



## PLANNING & ZONING COMMISSION AGENDA

**Tuesday, June 9, 2020  
6:00 PM**

*Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15.***

*Social Distancing will be required.*

***The first 15 persons** who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming*

### **Live Streaming Instructions:**

Members of the public may watch the June 9, 2020 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

**Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.**

### **APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:**

**Written - In Advance** to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna  
Attention: Planning and Zoning Department  
PO Box 13  
Kuna ID 83634

### **Written – Up to noon the day of the Public Hearing**

1. Submit any below stated option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the [Public Testimony Form](#)  
*Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form*
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna

Attention: Planning and Zoning Department  
PO Box 13  
Kuna ID 83634

**Oral** – Via electronic call is allowed based on Governor Little’s Open Meeting Law suspension proclamation of March 13, 2020 until testimony in person is allowed.

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)  
    ✓ Your name *Instructions continued on Page 2*  
    ✓ Address  
    ✓ Phone Number you will be calling from to give testimony  
    ✓ Email Address  
    ✓ Date of Public Hearing  
    ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically.  
(Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

**1. CALL TO ORDER AND ROLL CALL**

**COMMISSIONERS:**

Chairman Lee Young

Commissioner Stephen Damron

Vice Chairman Dana Hennis

Commissioner John Laraway

Commissioner Cathy Gealy

**2. CONSENT AGENDA:** *All Listed Consent Agenda Items are Action Items*

**A. Planning and Zoning Commission Meeting Minutes**

1. May 26, 2020

**3. PUBLIC HEARING:**

**A. Case No. 20-01-CPF (Combined Preliminary & Final Plat) – Ensign No. 1 Combo Replat - ACTION ITEM**

Ensign No. 1 Combo Replat: Applicant requests approval for a Combined Preliminary & Final Plat for Lot 1, Block 1 of Ensign Subdivision No. 1. Applicant’s desires to divide this lot into two pieces, thus providing another buildable lot, in this Commercial Subdivision within Kuna City.

**B. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin’s Cove Subdivision – ACTION ITEM**

Applicant, Gary McAllister, requests to subdivide approximately 6.00 acres in Kuna City Limits with Medium Density Residential Zoning into 22 total lots and has reserved the name *Corbin’s Cove Subdivision*. A Design Review application for the common area landscaping is included with this application. The site is near the Southwest Corner of Avalon St. and

School Ave., Kuna, Idaho; in Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

**C. Case No. 20-02-SUP (Special Use Permit) Brauneisen In Home Daycare – ACTION ITEM**

Karla Brauneisen, seeks Special Use Permit approval in order to operate an In-Home Childcare Facility in an existing residence. The site is located at 727 North Katie Way, Kuna, ID 83634.

**D. Case No. 20-01-OA (Ordinance Amendment) – ACTION ITEM**

- MAKING CERTAIN FINDINGS; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND
- REPEALING CHAPTER 10 OF TITLE 5; AND
- AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

**E. Northern Boundary Area of City Impact Expansion – ACTION ITEM**

The City of Kuna requests consideration from the Planning and Zoning Commission for the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and to forward a recommendation to City Council. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.

**4. BUSINESS ITEMS:**

**A. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign – ACTION ITEM**

Conger Group, request sign and design review approval for an approximately 32 square foot monument sign. The subject site is located at W. Walker Lane, Kuna, ID 83634 (APN# R3785270042).

**5. ADJOURNMENT:**