

**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**  
**MINUTES**

**Tuesday December 8, 2020**  
**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 Chamber was closed to the public. Public Attendance Option was Live Streaming on the City of Kuna Facebook page: <https://www.Facebook.com/CityofKunaIdaho/>*

*Public testimony was received on the cases listed under Public Hearings within this Agenda.*

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

**COMMISSIONERS:**

- Chairman Lee Young – In Person
- Vice Chairman Dana Hennis – In Person
- Commissioner Stephen Damron – In Person
- Commissioner Cathy Gealy – Via Zoom
- Commissioner Tyson Garten – In Person

**PLANNING & ZONING/CITY STAFF PRESENT:**

- Jace Hellman, Interim Planning & Zoning Director – Via Zoom
- Bill Gigray, City Attorney – Via Zoom
- Lisa Holland, Economic Development Director – Via Zoom
- Doug Hanson, Planner I – Via Zoom
- Ariana Welker, Deputy City Clerk – In Person

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

**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 (208) 922-5274.*

**Consideration to Amend the Agenda**

*(Commission must move to amend the agenda per IC 74-204(4)(b))*

- Add Planner and applicant name to item 3A;
- Add ACTION ITEM to item 3A;
- Add Potential Motions to item 3A;
- Correct Agenda Date in Footer.

*(Timestamp 00:03:29)*

Commissioner Dana Hennis moved to approve the amended agenda with the items marked in red. Seconded by Commissioner Stephen Damron.

City Attorney Bill Gigray explained the procedure of accepting the amended agenda and requested confirmation from Planning and Zoning staff of the date of the amended agenda posting.

Interim Planning and Zoning Director Jace Hellman provided the date of Monday, December 7, 2020.

The Commission re-motined to accept the amended agenda.

**Motion to:** Accept the amended agenda as posted on Monday, December 7, 2020

**Motion By:** Commissioner Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting Aye:** Commissioners Young, Hennis, Damron, Gealy and Garten

**Voting No:** None

**Absent:** None

**Motion Carried:** 5-0

**A. 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) Merlin Cottages – Doug Hanson, Planner I and Steve Arnold, Applicant **ACTION ITEM****

*(Timestamp 00:05:42)*

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).

Planner I Doug Hanson explained the applicant requested to have the public hearing tabled in order to make a correction to the application.

Commissioner Gealy asked if staff had a date certain in mind.

Mr. Hanson responded January 12, 2021.

**Motion to:** Table the public hearing for 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) Merlin Cottages to January 12, 2021

**Motioned By:** Commissioner Gealy

**Seconded By:** Commissioner Hennis

**Further Discussion:** None

**Voting Aye:** Commissioners Young, Hennis, Damron, Gealy and Garten

**Voting No:** None

**Absent:** None

**Motion Carried:** 5-0

*(Timestamp 00:07:36)*

Interim Planning and Zoning Director Jace Hellman reminded the Commission there would be a Sewer Workshop at the Treatment Plant. He would email the Commissioners the details. He also explained for the time being, meetings would be held virtually and one commissioner would need to be present.

City Attorney Bill Gigray suggested that Mr. Hellman may wish to be present at the Workshop as well as a Commissioner.

Mr. Hellman agreed that himself and a Commissioner would be present and the Commissioners could decide amongst themselves which one of them would be in attendance. Mr. Hellman explained that legal counsel, Mr. Gigray or one of his partners, would be attending future meetings.

Mr. Gigray added the legal counsel who would be attending would remain as consistent as possible. Mr. Gigray indicated the alternative to himself would be Marc Bybee.

The Commission thanked Mr. Gigray.

**4. BUSINESS ITEMS:**

**5. ADJOURNMENT: 6:10 P.M.**

**Motion to:** Adjourn the meeting

**Motioned By:** Commissioner Gealy

**Seconded By:** Commissioner Hennis

**Further Discussion:** None

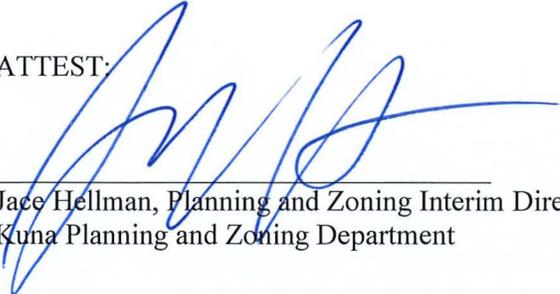
**Voting Aye:** Commissioners Young, Hennis, Damron, Gealy and Garten

**Voting No:** None

**Absent:** None

**Motion Carried:** 5-0

ATTEST:

  
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Jace Hellman, Planning and Zoning Interim Director  
Kuna Planning and Zoning Department

  
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Lee Young, Chairman  
Kuna Planning and Zoning Commission  
Dana Hennis, Vice Chair