

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 March 23, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:09:20)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

- Bill Gigray, City Attorney – Via Zoom
- Jace Hellman, Planning & Zoning Director – In Person
- Lisa Holland, Economic Development Director – In Person

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 March 9, 2021

B. Findings of Fact and Conclusions of Law

- 1.** Case No. 20-04-SUP (Special Use Permit) for Gerla Commercial Group Daycare – Jessica Reid, Planning Services Specialist **ACTION ITEM**
- 2.** Case Nos. 20-12-S (Preliminary Plat) & 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II **ACTION ITEM**
- 3.** Case No. 20-28-DR (Design Review) Trimjoist Manufacturing Facility – Jessica Reid, Planning & Zoning Specialist **ACTION ITEM**
- 4.** Case No. 21-02-DR (Design Review) for Multi-tenant Building – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Motion To: Approve the Consent Agenda
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Garten was absent

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 (208) 922-5274.

None

4. **BUSINESS ITEMS:**

(Timestamp 00:10:10)

- A. Consideration to approve Case No. 21-03-DR (Design Review) Kuna Marketplace Village – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Lisa Holland, Economic Development Director, requests Design Review approval for Kuna Marketplace Village, a multi-phased retail development, and associated landscaping. The proposed marketplace will consist of approximately twenty-nine (29) small retail storefronts and twelve (12) food truck parking spaces; located behind the old 4th Street Gym at 571 W 4th Street. The approximately 120 Square Foot, temporary retail spaces will be placed in small groups and situated around a community plaza space to be landscaped and maintained by the Kuna Parks Department.

(Timestamp 00:10:25)

Planning Services Specialist Jessica Reid addressed the Commission, notifying them of a correction in the name of the case. Ms. Reid proceeded to present an overview of the project.

(Timestamp 00:11:42)

Economic Development Director Lisa Holland provided specific details regarding the project, its origination, its partnerships, and its construction.

(Timestamp 00:19:25)

The Commissioners asked questions regarding parking, maintenance plans for the units, the role of students within construction and public restroom facilities. Ms. Holland provided answers.

(Timestamp 00:22:00)

The Commission proceeded to their deliberation.

Motion To: Approve Case No. 21-03-DR (Design Review) for the Kuna Market Village, with the Conditions as outlined in the staff report.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Garten was absent

5. ADJOURNMENT:

(Timestamp 00:25:22)

Planning & Zoning Director Jace Hellman reminded the Commission of the upcoming Legal 101 Workshop, with City Council, taking place on April 2, 2021. City Attorney Bill Gigray stated he was looking forward to the Workshop.

Motion To: Adjourn

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

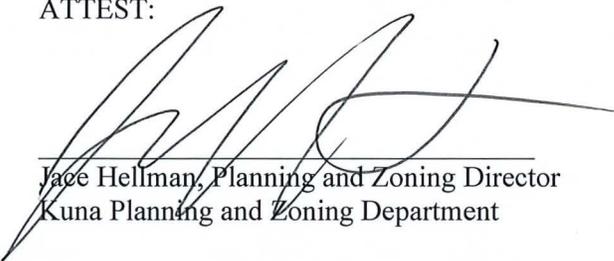
Absent: 1

Motion Passed: 4-0-1, Commissioner Garten was absent



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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