

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Vacant, 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, October 14, 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 00:00:15)

Chairman Dana Hennis Okay, looks like it's about time. We'll go ahead and call to order the regularly scheduled Planning & Zoning meeting for Tuesday, October 14th, 2025. And we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rosadillo.

Commissioner Bobby Rosadillo Present.

Chairman Dana Hennis Thank you.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present
Vacant Commissioner Seat - Vacant

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 00:00:39)*

A. Regular Commission Meeting Minutes Dated September 23, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-04-SUP & 25-27-DR; Caliber Collision
2. Case No. 25-05-S & 25-25-DR; Newberry Place
3. Case No. 25-23-DR; Falcon Crest Golf Village Amenity

Potential Motion:

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

(Timestamp 00:00:39)

Chairman Dana Hennis And first up on our agenda tonight is the consent agenda.

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

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:43)

Motion To: Approve The Consent Agenda

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: None

4-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:00:53)

A. Case No. 25-08-S & 25-28-DR Valor North Subdivision - Marina Lundy - Planner

Applicant requests Subdivision and Design Review approval for 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots on approx. 50.10 acres. The site is located at S Cloverdale Road (APNS: S1415336001, S1415341101, S1415438401, and S1415336300).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-08-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-28-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis We'll go ahead and move on, on the agenda to public hearings. First up is going to be case number 25, *excuse me*, #25-08-S and #25-28-DR for Valor North Subdivision, 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 preliminary plat approval for approximately 50.10 acres already zoned R-6. *medium density* or medium residential density, and to subdivide the site into 208 total lots, including 181 buildable lots, 19 common lots, 3 common lots, 3 emergency driveway lots, and two private road lots. The site is located at the northeast corner of East Kuna Road and South Cloverdale Road. The project will consist of approximately 7 acres of open space and an eight-foot walking path that connects the entire community to the existing and proposed amenities. This pre-plat request is part of the overall Falcon Crest master-planned community and staff has reviewed the proposed plat 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 about the application, and the applicant is present and has prepared a presentation tonight.

Chairman Dana Hennis Okay, thank you. Does Commission have any questions for staff, at this time? No? If the applicant would like to come up, go ahead and hit the bottom of the microphone to turn green, the light, and then go ahead and state your name and address if you would.

Travis Jeffers, M3 Companies Good evening, Commissioners. For the record, Travis Jeffers with M3 Companies. We're the developer of the Falcon Crest Master Plan. I'm sure it's not the first time you've heard this project. This is come before you a few times. But if you'll indulge me, I'll go through a little bit of background, and then I'd like to give a project update. We got some new photos to show just from the progress in the community, and then we'll get more into the Valor North specifics that we're going to talk about tonight -- *Is this for me? Awesome. Thank you. Oh, scroll. Sorry. Is there a way to zoom out? I got you. All right. Yeah, please. Love it. Perfect. Thank you. That's what I was looking for.* So here is a view of the overall master plan that was approved. And what I just wanted to highlight real quick is the different colored areas. These are all existing preliminary plats that have been approved so far. And it's kind of hard to tell I kind of ran out of different colors to use, but the clouded area on the north side, that is the Valor North preliminary plat area. It does include an area that was part of the original Valor, or the villages, pre-plat. And I'll get into some of the minor specifics on what changed there. But I just wanted to give an overall sense of the project before we got started.

The reason why we've done preliminary plats in the way that we have, and you probably got this before, is just because the size of the project, the flexibility to be able to adjust to market conditions as we go. The development agreement lines all this out very, very clearly, but every single one of these plats is being built in some way, shape, or form, and I'll go through the different neighborhoods, but there's a lot of activity going on out there and it's pretty cool to see. I just wanted to give a couple, just I got some new drone footage and I just thought I'd show you guys around a little bit if you haven't been out there in a while. This is the Reveille community. You may have heard of it as Robin Hood. The Valor North property is to the north. You can see it's sort of just bare dirt at this point. The Valor Club is just South, South of it and then the Medallion neighborhood, which we've completed five phases in, is to the east. *Oops*. Here's a look down the main collector road, Tercel Drive. This is the roundabout looking east. You can see this is the Trilogy Club right here and the River Six restaurant that's open to the public. They've got their full facility built now. This is the collector road that's continuing on Tercel Drive out to Five Mile and down to Kuna Road. We'll be finishing those collector roads this month actually paving both extensions of that. And you can see the Medallion neighborhood, and then part of the Valor North area is just up here. Here's another view. This one looking more south and east. This is the Trilogy 55 and older neighborhood. We've finished 7 phases in here, about to pave the eighth. They're going really well. These neighborhoods are pretty much all surrounded by golf course. So a ton, a ton of open space, you know, in addition to all the common areas that we're developing. If you're into golf, we just finished a new putting green and a new putting course that's opening next spring. This is at the Valor Club. We'll be breaking ground on the Valor Club, doing a ribbon cutting next month on veteran's day if anybody's interested. We'll be starting with a new cart barn, and pro shop and moving into fitness and social and a whole bunch of other stuff that'll be coming before you guys, I'm sure, if it hasn't already.

Moving on to the actual project location, I just wanted to give you a kind of an aerial view and a sense of where this is at. It's on the north end of the project. This was the Reveille community I was talking about. This is Medallion. Obviously, this doesn't show all the homes that are built, but this is the general location of the project. This part was already platted once before. We'll go into that on -- *sorry, switching on me. There we go*. Not to backtrack too far, but this was part of the original development agreement. This was the land use projections in the development agreement. So I think Marina touched on the different zones. We do have an R-12 zone, high density, around the club and around both clubs considered, and then R-6 and some commercial down here at the corner. The land use summary little snip here is from the preliminary plat that's before you this evening. We're well below the densities that we could be doing. We decided that the R-12, which allows 12 dwelling use per acre, really wasn't what we wanted to do around the club. And so, the overall density for this Valor North pre-plat is under 4 units per acre, even below the R-6 zoning.

