

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, September 23, 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 00:00:07)

Chairman Dana Hennis Okay, looks like it's time to call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, September 23rd, 2025. First up is roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

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

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

Chairman Dana Hennis Thank you.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
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 00:00:33)

A. Regular Commission Meeting Minutes Dated September 9, 2025

Potential Motion:

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

(Timestamp 00:00:33)

Chairman Dana Hennis First up on the agenda is our consent agenda.

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

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:38)

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, Hennis

Voting Nay: None

Absent: Commissioner Greger

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:49)

A. Case No. 25-05-S & 25-25-DR Newberry Place Subdivision - Marina Lundy - Planner

Applicants request Preliminary Plat and Design Review approval for 95 residential lots and 22 common lots. The site is located near the intersection of S Ten Mile and W Memorial St. (APN: S1303142000)

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-05-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-25-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:49)

Chairman Dana Hennis First up under public hearings is case #25-05-S and #25-25-DR for Newberry Place subdivision.

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 preliminary plat approval for approximately 18.6 acres, already zoned R-8, medium residential density, and to subdivide the site into 95 residential lots and 22 common lots. The site is located near the intersection of South Ten Mile Road and West Lake Hazel. Staff would like to note the project was previously approved as a pre-plat with 98 residential lots and 25 common lots, but the approvals expired February 17th, 2025. In the original approval, the Boise Project Board of Control had given the applicant permission to put grass in their easement. This is no longer permitted. The applicant has worked with the Board of Control to get approval for decorative rock to be put in the canal easement that intersects with the applicant's landscape buffer. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the commission recommend approval of 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 that you have, and the applicant is present tonight.

Chairman Dana Hennis Thank you. Is there any questions for staff at this time?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Thank you. If the applicant would like to come up and present, go ahead and state your name and address for the record, if you would, and press the bottom of the microphone till it turns green. *There you go.*

Elwin Butler, Matrix Engineering My name's Elwin Butler. I'm with Matrix Engineering. *And that's it? Do you want the address?*

Chairman Dana Hennis Yes, please.

Elwin Butler, Matrix Engineering I live in Caldwell at 3122 Sun Tree Street.

Chairman Dana Hennis Thank you.

Elwin Butler, Matrix Engineering Appreciate the opportunity to present Newberry Place to you once again. We apologize for the expiration date, but we've made, I think we've made some improvements based on changes of

ownership and lot configurations. Part of those lot configurations are based upon changes of your code, which helped considerably. As you were told, it's 18.6 acres. We have R-8 zoning. The new owner is RE1 LLC, which is the sole owner of that is Gary Clark out of Pocatello, Idaho. During the expiration date, there was a sales options taking place, ownership changes, and an oversight on the expiration date, and that's why we're here. It was debatable whether we'd have to come back anyway because there's a lot configuration changes. So maybe it's just good we're here. We, in talking with a local builder to build this subdivision, he wanted wider lots and he wanted to consider single-story and two-story homes rather than townhomes. And so the new plat is wider, wider lots. And we've looked at configuration of new homes. They'll be single-family homes, single-story and two-story homes. A mixture of architectural, homes that would be similar to some of the smaller homes over in Memory Ranch I've seen some of the homes over there that are probably really close to what they'll be building as far as two-story homes. *Could we pull up the plat? Thank you.* So what has changed uh what has not changed the road configuration has not changed from the previous uh development uh and approval uh in the previous uh plat approval, they asked us to move the connection to Butterfly Street down to mid-block rather than have it up on the end. It's kind of moved back and forth about three times based on fire department and ACHD and commission.

So, the road configuration has not changed from the previous plat approval and construction plan approval. What the street outline has not changed. The utilities have not changed. What has changed is the lot configuration and so they're square rectangle locks and the lots are white now wider than they were before. So, we went from 30, 30 foot lots, 30 foot wide lots to 40 foot wide lots. There's been minor changes to the green open space. *Can we go to the concept? Maybe we have it. There we go. Awesome.* So, the green is the open space and the blue is the infiltration swales. And the white are lots. The gray, there should be gray on there, are sidewalks and crosswalks. And we have on the... within the subdivision, we have a local street based on city code, 50 foot wide right of way and 36 feet from back of curb, back of curb, five foot sidewalks. Butterfly Street is a Ada County Highway District half street section.

In the initial submittal, the right of way was 48 feet. One of their conditions of approval was that right-of-way be widened out four feet, 2 feet for behind the swale and two feet behind the sidewalk. This latest plan shows that extension of that right-of-way on there. So, the total right of way is 52 feet and that gives them the extra 2 feet that they wanted on each side. On the Ten mile, on Ten mile... There's a lot going on Ten Mile. This property does have a lot of issues around the boundaries and it has to be addressed. It shows the outline of the roundabout for Ada County Highway District for future construction. So, it's just faintly in there to demonstrate that we have provided enough sufficient right-of-way for that roundabout to be built.

The existing canal, Harris Canal, underground pipe is currently right along the edge of Ten Mile Road. It's required to be relocated based on the 50-foot donation of right-of-way to the public right-of-way there. And so that moves over to within that green area. *I don't know if you have the other, the one without the... No, it's just that it would be number two on that development plan. We can move forward with this. We can just go back to the previous drawing.* So basically, in relocating the pipe, it created a situation where we would lose all the frontage along all the lots or ability to use that property along the front between Donaway and Ten Mile. We reached an agreement with the city staff and Boise Project and Bureau of Reclamation that we would kind of merge that and landscape requirements for the berm along Ten Miles, trees and that would be moved within the subdivision so that you received the same number of trees and landscaping ability. The Boise project initially agreed that we could plant grass there. Well, it was a Bureau of Reclamation. They rescinded that. We weren't going to have lines in that right of way, but we had easements on both sides of that to allow for irrigation lines so we could irrigate it and mow it. They want decorative rock there, and the city's tentatively agreed to that on the city staff. So that gives us a 40-foot buffer along Ten Mile Road. And then along Butterfly, we have a 20-foot buffer going up along there as required by city code.

Some of the things that went into...*Let me go back to utilities.* Our utility connections are at Donaway. We'll have sewer, water, and irrigation connections there, as well as street connection. The plans do not show the sewer line crossing. When we resubmit the plat, I changed the direction of the flow. Public Works has talked to me and asked that we redirect that flow back to Donaway to that lift station there and I agreed to do that. This land drops, this land drops off fairly quickly, so it limits how much we can run that direction. So we'll go, as we've agreed with the Public Works, we'll flow as much as we can north, and then when we have to, we'll change and go the other direction. The

other connection point for utilities is on Milton Street, which goes into Memory Ranch. It's a short Street, halfway up on the west side. And again, we have sewer, water, and street connections there. The third connection is Butterfly Street. On both ends of Butterfly Street, we have water connections and irrigation connections for pressure irrigation.

Harris Canal along the north side will be basically left untouched. They require the roadway to be operable, open canal. We have to get a Bureau of Reclamation permit to be able to do the crossing at Donaway, which we've received, as long as we can keep that intact so we can get going on to construction. We, again, the buried pipe, again, requires a permit from the Bureau of Reclamation and Boise Project and are controlled by both of those subjects. I was asked in a neighborhood meeting how many trees will be removed. The Bureau of Reclamation requires all trees removed from the easement for the canal, which pretty much takes care of most trees on site, because most of the trees are right on the canal right-of-way.

Ada County has requested that we close the current driveway, which is right by the existing shed on the northeast corner. And so that driveway will go away per ACHD. Also on Ten Mile Road, they asked that we change the 8-foot sidewalk to a 10-foot sidewalk. That's been a change since the previous submittals, and that is shown on the plan. At the bottom, a typical section on the right-hand side, it shows a 10-foot sidewalk, but on the text at the top, I left it 8-foot. I missed that. My time is up.

Chairman Dana Hennis Yep, I think so. Okay. Any other key points?

Elwin Butler, Matrix Engineering We've gone through all of the submittals that we received in your packet. I believe we either are currently meeting them or can easily meet all conditions submitted.

Chairman Dana Hennis Great. Thank you.

Elwin Butler, Matrix Engineering Any questions?

Chairman Dana Hennis Any questions for the applicant at this time? No. Thank you very much. So at this time, I'll go ahead and open up the public testimony at 6:14. And I have a list here of those that have signed up, and I'll ask at the end if there's anybody else. So first up, marked is Elwin, but, well, that was you, got that one...Clark Morgan. And if you would come on up and state your name and address for the record, please.

Clark Monson It's Clark Monson. Sorry. I'm here with my wife, Jean. We live at 3273 West Devotion Drive. We're at the corner of Donaway and Devotion on the southwest corner. So, we're right at the end of where Donaway stopped right now, which will be extended into this project. So we're right there. That's our side yards at the end of Donaway. I have to say that this is a better plan than what you all approved two and a half years ago. I appreciate that. One of my concerns is that I'm glad they're single-family homes, single-family lots. Just to point out, I know it's R-8, but they are smaller than the smallest lots in Memory Ranch. So, it's not a real reflection of Memory Ranch. It's much more dense than what Memory Ranch is. Last time we requested that their construction interest be at Butterfly and Ten Mile which was approved last time. That was a condition, I believe. Instead of using Donaway as their construction entrance, we ask that you use Butterfly and Ten Mile to be their only construction entrance.

The request I have also is that the house is along, would be the north side there, along the canal that butts up to Memory Ranch. I would request that you make all of those single story because we have a lot of two stories on devotion that would be looking at them. So, I think it'd be better if they were single story. And the other request I hope you would ask them to do or require them to do is to have a swimming pool. There is no swimming pool that we know of in the plan right now. You have 95 homes with the average family having two and a half kids. So that's about two and a half, 250 kids maybe in the, just when that build out. I think they could really use the pool and that would keep them from wanting to use our pool, which we have enough problems with people from other subdivisions coming into our pool now and with this being real close to us, I think that would be a major problem. Other than that, I think it's like I said, it's a much better plan than previous one. So, thank you.

Chairman Dana Hennis Thank you. Any questions?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. The next two names I have on the list of marked not to testify. Angela, do you still wish not to testify? Okay. And Dawn? Okay, perfect. Anybody else on or in the audience that did not get a chance to sign up on the list that would like to testify on this application? Okay, and seeing none, I'll go ahead and close the public testimony on this application at 6:19. That gives the applicant any rebuttal to the questions.

Elwin Butler, Matrix Engineering There were three concerns that were listed. The construction entrance will automatically be off Butterfly. I can only imagine the only time they'll use Donaway is when they're working on the crossing and have to have to be on that on the far side of that road. Otherwise we will have that construction entrance on the other side. That's easy to control just by having that road closed until it we get things wrapped up there.

Single story, you know, these homes One of the big complaints before was the four-plexes with four homes connected and at long distances and top and height. I think the two-story homes will be so similar to the neighboring development, and there's a, they have a setback from their, for the canal on their side, and we have a setback from the canal on our side, plus the rear lot sides. So that gives quite a distance between the homes. I would recommend not restricting the home size or height on there. We have the roof breakups are, you know, frequent. So, I think what we were concerned with was we don't want a row home appearance. We want a variety of architectural in here. We want it to look attractive. And we did pull the pool. The goal was to minimize HOA fees, make it attractive to people who can afford these homes and move in. We don't want it to be a slum area.

We want it to be a nice development. But again, in the green area, we do want to do some improvements such as benches or shades. We just kind of just kind of feeling it out right now, but we do want to do like a, but we don't want to put something there. I think the way to put it would be, we don't want to fill just a city requirement of putting some hardware in the open space. We want to put something there that's usable and it's not just going to get vandalized. So, we're carefully talking about how we can make that green area attractive for the homes, whether it's a gym set or just park benches, shades. We're talking about that and we'll entertain any recommendations for that from the city. Thank you.

Chairman Dana Hennis Thank you. And with that, that'll bring up our deliberation.

Vice Chairman Bryan Clark Honestly, I think my primary concern across the board with this facility is I'm kind of surprised it hasn't come up already. Right now the way it's laid out, and it's a good looking layout, but the fact of the matter is the way it's configured now until that roundabout comes in, the only way for anybody to go north on Ten Mile is going to be to go up Donaway through Memory Ranch and up to Lake Hazel. So, the primary means to head north, so it'll be Devotion to Dedication or Devotion to Memory to Lake Hazel. 85% of the traffic coming out of this track is going to be going through that development and turning left at Lake Hazel. There's no way, reasonably, I mean, there's southbound traffic, especially in the morning, is sufficient that getting out at Butterfly is going to be hard. Unless I haven't seen conditions for a stop sign or anything at that location which I'm not a big fan of. We have enough stop signs on Ten Mile. That's my biggest concern with this.

Everything else is attractive. I like the amount of open space that's available. From a design review standpoint, I think it's very attractive and even with the smaller sizes, the architecture that's being proposed is good. It would be nice to have a lot of consideration made along that north edge because we all like our views of the Owyhees when we have an option to see out to the south. But I don't know that it would be reasonable to restrict the two-story usage. Perhaps just...

Chairman Dana Hennis Yeah, usually it's if the other side, the existing side is one story. You don't really want to push two-story onto the one story, but the other way around, yeah. I still see...

Vice Chairman Bryan Clark And then also another interim condition, that bothers me. I mean, we do have two points of access which are nice. We do have both Butterfly and Donaway. But again, I think a large portion of the traffic, at least in the mornings, will be trying to flow north. I don't have a study to back that up, that's my guide. And that's just, as we've brought up in the past, unfortunately, Kuna is a commuter town. And the jobs are north.

Chairman Dana Hennis Yeah. I mean, I like the layout. I like it better than it was. I think there's some good open space. I think we do need to provide like a little playground area or something for kids in there. We've got enough open space. We can utilize some of that with a little playground equipment or a tot lot and such. I remember what I was going to ask staff...

Vice Chairman Bryan Clark Oh, actually, I'm sorry. Let me correct myself. We do have a way out towards Shayla, don't we? Oh, Shayla is currently connected to Lake Hazel. That alleviates a lot of my concern, actually.

Planning & Zoning Director Doug Hanson Chairman, if I may, just another piece of information that might help the bigger picture. For the record, Doug Hanson, Planning and Zoning Director. Just something that might not be apparent to everyone is Haymaker Road, which is a direct connection to Ten Mile in the Memory Ranch subdivision to the north. It tees into Donaway Ave. That is actually not public right-of-way. That's a lot and block within the Memory Ranch subdivision. The original intent was that to be a secondary point of access and then to be turned back into just a lot and closed off from Ten Mile when it was no longer needed. That will ultimately be up to ACHD in the future, but there is also the possibility that more traffic will actually be utilized going south on Donaway through this development rather than that development utilizing Donaway to go north and exit onto Haymaker. That access might not always exist from Memory Ranch.

Vice Chairman Bryan Clark Interesting.

Chairman Dana Hennis Well, and does, according to this vicinity map that I'm looking at, will Butterfly connect to the other portion of Butterfly? Because right now there is a big gap.

Vice Chairman Bryan Clark Right. Are they conditioned on the ACHD? Are they conditioned to connect to Butterfly West?

Chairman Dana Hennis Or has it been completed? This map is just old.

Planning & Zoning Director Doug Hanson Butterfly is being built out as a result of the Memory Ranch subdivision to the west. So when this, when Newberry Place is developed, that portion of Butterfly will be completed to Shayla through the Memory Ranch Development.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark Okay. So that alleviates one of my big concerns because it would be an unfair burden or an undue burden on the Memory Ranch residents.

Chairman Dana Hennis Right, exactly.

Vice Chairman Bryan Clark But yeah, if they can go out to Shayla and then up to Lake Hazel, it still is going to put a lot of burden on Lake Hazel, but it's at least sized for it.

Chairman Dana Hennis Yeah. Question for staff. I did not see in the packet any response, agency response from the school district. Do we have anything?

Planner Marina Lundy No, we do not have any agency comment from the School District on this project.

Chairman Dana Hennis Okay, because I don't see them here either, so.

Vice Chairman Bryan Clark And Silver Trail is impacted.

Chairman Dana Hennis Right, okay, thank you. That's one of my big concerns too right now. It's just our schools are flooded. We've had this conversation every time.

Vice Chairman Bryan Clark Yeah, and the cute thing is, I mean, you know, ACHD has, if you build it, we will come kind of in reverse as far as the traffic stuff is concerned. So I'm less concerned about that. I know that there are improvements coming at Lake Hazel and Ten Mile, whether it be a signal or, I don't know if, I haven't seen the MSM on this one.

Chairman Dana Hennis It wasn't huge.

Vice Chairman Bryan Clark I don't know if it was going to be a signal or a roundabout here.

Chairman Dana Hennis Roundabout as far as I remember.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis There wasn't a lot, most of them they were saying were in the capacities. But again, I have...

Vice Chairman Bryan Clark Opinions on how numbers used for capacities...

Chairman Dana Hennis Well, yes, of course. What about schools? This is bringing one point, was it two kids per house?

Vice Chairman Bryan Clark Two, two and a half-ish.

Chairman Dana Hennis Yeah, somewhere around there.

Vice Chairman Bryan Clark 1.8 children per household, depending. So yeah, we're still talking about somewhere between 180 to 150 kids. And of course, those would be everything from 0 to 18, so percentage-wise, who knows?

Commissioner Bobby Rosadillo Which the school would have commented on during the annexation process, right? The zoning.

Chairman Dana Hennis Correct, they should have. But they should have on this one too. But I would have, you know, the annexation and the original zoning probably would have been more direct. But that was, the annexation was five years ago, six years ago. A lot's changed. Compared to Memory Ranch, this is a small portion of the amount of homes that are already there. Comments?

Planning & Zoning Director Doug Hanson Chairman, real quick, just one more bit of information. So, the intersection improvements for Ten Mile Road and West Lake Hazel are actually programmed with a construction year of 2029. So those are on the calendar for construction.

Vice Chairman Bryan Clark Perfect. Do you know what those improvements are currently?

Planning & Zoning Director Doug Hanson Roundabout.

Vice Chairman Bryan Clark Roundabout.

Commissioner Jim Main Well I think it looks like a fairly good development there. Some of the issues I had of course were similar to Bryan's over there as far as exiting through the other subdivision. I'd also like to see some green area maybe more of a park setting somewhere in there that's a defined park setting instead of just green space with some benches. I don't think we can make them put a swimming pool in, can we?

Chairman Dana Hennis Not really.

Commissioner Jim Main Okay.

Chairman Dana Hennis Not necessarily. We can recommend certain amenities to be considered.

Commissioner Jim Main Yeah.

Chairman Dana Hennis Playground equipment, et cetera.

Commissioner Jim Main Yeah, I think I'd like to see a little more green area that's defined as more of a park setting. And, you know, as far as the schools go, yeah, I'm surprised the district isn't here, but as I think Bobby was saying is, you know, when this was first annexed and platted, they would have had their say then. So it's probably still an issue with the school district. And I'm not sure what we can do about that anyway.

Chairman Dana Hennis Well, I'm not sure if there's a previous agreement or anything. we're regarding the previous application, so.

Commissioner Jim Main Yeah, I do know that the school district is now approaching developers, requesting that they participate in some financial donation to the school district.

Chairman Dana Hennis Or something, yeah, something to help them.

Commissioner Jim Main Yeah, and that may be, but all in all, you know, it fits in the area. It looks it's a pretty decent looking solution. And I really don't have any issues with it other than the main issue of traffic. And, you know, ACHD is out several years on Lake Hazel and Ten Mile. So but this could this could also take a while to develop. So all in all, I think it's a fairly decent plan.

Chairman Dana Hennis If there's no more comments or concerns or questions, I would stand for a motion. And this would need to be separated into both motions.

Commissioner Jim Main Right. Well, Mr. Chairman, I recommend approval of 25-05-S with conditions as outlined in the staff report.

Vice Chairman Bryan Clark I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

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

(Timestamp 00:32:54)

Motion To: Recommend Approval of Case #25-05-S

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: Commissioner Greger

4-0-1

Commissioner Jim Main Okay, Mr. Chairman, I move to approve 25-25-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed?

Chairman Dana Hennis Thank you. Motion carries. Thank you.

(Timestamp 00:33:19)

Motion To: Approve Case #25-25-DR With Conditions

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: Commissioner Greger

4-0-1

B. Case No. 25-04-SUP & 25-27-DR Caliber Collision - Marina Lundy - Planner

Applicant is proposing the construction of a Caliber Collision auto body repair facility at the Southwest Corner of the intersection of N Linder Road and W Hubbard Road. This parcel is zoned C-3 (APN: R8555340189) and is a lot within Monarch Landing Subdivision.

Potential Motions:

- *Motion to approve/deny 25-04-SUP & 25-27-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:33:39)

Chairman Dana Hennis Next up on the agenda would be case #25-04-SUP and #25-27-DR for Caliber Collision, 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 special use and design review approval to construct a Caliber Collision auto body repair facility on Lot 6 of the Monarch Landing subdivision. This lot is approximately 1.6 acres, already zoned C-3 service commercial, and is located at the southwest corner of North Linder Road and West Hubbard Road. Staff recommends in addition to the fencing that the applicant adds screening with trees and shrubs along the southern side of the site for visual interest and extra buffering. Staff has reviewed the request for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have, and the applicant is present tonight and has prepared a presentation.

Chairman Dana Hennis Thank you. Is there any questions for staff at this time? No? Thank you. If the applicant would like to come up.

Todd Burnett, Freeland and Goldman Good evening. My name is Todd Burnett. I'm an architect, our landscape architect and engineer for my project With Freeland and Goldman, the address is 209 Westone Avenue, Freeland, South Carolina.

[Inaudible]

Craig Kolchak *(Phonetic)* Craig Kolchak Address is 4839 Mountain View Drive, Boise, Idaho, 83704.

