, unfortunately it's, you know, for me when I see the mixed-use areas that are being used in primarily for residential, it's not really generating like a mixed-use, you know. Environment in that area and. You know, sitting here, looking at the map and seeing, you know, the large lots that are around it and surrounding it. You know, it's definitely, You know, tough from our perspective to look at it from. You know, very objective mindset and to hear subjective, You know, thoughts on it. You know, I think the thing that makes it tough too is the developer has done everything that they've been asked to do throughout this process. You know, there has been a lot of thought that's gone into it. You know, it's not an not an easy decision, I'll say that.

Vice Chairman Bryan Clark Yeah, from that standpoint, the developer has done a lot of work with the city. I again, it goes without saying, I sympathize with the with the neighbors and as stated by staff and has been intimated to us multiple times by ACHD. Unfortunately, that the improvements don't come without the so I mean the improvements to local intersections, they don't come without development. So if we want to see things better, get better from a traffic standpoint at the end of the day we have to create the demand. So with that being said, the... this project is improving its edge conditions and it's been intimated to me that they're going to be required to do additional traffic impact studies at certain points throughout the development process. The school will have to do a separate traffic impact study and deal with any improvements that come with it at that moment. So I don't mean to put aside the traffic impact. And that's the hard part with this. By way of the product that's applied, the developer has made a strong effort to create... They've got the nice R-4 buffer along all the main roads and behind the existing homes. For a collector, Shayla is only going to be a 36-foot-wide St. So, as collectors go. It's a nice small size. Plus, with the school coming to the community, I think it's a benefit. I really do, so...Any further questions? Anything else?

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark At this point, I believe. I'd stand for a motion.

Commissioner Jim Main Okay, Mr. Chairman, I move to recommend approval of case #22-07-ZC and 22-15-5 with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second it.

Vice Chairman Bryan Clark Request amendment to 22-1-5 to S.

Commissioner Jim Main Oh, I'm sorry. Shall I restate that?

Vice Chairman Bryan Clark Please.

Commissioner Jim Main Okay. I will move to recommend approval of case #22-07-ZC and 22-15-S with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed?

(Timestamp 01:05:48)

Motion To: Recommend Approval Of Case #22-07-ZC And #22-15-S With Conditions As Outlined In The Staff Report

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

Commissioner Jim Main Okay. One more.

Vice Chairman Bryan Clark Yep.

Commissioner Jim Main I'll make a motion to approve case #22-34-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Thank you. Those motions pass.

(Timestamp 01:06:13)

Motion To: Recommend Approval Of Case #22-34-DR With Conditions As Outlined In The Staff Report

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

[Brief Silence]

Vice Chairman Bryan Clark We'll take a quick 2 minutes to let the room clear.

[Recess At 7:06 PM]

[Exit Recess At: 7:07 PM]

Vice Chairman Bryan Clark All right. We'll reconvene at 7:07

4. **BUSINESS ITEMS:**

(Timestamp 01:08:04)

Vice Chairman Bryan Clark Okay, next on the agenda, we're moving to our business items for the evening.

A. Case No. 25-09-DR (Design Review) for Journey's End Park Site – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval to modify the approved open space for Lot 30, Block 1 located within Journey's End Subdivision No. 3. Located at E Odyssey Street, Kuna, ID 83634 (APN: R4743770160); Section 25, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to approve/deny of Case No. 25-09-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:08:07)

Chairman Bryan Clark First up is case #24-09-DR, design review, for Journeys End Park site, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna. The applicant is submitting a request to modify the open space. For lot 30, Block 1 of journeys and subdivision number Three. The open space proposed for this lot originally included a pool and clubhouse, which was approved by the Planning & Zoning Commission on November 24th, 2015, with the journeys and preliminary plat landscape plan the applicant has shifted and now proposes a park site to include a gazebo place at Picnic tables, benches and a pickleball court upon review staff finds the application to follow Kuna City code. Staff would recommend, if the Commission approves case #25-09-DR that the applicant be subject to the conditions as listed in staff report, as well as any additional conditions imposed by the Commission. With that, I will stand by for any questions.

Vice Chairman Bryan Clark I'm sorry it took a couple of seconds for this to open. We're getting there. All three of us clicked on the same file here. Would you mind bringing up a landscape plan by chance?

Planning & Zoning Director Doug Hanson Yes. And the applicant is here this evening for any questions you may.

Vice Chairman Bryan Clark Okay, any questions for staff at this point?

Commissioner Bobby Rosadillo I don't have any.

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay, if the applicant would like to come up and share. And if you don't mind, please state your name and address for the record

Steve Arnold, A Team Land Consultant Sure. Mr. Chairman, for the record, it's Steve Arnold. I'm with A Team Land Consultants. Address is 1785 Whisper Cove, Boise 83709. So there's not really much to fill in, but I will give you a little bit of the background why some things have changed. We originally showed where the townhomes are. They were basically an attached fourplex long and skinny and wide. So that's what shifted things to the West. The other thing that changed is we originally came in with 25 Fourplexes, but there was some issues with our boundary and the footprint of the fourplex that we ended up building was larger than the footprint we use to put together the SUP map. So we lost... We went from 25 fourplexes down to 23 and then our townhomes that we were originally showing were about 1000, maybe 1100 square feet and some, and then the ones that we ended up designing were they're 3 bed. 2 bath anywhere between 15 to 1700 square foot. So we increased the size of those. So when we did that one, we got a smaller footprint where we're showing the park site now, but we did make up for that open space to the north up here, there's about another 7000 square foot park. So we had to eliminate one of the fourplexes at the very north portion of the boundary. So that's why we're ended up where we're at. If I were to put a pool and clubhouse here, it would be more like a hot tub and potty room or something, but it's just it got too small. So with that, I'll stand for any questions.

Commissioner Bobby Rosadillo I don't have any questions.

Vice Chairman Bryan Clark Jim, you got anything?

Commissioner Jim Main No, no questions.

Vice Chairman Bryan Clark Okay.

Steve Arnold, A Team Land Consultants I guess there's one thing I'd add too is we saw the more value in something that could be used year round instead... the pool you basically get to shut them down in October and open them back up in May so...

Vice Chairman Bryan Clark Is it a heated pickleball court to keep the snow off? Come on!

[Laughter]

Steve Arnold, A Team Land Consultants Well, it'll be slipperier. They'll have to play slower.

Vice Chairman Bryan Clark Okay, all right. We appreciate it. Thank you. I'm staring over your shoulder here, Bobby. It has decided not to download for me.

Commissioner Jim Main Oh.

Vice Chairman Bryan Clark So. All right, so we get pickleball, we get a shelter, the features that are there are attractive. It is, unfortunately, we got a little bit smaller.

Commissioner Bobby Rosadillo Still looks like a decent size for the...

Vice Chairman Bryan Clark *Mhm.* Oh, I'm sorry. Is this an open community or is it an age qualified community?

Steve Arnold, A Team Land Consultant Again, Steve Arnold, A Team Land Consultants, same address. It's not age restricted. Yeah. Anyone we've sold to 7080 years old then to 30 years old.

Vice Chairman Bryan Clark Okay, I guess it doesn't really matter but I was curious.

Commissioner Bobby Rosadillo Yeah, I mean it's decent size.

Vice Chairman Bryan Clark Yeah, it's a good size.

Commissioner Bobby Rosadillo They've got amenities and an open area.

Vice Chairman Bryan Clark And there's a tot lot. There as well, Okay. Yeah.

Commissioner Bobby Rosadillo You know parking excessively, yeah.

Vice Chairman Bryan Clark Okay. No, I think it's attractive use of space and good selection on the materials. Jim, you love to speak to materials. What do you think?

Commissioner Jim Main What's that?

Vice Chairman Bryan Clark You love to speak to materials.

Commissioner Jim Main No, I'm fine with it.

Commissioner Bobby Rosadillo I'll make a motion that we approve case #25-09-DR with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Okay. All right, motion passes. Thank you.

(Timestamp 01:14:12)

Motion To: Approve Case #25-09-DR With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

B. Case No. 25-14-DR (Design Review) for Kuna Mora Industrial – Troy Behunin, Senior Planner

Applicant requests Design Review approval for four industrial flex buildings located near the SWC of E Kuna Mora Road and S Curtis Road (APN: S200640005); Section 6, Township 1 North, Range 1 East.

Potential Motions:

- *Motion to approve/deny Case No. 25-14-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:14:32)

Vice Chairman Bryan Clark All right. Next up on the agenda case #25-14-DR for Kuna Mora Industrial, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is requesting design review approval for 4 tenant commercial buildings for an industrial flex space that's located at the southwest corner of E Kuna Mora Rd. and South Curtis Rd. And this is located in the East Industrial Overlay District and it is properly zoned M-1. Staff has reviewed the proposed application for compliance with Kuna City Code and the Comprehensive Plan. And if the Commission should approve this design review application, staff recommends the applicant be subject to the proposed recommended conditions that are outlined in staff report. I would like to give a small update. If you recall, in the staff report. Staff did make a recommendation for additional parking spaces. The applicant has responded and that is in the packet, although it is a late feature, but it is available if the Commission would like to see it and I will be here for any questions you have.

Vice Chairman Bryan Clark Will we need to amend the recommendation or the approval with that?

Senior Planner Troy Behunin Not unless you have additional...

Vice Chairman Bryan Clark It's improving the staff reports.

Senior Planner Troy Behunin Correct.

Vice Chairman Bryan Clark *I'm once again staring at your shoulder. Sorry, Bobby.*

Commissioner Bobby Rosadillo *No, it's fine.*

Vice Chairman Bryan Clark Do we have elevations? Landscaping site plan.

Commissioner Bobby Rosadillo *Materials...Sorry, it's running slow on my end too.*

Vice Chairman Bryan Clark *Yeah. Well, it won't even let me get back to the city site right now.*

Commissioner Bobby Rosadillo Yeah, I don't see. I don't see an elevation. So 4 separate buildings.

Vice Chairman Bryan Clark Oh, was the applicant here this evening? Hi, how are you? Did you have a presentation for us? I'm sorry.

Lauryn Allen, Hatch Design Architecture No, I do not have a presentation. I'm just here for questions or comments if anybody has anything.

Vice Chairman Bryan Clark Okay. All right, very good. Were there any elevations available? Are the buildings designed at this point?

Commissioner Jim Main Yeah, there's one in here.

Vice Chairman Bryan Clark Oh, there is one? Yeah. Sorry, working slow computers tonight.

Commissioner Jim Main There was one in the packet that I had on my computer at home, but I don't see one here.

Commissioner Bobby Rosadillo *Got to put the Wi-Fi hamster to work. Got to spin a little faster.*

Vice Chairman Bryan Clark *We're struggling to get technology tonight. Where's our poster board with our nice exhibit on it?*

Commissioner Bobby Rosadillo So it is in the application materials.

Vice Chairman Bryan Clark Okay. The setting materials, is that kind of like a corrugated..?

Commissioner Bobby Rosadillo Metal...*We're all sharing*

Vice Chairman Bryan Clark *Like you, Bobby, his computer works tonight.*

Commissioner Bobby Rosadillo *Wasn't working last night, so...*

Senior Planner Troy Behunin Commissioners, the elevations are also on the big screen.

Commissioner Bobby Rosadillo Perfect.

Commissioner Jim Main Do you have the colored elevation on the big screen?

Vice Chairman Bryan Clark *Lets see if I can get to Google Maps here. Yeah, Nope.*

Commissioner Jim Main There it is.

Commissioner Bobby Rosadillo Looks good for industrial

Vice Chairman Bryan Clark Yeah, this is. This is the kind of industrial I really appreciate too. That's a really good use of space.

Commissioner Jim Main Yeah, it's a flex building, so.

Vice Chairman Bryan Clark My favorite kind of office actually. That's what I'm working out of right now. Yeah, Okay. All right. Do we have any questions for the applicant at this point?

Commissioner Bobby Rosadillo How many additional parking spaces did you include with the city request?

Vice Chairman Bryan Clark And if you could state your name and address and record please.

Lauryn Allen, Hatch Design Architecture Good evening, Commission. My name is Lauryn Allen, and I'm representing Hatch Design Architecture located at 200 W 36th St. in Garden City 83714. For the updated site plan that I did send to the planner, we did add an additional 3 parking spaces to the West of Building 3 along and we added two additional ADA parking spaces between building 1 and building 2, but there is room for more parking if it needs to be. Any parallel parking against building for Building 3 and potentially building 2, as well. As recommended by staff if needed.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Okay.

Commissioner Jim Main I think it looks fine for a flex building.

Commissioner Bobby Rosadillo Yeah, looks good. I don't see anything with anything you say, anything that stands out to you?

Commissioner Jim Main No. Yeah, that looks fine as long as the parking that staff recommended was taken care of.

Vice Chairman Bryan Clark All right, stand for motion.

Commissioner Bobby Rosadillo So, I'll make a motion to approve case #25-14-DR with conditions as outlined in the staff report.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Okay, thank you kindly.

(Timestamp 01:20:39)

Motion To: Approve Case #25-14-DR With Conditions As Outlined In The Staff Report

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

C. Case No. 25-12-DR (Design Review) for Mo Bettah's – Marina Lundy, Planner

Applicant requests Design Review approval for a new Mo Bettah's restaurant with a drive through, which is approx. 1,872 square feet and located at 1460 E Deer Flat Road (APN R6949010100).

Potential Motions:

- *Motion to approve/deny Case No. 25-12-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:21:04)

Vice Chairman Bryan Clark Next up on the agenda, we have case #25-12-DR for Mo' Bettahs, 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 an approximately 1872 square foot Mo' Bettahs restaurant with a drive through on the north side of the building. The project is planned for lot 10, Block 1, of the Paul Bunyan Plaza subdivision, located at 1460 E Deer Flat Rd. staff has reviewed the application for compliance with the Kuna City Code 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'll be here for any questions that you have.

Vice Chairman Bryan Clark Thank you, Marina.

Vice Chairman Bryan Clark Okay. Is there an applicant presentation or? You even got the Hawaiian shirt. Let's go.

Chad Jones, ALC Architecture Chad Jones, 1119 E 8. Eagle, ID, representing ALC architecture. I should have printed these in color, but for myself I didn't apologize.

[Brief Silence]

So this project as staff had mentioned is... *let me get up closer to that* it is currently on lot 10 right now. This is going through a preliminary-final plat, a process, and it will be, I believe, want to make sure I get this right. I think it's Lot 1 Block 1 of Paul Bunyan sub #2. Which is scheduled for Council next month, is that correct?

Planner Marina Lundy It doesn't have a Council date yet, but it was at the last it was recommended for approval at the last Planning & Zoning Commission meeting.

Chad Jones, ALC Architecture So I just want to make note that the lot and block will be different than what's in the staff report. As staff mentioned, this is an 8172 square foot Mo' Bettah's restaurant, drive through. As what we've seen around the community and I'm not quite sure how many we've done, but it's a few. It's going to be a mix of materials, stucco. Banding elements 27-foot high, Max height on the upper parapet. Screening all of the rooftop elements that would be occupied up there, such as HVAC. You know, back your house type stuff. With I believe some other materials, such as a warm stone veneer, banding,

wrapping the building, giving some contrast and appeal consistent with what's in that development already, with the grocer. Egress-ingress will be off of Deer Flat Rd. within the development. Utilities are to the site and will be extended from Deer Flat into the site we worked with public works already and identified any of those potential issues that might occur with the supply and. You know, getting rid of waste and all that stuff. At this point I don't know if there's a whole lot for me to explain about a Mo' Bettah's other than what it is. I'll stand for any questions.

Commissioner Jim Main Yeah, I have a question. As far as the building goes, I see no issues with the building, but I'm looking at your site plan here and I don't quite understand your traffic flow.

Chad Jones, ALC Architecture So the traffic flow, it's a shared drive going into lot one and lot two, the future Lot 1 and Lot 2 block, one of Paul Bunyan sub # . I don't know if it'd be better for me to kind of point where I can have.

Commissioner Jim Main You point you've got you've got the oil change place and when the vehicles leave the oil change place, they go out And they hit the north-south Rd. Which is a two way road, correct? But then. Yes, the north-south road. You've got one lane going north, one lane going South. Correct?

Chad Jones, ALC Architecture correct.

Commissioner Jim Main But then on your site plan you've got the drive through line, you've got cars stacked in the southbound road. And you've got cars coming out of the Lube shop. And how do they actually get out of the site? Do they get In the drive through Lane?

Chad Jones, ALC Architecture so as they enter the site down below, you see the trash enclosure.

Commissioner Jim Main Yes.

Chad Jones, ALC Architecture There is a drive, a drive aisle. I wish I had a... Zoom that up a little. Zoom that up a little bit, but there's a Dr. aisle just South of that of that trash enclosure that allows traffic flow back into the stacking lanes of the take 5 that's located on lot 2. And as they egress out of getting their oil changed. They'll come back out and take that that. That drive north-south between Mo' Bettahs and back out to. So there's an ingress in to Take 5 separate from the ingress to Mo Bettahs

Commissioner Jim Main Okay But then when they leave the oil change place, it dumps them right into the drive through line. Are they supposed to get in the drive through lane and go out to the north, or are they supposed to turn into the southbound lane?

Chad Jones, ALC Architecture That's. That's actually a 2 lane. That's a 2 lane drive through. So one of those lanes is dedicated to egress from the Take 5 so we don't have cars crashing into each other as they're trying to get their food from Mo' Bettah's coming out of the oil change.

Commissioner Bobby Rosadillo Well, they're going to have backing up from the parking spots there at the oil change lane as well.

Vice Chairman Bryan Clark And the illustration is indicative of probably people's primary behavior, unfortunately. So I mean, You know, the last one wants to put a stick in the spokes here, but that's a really good point that is potentially a conflict on the site. We're going to see some, especially when the place

first opens, we're going to see some conflicts between that outbound traffic and intake into the Mo' Bettahs, I imagine.

Chad Jones, ALC Architecture So, I understand where you're going with this and a person who has a sticker from Take 5 and in his one of his car currently myself. I can tell you I wait a long time to get my oil change, which is really frustrating, so there's going to be a delay when people coming out as people are going in through that drive through, I can't imagine you're going to have a whole lot of people coming out of Take 5 at the same time, a whole lot of people going in and getting food through a drive through.

Commissioner Jim Main But based on your diagram here, you've got a car showing in the southbound lane going north into the drive through.

Vice Chairman Bryan Clark Right. And that's and like I said that's more kind of indicative of behavior, I imagine.

Vice Chairman Bryan Clark Yeah. Yeah, so it's opposing traffic flow.

Commissioner Jim Main Right. And then also if you have a drive through stacking there and you have that... if they stack back far enough, then you're getting in the way of the handicapped access to the handicapped parking spot.

Vice Chairman Bryan Clark Now the one and the one good thing about the no. I don't know if this influences us at all, but the one good thing about a Mo' Bettahs business model is that they are pretty much they aren't cooked to order. They're almost like a buffet style, so... There is speed at the window, but that's not guaranteed.

Commissioner Jim Main Right, but still, I just see that as a big. Is a big block up and big cluster right there. It doesn't. The striping on it the arrows don't actually simplify things. They actually complicate things.

Commissioner Bobby Rosadillo My thought is, you know, when you look at oil change places that we haven't, you know we don't have a lot. So, I anticipate that when this place opens up, it's probably going to be busy. I don't think I'm as worried about the volume of traffic with the oil change. You know, the take 5 as much as it is the traffic and the volume for the. You know primarily around mealtimes and stuff like that. You've almost the orientation. It just. Yeah, it kind of doesn't make sense. You know, if it's not busy on either end, I'm sure it'll be fine, but if something gets busy, you're either blocking people in from the oil change or blocking parking in, You know and then trying to get people out trying to back out from Mo Bettah's, if they decide to walk in. You know, I have a... You know, educated guess that it's going to be frustrating for somebody on a regular basis, you know, depending on what time they go. You know the flow of the pattern of the flow doesn't, on paper, doesn't look like it makes much sense. You know, maybe if it was just one or the other, but when you put them together, it's confusing.

