

## OFFICIALS

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Stephen Damron, Commissioner  
Cathy Gealy, Commissioner  
Tyson Garten, Commissioner



CITY OF KUNA  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**AGENDA**  
**Tuesday January 12, 2021**

**6:00 PM REGULAR P&Z COMMISSION**

*Due to the rise in COVID-19 cases and the Governor's Order dated November 14, 2020:  
Council Chambers is closed to the public. Public Attendance Option is Live Streaming.*

*Live Streaming Instructions: Members of the public may watch the January 12, 2021 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/>*

*For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.*

*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:*

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

#### **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 Application > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to [publichearingtestimony@kunid.gov](mailto:publichearingtestimony@kunid.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.

**1. CALL TO ORDER & ROLL CALL:**

**2. CONSENT AGENDA:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

*All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.*

- A. Regular Planning and Zoning Commission Meeting Minutes Dated October 13, 2020
- B. Regular Planning and Zoning Commission Meeting Minutes Dated November 10, 2020
- C. Regular Planning and Zoning Commission Meeting Minutes Dated December 8, 2020
- D. Findings of Fact and Conclusions of Law
  - I. Case Nos. 20-05-S (Preliminary Plat) & 20-02-ZC (Rezone) for Rockaway Cove Subdivision

**3. PUBLIC HEARINGS:**

*Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.*

- A. Public Hearing tabled from December 8, 2020 and Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planner II  
**ACTION ITEM**

Steve Arnold with A Team Land Development and Real Estate requests Planned Unit Development approval for an approximately 5.83-acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. The applicant requests Preliminary Plat approval in order to subdivide the approximate 5.83-acres into 88 total lots (71 single family, 12 common, and 5 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430040).

*Staff requests this item be tabled to a date uncertain. Project to be re-reviewed.*

- B. Public Hearing and consideration to recommend approval for Case Nos. 20-04-AN (Annexation), 20-05-ZC (Rezone), 20-09-S (Preliminary Plat) and consideration to approve Case No. 20-19-DR (Design Review) for Linrock Subdivision – Doug Hanson, Planner II **ACTION ITEM**

Trilogy Development requests to Annex an approximately 0.75-acre parcel into Kuna City Limits and Rezone an approximately 39.64-acre parcel already within Kuna City Limits. The two parcels will make up a Mixed-Use development with C-1 (Neighborhood Commercial), R-6

(Medium Density Residential) and R-12 (High Density Residential) zones. The total 40.4 acres will be subdivided into 208 total lots (148 single family residential, 26 multifamily, 30 common and 4 commercial). The subject site is located at 5700 S Linder Road, Kuna, ID 83634, within Section 36, Township 3 North, Range 1 West; (APNs: S1236335800, S1236315400).

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

*Consideration to either:*

Option 1: *Approve or Deny Case Nos. 20-04-AN (Annexation), 20-05-ZC (Rezone) & 20-09-S (Preliminary Plat) and Close the Public Hearing.*

Option 2: *Continue the Public Hearing to a time and date certain.*

**4. BUSINESS ITEMS:**

**5. ADJOURNMENT:**