

**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 February 23, 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 23, 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. 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 February 9, 2021

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

- I.** Case Nos. 20-10-S (Preliminary Plat) & 20-07-ZC (Rezone) for Paloma Ridge Subdivision – Doug Hanson, Planner II **ACTION ITEM**
- 2.** Case Nos. 20-11-S (Preliminary Plat) & 20-08-ZC (Rezone) for Paloma Ridge West Subdivision – Doug Hanson, Planner II **ACTION ITEM**

**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 9208) 922-5274.*

**A.** Public Hearing and consideration to approve Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare – Jessica Reid, Planning & Zoning Staff and Stephanie Gerla (Applicant) **ACTION ITEM**

Stephanie Gerla seeks Special Use Permit approval in order to operate a Commercial Group Childcare Facility of up to twelve (12) children, at 346 W 4<sup>th</sup> Street, between the hours of 6:00 AM – 6:00 PM, Monday – Friday.

*Open Public Hearing*

*Receive Evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Potential Motions:*

*Consideration to either:*

*Option 1: Approve or Deny of Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare*

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

**B.** Public Hearing and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) **ACTION ITEM**

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4

(Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

*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 No. 20-12-S (Preliminary Plat); Approve or Deny Case No. 20-20-DR (Design Review) and close the Public Hearing.*

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

- C. Public Hearing and consideration to recommend approval of Case No. 20-13-S (Preliminary Plat) and consideration to approve 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) **ACTION ITEM**

Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

*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 No. 20-13-S (Preliminary Plat); Approve or Deny Case No. 20-21-DR (Design Review) 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. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning & Zoning Staff **ACTION ITEM**

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

*Potential Motions:*

*Option 1:* *Approve or Deny Case No. 21-02-DR*

#### **5. ADJOURNMENT:**