

**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 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 appeared, in addition to staff, were allowed in Council Chambers. All other persons were provided access to the meeting via 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 the Agenda.*

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

*(Timestamp 00:06:18)*

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

- Bill Gigray, City Attorney – In Person
- Jace Hellman, Planning & Zoning Director – In Person
- Doug Hanson, Planner II – In Person
- Jessica Reid, Planning & Zoning Staff – In Person

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

*(Timestamp 00:06:47)*

*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

1. 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**

**Motion To:** Approve the Consent Agenda

**Motion By:** Commission Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0

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.

(Timestamp 00:07:05)

- 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.

(Timestamp 00:07:42)

Planning & Zoning Staff, Jessica Reid presented an overview of the project.

(Timestamp 00:09:00)

Commissioner Gealy asked a clarifying question in regards to the outdoor play area; Ms. Reid answered.

(Timestamp 00:10:52)

City Attorney Bill Gigray recommended the Commission confirm the subject site zoning with staff and the use was in fact permitted.

(Timestamp 00:11:34)

Ms. Reid read aloud Section A, No. 1 of the staff report and confirmed the zoning district allowed for the requested use with an approved Special Use Permit.

(Timestamp 00:12:08)

Applicant Stephanie Gerla, 346 W 4<sup>th</sup> Street, Kuna, presented her request and the supporting reasons.

*(Timestamp 00:14:00)*

Chairman Young asked Ms. Gerla if she was in receipt of the staff report and was able to review the Conditions of Approval. Ms. Gerla confirmed she was.

*(Timestamp 00:14:26)*

Chairman Young opened the public hearing, there were no persons present or signed up to testify.

Support: None

Against: None

Neutral: None

Chairman Young closed the public hearing and began the Commissions discussion.

*(Timestamp 00:15:10)*

The Commission discussed the project and proceeded to make a motion.

**Motion To:** Approve Case No. 20-04-SUP (Special Use Permit) for Gerla Commercial Group Daycare with the conditions as outlined in the staff report.

**Motion By:** Commissioner Hennis

**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0

*(Timestamp 00:16:32)*

- 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).

*(Timestamp 00:16:56)*

Planner II Doug Hanson presented an overview of the project.

*(Timestamp 00:19:07)*

Commissioners asked follow up questions regarding sewer capacity and the proposed timeline for the Mason Creek Trunk Line. Mr. Hanson provided explanation.

*(Timestamp 00:20:05)*

City Attorney Bill Gigray, reviewed insight to procedure and reviewed how Conditions of Approval would allow approval of project but limit construction until the required capacities were available. Mr. Hanson referred to Condition Nos. 20 & 21 in the staff report.

*(Timestamp 00:22:23)*

Applicant Billy Edwards with Select Development, 2501 E State Avenue, Suite 210, Meridian presented a slideshow covering different aspects of the proposed project including layout, amenities, the proposed home product and street construction/extension.

*(Timestamp 00:29:30)*

Commissioners asked follow up questions concerning the proposed alley-load housing product. Mr. Edwards reviewed the product and confirmed homes would be designed/constructed in compliance with the setbacks and standards set forth in Kuna City Code.

*(Timestamp 00:34:33)*

Mr. Hanson requested the Commission continue the public hearing until March 9, 2021 so the Applicant could provide an updated, engineered Preliminary Plat.

**Motion To:** Continue Public Hearing for Case No. 20-12-S (Preliminary Plat) and 20-20-DR (Design Review) for Lugarno Terra North on March 9, 2021.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** None

*(Timestamp 00:35:38)*

City Attorney Bill Gigray suggested the Commission confirm on the record if there was anyone present in person or on Zoom that wished to testify, that could not attend the meeting on March 9, 2021. Chairman Young did so; there were none.

Support: None

Against: None

Neutral: None

**Motion Passed:** 5-0

*(Timestamp 00:37:15)*

- 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).

*(Timestamp 00:37:35)*

Mr. Hanson presented an overview of the project.

*(Timestamp 00:39:13)*

Commissioners Hennis and Gealy asked clarifying questions; Mr. Hanson addressed each question in turn.

*(Timestamp 00:43:05)*

Applicant Billy Edwards of Select Development, 2501 E State Avenue, Suite 210, Meridian, presented a slideshow of the proposed project.

*(Timestamp 00:47:50)*

Commissioner Hennis and Commissioner Damron requested clarification on a few items; Mr. Edwards provided additional information.

*(Timestamp 00:49:30)*

Chairman Young opened the public hearing.

Support: None

Against:

*(Timestamp 00:50:43)*

Harry Kohn, 2219 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density and irrigation.

*(Timestamp 00:52:10)*

Chris Kohn 2095 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density, home product and stub street.

Neutral: None

*(Timestamp 00:54:24)*

Chairman Young confirmed there were no persons present on Zoom to testify, being none, he requested the Applicant return for rebuttal.

*(Timestamp 00:54:44)*

Mr. Edwards reiterated he felt they were presenting a quality product and a positively designed community.

*(Timestamp 00:55:40)*

Chairman Young closed the Public Hearing and the Commission proceeded to deliberation as well as touching on the concerns presented during public testimony.

**Motion To:** Recommend approval to City Council for Case No. 20-13-S (Preliminary Plat) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.

**Motion By:** Commissioner Hennis

**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0

**Motion To:** Approve Case No. 20-21-DR (Design Review) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.

**Motion By:** Commissioner Hennis

**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0

#### 4. BUSINESS ITEMS:

*(Timestamp 01:03:30)*

- 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.

*(Timestamp 01:04:00)*

Planning & Zoning Staff Jessica Reid, 751 W 4<sup>th</sup> Street, Kuna, addressed the Commission requesting the item be table to a date certain of March 9, 2021 due to a change in the building materials; the Applicant has proposed to change from a concrete structure to a steel structure.

**Motion To:** Table Case No. 21-02-DR (Design Review) for the Multi-tenant Building to March 9, 2021.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0

#### 5. ADJOURNMENT:

*(Timestamp 01:05:48)*

Planning & Zoning Director Jace Hellman, 751 W 4<sup>th</sup> Street, Kuna, provided the Commissioners with an update for the proposed “Legal 101” workshop. Mr. Hellman informed the Commission the workshop would be a joint workshop with City Council.

*(Timestamp 01:06:45)*

Commissioner Gealy stated she would not be in attendance for the March 9, 2021 meeting.

*(Timestamp 01:06:56)*

**Motion To:** Adjourn.

**Motion By:** Commissioner Hennis

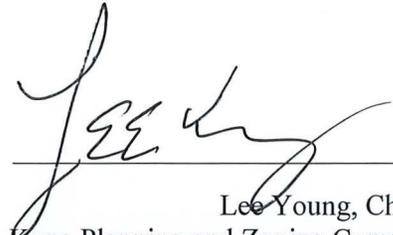
**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** None

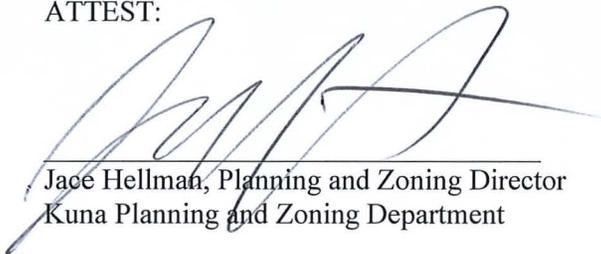
**Motion Passed:** 5-0



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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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