Chad Jones, ALC Architecture I believe we plan for 7-,8-,9- car stacking for Mo' Bettahs. Take 5. We're going to get 6, maybe 7, stacking maybe. I... I've never in my personal experience of seeing more than probably 4. So, when you take that into account and you've got cars that at a virtual stop, potentially on waiting for Mo' Bettahs at the at the window and I'm just talking out loud right now, just kind of logically going through this. And you have a person coming out of Take 5 after drinking their water for 20 minutes waiting for the oil to be changed. I can't think that there's going to be a whole lot of high-speed conflict at

that intersection. If that building were to be turned, say theoretically turned, say 90°. I'm just going to throw this out here for discussion. Then you would have a drive through with the same conflicts and then potentially an egress issue. Where you have both ingress and egress going out the same point with this look with this positioning, now you don't. You've separated those egress issues and those conflicts going on to onto Deer Flat. And that's why this is laid out the way it's laid out.

Vice Chairman Bryan Clark Site planning of the delicate art, isn't it?

Chad Jones, ALC Architecture It is. No, I mean it's one of those things that you go back and forth and you scratch your head today sometimes.

Commissioner Bobby Rosadillo Which building are you talking about Rotating 90°, the Mo' Bettahs?

Chad Jones, ALC Architecture Mo Bettas is I mean, if that were to happen, which just so you know, we've done that.

Commissioner Bobby Rosadillo Yeah, I imagine. And you, you said you're in charge of the Take 5 application as well that design?

Chad Jones, ALC Architecture I am.

Commissioner Bobby Rosadillo So have you looked at rotating the Take 5 in different orientations with the Mo' Bettas in this?

Chad Jones, ALC Architecture The problem with to Take 5, rotating it is you're still going to have an egress and it's still going to come out the same way. There's only one way to stack cars going into those bays, and there's only one way for them to come out. Rotating them, which we've done presents other issues with egress out of those bays. And getting them back around with just the turning radius of the vehicles coming in and coming in and out. So this is by far the most efficient layout that overtime we've come up with, absolutely.

Vice Chairman Bryan Clark And you ended up with the triangle lot.

Chad Jones, ALC Architecture Well...

Vice Chairman Bryan Clark They're not my favorite.

Chad Jones, ALC Architecture Sometimes that's what you get.

Vice Chairman Bryan Clark Yeah and as far as the usage for a triangle lot I like. I like having to take the Take 5 down in the corner there. It is an interesting conflict.

Commissioner Bobby Rosadillo In the landscape plan, it looks more reasonable.

Vice Chairman Bryan Clark Yeah, well, not having the car shown, it's easier to...One would hope that the northbound traffic going into the better parking lot would know to stay to the right side, but there is going to be potentially the conflict with the ADA space. Where is the primary entrance? Is there a pedestrian access entrance to the Take 5?

Chad Jones, ALC Architecture The, you know...

Vice Chairman Bryan Clark Because what I'm kind of what? I'm kind of spitballing here is, would we be in violation of any ADA guidelines if we were to switch the ADA stall to the South of that bank?

Chad Jones, ALC Architecture No, and actually the access would be the ADA stall at mobbed is where it's located now. The access is directly to the east. If you see the ADA stall directly to the east on the Take 5 site, that's where the access from the public street occurs.

Vice Chairman Bryan Clark Oh. And it needs to be here. Yeah, it does need to be Okay. Yeah, that's what I was looking for. Perfect.

Chad Jones, ALC Architecture Yeah.

Vice Chairman Bryan Clark Okay.

Commissioner Jim Main So is there any way you could make the drive through lane 2 lanes?

Vice Chairman Bryan Clark Allow for over.

Chad Jones, ALC Architecture Are you looking for like an overflow?

Commissioner Jim Main I'm looking for someone pulling out of the take 5 to be able to turn right and go on the outside of the car stacking in the drive through.

Chad Jones, ALC Architecture Well, there is a landscape buffer there. There's a big ditch we have to contend with and some utilities. If that were a condition that we look at that I'm, I'm sure we could look at that and see what we could do. I understand what you're saying. There's kind of a there's kind of a kind of a throat there that slows traffic and that's meant to be there on purpose just for that reason to slow traffic and to direct that flow rather than going through the egress of the Mo' Bettahs drive through but come back around. But if you're looking for that egress shared egress lane on Mo' Bettahs. I'm sure that's something we can look at. It's probably not the best condition only because now you're integrating two different type of uses. I'm not sure how that would look.

Commissioner Jim Main I'm looking for a way for people leaving the take 5 to turn S when they exit and not drive in the northbound lane.

Chad Jones, ALC Architecture So are you looking at?

Commissioner Jim Main Well, if you come out of the Take 5. I want to be able to see someone turn South. There's car stacking at the drive through, so the only lane that's open for that is the northbound lane. So you've got cars going South in the northbound lane.

Chad Jones, ALC Architecture I want to pull up the landscape plan if I can. And this might help answer your question. If you can zoom in on that just a little bit. As you as you egress Take 5. It straightens out and creates a visual block.

Commissioner Jim Main Is that in our packet here?

Vice Chairman Bryan Clark Yeah. The landscape plans, we're staring at it.

Commissioner Jim Main Are ya'?

Vice Chairman Bryan Clark Yeah, if you want...

Commissioner Jim Main We just need one big screen right here. Okay, go ahead.

Chad Jones, ALC Architecture So that's meant to be there on very purposefully to slow and direct to indicate to the folks coming out of Take 5, you need to take a left rather than going straight.

Vice Chairman Bryan Clark Okay, honestly. I mean looking at the site, it's it, it is crammed in there and it is a good use of space I guess. I think we could request just some clear signage. Left turn only coming out of the take 5 and then maybe a friendly be nice to your friends coming out to take 5 sign on the northbound lane, I mean... Because, I mean, the fact is we're not looking at high flow volume as stated coming out of the take 5, we're more concerned about the high flow at least initially going into Mo' Bettahs and the stacking there, that's always going to be a condition with drive through and that's going to change with time too. So, I guess...

Commissioner Jim Main Where's the? Is there a kiosk out here where the drive through people order the food? And if so, where is that located?

Chad Jones, ALC Architecture You know, I'm not familiar personally with Mo' Bettah's I've never eaten there.

Vice Chairman Bryan Clark So they do a buffet style...

Chad Jones, ALC Architecture Yeah, that's a buffet. So there is a kiosk and I don't know if that's just to drive up to the window, I would imagine it's going to be right there at the northeast corner, thereabouts. Where they order. I'm not. Hold on. See if I can pull it up on...

Vice Chairman Bryan Clark Sorry, we're hanging on this one.

Chad Jones, ALC Architecture That's Okay, that's fine.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. Menu board signage traditionally is something that would be reviewed at a staff level at the time of the sign review application.

Vice Chairman Bryan Clark Okay, I think at this point we're more concerned about the location. Yeah.

Commissioner Jim Main Well, I think that where you come, where you come out of the Take 5, there needs to be a left turn, to where you can go South on that roadway. So I don't think that we can have stacking of cars in the drive through line in the southbound lane.

Chad Jones, ALC Architecture It's a well, that's a 2 lane. That's a that's a 2 lane drive. One is for Mo' Bettahs and one is for an exit for Take 5. I guess I'm not understanding.

Commissioner Bobby Rosadillo I think the confusion is just coming in because the arrows on...you know it makes it looks like it makes more sense on the landscape plan. You know how I would see people using it.

Commissioner Jim Main I mean, if you're coming out here, where do you go?

Commissioner Bobby Rosadillo Yeah.

Vice Chairman Bryan Clark Right.

Commissioner Jim Main You're not going into the northbound lane, you're going into this lane, which is now the stacking line.

Commissioner Bobby Rosadillo Right.

Vice Chairman Bryan Clark Yeah.

Commissioner Bobby Rosadillo How about if you just took the exit from the oil change place and followed the ditch line and took it right out and put a second lane in to the north of the drive through line? Let me just brought this right through here. If you could squeeze that out a little bit and put a second lane out here.

Vice Chairman Bryan Clark *Scroll down.* Let's look at the bottom here. What's your required landscape buffer to the South? I don't want to even talk about eating into it, but entertain me. Or entertain the idea.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning Director. There's no landscape percentage requirement for commercial businesses. It's just we require a landscape island per certain number of parking spaces.

Vice Chairman Bryan Clark Okay.

Commissioner Bobby Rosadillo You think it's moving it down? Just open up that.

Vice Chairman Bryan Clark Yeah. And I mean, I was even almost thinking about narrowing that drive lane, but there is a required minimum for backing out, so. I'm just wondering if there's an opportunity to swap some space from the removing a portion of that southbound lane and having to take 5 traffic go out to the north. Parallel to the stacking. I don't know if I like that either, but... We're playing amateur planner here.

Chad Jones, ALC Architecture That's okay. In looking at it, if you don't mind me piping up and just kind of playing along. and I'll play devil's advocate a little bit here also. Because I know where you're going. Yeah. So when you do that now we've got the corner of that building kind of creating a squeeze point. Where those cars come around and not everybody drives nicely in these things and they, you know, tend to swing out a little bit further and they need to swing out So that's my worry is we could certainly provide potentially two 12 foot lanes but getting people to abide by that.

Vice Chairman Bryan Clark You'd end up having to put money eaters in.

Chad Jones, ALC Architecture That's my worry is now over. You're creating more of a problem by suggesting that they use that lane rather than maybe instead of going to 90°. Maybe directing the curb South on that egress? Telling those folks coming out of take 5, this is the way you need to go with the sign. You know what I'm saying? You see it a lot. You see it a lot of times in some of these commercial developments where they'll have, you know, a split island. I'm using that as kind of a reference point where they curve the curbs to kind of direct traffic flow and maybe that's what it is, is maybe that hint on that corner saying go left with a sign rather than. Allowing them the free will of going straight and hitting somebody.

Vice Chairman Bryan Clark I just had a terrible idea. Just put a mini roundabout right here to the roundabout if they want to go to.

Planning & Zoning Director Doug Hanson As we keep going round and round, I think maybe what would be beneficial as we just continue this application and subsequently continue the next application is there that site plans are integral to the functioning of one another and allow the architect to come up with possibly just a few options for you to review and decide upon that in the next Planning & Zoning Commission meeting.

Commissioner Jim Main Can throw out one thing first?

Vice Chairman Bryan Clark Sure.

Commissioner Jim Main So, where you exit the oil change place. Why don't we continue the northbound lane straight, which would be the drive through? Okay. And we come out and we make the southbound turn left and we actually. We actually put a curb in the sidewalk up here. Where all the northbound traffic comes here, the drive through goes through here. These come out here and go down.

Vice Chairman Bryan Clark Well, that's where they're intended to go.

Commissioner Jim Main You guys were intended, but.

Vice Chairman Bryan Clark I guess I'm not following either.

Commissioner Bobby Rosadillo Okay, so instead of curving this egress here, making a curve here and forcing these.

Vice Chairman Bryan Clark Oh, force those people out creating additional landscape?

Commissioner Jim Main Out here, the drive through comes up here and continues over.

Vice Chairman Bryan Clark Oh, so force the walk this way. Yeah, pinch it. Pinch it to me. Okay. That's interesting. Okay, if you wouldn't mind talking, I think I think we'll push for the continuation.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, one other option the applicant has offered would just simply be shifting the Mo' Bettas building down with the reduction of that landscape buffer on the southern edge. Allowing adequate space for there to be another travel lane coming out of the exit so you could have the drive through queue and people exiting take 5 to be able to go out of the site to that primary drive aisle to the West.

Vice Chairman Bryan Clark Yeah, it's kind of we're that's like thinking.

Planning & Zoning Director Doug Hanson And if you were, if you want to see that again, that's always an option or you can condition that and we will make sure an updated site plan is brought back to you as a supplement to the decision before it's signed.

Commissioner Bobby Rosadillo Do you feel that you have enough space if that..?

Chad Jones, ALC Architecture I think so, you know, look, looking at what we have here, you know we have existing utilities, but utilities can go under parking lots and they do it all the time. I'm not concerned about that. I'm not concerned about where that trash enclosure sits. I think moving down an additional probably 5-6 feet, maybe aligning the curb on that parking as it comes in with the with the queuing lane of take 5 adjacent that far giving them the allowed space for that additional lane. Coming straight out, I think that would be good and I think that would work.

Vice Chairman Bryan Clark As an alternative, So what? So going to the north, what's along the north is that another access driveway north of it or is that? Oh, I'm sorry. Oh, that's the Kuna canal.

Chad Jones, ALC Architecture To the north of Kuna Canal, there's a bridge. There's another access off of what is that Meridian Rd.

Vice Chairman Bryan Clark Okay, I liked... so as an alternative, Commissioner Main's thought process is kind of interesting. The thought would be to just play with the curb. I'd love to draw it. Follow me if you will. I apologize...

Planning & Zoning Director Doug Hanson Chairman, for the record, Doug Hanson planning is under. We're going to have to continue this. This isn't we can't be manipulating things that were submitted into the record that we won't have record of to take forward. So, we can take this direction that we've received tonight and incorporate it into the site plan and bring something back before you at the next meeting.

Planning & Zoning Director Doug Hanson Yeah, we can discuss it, but.

Vice Chairman Bryan Clark The thought process, just push this curve up that way making it clear that the breakthrough is to remain on that outside edge and then allowing for that free traffic itself? Sure, because I like the site as is and adding that additional driveway to the north kind of bothers me.

Chad Jones, ALC Architecture Sure, absolutely. And if you want to make that as a condition that we do that we're out, I'm absolutely fine with that. I think that will work. Having done this for nearly 30 years, I think that would actually work better than the lane going through.

Vice Chairman Bryan Clark Can we condition that as is? Okay.

Planning & Zoning Director Doug Hanson Yes.

Vice Chairman Bryan Clark Okay. And do we want to do we need to see that site plan again or can you guys just verify that on..?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. We will make sure that we have the updated site plan and it's a supplement to the decision. So, you're seeing it when you approve the consent agenda, that it's a part of the packet.

Vice Chairman Bryan Clark All right, sorry we got there. OK and. We'll still need to do the separate hearing real quick for the for the 25-13, Okay.

Planning & Zoning Director Doug Hanson Correct.

Vice Chairman Bryan Clark So, I'll stand for a motion on this one.

Commissioner Bobby Rosadillo Jim, you want to take this one?

Commissioner Jim Main Go ahead.

Commissioner Bobby Rosadillo So I'll make a motion that we approve case #25-12-DR with conditions as listed in the staff report as well as the conditions mentioned by Commissioners regarding the exit of the Mo' Bettah's drive through traffic as well as the exit of the Take 5 traffic into the common lanes. Does that makes sense?

Vice Chairman Bryan Clark I think so.

Commissioner Jim Main Close enough. I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 01:51:45)

Motion To: Recommend Approval Of Case #25-12-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Planning & Zoning Commission

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

D. Case No. 25-13-DR (Design Review) for Take 5 – Marina Lundy, Planner

The applicant requests Design Review approval for a new Take 5 oil change facility (minor auto repair), which is approx. 1,517 square feet and located at 1460 E Deer Flat Road (APN R6949010100).

Potential Motions:

- *Motion to approve/deny Case No. 25-13-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:52:23)

Vice Chairman Bryan Clark All right, last up, we have case #25-13-DR for Take 5, 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, request design review approval for an approximately 1517 square foot Take 5 oil change facility. The project is planned for Lot 10, Block 1 of the Paul Bunyan Plaza subdivision located at 1460 E Deer Flat Rd. Staff has reviewed the application for compliance with Kuna City Code 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. I'll be here. For any questions.

Vice Chairman Bryan Clark All right. I don't know that we need to push any harder on this one. So, I think I'll do we have anything from an elevation and architectural standpoint that we need to discuss?

Commissioner Bobby Rosadillo I don't think something with the...

Commissioner Jim Main Yeah, and it fits the architecture of the local or else our friends at planning would not put in front of us.

Commissioner Jim Main Yeah, I don't have a problem with the elevations of the project.

Vice Chairman Bryan Clark So I'll stand for a motion with the same additional conditions.

Commissioner Bobby Rosadillo So I guess this is...all right.

Commissioner Jim Main Yeah, it's all yours.

Commissioner Bobby Rosadillo I'll make a motion to approve case #25-13-DR with conditions as outlined in the staff report as well as the conditions mentioned by Commissioners with the exit lanes from Take 5 and the exits coming from the Mo' Bettas Drive through lanes.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark All right. Thank you. Appreciate it. Thank you for your patience. Thank you staff for your patience.

Commissioner Jim Main Thanks for your patience, Mr. Chairman.

(Timestamp 01:53:45)

Motion To: Approve Case #25-13-DR With Conditions As Outlined In The Staff Report And Additional Conditions Imposed By The Planning & Zoning Commission

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2

5. UPDATES & REPORTS:

6. ADJOURNMENT:

(Timestamp 01:54:22)

Vice Chairman Bryan Clark I'll stand for a motion to adjourn.

Commissioner Bobby Rosadillo Yeah, I'll make a motion to adjourn.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 01:54:23)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

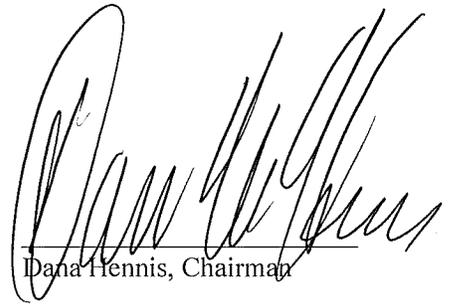
Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Greger, Hennis

3-0-2



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
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Planning & Zoning Commission Public Hearing Sign-In Sheet
 June 24, 2025

Case No.: 24-07-AN (Annexation)

Case Name: Star Acres No. 3

| | |
|---|---|
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
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| Name | Name |
| Address | Address |
| City, State, Zip | City, State, Zip |



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Planning & Zoning Commission Public Hearing Sign-In Sheet
 June 24, 2025

Case No.: 22-10-ZC (Rezone), 22-17-S (Preliminary Plat) & 22-34-DR (Design Review)

Case Name: Gallica Heights Subdivision

| | |
|---|--|
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Elizabeth Koekende</i> | Name <i>Bob Wilson</i> |
| Address <i>601 Bannock</i> | Address <i>718 E TURMAN</i> |
| City, State, ZIP <i>201st 83702</i> | City, State, ZIP <i>KUNA ID 83634</i> |
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Kath Donahue</i> | Name <i>Bryan Fletcher</i> |
| Address <i>1811 W Resseque St</i> | Address <i>12547 Pelmar St</i> |
| City, State, ZIP <i>Boise ID 83702</i> | City, State, ZIP <i>Boise ID 83713</i> |
| <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify <i>Ken and Tammie Hough against</i> | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>8397 S Old Farm Pl</i> | Name |
| Address <i>Meridian</i> | Address |
| City, State, ZIP <i>ID 83642</i> | City, State, ZIP |
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Jim and Dayne White Grow</i> | Name |
| Address <i>7946 S Saddle Bag Wy</i> | Address |
| City, State, ZIP <i>Nampa, ID 83687</i> | City, State, ZIP |

| | |
|--|---|
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name Ursula "Rose" Sellars on behalf | Name |
| Address of the Preserve Kuna's Heritage Coalition | Address |
| City, State, ZIP 8121 S. Old Farm PL Meridian ID 83642 | City, State, ZIP |
| <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name Renee Stewart | Name |
| Address 8475 S. Black Cat Rd | Address |
| City, State, ZIP Nampa ID 83687 | City, State, ZIP |
| <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name Veronica Peterson | Name |
| Address 1534 W. Heartland Dr. #100 | Address |
| City, State, ZIP Kuna, Id. 83634 | City, State, ZIP |
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name Dan Van Groen in favor | Name |
| Address 7900 S. Old Farm Lane | Address |
| City, State, ZIP Meridian ID 83642 | City, State, ZIP |
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name | Name |
| Address | Address |
| City, State, Zip | City, State, Zip |