Chairman Dana Hennis Thank you.

Todd Burnett, Freeland and Goldman So we did put together just a quick presentation. It kind of goes over the proposed development. And we are at the existing Monarch Landing Subdivision Phase 2. We'll sit on outlot 6 of that development which is already under construction. I believe if anybody's driven by there, they've seen they've got utilities and kind of grading going on already. So, we're just coming in on a previously approved plat subdivision for commercial development, and we'll sit on that hard corner there at Hubbard and Linder. *If you want to just kind of click through, there's some images of the... Oh, sweet, perfect.*

All right, so yeah, so here's where we sit on the intersection. That's the overall subdivision for the Monarch Two subdivision phase two. And as I said, we'll sit at lot six, which is on this image, will be that hard top right corner. There you go. Even better, we colored it up. So, here's some kind of perspective views. We did hold a neighborhood meeting a few months ago, back in July, as required with the SUP. And part of that, there was some concerns. People just kind of wanted to see generally what is this going to look like, how is it going to look with landscaping. And as part of that Monarch two, or Monarch Landing subdivision, they do have their own landscaping that had to be installed in a buffer on that hard corner. So, what we're doing here is we're representing that landscaping in addition to our landscaping with the building. And just to give people an idea of what it's going to look like. So, this would be facing, you're going to be heading to the east towards Linder in this image. So that would be straight in front of you. The intersection would be in front of you.

So, here's a proposed site plan. It's zoomed in on lot 6. We're not proposing any new access to public right-of-way. We're just going to access through the approved access roads that are being built as part of that master plan. Here is some more of the landscaping and we did see staff's comments and that would be to add additional landscaping at the southern bottom of the screen here from the dumpster all the way to the hard corner. We really have no issues with that. That's totally, totally fine with us. *There we go.*

So, here's some building elevation. So, this would be facing the front of the building. So, your customer access entry would be on the right there at that double door. This will be the elevation as seen from Linder, I believe. *Is that right, Jake? [Inaudible Background]* And this will be the elevation as seen from kind of inside the development. You really won't ever be able to see much of that because as you pass that vertical column, there will be a fence, a screen slash security fence that we have to have because they do have the vehicles that they're working on back there. So, you really won't see that perspective per se, but that's what it would look like if you were inside the fence. And then a similar situation here. This is the rear of the building. Again, that's going to be behind landscaping and a screen fence. And this is just some details on materials for the building finish. Getting out of my wheelhouse a little bit on that. *Yeah, there we go.* I thought we had these in here. So yeah, these are kind of back to the perspective view. So again, this is dead facing straight on the building from Hubbard. And then this is standing on the other side of the intersection now. So, we're looking kind of at that. I guess you'd be facing southwest in this image. And then now we're on Linder, kind of facing towards the intersection, looking at the eastern facing side of the building. So that's all I got. I'll let you two say anything they want, but we're here to answer any questions you might have.

Chairman Dana Hennis Thank you.

Jake Seaton You guys want to know about operations or anything like that, business hours?

Chairman Dana Hennis Would this typically be on Monday through Friday?

Jake Seaton Monday through Friday, 8 to 5. All the work will take place inside the building. It's fully air conditioned. The cars parked in the storage lot are mostly just waiting on materials. There's no work actually taking place out in the yard. And it's a you guys know that over 90% of their business is insurance driven, so they don't take total cars. So if the insurance company totals a car, they don't take it. It's not anything near a salvage yard or anything like that. So any other operations questions I can answer for you all?

Chairman Dana Hennis Any other questions?

Commissioner Jim Main No.

Jake Seaton Thank you.

Chairman Dana Hennis Thank you.

Craig Kulchak One of the things that's kind of a concern to most people in this valley is drainage. The drainage in each one of these developments, each lot is self-contained. There's a storm drain sand grease trap on the north side of the property with a seepage bed, and then there's one on the southwest side of the property that contains that. Any development that's been going on as far as the construction goes, we'll have erosion control out there based on the swift that we have. So, it should be a good site.

Vice Chairman Bryan Clark And then I guess just a real quick question for you. I probably should have asked this before, but from an operations standpoint, just considering it is automotive and paint, hazardous waste is being dealt with per federal regulation, all that kind of fun stuff, under the auspices of the EPA, I imagine?

Craig Kulchak Yes.

Vice Chairman Bryan Clark Okay.

Chairman Dana Hennis Perfect, thank you. With that, I'll go ahead and open up the public testimony at 6:41. The only names I have currently on the list are the applicants that have spoken. Is there anybody else in the audience that did not get a chance to sign in that would like to speak on this application? Go ahead, Mr. Rocco.

Michael Rocco Michael Rocco, 1286 East Fort Erie Street in Kuna, Idaho. I think they laid it up. I just don't know the distance between the facility and how far away or how close that is to people's houses. So, they say that it's air conditioned. I've seen body shops operate before where depending on what the temperature is outside, the doors suddenly come up because they're not, they don't necessarily need to use the air conditioning. And then you have the air tools and various other things going on. So, there's possibly, you know, that. I've also seen body shops where they're always waiting for parts. And, you know, they're in various different phases of repairing a vehicle. Again, I don't know the size of their lot where the vehicles will be stored. Sometimes it becomes an eyesore, how things are stored on the property. The question was about the paint booth. You know, I guess I would be curious as to do they have more than one paint booth? You know, so anyway, so those are just some general questions I have as it affects the quality of life possibly around the houses around that property. Thank you.

Chairman Dana Hennis Thank you. Is there anybody else that would like to speak on this application? No and seeing none, I'll go ahead and close the public testimony at 6:43. And if the applicants would like to answer those questions, you have the opportunity.

Todd Burnett, Freeland and Goldman *Yep, if you want to click that for that site plan.*

Chairman Dana Hennis The vicinity map might be even better.

Todd Burnett, Freeland and Goldman So, on the question of the proximity to residential or anything, the closest we would be is directly across the street from Winder. And just, I mean, I was doing some real quick back there. I mean, we're probably close to 200 plus feet just to get to the other side of the road. So, then whatever exists from that right of way over, I don't know how much buffer they have on their side. But -- so you'd be going through our landscaping plus 200 plus feet of road plus whatever's on their side so I'm just going to ballpark it at around 300 feet I know when we were sending out the notifications that was pretty close to that distance so from a noise standpoint I'll let I mean Jake can kind of talk on this but they don't do any operations with doors open so doors are closed they're working on cars car comes in car comes out the doors go back down before there's any anything so and the other thing to think too is. They don't do any mechanical repairs. This is all, they want to pull a bumper off and put it back on. They're not in there taking engines apart and all that kind of thing, so... And then the question on the paint

booth, from what I understand that we've been told, and Jake probably knows more about it, the paint booth is like a state-of-the-art pre-package. It comes as its own unit and what we've heard is the air coming out is cleaner than the air going in. So I don't know if Jake wants to add anything to that.

Jake Seaton Yeah, no, they're self-contained. I don't know if you can see it on here. Can I walk up there?

Chairman Dana Hennis Sure.

Jake Seaton There's actually only three overhead doors on this building.

Chairman Dana Hennis Don't talk too much over there, just because we need to record your statements on there if you want to point.

Planning & Zoning Director Doug Hanson *If you want to use the mouse, you can.*

Jake Seaton *Oh, okay. Yeah.* All right.

Chairman Dana Hennis Thank you.

Jake Seaton So yeah, the cars actually will come through here, and then there's about 16, to maybe 18, bays that can fit cars in here while they're working on them. And then they exit out the back. Once everything's done, then I'll drive them up front, park them, customer will come pick them up. So they do really try to keep the doors shut. Over here we'll have a detail bay, so that's like a car washing station, and then that's where all the parts storage is. All the paint that we use is water-based. And we have containment protocols and environmental cleanup companies. We have contracts with them on every project. What else am I missing? Screening. Oh, yes. So we have -- so parking, we have 68 behind the fence. And we'll have 15 up front, including two handicapped stalls. So all this will be the storage lot. This particular prototype, this parking lot is specifically the parking count is specifically designed for this prototype and what this building can produce and its output. So we should have significant parking. And it'll all be screened in all the way around here.

Chairman Dana Hennis Now what type of fencing is your screening?

Jake Seaton So right now we're proposing chain link with privacy slats. Six foot high and there will be tan slats to match the building.

Chairman Dana Hennis And does that meet the Kuna city code for that type of building?

[Brief Silence]

Commissioner Bobby Rosadillo I'll ask a question while we're waiting. On top of that fence, are you going to have any like security, you know, barbed wire or anything? Or is it just going to be a six-foot fence?

Jake Seaton No.

Chairman Dana Hennis And from what I see on the vicinity map, there's a significant amount of buffer between the southern houses as well, so the ones to the east will be closer, like the applicant said.

Planner Marina Lundy Yes, that does meet code. It just has to be site obscuring fencing.

Chairman Dana Hennis Yeah, that's what I couldn't remember. Thank you.

Jake Seaton Thank you, everybody.

Chairman Dana Hennis No, we don't have any more. Nope, unfortunately, public testimony has been closed at this time. Thank you, though. With that, leaves us to deliberation.

Vice Chairman Bryan Clark So on a site like this I understand the reasoning for the hardscape and I think unfortunately it is necessary but you know as per usual giant hunk of -- giant hunk of asphalt doesn't make me terribly happy but unfortunately with this usage I think it kind of is what it is.

Chairman Dana Hennis Well then there is there is open space between the other uses

Vice Chairman Bryan Clark And honestly it looks like we're probably close to 40% of landscape so I want to complain more if it's giant hunk of asphalt but...

[Laughter]

Chairman Dana Hennis You make your living with that.

Vice Chairman Bryan Clark I know. I didn't say I was happy about it.

Chairman Dana Hennis No, I think the building looks good. I think it's on a good corner for this. I think they've got the screening down well. Most all of these are fairly environmentally contained. The large corporate driven facilities don't want to fight the government. So they do and if water-based technology, then you're not going to get the VOCs off of their products as it is. For a body shop, it looks pretty good.

Commissioner Jim Main I agree. I think from both Linder and from Hubbard, I think that the building looks good. It doesn't reflect itself as being a repair shop. And I think with the fencing around the other two sides, it pretty much obscures any vision of what's going on the back. And as this development also builds out, we'll have other facilities in there as well. So I think it's a pretty good looking project.

Chairman Dana Hennis And that's one thing we don't have in the city at this point, is a body shop.

Commissioner Jim Main Right. And we need one as much traffic as we have.

Chairman Dana Hennis We'll keep them busy.

Commissioner Bobby Rosadillo I think for me it's, probably similar to Mr. Rocco's concerns, visual appearance, which I think looks pretty good, and then also livability for people that are around there. So, noise, smell, anything like that. And I think the applicant pretty much addressed the concerns that I had, you know, with everything being self-contained and filtered, you know, doors remaining shut. So, it's going to minimize noise. And then Monday through Friday, 8 to 5, where most people are going to be at work or school anyway. You know, the distance away from the closest neighbor I think is reasonable. So, you know, I think they address most of my concerns.

Vice Chairman Bryan Clark The other boon potentially to a site like this, though, is it is going to be bringing a couple of jobs into town and qualify or, you know, skilled like skilled jobs. So there is benefit there. The only thing -
- The only thing that kind of struck me as odd about this project is why here and not why south of the tracks? But, again, I think it's not a terrible corner for it.

Chairman Dana Hennis I think, I mean, there's not a lot of...

Vice Chairman Bryan Clark No.

Chairman Dana Hennis Not a lot of sites for this across there. I think it's, you know, we're kind of running out of those. They're either bigger or just too small on the south side. So I think as we push our developments to our commercial corners, I think this is a good addition.

Vice Chairman Bryan Clark Yeah, agreed.

Chairman Dana Hennis With that if there's not any other concerns or questions?

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve case #24-04-SUP and #25-27-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

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

(Timestamp 00:52:36)

Motion To: Approve Case #24-04-SUP And #25-27-DR With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: Commissioner Greger

4-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:53:00)

Chairman Dana Hennis With that, I don't see anything further on our agenda for tonight, is there any items or reports from staff?

Planning & Zoning Director Doug Hanson That's it for this evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:53:13)

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

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed?

Vice Chairman Bryan Clark I hope not.

Chairman Dana Hennis Thank you.

(Timestamp 00:53:13)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

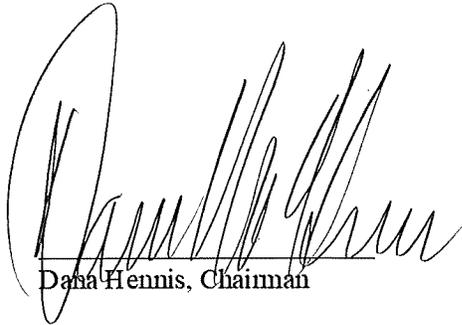
Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

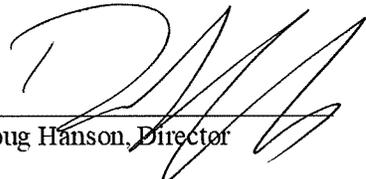
Absent: Commissioner Greger

4-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.