

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
MINUTES**

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 were required.

Due to social distancing protocol,

Council Chambers audience occupancy was 15.

The first 15 persons who appeared, in addition to staff, were allowed in Council Chambers. All other persons accessed the meeting via Live Streaming on the City of Kuna Facebook page,

<https://www.facebook.com/CityofKunaIdaho/>

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

Due to technical difficulties, the meeting did not begin until approximately 6:37 PM. There were no persons signed-up to testify in person or virtually.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:37:28)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Jessica Reid, Planning & Zoning Staff – In Person

2. ELECT COMMISSION CHAIRMAN AND VICE-CHAIR

(Timestamp 00:38:00)

A. Nominations

- 1. Lee Young – Chairman**
- 2. Dana Hennis – Vice-Chairman**

Chairman Young notified the Commission of the nominees for Chairman and Vice Chairman, then asked if there were any other nominations; there were not.

Motion To: Confirm Lee Young as the Commission Chairman
Motion By: Chairman Young
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

Motion To: Confirm Dana Hennis as the Vice Chairman
Motion By: Chairman Young
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

3. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:39:17)

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

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

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

(Timestamp 00:39:30)

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.

Chairman Young asked if staff had a date certain they would like the case to be tabled to.

Planning and Zoning Staff Jessica Reid notified the Commission there were not any persons signed up to testify on the case.

Planning and Zoning Director Jace Hellman requested the case be tabled to February 9, 2021.

Motion To: Approve tabling Case Nos. 20-10-S (Preliminary Plat), 20-07-ZC (Rezone) and 20-26-DR (Design Review) for the Paloma Ridge Subdivision to February 9, 2021

Motion By: Commissioner Gealy

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0

(Timestamp 00:41:45)

- 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

Chairman Young asked if staff had a date certain they would like the case to be tabled to.

Planning and Zoning Staff Jessica Reid notified the Commission there were not any persons signed up to testify on the case.

Planning and Zoning Director Jace Hellman requested the case be tabled to February 9, 2021.

Motion To: Approve tabling Case Nos. 20-11-S (Preliminary Plat), 20-08-ZC (Rezzone) and 20-27-DR (Design Review) for the Paloma Ridge West Subdivision to February 9, 2021

Motion By: Commissioner Gealy

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0

4. BUSINESS ITEMS:

5. ADJOURNMENT: 6:45 PM

Motion To: Adjourn

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

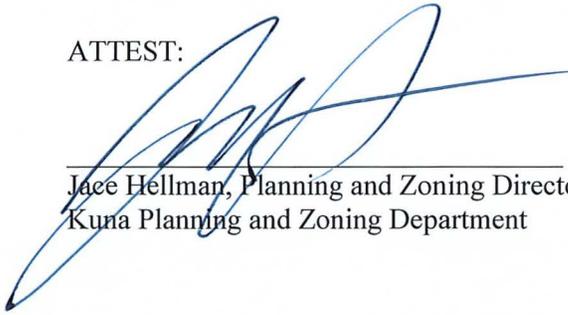
Further Discussion: None

Voting No: None

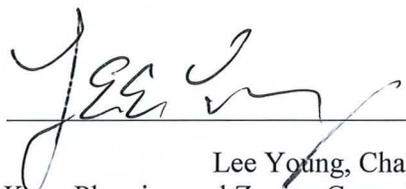
Absent: None

Motion Passed: 5-0

ATTEST:



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



Lee Young, Chairman
Kuna Planning and Zoning Commission