

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 July 13, 2021

6:00 PM REGULAR MEETING

Limited Quorum Notice to Applicants and the Public: All Public Hearings will be opened and then continued to the July 27, 2021 Planning and Zoning Commission meeting. This is due to the fact only three (3) of the five (5) Commissioners will be in attendance. In addition, one (1) of the three (3) Commissioners will only be available to attend the first thirty (30) minutes of this meeting, at which time the Commission will lose a quorum to do business.

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

1. CALL TO ORDER & ROLL CALL:

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Jessica Reid, Planning Services Specialist – 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 (1) 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.

(Timestamp 00:00:15)

- A. Regular Planning and Zoning Commission Meeting Minutes Dated June 22, 2021
- B. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-01-SUP (Special use Permit) 273 E Screech Owl In-home Daycare – Jessica Reid, Planning Services Specialist
 - 2. Case No. 21-07-DR (Design Review) Journey’s End No. 3 – Doug Hanson, Planner II
 - 3. Case No. 21-09-DR (Design Review) Falcon Crest Fencing Alternative Compliance – Troy Behunin, Senior Planner

Motion To: Approve Consent Agenda.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioner Damron and Garten were 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 or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

(Timestamp 00:01:04)

- A. Continued from June 22, 2021 Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat), & 21-05-DR (Design Review) Circinae Valley Subdivision - Doug Hanson, Planner II **ACTION ITEM**

Randy Wall requests a rezone for approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots). The subject site is located approximately 1,200 feet North of W King Road on S School Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070500080).

(Timestamp 00:01:31)

Chairman Young opened the Public Hearing and explained that due to an imminent loss of Quorum, it was requested the Public Hearing be continued to July 27, 2021.

(Timestamp 00:01:51)

City Attorney Bill Gigray provided information to the Commission as a point of consideration. He suggested the Chairman confirm if anyone was present who wished to testify, that would not be able to attend the July 27, 2021 meeting.

(Timestamp 00:02:20)

Chairman Young confirmed if there was anyone present in person or via Zoom that wished to testify. Planning Services Specialist Jessica Reid confirmed there were none.

(Timestamp 00:02:40)

Motion To: Continue the Public Hearing for Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat) and 21-05-DR (Design Review) for Circinae Valley Subdivision to July 27, 2021.

Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioner Damron and Garten were absent

(Timestamp 00:03:11)

- B. Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse – Troy Behunin, Senior Planner ACTION ITEM

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

(Timestamp 00:03:30)

Chairman Young opened the Public Hearing and confirmed if anyone was present that wished to testify, who would not be able to attend the July 27, 2021 meeting. Ms. Reid confirmed there were not.

(Timestamp 00:03:53)

Motion To: Continue the Public Hearing for Case No. 21-02-CPF (Combination Preliminary and Final Plat) for the Falcon Crest Clubhouse to July 27, 2021.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Gealy

Further Discussion: None

Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioner Damron and Garten were absent

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

(Timestamp 00:04:44)

Motion To: Adjourn.

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Gealy

Further Discussion: None

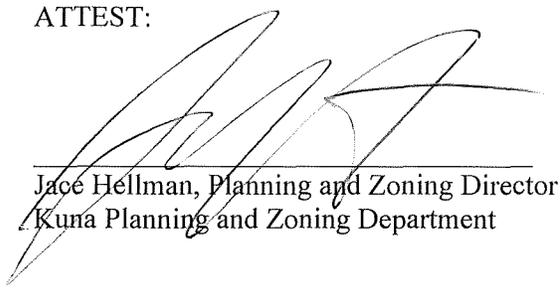
Voting No: None

Absent: 2

Motion Passed: 3-0-2, Commissioner Damron and Garten were absent

Vice Chairman Dana Hennis for Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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