



PLANNING & ZONING COMMISSION AGENDA

**Tuesday, June 23, 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 23, 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
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
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
 ✓ 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. June 9, 2020

B. Findings of Fact and Conclusions of Law

1. Case No 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin’s Cove Subdivision
2. Case No. 20-02-SUP (Special Use Permit) Brauneisen In Home Daycare
3. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign
4. Case No. 20-01-OA (Ordinance Amendment) Sign Ordinance

3. BUSINESS ITEMS:

A. Case No. 20-09-DR (Design Review) Francis Dental Office – **ACTION ITEM**

Jessica Petty requests design review approval for an approximately 2,940 square foot dental office located on N. School Avenue, future Lot 2 Block 1 of Redhawk Square, Kuna, Idaho 83634.

4. PUBLIC HEARING:

A. Case No. 19-13-AN (Annexation) Black Rock Marketplace – ACTION ITEM

Thomas J. Angstman, the applicant, requests annexation into the City of Kuna for approximately 40.80 acres, in order to develop the same lands utilizing 2 separate zones; the R-20 (High Density Residential) & C-2 (Area Commercial) zones. The R-20 (HDR) is proposed to be approx. 13.22 acres in size, and the C-2 (Commercial) is proposed to be approx. 27.45 acres. The applicant will propose multi-family housing units within the R-20 zone in the future, and Commercial uses will be proposed within the C-2 zone, in the future. The site is located at the hard NWC of Meridian and Deer Flat Roads in Kuna, ID 83634, Section 13, Township 2 North, Range 1 West; (APN: S1313449900).

Staff requests that this item be tabled to a date certain due to a posting error by the applicant.

B. Case No. 19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review) – Monarch Landing Sub - ACTION ITEM

Mason & Associates, Inc. (applicant) requests Rezone, Preliminary Plat, Special Use Permit (SUP) and Design Review approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approx. 17.34 total acres from Agriculture (AG) to a C-3 Commercial (Service Commercial) zone. Applicant also requests preliminary plat approval in order to re-subdivide Lot 1, Block 1 of Tukila Meadow Sub into 15 total lots, and requests a SUP to place an approx. five (5) acre self-storage facility on the same site. The subject site is at SWC Linder and Hubbard Roads, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West (APN R8555340170).

C. Case No. 20-01-SUP (Special Use Permit) 3040 W. Pear Apple In Home Daycare – ACTION ITEM

Aimerine Uwineza, seeks Special Use Permit approval in order to operate an In-Home Childcare Facility in an existing residence. The site is located at 3040 W. Pear Apple Street, Kuna, ID 83634.

D. 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.

5. ADJOURNMENT: