

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 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday February 9, 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 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 February 9, 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
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. 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 26, 2021

3. 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 (920) 922-5274.

A. Public Hearing tabled from January 26, 2021 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).

Open Public Hearing

Receive Evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: Recommend Approval or Denial of Case Nos. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone); Approve or Deny Case No. 20-26-DR and close the Public Hearing.

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

B. Public Hearing tabled from January 26, 2021 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).

Open Public Hearing

Receive Evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Recommend Approval or Denial of Case Nos. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone); Approve or Deny Case No. 20-26-DR and close the Public Hearing.*

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

4. BUSINESS ITEMS:

- A. Consideration to approve Case No. 21-01-DR (Design Review) Winfield Springs No. 5 Design Review Modification – Jessica Reid, Planning & Zoning Staff **ACTION ITEM**

Lyle Dennison-Swisse of Toll ID, LLC requests approval for a Design Review Modification to install tiered gabion walls along the E Ardell Road frontage of Winfield Springs No. 5, as to mitigate aggressive sloping not adequately addressed in the previously approved Design Review. This same request was made in Case No. 16-13-DR (Design Review) for gabion wall installation along the E Deer Flat Road frontage. Per the documents provided, the tiered gabion walls along the E Ardell Road frontage will be constructed, designed and landscaped in the same fashion.

Potential Motions:

Option 1: *Approve or Deny Case No. 21-01-DR*

5. STAFF ANNOUNCEMENT AND REPORTS:

- A. Helen Zamzow Park Update – Bobby Withrow, Parks & Recreation Director

6. ADJOURNMENT: