



## PLANNING & ZONING COMMISSION AGENDA

**Tuesday, October 27, 2020  
6:00 PM**

*Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks will be required.*

*Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear 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 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at **6:00 PM** on the City of Kuna Idaho Facebook page:  
<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.**

### 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 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.
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 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)
  - ✓ 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 and masks will be required. The first 15 persons who appear 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

Vice Chairman Dana Hennis

Commissioner Cathy Gealy

Commissioner Stephen Damron

Vacant

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

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

1. October 13, 2020

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

1. Case Nos. 20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review) Rising Sun Commons
2. Case No. 20-07-S (Preliminary Plat) Memory Ranch 6 – 9
3. Case No. 204-ZC (Rezone) Durrant Rezone

**3. PUBLIC HEARING:**

**A. Case Nos. 20-02-ZC (Rezone), 20-05-S (Preliminary Plat) and 20-12-DR (Design Review) Rockaway Cove – ACTION ITEM**

Applicant requests to rezone two parcels consisting of approximately 9.71-ac in Kuna City, from Agriculture (Ag.) TO the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots). The applicant proposes a gross density at 3.21 DUA and Net Density at 4.30 DUA with 28,750 SF of open space or 7.6% of the gross area. The subject site is located near the NWC of Swan Falls Road and King Road within Section 26, Township 2 North, Range 1 West BM; (APNs: R8247270176 & R82477270180.).

**B. Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat) and 20-14-DR (Design Review) LedgeStone Plaza – ACTION ITEM**

Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to

rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

**C. Case No. 20-03-AN (Annexation) C & G Farms – ACTION ITEM**

Case No. 20-03-AN (Annexation): C&G Farms, Inc requests approval to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts. The subject site is located at the southeast and southwest corners of Kuna Mora and Cole Roads Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

**4. BUSINESS ITEMS:**

**A. Urban Renewal District**

A Resolution of the Planning and Zoning Commission for the City of Kuna, Idaho, validating conformity of the Urban Renewal Plan for the Kuna West Urban Renewal Project with the City of Kuna's Comprehensive Plan.

**5. ADJOURNMENT:**