Here's a look at the other preliminary plat. This is what you have in your packet. These are the two different zones of Valor North. I won't touch too much more on it other than the product over here. This is the club area right here. So, the single-family product over here, there's a little -- they're a little smaller lots, but that's intentional. They're kind of meant to be more of a lock and leave, or low maintenance lifestyle, that you're just living by the club. You want to use those amenities. You want a big backyard, but they are still detached units. And then you get over into the Medallion area, and this is kind of an extension of what you've probably heard as the villages, these are bigger, more custom lots. There's a lot of terrain in some of these areas along the slopes of the golf course. So, there's a ton of interesting terrain and view lots that we're going to do some really cool things with. So, it'll be very custom. There's a phase summary breakdown. Overall, it's a reduction of three lots from the preliminary plat we had before on this east side. So, the lots got bigger and there's three less of them.

The other thing I wanted to note was this is the this is kind of a view -- *Sorry*. Original primary plat is over here. This is the new one for this side. There's now a full access that goes through here and out and out. So, there's two primary access points into the Medallion neighborhood. It was going to be a cul-de-sac with a fire access. It's now a full access. Here's an illustrated view of the plan for the Valor North community. This will really just be an extension of what's existing and being built in Medallion. This is really an extension of the club on the north side. It's

surrounded by golf. It's, you know, going to be surrounded by an amazing club. And in final, like I was mentioning earlier, we're going to do a groundbreaking event for the Valor Social Club on veteran's day, and all are invited. We've already built these two facilities, the putting green, and the putting course. This is the cart barn pro shop that's going to be built first, followed by the social club, fitness pool, and so on. So I've reviewed the staff reports, all the agency comments. We don't have any issues with those. I think Marina did a great job of summarizing it. Overall, it's already zoned, part of the development agreement, and just kind of a continuation of the overall master plan. And with that, I'll take any questions.

Chairman Dana Hennis Thank you. Does the Commission have any questions for the applicant?

Commissioners No.

Chairman Dana Hennis No? You got lucky.

Travis Jeffers, M3 Companies I like it.

Chairman Dana Hennis Thank you for the presentation. With that, I'll go ahead and open this up to the public testimony at 6:11. And on the list I have marked to testify outside of Mr. Jeffers is Tim Jensen. And just to remind everybody, you all have 3 minutes in order and please state your name and address at the beginning so that we have it on record. Thank you.

Tim Jensen, Kuna School District Thank you. Good to see you guys again, and Tim Jensen with Kuna School District, 711 East Porter Street here in Kuna. Just want to come up, represent the district, and we've sent letters of non-support of these. Just the impact, obviously the numbers of homes we know are fully aware, they've got Valor Academy going out there. But as we've explained in other projects as well that have, you know, charter schools in them there's still an impact they're not everybody's going to go to those to that school they're not forced to they've got the choice to either go there or any other school honestly in the state of Idaho and the developer has not agreed to partner with the district and so I just want to come forward and speak on behalf of the letter that was submitted on this a while back for the district so I'll stand for any questions.

Chairman Dana Hennis Thank you, any questions?

Commissioner Jim Main No.

Tim Jensen, Kuna School District Thanks, gentlemen.

Chairman Dana Hennis Thank you. With that, no one else is on the list to testify on this application. Is there anybody in the audience that did not get a chance to sign up that would like to testify on this application? Nope, and seeing none, I will go ahead and close the public testimony at 6:12 and that brings up our deliberation. I think we've seen this one kind of through from the beginning, and this is just a, not any new areas, it's just specifying the details of the areas in which actually have a reduction from the original anticipated zoning and the amount of residences and we've seen that this development has been progressing very nicely and is kept to very nice quality out there. So, I don't see anything wrong with this, in my opinion.

Vice Chairman Bryan Clark No, and actually this, one of my biggest concerns about the previous plat, and they directly address it, was the long cul-de-sac lines with fire access. No secondary fire access roads are nice, but this is better for circulation for both the public and for EMS.

Chairman Dana Hennis Any other comments?

Commissioner Jim Main No, I think it's a good-looking project. Yeah, I realize it's on a golf course, but the amount of green space really, really makes me happy.

Chairman Dana Hennis Yeah, I mean, there's a lot of provided green space that's not the golf course. So, it's nice.

Commissioner Bobby Rosadillo Yeah, I mean, I agree with you guys. It's consistent with everything else that they've done. You know, I do like the reduction in total lots, but, you know, all-in-all, it fits in well with that area and what it was approved to do.

Chairman Dana Hennis With that, if there's no other comments or concerns, I'd stand for a motion.

Commissioner Bobby Rosadillo Sure. I'll make a motion to recommend approval of #25-08-S with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Motion carries. Thank you.

(Timestamp 00:14:31)

Motion To: Recommend Approval Of Case #25-08-S With Conditions

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: None

4-0-0

Commissioner Bobby Rosadillo Then I'll make a motion to approve #25-28-DR with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Any opposed? Nope. Motion carries. Thank you for your presentation.

(Timestamp 00:14:48)

Motion To: Approve Case #25-28-DR With Conditions

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: None

4-0-0

B. Case No. 25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, ZC, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-PUD, 25-04-S, & 25-03-ZC with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny & 25-06-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:15:06)

Chairman Dana Hennis Next up on the agenda is going to be case number #25-01-PUD, #25-04-S, #25-03-ZC, and #25-06-DR for the Napa Vineyards, Troy.

Senior Planner Troy Behunin *Sorry, second.* Good evening, Commissioners. For the for the record, Troy Behunin, Kuna Development Services Department. So the applications before you this evening are requesting PUD, which is planned unit development, preliminary plat, a rezone for a small portion of the site, design review approval for approximately 242.30 acres that are already in the city of Kuna using the following zones: Public, R-6, R-20, C-1, and C-3. The preliminary plat proposes to subdivide the lands into 1,495 total residential uses or units, multiple common lots and driveways, a school lot, and also a fire station along -- with an accompanying city park next to the school that it would be in compliance with the approved development agreement. The site is adjacent to Meridian Road between Hubbard Road to Columbia Road. The city's comprehensive plan map or the FLUM identifies the subject property as mixed-use and medium density residential on the City's map and the application appears to comply completely with the future land use map.

If the Commission would indulge staff, I would like to take a moment to highlight the history with this property and with this project, Dana might recognize it from a few years ago. This project originally came before the Commission as a planned unit development with a rezone or pre-plat special use permit and a design review application in August of 2008 and that was under a different owner. It was continued until September 11th of 2008. The application was later approved by City Council in January of 2009. In 2008, the developer had proposed C-3, C-1, R-6, and R-12 zones to include a senior and assisted living facilities, a school lot, a fire station lot, and approximately 25 acres of commercial with 1,496 total residential lots . It was proposed to have a net density of approximately 6.2 dwelling units per acre project wide. A development agreement was also agreed to and was recorded with the county recorder's office in April of 2009. The project was annexed into the city in March of 2009. -- *Sorry.*

The project was acquired by the current owner approximately in 2019. And on October 20 -- in October of 2024, it went before the city council for a development agreement modification and they applied the public hearing process in order to modify it and the purpose of that modification was to move the fire station and the C-1 along Columbia Road to more appropriate locations that would function better for the public and also for Kuna Rural Fire District. They also requested to remove the housing, the senior housing, and the age restriction for the R-20 zone. The Council determined in at that time that the project does meet the city's mixed-use goals and in November of 2024,

the council approved a development agreement modification, which included a project infrastructure condition providing a corridor for the future Mason Creek sewer trunk line.

The applicant proposes a rezone of approximately 1.84 acres from public to C-1 and to rezone approximately 2.89 acres from C-1 to Public for purposes of a future fire station. The remainder of the site will keep its original boundaries. The developer proposes a preliminary plat to subdivide the property into approximately 17.49 acres of C-3 commercial and 653 single-family residential lots, 65 common lots, 14 common driveways, with a proposed density of about 3.79 dwelling units per acre. The proposal also includes a request for up to 842 units within the R-20 zone with a proposed density of approximately 17.8 units per acre. This proposal provides approximately a 5 acre -- 5.6 acre school lot and 5.67 acre city park lot. The applicant is proposing a rezone of the, in the northern part that I already talked about, the remainder -- *Sorry*.

This project was annexed into the city in 2009 with those zones and staff would just like to highlight that and also that the development agreement modification was approved in 2024. Staff has reviewed the proposed PUD, the rezone, the pre-plat, and the design review applications for compliance with Kuna City Code and Kuna Comprehensive Plan, and should the Commission recommend approval of these applications and approve the design review for this application, staff recommends that the applicant be subject to the proposed recommended conditions that are outlined in staff's report. Because there are no ACHD, ITD, or Public Works comments, Staff does request that this, and since it's been advertised and noticed, that the applicant be given a chance to present tonight and the public also given a chance to present their testimony. And then also staff requests to continue this to a date certain where the applicant and public would be able to testify after receiving those critical agency comments. If the Planning & Zoning Commission would like to see some material changes, there would be a chance to implement some of those changes between now and that date certain meeting. I will be here for any questions that you might have and the applicant is present and has a presentation to make.

Chairman Dana Hennis Thank you, Troy. Is there any questions from the Commission at this time? I have one question, Troy. A lot of the times when we look at future projects, traffic, and the studies and infrastructure studies and the school, we look at projects that have already been proposed. You know, like, okay, we know one's coming, so we account for that many dwelling units in the area. Was this one ever accounted for because it had been previously approved? You understand kind of what I'm asking I'm kind of vague.

Senior Planner Troy Behunin So, are you asking, sorry for the record Troy Behunin, are you asking in terms of traffic and like sewer and other utilities?

Chairman Dana Hennis That and schools and stuff.

Senior Planner Troy Behunin I would say at one time it was however um it's such an old project I couldn't even begin to guess if...

Chairman Dana Hennis If it's....

Senior Planner Troy Behunin If it's still relevant in the things that they would have to comment on it today.

Chairman Dana Hennis Okay, it had been, but it's probably fallen off the radar. Okay, thank you. If the applicant would like to come up.

Stephanie Hopkins, KM Engineering Good evening, Chairman, Members of the Commission. Stephanie Hopkins with KM Engineering. Our address is 5725 North Discovery Way in Boise. I'm here on behalf of the developer, our client, and we've been working on this project for a long time, so I am very excited...we're all very excited to talk with you this evening about it. I just remember you had, I think it's up on full screen, but now it's, so I'll scroll through. Troy has been wonderful to work with, as always, and did a really great job summarizing our request.

So, I'll try to kind of keep it brief into things that you haven't already heard. The applications we're requesting this evening, planned unit development, and design review. And then, as Troy mentioned, we are planning to rezone a portion to allow for a fire station lot that is planned. We do have the traffic engineer, Sonia, with Kittleson here this evening to kind of address some traffic discussion as well. And then other members of the development team will all be here for questions and can discuss further after I'm done presenting.

So, the site is adjacent to a number of residential developments. This was originally contemplated in 2009. At the time it was included in the LID. So, it was accounted for with the annexation that occurred back then when it was assigned the R-6, R-20, C-3, C-1 zones. And since then, there has been considerable development that has occurred. A lot of residential subdivisions that are currently being developed as well. The zoning that has occurred in the areas consistent with Napa Vineyards, and so it'll be compatible. I won't go through the site and approval history because Troy already covered that. The development agreement modification that was recently modified or the development agreement that was recently modified includes a provision in there that says that the site plan or the preliminary plat has to be consistent with what was approved and that is what we've modeled our preliminary plat on. So, it is consistent with that provision. The existing zoning districts, the C-1 district is switched from what it was originally in the development agreement. So those P areas where the fire station lot is contemplated, and this was switched with the development agreement modification that was approved last year. So, this is already approved, but this layout's reflective of that approval and then R-6 is in yellow here. That includes the school and park lot that's in the center of the development. And then R-20 is the multifamily designation that exists. We are not proposing any multi-family units this evening. It's all single-family residential as well as the commercial lots, the public lot, and the C-3 lots down at the southeast corner of the site. So, the R-20 district is about 47 acres. R-6 district is about 172. C-3 is about 18 acres, which will provide a nice commercial area right up against Meridian, which is the state highway, and Columbia that's, *or I'm sorry*, Hubbard that's on the south boundary. Columbia is on the north, and Kay Avenue is a new collector roadway that will be constructed as part of the project that bisects the site through the center.

This is the preliminary plat. In total, there are 747 lots proposed, one C-1 lot that's in the northwest corner, eight C-3 lots in the southeast corner, 655 buildable R-6 lots. Two of those are the school and park lot. So there are 653 single family residential buildable lots. 375 of those are considered single family standard. So, they're detached, kind of your traditional lot sizes. And then we have 254 park side lots. I'll show you a diagram or an exhibit later that shows them, but they're here, they're a little bit more compact than a traditional single-family home. And then we have 24 courtyard lots that are right north of the school and park lots that'll provide a nice variety of housing types.

The planned unit development that we're requesting this evening is to allow for this park side product. The sizes range from about 3,600 square feet to 5,400 square feet, and the average lot size is 4,000 square feet. So typically in the R-6 district, 4,000 square feet is the minimum lot size. We're asking for a planned unit development to allow a little bit of flexibility on that standard to allow for those lots that go a little bit below the 4,000 square feet. So the 3,600 square foot lot. Open space exceeds requirements for providing 45 acres, which is about 19% of the overall site. There is essentially located open space lot here that will include a clubhouse and pool for the single-family residential component. And then as mentioned, there's the school and park lot. And then there is a large city pathway that will be along the Mason Creek lateral on the north is going to the left. So this is the east side of the development, which will provide a nice buffer to existing homes as well as a great amenity for the community, current and future residents. And then there are pedestrian walkways throughout the development and a dog park that's adjacent with them. It's right over here. You can't really see it with the ancillary parking for the dog park as well as residential units. And then as mentioned the multifamily development will be coming in later that will include its own set of amenities it'll likely have a clubhouse with pool and some other amenities that will be proposed at that time. They'll be required to do a special use permit so you will see that application when it comes through and we'll have an opportunity to review it at that time. Access and connectivity is going to be a huge benefit of this project as This is just west of Meridian, which is the state highway. We've been coordinating with ITD and ACHD, and we're in agreement with the conditions that they are going to impose. They've reviewed the traffic

impact study. They just haven't they haven't issued their comments yet. It's been a lot of coordination between Kittleson and the entities, and it just takes some time. So but the -- So the purple is Columbia Road. That's a principal arterial that exists that'll be expanded as part of this project, as will Hubbard, which is on the south boundary of the site. And then Kay Avenue is shown in yellow here. That's actually a new collector roadway that will be that will connect Columbia to Hubbard. It'll be a huge benefit. The Napa Bent Vineyard springs along. A full section will be connected in the northern portion and then a portion of the collector will be constructed in the south. And the green road is Mason Creek, which is another new collector roadway that will be constructed as part of this development. And Sonia's going to come up and kind of give you a little bit of information about the traffic impact study.

Sonia Daleiden, Kittleson & Associates Thank you, Chair, Commissioners. My name is Sonia Daleiden, and I'm with Kittleson and Associates. We are the transportation engineers who completed the transportation impact study for this development. Stephanie mentioned a detailed transportation impact study has been completed. That study has been reviewed and accepted by both ACHD and ITD. The study included multiple time frames under which traffic operations and safety were reviewed, existing conditions, future year 2030 background conditions, what future year -- in the future year what the transportation system would look like without the development. And then future year 2035 total traffic conditions with the development, with the residential commercial components that are being proposed today, as well as a 2035 full build out transportation scenario, assuming the multifamily that may be proposed in the future, even though it's not part of the consideration tonight. The traffic study reviewed 12 total study intersections. You can see those here on the screen.

There were six kind of -- Going off the page a little bit, but there were six total intersections along State Highway 69, Meridian Road, as well as several intersections along Columbia, Hubbard, and Deer Flat between Linder Road and State Highway 69, and then multiple intersections along those two new collector roadways that Stephanie highlighted, both Kay Avenue as well as Mason Creek Road. As I mentioned, the study has been reviewed and approved by both ACHD and ITD. Just unfortunately due to staff constraints and some time out of the office, we unfortunately just don't have their formal reports and memos for you tonight. But as city staff mentioned, that's why we'll be coming back at a point certain in the future to make sure you have a chance to see those detailed reports from the transportation agencies. The transportation study identified several mitigations and transportation improvements that need to be in place and go along with the development.

For the ACHD arterial street intersections and roadways, this development will be funding over \$2.2 million in ACHD traffic impact fees that would pay for future capital improvement plan projects on the arterial system. They have also agreed with ITD to fund approximately \$465,000 worth of basically a proportional share contribution towards future improvements on State Highway 69. And then there's very specific mitigations that are being proposed that I can go into in more detail if you need. So with that, I'll go back to Stephanie.

Stephanie Hopkins, KM Engineering I have a couple of additional slides on impact fees and developer or development benefits if anyone's interested, but we can kind of discuss that as we go along too if you have questions. So we really appreciate your consideration this evening and we're very excited for this project and look forward to continuing to work with the city on it. Thank you.

Chairman Dana Hennis Commission have any questions for the applicant?

Vice Chairman Bryan Clark Just a kind of general question for Sonia regarding the traffic impact study. Just so I understand, When we're going through and doing the traffic impact studies, these are all going to ACHD. I'm assuming they're providing you some level of anticipated traffic for the 2035 based on the other projects in the area that are already on the books?

Stephanie Hopkins, KM Engineering Yeah, Chair and Commissioner Clark, that is exactly right. When we complete the traffic impact study, there are multiple data points that get included into that. Part of it is from ACHD,

where they identify all of the approved, anticipated, but not yet built developments in the area that will have traffic in the future above and beyond what's counted. We also incorporate the Community Planning Association of Southwest Idaho, COMPASS, your MPO. They have a regional travel demand model, which also anticipates not only that development that is approved but not yet built, but also just area build out from Kuna, Meridian, Nampa, all of the agencies within here, all of their future land use visions, and that That is what goes into building those 2035 traffic forecasts.

Vice Chairman Bryan Clark Perfect. So, we're not working on a frictionless vacuum. Thank you. Appreciate it.

Commissioner Bobby Rosadillo While you're standing up, I have another question for you. So, looking at the overview of the transportation study, the six study roadway segments, I noticed that on that Hubbard isn't included in there. You have the two.

Stephanie Hopkins, KM Engineering Sorry, I'll go back here.

Commissioner Bobby Rosadillo You have the two intersections that would be at Kay and Meridian. But can you explain why the either from Kay to Meridian or Kay to Linder wasn't studied as well? Because that's a pretty busy section of road.

Stephanie Hopkins, KM Engineering Yes, Chair and Commissioner. Excellent question. It absolutely was studied Hubbard Road between Linder and State Highway 69. It was just unfortunately omitted from the slide, but it was included in the study and was part of that study.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis I think it might be kind of important. You were on the developer-funded road improvement slide there a minute ago. I don't know if that's your slide or Stephanie's. That one.

Stephanie Hopkins, KM Engineering Yes.

Chairman Dana Hennis That maybe briefly kind of go over that if you could. I think it's important too for the citizens to understand kind of what your what your impact might bring.

Vice Chairman Bryan Clark And then this is just to be specific so this is beyond the development impact fees this is actual developer funded and installed or developer funded correct beyond the diff fees.

Stephanie Hopkins, KM Engineering Thank you Mr. Chair, Commissioner Clark, yes that's exactly correct and that's why we included this slide because I think a lot of times that detail kind of gets missed with you know just all the different details that go into these projects. So, the developer will be required to contribute. Every box on here shows an area where the developer will have to contribute funds to either improve intersections or improve roadways that were required based on the analysis and the traffic impact study. So just for example, the developer is going to be required to widen Columbia Road from Linder to Meridian Road to a five-lane section. There will need to be a traffic signal or roundabout at Kay and Hubbard. There's going to be widening of Hubbard to a five-lane section between Linder and Meridian Road, and there are just many other improvements that'll be required. So I can kind of...

Chairman Dana Hennis And this is outside of the final report that you've got from ACHD and ITD, correct? This is just kind of a preliminary?

Stephanie Hopkins, KM Engineering This is what was included in the traffic impact study as far as the medications and maybe Sonia can get a little bit more information.

Sonia Daleiden, Kittleson & Associates Yeah. So, as Stephanie said, this is what was studied and was the findings in the transportation study. This was also what has been discussed through ACHD and ITD's detailed review and coordination of the studies. And I think this is what you will likely see in their reports when we have them.

Chairman Dana Hennis Okay, thank you. Because I think this is an important slide to kind of illustrate that there is -- it's kind of hard to get traffic fixed until the traffic's there sometimes, and the funding for it, and the one thing I do agree on this this development is it's providing a lot of these traffic mitigations that I wanted to kind of bring out...

Stephanie Hopkins, KM Engineering Absolutely.

Chairman Dana Hennis Because you kind of ran out of time.

Vice Chairman Bryan Clark Yeah and the other aspect of this is it's nice seeing the specific requirements that are required as part of the project because unfortunately the fact of the matter is with diff fees they go to the County to improve the overall road system and they aren't guaranteed to deal with Columbia...

Stephanie Hopkins, KM Engineering Yep, absolutely.

Vice Chairman Bryan Clark So.

Stephanie Hopkins, KM Engineering Thank you for bringing that point up. That's really important. And I think one thing I was going to mention too, one of the benefits, so this is kind of considered like an infill project at this point because it was, you know, entitled so long ago. There's been so much development that's occurred around it that I think the benefit to the community is that it's going to be improving a lot more roadways and intersections that may have happened previously, right? So that is a huge benefit. And then one thing that I just would love to touch on, if you don't mind, is the impact fees that we kind of previously mentioned. So, Sonia showed that ACHD's impact fees are 2.2 million and then, you know, fire additionally will get one point about 2 million. Parks will get 1.7, police will get 180,000 or so. So the overall this project will be paying five you know five plus million dollars in impact fees and this is all based on the number of residences that would be proposed so that comes in with each final plat those impact fees are required for each building permit. So that goes directly to the agencies to help mitigate the impact that growth has on the community. So that's that'll be a huge impact you know and benefit to the city and all the different entities that manage service and facilities in the city.

Chairman Dana Hennis Right, no, I agree. That's one thing I saw in the packet that was presented to us and I wanted to make sure was kind of brought out was there's a lot of traffic mitigation and other things going on along with this project.

Stephanie Hopkins, KM Engineering I appreciate that, thank you.

Chairman Dana Hennis One quick question, back on the one slide where you were talking about open space, for the 45 acres that you were talking about, but that 45 acres includes the school sites and the fire site, even though those are not gonna be open space?

Stephanie Hopkins, KM Engineering Mr. Chair, they do include the park and the school lot, as well as the fire station lot.

Chairman Dana Hennis Okay.

Stephanie Hopkins, KM Engineering So, the school lot and park lot are about 11 acres in total. And I think you could say that the school or the park lot will be a city park. So that does benefit the community as a whole. I could look at what the calculations are. I think we would probably be close to that, at least that 10% required, if not a little bit more, even if you omitted the school and fire station lot, so...

Chairman Dana Hennis Okay, Yeah, you said they're about 11 acres, so that would be about 34 acres

Stephanie Hopkins, KM Engineering Be about 5 and a half acres for the park.

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

Commissioner Jim Main Yeah, I do have a question on the roadways. Looking at the developer-funded road improvements all along State Highway 69, it includes widening the road to three lanes in each direction. Is that, how does that play into this development?

Sonia Daleiden, Kittleson & Associates Great. Chair, Commissioner, thank you for the question. So ITD currently is in the final stages of developing a corridor concept plan for improvements on State Highway 69 essentially from the I-84 freeway all the way down to into Kuna and their current plan that they have and that they have got received public comment on calls for essentially 3 through travel lanes in each direction for the entire length of the 69 corridor plus upgraded intersections. So, signal upgrades, additional turn lanes, additional widening on the cross streets at each of those intersections. Some of those improvements are going to be funded by development. You may be aware that the Apex development and other developments are currently, they currently have approved star agreements where they're going ahead and funding portions of those improvements and they're designing them. They are anticipated to be constructed in a couple years. Because this is a fully residential development, this development doesn't have that ability to construct the improvements and then receive sales tax reimbursement for the portion that's above and beyond their proportional share. But they have agreed to pay that full amount of their proportional share to ITD through an agreement where they will upfront that cost, which is about \$465,000, to go towards additional, those improvements on State Highway 69, so ITD will be collecting that from this development assuming from other development and then looking for other ways that the state can fund the completion of those improvements beyond what they're currently getting so that's how this development would contribute to that future project.

Commissioner Jim Main Thank you. One other question, typically we see some kind of a trigger mecha... -- *I'm sorry* a trigger mechanism from ACHD that indicates once you get past a certain number of lots or residences, this developer, this improvement has to kick in and then, you know, another hundred lots and this has to kick in. Are we going to see that from ACHD in their report or is that something that we'll see from you later on?

Sonia Daleiden, Kittleson & Associates Yeah, Chair, Commissioner, I would expect that we would see that for the ACHD components of the ACHD roadway system. Obviously, 69 is an ITD facility. The -- I think the challenge with these ones is the majority of the ACHD improvements here are building the new collector system. So, for that one, there actually isn't a trigger. It's going to need to go in when the development starts so the development can be accessed. For some of the other improvements, for example, maybe the signal or roundabout at Columbia and Kay or Hubbard and Kay, there likely will be a trigger for that one because that intersection, once Kay Avenue is put in, likely will be able to operate for some time without a signal. So, there may be a trigger for that, but that's not to say that the development doesn't go ahead and put it in right of way just because they know it's a benefit to the overall development. So, I would expect you will see some triggers depending on how their report shakes out.

Commissioner Jim Main Thank you.

Chairman Dana Hennis Thank you. With that, I'll go ahead and open up the public testimony for this application at 6:47. First up on the list that I have right now is Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen, Kuna School District, 711 East Porter Street here in Kuna. So, we just wanted to make sure when this, as you were told, there's a long history behind this. The Kuna School District has a letter of support on this one, and when the agreement was made in December, they confirmed that the school site that was on there, the Kuna School District had the first right of refusal to that lot, and we just want to make sure that that agreement is maintained in the report, and as we go forward to that, there was talk of there being a plan, a

change to that plan, and we just want to make sure that, you know, that initial agreement stayed in place with the school district as we go forward. So now I'll stand for any questions.

Chairman Dana Hennis Any questions?

Commissioner Jim Main No.

Planning & Zoning Director Doug Hanson Chairman, for the record, Doug Hanson, Development Services Department, just to answer that question. In the development agreement, it explicitly states the owner will dedicate Lot 27, Block 14, as shown on the preliminary plans and exhibit B for public purposes, the primary intent of the parties is that this lot will be dedicated to the Kuna Joint School District #3 to be used as a public school site and then it goes into in the event they don't accept it. So yes, the school ultimately has the first refusal for utilizing that site.

Chairman Dana Hennis Okay. Thank you for the clarification.

Tim Jensen, Kuna School District I appreciate that clarification. Like I said, I'm up here just because there was conversation about there being proposals to change that to a different beneficiary and we just want to make sure that we stayed in that position. So...

Chairman Dana Hennis One question. So, I guess, ultimately one of the big factors that people will look at with this is the amount of residential component. And do you feel, the school district feel, that they can adequately house all those students in the facilities they've got?

Tim Jensen, Kuna School District No, and so to do the easy math of it, you know, to kind of figure out how many it is, right now the ratio is about 0.5 students per household that's put in. And so, which we've all noticed over the years that it actually used to be 1.2 students per household, but with different young families, retirees moving in, that ratio has changed. And so, the updated ratio to that is 0.5 per household. And so, when you look at the long-term projection of the whole project and the number of kids that would feed into the system, yeah no, it would, like Silver Trail Elementary right now would just be bursting at the seams. They're already at capacity and they're close to capacity. And so, with them and the high school already be in over capacity, yeah, now a project of this magnitude along with, and it's not just this. We recognize there's other projects going in leading to capacity issues. And so, yeah.

Chairman Dana Hennis So that school site will more or less be very helpful.

Tim Jensen, Kuna School District Yes, absolutely.

Commissioner Bobby Rosadillo So, if this project goes through like this with the school site on that, how long would you anticipate that it would take to get a school put onto that?

Tim Jensen, Kuna School District That's hard to say. As you all know, we're in a different boat than charter schools. We have to pass bonds and this, you know, we're one of the things we're trying to work with developers on is helping us on the legislative side of things and getting, you know, bonds to a simple majority passage instead of the super-majority that is currently out there because it's not just a Kuna thing across the state of Idaho. It's a challenge for school districts to pass bonds. And you know, if we were at that simple majority state, like our last bond would have passed and we'd be further down the road capacity-wise. I know in the building I'm principal in, that last bond would have put six or eight new classrooms, a competition gym, KMS would have expanded, you know, Swan Falls would have... and an elementary would have been put in. So, there's just a lot of those things so I apologize for not being able to give you an exact answer just you know we're relying on the passage of those bonds.

Commissioner Bobby Rosadillo No and that's kind of that's kind of my point is you know these plots of land or plats of land are nice and all, but you still need the funding to do it.

Tim Jensen, Kuna School District Absolutely

Commissioner Bobby Rosadillo So that's something that you know just for the public to understand as well.

Tim Jensen, Kuna School District Absolutely

Chairman Dana Hennis thank you.

Tim Jensen, Kuna School District All right, thank you.

Chairman Dana Hennis Next on the list, I have marked as 'not to testify'; That was Elizabeth, still want to not testify? Thank you. Next up on the list is Melissa Dean.

Melissa Dean Melissa Dean, 2574 North Hose Gulch, Kuna, Idaho. I wanted to testify today and just tell you guys the lack of roadway improvements and not knowing the timeline is kind of a struggle. We'll all be struggling with it 'cause Columbia is a major roadway. Hubbard is a major roadway. And having a roundabout or a signal at Kay is not really, it's only a block from Meridian Road. So that doesn't make sense either. Having a stoplight at Kay and another stoplight at Meridian Road, it's gonna make traffic backed up three times as worse as now. 'Cause I already see the traffic every morning and traveling to work and such, and Columbia as well. Columbia is a nightmare, traveling to and from, going from work, home, and everything like that. But yeah, the lack of timeline, when those were to be improved upon. I know that they've always done like, oh, and phase five, we'll improve on those, and that never happens, or it does happen on phase five or six, but this one, it was the perfect study, needs to be more concrete, so I'd ask you guys to look into that more often. And then also, I agree with Mr. Jensen that the schools will ultimately be impacted. They're at capacity. And if we can't get more funding for the schools, then we can't build that school. So that land will just sit there empty and the kids will be suffering. So, thank you.

Chairman Dana Hennis Yeah, thank you. And that's kind of what we're hoping to get a little more from the ACHD report and the ITD information as well as maybe some more concrete details. Is there anybody else in the audience that did not get a chance to sign up that would like to testify tonight on this application? If you would, come on up and sign in. Anybody else? Okay.

Seamus Hodges Seamus Hodges, 8105 South Chugiak Place. And just with the lady just stood up here. My wife's a -- she's taught in the Kuna School District for 16 years now or whatnot. And I mean, it's an absolute struggle for her to want to keep her job to stay. She loves the kids, loves the people but they've had a lot of you know turnover because of the overcrowded the classrooms and it's just a and she does teach at Silver Trail and it is a -- it's a hard -- it's very stressful for them as teachers and you know just bringing that from them you know and I know this is not just this you know this one developments issue but it's just across the board that way with the development is going on there that's that I bring for her and myself here, present that. And of course, with the traffic, my concern was to kind of, our property is right on Columbia Road there too. So it's impacted by that. And to see right now, the traffic is pretty darn busy with all that's going on and that way as well. So that's, I'll leave that with you. Thank you.

Chairman Dana Hennis Thank you. With that, I don't see anybody else on the list. And one final time, anybody else would like to say anything or testify tonight? Thank you, and seeing none.

Vice Chairman Bryan Clark So I guess the question is, do we do the continuation as part of the public hearing to continue the public hearing?

Planning & Zoning Director Doug Hanson Yep, for the record, Doug Hanson. Planning and Zoning Director, I think staff would prefer that we just continue the public hearing to a date certain of, a date decided upon by the commission so that more testimony can be accepted based upon the newly submitted evidence from ITD, ACHD, and Public Works. People have the opportunity to comment, and then at the conclusion of that, we can close the public hearing and proceed to your deliberation. And the applicant would also have the opportunity to rebut.

Vice Chairman Bryan Clark Perfect. Do we have an idea of when we expect those reports from ACHD?

Senior Planner Troy Behunin Currently, when I spoke with ACHD and ITD, they both seemed confident that by the end of October, they would be completed.

Vice Chairman Bryan Clark Okay, so next commission hearing after, I mean, for a buffer there, what are we talking? Are we talking the 11th? Because the 28th, I believe, is the next hearing.

Chairman Dana Hennis For October, yeah. Yeah, it would have to be on...

Vice Chairman Bryan Clark November 11th.

Planning & Zoning Director Doug Hanson Chairman, it would be November 12th because of Veteran's Day. So that meeting would be held on Wednesday, November 12th.

Vice Chairman Bryan Clark Don't you love Wednesdays?

Chairman Dana Hennis Is that what you were going to ask?

Commissioner Bobby Rosadillo No, I was just going to ask if we were going to allow the applicant to respond to the people that testified tonight at all, or we just wait until...

Chairman Dana Hennis Think it would probably wait until the end of full rebuttal.

Senior Planner Troy Behunin Pardon me, Commission, the applicant's actually requesting that if it goes into November, that it be the second, if possible, the second commission meeting.

Vice Chairman Bryan Clark So that's on November 25th.

Senior Planner Troy Behunin Just recognizing that that is the week of Thanksgiving. It is a regularly scheduled meeting.

Commissioner Bobby Rosadillo I mean, if we're going to be continuing this to ensure that the public can attend and comment on stuff, I mean, make sure that we have as much ability for people to be here as possible.

Chairman Dana Hennis I know, but which one would that make?

Vice Chairman Bryan Clark So, I mean, is there an opportunity for October 28th?

Chairman Dana Hennis I don't think that's...

Vice Chairman Bryan Clark Is that doable for ACHD?

Senior Planner Troy Behunin For the record, Troy Behunin. They -- When I spoke with Mindy at ACHD and Kendra, they seemed confident that they would have it ready for the 28th of this month.

Chairman Dana Hennis Okay, but is the applicant, would they be able to turn around the information gathered in the report in that time frame? Would that be a preference over the 12th?

[Inaudible From Audience]

Senior Planner Troy Behunin You 'gotta come up.

Tim Eck *Sorry for that.* Tim Eck, I'm the applicant, 6357 Buena Vista Lane, Star, Idaho. Yeah, the information that come in the reports, the staff reports, the ITD reports, probably going to be exactly what we expect anyway. They've already given us all their preliminary information. And generally, once we get those reports, like I said, we get to read them, choke them, and then just accept them. Don't have a lot of... They don't take pushback.

Chairman Dana Hennis So, would the 28th work better than the 12th then for you?

Tim Eck Of October?

Chairman Dana Hennis Yes.

Tim Eck See, unfortunately, I hadn't planned on being here after this hearing because we didn't know where we were going to get postponed because of ITD and ACHD until last week.

Chairman Dana Hennis Or you can just let Stephanie handle all of it and Sonia.

Tim Eck Yeah. I have two trips that have got me out on the 28th and the 11th. So that's why I was proposing the 25th.

Vice Chairman Bryan Clark Yeah, we're just hesitant about the 25th being Thanksgiving week. A lot of people are out of town. Wouldn't give the public opportunity to testify is the concern. Plus, I don't know which commissioners will be on site.

Commissioner Bobby Rosadillo I'll be here.

Chairman Dana Hennis Yeah, I'll be here. I don't go anywhere.

Commissioner Jim Main I'll be here.

Commissioner Bobby Rosadillo I'll be here too, but again, it's the public. We're continuing the public hearing portion of this.

Chairman Dana Hennis Well, I know the applicant doesn't want to hear this, but if it turns out that we get in a public comment that they can't make that meeting, we can continue it to the next, if we feel. But I'm not sure which one works.

Vice Chairman Bryan Clark I love scheduling big things like this, it's herding cats.

Tim Eck Which would push us to the 9th of December and I'm gone then, and then the 23rd of December, which wouldn't be any better.

Vice Chairman Bryan Clark No.

Commissioner Bobby Rosadillo It sounds like the 28th or the 12th is our best bet. You know, I understand, Tim, that you're out of town and all, but would your representatives be able to?

Tim Eck I'll shoot for the 28th of October.

Chairman Dana Hennis Okay. Perfect. Thank you. That works.

Chairman Bryan Clark So, with that. All right. Yeah, Mr. Chairman, I move that we continue the public hearing to a date certain of October 28th, 2025 for case numbers. Where are we? Sorry. I started over. I move that we continue case numbers 25-01-PUD, 25-04-S, 25-03-ZC, and 25-06-DR to a date certain of October 28th, 2025.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. Thank you.

Vice Chairman Bryan Clark Okay.

(Timestamp 01:03:03)

Motion To: Continue Case #25-01-PUD, #25-04-S, 25-03-ZC, and 25-06-DR To A Date Certain Of October 28th, 2025

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: None

4-0-0

4. **BUSINESS ITEMS:**

5. **UPDATES & REPORTS:**

6. **ADJOURNMENT:**

(Timestamp 01:04:12)

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

Commissioner Bobby Rosadillo Second.

Chairman Dana Hennis Thank you. All in favor? Any opposed? Thank you. Thank you all for coming.

(Timestamp 01:04:12)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

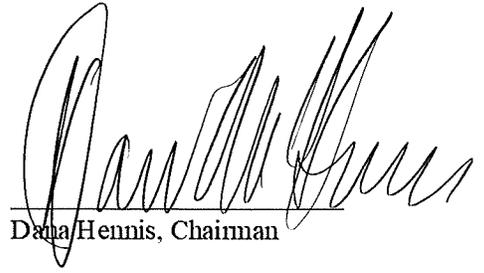
Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: None

4-0-0



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.