

**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 26, 2021**

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

*Per Order issued by Central District Health dated July 14, 2020:  
Social distancing and face masks are required.*

*Due to social distancing protocol,  
Council Chambers audience occupancy is 15.*

*The first 15 persons who appear, in addition to 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 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 – In Person Testimony during the Public Hearing**

All persons wishing to testify must state their name and residential address. No person shall speak until recognized by the Chairman. A three (3) limit time limit will be placed on all testimonies.

*If you have questions regarding public testimony, please contact the Planning and Zoning Department at (208) 922-5274.*

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

**2. ELECT COMMISSION CHAIRMAN AND VICE-CHAIR**

- A. Nominations
  - 1. Lee Young – Chairman
  - 2. Dana Hennis – Vice-Chairman

**3. 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 January 12, 2021

B. Findings of Fact and Conclusions of Law

- 1. Case Nos. 20-09-S (Preliminary Plat), 20-04-AN (Annexation), and 20-05-ZC (Rezone) for Linrock Subdivision – Doug Hanson, Planner II **ACTION ITEM**

**4. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)**

*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 and consideration to recommend approval for Case Nos. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone) Paloma Ridge Subdivision and consideration to approve 20-26-DR (Design Review) – Doug Hanson, Planner II and Sabrina Durtschi, Toll Southwest LLC (Applicant) **ACTION ITEM**

Sabrina Durtschi, on behalf of Toll Southwest, LLC, requests a Rezone for approximately 113.25 acres from A (Agriculture) to C-1 (Neighborhood Commercial); R-4 (Medium Density Residential); R-6 (Medium Density Residential); and R-8 (Medium/High Density Residential) zoning districts. The Applicant also requests Preliminary Plat approval in order to subdivide the approximate 113.25 acres into 388 total lots (341 Residential Lots, 42 Common Lots, and five (5) Commercial Lots). The subject site is located at 8430 S Linder Road, Kuna, ID 83634, within Section 12, Township 2 North, Range 1 West; (APN: S1312223000).

*Staff requests this item be tabled to a date certain due to critical agency comments not being received.*

*Potential Motion:*

*Option 1: Continue the Public Hearing to a time and date certain.*

- B.** Public Hearing and consideration to recommend approval for Case Nos. 20-11-S (Preliminary Plat) and 20-08-ZC (Rezone) and consideration to approve Case No. 20-27-DR (Design Review) for Paloma West Subdivision – Doug Hanson, Planner II and Sabrina Durtschi, Toll Southwest LLC (Applicant) ACTION ITEM

Sabrina Durtschi on behalf of Toll Southwest, LLC request a rezone for approximately 22.1 acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests preliminary plat approval in order to subdivide the approximate 22.1 acres into 91 total lots (78 residential lots, 12 common lots and 1 shared driveway). The subject site is located near the SWC of Linder and Columbia Roads, Kuna, ID 83634, within Section 11, Township 2 North, Range 1 West; (APN: S1311141960).

*Staff requests this item be tabled to a date certain due to a noticing error in the Kuna Melba News*

Potential Motion:

Option 1: Continue the Public Hearing to a time and date certain.

**4. BUSINESS ITEMS:**

**5. ADJOURNMENT:**