



## PLANNING & ZONING COMMISSION AGENDA

**Tuesday, July 28, 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](mailto: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](mailto: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](mailto: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 Mayor, City Council, 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 Mayor. 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

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. July 14, 2020

#### B. Findings of Fact & Conclusions of Law

1. 20-01-CPF Ensign Subdivision No. 1 (Combination Preliminary & Final Plat)

### 3. PUBLIC HEARING:

- A. Case No. 20-01-AN (Annexation), 20-03-S (Preliminary Plat) & 20-07-DR (Design Review) Ledgestone South Subdivision - **ACTION ITEM**

Trilogy Development, Inc and Gem State Planning request to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200).

**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. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-332-DR (Design Review) Patagonia East, Ridge, & Lakes Subdivision – 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.**

**C. Case No. 19-11-AN (Annexation), 19-29-DR (Design Review) & 19-08-S (Preliminary Plat) Ashton Estates East – ACTION ITEM**

Kuna East, LLC and KM Engineering requests to annex one 38.47-acre parcel into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 38.47 acres into 200 total lots (175 buildable lots, 25 common lots). The subject site is located at 2320 East Meadow View Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419241000).

**4. BUSINESS ITEMS:**

**A. 20-02-DR (Design Review) Fossil Creek Subdivision – ACTION ITEM**

Applicant requests Design Review approval for parcels located one quarter mile west of the Deer Flat and Ten Mile intersection, APN's: S1322212401, S1322120900, S1322121200 and S1322121300.

**B. Findings of Fact & Conclusions of Law**

**I. 20-01-S (Preliminary Plat) & 20-02-DR (Design Review) Fossil Creek Subdivision**

**5. ADJOURNMENT:**