



PLANNING & ZONING COMMISSION AGENDA

**Tuesday, July 14, 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 the Planning & Zoning Commissioner's 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 AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

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

1. Submit any 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: City Clerk
PO Box 13
Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any 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](#)
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk
PO Box 13
Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
✓ Your name

- ✓ 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.

Oral – In Person Testimony during the Public Hearing.

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 the Planning & Zoning Commissioners, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, <https://www.facebook.com/CityofKunaIdaho/>. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Chairman. A three (3) minute time limit will be placed on all testimonies.

Information provided at the public hearing will be available, upon request, five (5) days prior to the hearing. The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the hearing in a format that is usable to persons with disabilities.

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young

Vice Chairman Dana Hennis

Commissioner Cathy Gealy

Commissioner Stephen Damron

Commissioner John Laraway

2. CONSENT AGENDA:

All Listed Consent Agenda Items are Action Items

A. Planning and Zoning Commission Meeting Minutes

1. June 23, 2020

B. Findings of Fact & Conclusions of Law

1. Case No. 19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review) Monarch Landing Subdivision
2. Case No. 20-01-SUP (Special Use Permit) 3040 W. Pear Apple Street In-Home Daycare
3. Case No. 20-09-DR (Design Review) Francis Dental Office

3. PUBLIC HEARING:

A. Case No. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) Patagonia East, Ridge & Lakes Subdivisions - **ACTION ITEM**

Westpark Companies, requests annexation of approximately 163.60 acres into Kuna and to apply the following zones; R-4, R-6 and R-8. Applicant also requests preliminary plat approval in order to subdivide the approx. 163.60 acres into 574 total lots including a school site. The

proposed gross density is 3.28 DUA, and the proposed net density is approximately 4.26 DUA with 12.4% (20.29 ac.) of common space. The project site is in Sections 7, 8, & 17 all T2N, R1E, on the northwest, northeast and southeast corner of Locust Grove and Hubbard Roads, Kuna, Id. 83634.

Kuna Planning and Zoning staff requests this item be tabled to a date certain due to non-receipt of final agency comments.

B. Case No. 20-01-CPF (Combined Preliminary & Final Plat) Ensign Subdivision No. 2 – ACTION ITEM

Emmett Partners, LLC requests Preliminary Plat & Final Plat Combination Plat (Short Plat) request to Re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to subdivide Lot 1, Block 1 of Ensign Subdivision No. 1, into two pieces in this *Commercial* Subdivision within Kuna, City, ID 83634, Section 24, Township 2 North, Range 1 West; (APN: R2404320010).

C. Case No. 20-01-S (Preliminary Plat) Fossil Creek Subdivision – ACTION ITEM

The applicant, Gem State Planning, LLC requests preliminary plat approval to subdivide approx. 66.75 acres into 283 total lots. The proposed gross density is 4.07 DUA (Dwelling Units/Ac.) with 12.6% usable open space for a total 8.4 acres (ac.) of open space. This is a revision to a previously approved pre plat site plan. The site is near the Southwest Corner (SWC) of Deer Flat and Ten Mile Road. Kuna, ID 83634; within Section 22 T2N, R1W, B.M., APN No's: S1322212401, S1322120900, S1322121200 and S1322121300.

4. BUSINESS ITEMS:

5. ADJOURNMENT: