

**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 April 27, 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:**

**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 April 13, 2021

B. Findings of Fact and Conclusions of Law

I. Case No. 21-01-CPF (Combination Preliminary and Final Plat) for Willa Fields 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 or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.*

A. *Tabled from April 13, 2021* Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision – Troy Behunin, Senior Planner **ACTION ITEM**

Wendy Shrief of JUB Engineers on behalf of Hayden Homes, requests to Annex approximately 53.16 acres into Kuna City Limits with an R-6 (Medium Density Residential), R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) Zoning Districts. In addition, Applicant requests to subdivide approximately 41.3 acres into 177 Single-Family Residential lots (approx. 33.71 acres R-6, approx. 7.59 acres R-8), 26 Common Lots, and 4 shared driveways; the approximately 9.79 acres of Commercial will remain as an out parcel to be developed in the future. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

*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. 20-07-AN (Annexation) and 20-16-S (Preliminary plat) and Close the Public Hearing; Approve or Deny Case No. 20-25-DR (Design Review)*

*Option 2:* *Continue Public Hearing to a Date Certain*

**B. Case No. 21-01-AN (Annexation) for Coffelt – Doug Hanson, Planner II **ACTION ITEM****

Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

*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. 21-01-AN (Annexation) and Close the Public Hearing*

*Option 2:* *Continue Public Hearing to a Date Certain*

**4. BUSINESS ITEMS:**

**A. Case No. 21-04-DR (Design Review) for Pet Care Clinic of Kuna – Jessica Reid, Planning Services Specialist **ACTION ITEM****

Applicant Brady Hickcox of TerWisscha Construction, Inc., on behalf of his client Dr. Roberta Konzek, requests Design Review approval for the proposed construction of a new one-story, 3,600 SF veterinary office, associated landscaping with an alternative compliance request, and parking lot. The current facility will remain open for business during construction and then will transition into the new facility, at which time the old facility will be demolished and the parking lot finished. In addition, the Applicant notes a 1.5” waterline will be required to service the new facility. The proposed project is located at 366 E Avalon Street (APN: R0615001165), 2N1W24.

**5. ADJOURNMENT:**