

**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 July 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:**

*(Timestamp 00:00:28)*

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – Absent  
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 – 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 00:00:52)*

**A. Regular Planning and Zoning Commission Meeting Minutes Dated July 13, 2021**

**B. Findings of Fact & Conclusions of Law**  
*None*

*(Timestamp 00:00:56)*

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Chairman Young 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 or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

*(Timestamp 00:01:12)*

- A. *Continued from July 13, 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 00:01:36)*

Planner II Doug Hanson presented an overview the project, including the updated Preliminary Plat and additional comments provided by Public Works. Mr. Hanson also read public testimony that was submitted late by Mr. Lee Carter, neighboring landowner, into the record (Case File Exhibit 2.36); he then stood for questions. There were none.

*(Timestamp 00:05:34)*

Applicant Randy Wall presented images of the Before and After of the Preliminary Plat, based on the feedback received from the Commission. Mr. Wall also addressed the written testimony of Mr. Carter thanking him for his constructive feedback regarding a pickleball court. Mr. Wall stood for questions.

*(Timestamp 00:09:24)*

Commissioner Garten asked who the builder would be for this project, Mr. Wall stated the project had not decided on a builder yet.

*(Timestamp 00:09:42)*

Commissioners Hennis and Gealy thanked MR. Wall for making the adjustments to the Preliminary Plat that the Commission had requested.

*(Timestamp 00:10:12)*

Commissioner Damron asked Mr. Wall if the pickleball court would be reflected on the Preliminary Plat in place of the tot lot, Mr. Wall stated it would.

*(Timestamp 00:10:33)*

Commissioner Gealy asked if the additional comments provided by the Assistant City Engineer addressed the irrigation concerns raised at the last meeting, Mr. Hanson stated they did.

*(Timestamp 00:11:30)*

Commissioner Hennis opened the public hearing.

Support:

Lee Carter, 1335 S School Street, Kuna, ID 83634 – Written Testimony

Against:

Roger Theobald, 1331 S School Street, Kuna, ID 83634 - Testify

Neutral:

Cindy Giesen, 1363 S Ash Avenue, Kuna, ID 83634 – Testify

(Timestamp 00:12:45)

Roger Theobald provided testimony regarding the updated Preliminary Plat and voiced some additional concerns regarding the irrigation and an HOA to maintain common areas. Mr. Theobald also asked if the homes would be uniform or semi-custom, and suggested a basketball hoop on one end of the pickleball court.

(Timestamp 00:15:14)

Cindy Giesen requested that lighting within the subdivision be dark sky compliant and fully shielded. She also expressed appreciation for the changes made in the southern density. Mrs. Giesen asked if there was a timeline for when the bikeway along School Street would be developed and asked if there was any information on the impact the development would have on local schools.

(Timestamp 00:18:28)

Commissioner Hennis asked if Mr. Wall would like to rebut, he did not.

(Timestamp 00:18:36)

Planning and Zoning Director Jace Hellman addressed the Commission in regards to a suggestion of procedure as discussed by himself and City Attorney Bill Gigray. The Commission agreed to keep the Public Hearing open in order to receive additional information based on any questions the Commission may have had.

(Timestamp 00:19:54)

City Attorney Bill Gigray agreed with Mr. Hellman.

(Timestamp 00:21:15)

Commissioner Gealy asked clarifying questions, Mr. Hanson answered.

(Timestamp 00:21:50)

Commissioner Damron asked if the homes would be reviewed and approved by the Commission. Mr. Hellman explained Kuna City Code does not require single-family homes to do so, only multi-family and townhomes did. Mr. Hellman further explained the appearance of homes were generally directed by the subdivision's Covenants, Conditions and Restrictions (CC&R's) as set forth by the HOA. Commissioner Hennis expounded on the topic by explaining conformity in a subdivision while providing subtle differences between homes was encouraged and was a benefit to the developer/builder to do so.

(Timestamp 00:28:03)

Commissioner Hennis asked Mr. Wall a clarifying question regarding if an HOA would be established and they would maintain the landscaping appropriately, Mr. Wall answered yes.

(Timestamp 00:28:58)

With no other questions, Commissioner Hennis closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:31:42)

**Motion To:** Recommend Approval of Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) for Circinae Valley Subdivision with the Conditions as outlined in the staff report.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Chairman Young was absent.

**Motion To:** Approve Case No. 21-05-DR (Design Review) for Circinae Valley Subdivision with the Conditions as outlined in the staff report.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Chairman Young was absent.

(Timestamp 00:32:35)

- B.** *Continued from July 13, 2021* 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 00:33:15)

**Motion To:** Table Case No. 21-02-CPF (Combination Preliminary & Final Plat) for the Falcon Crest Clubhouse to a date certain of August 10, 2021.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Chairman Young was absent.

(Timestamp 00:33:33)

- C.** 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).

(Timestamp 00:34:20)

**Motion To:** Table Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) for Arrowwood Heights Subdivision to a date certain of August 10, 2021.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Chairman Young was absent.

#### 4. BUSINESS ITEMS:

*None*

#### 5. ADJOURNMENT:

(Timestamp 00:34:50)

Planning and Zoning Director Jace Hellman provided the Commission with an update regarding upcoming Commission Bylaw updates and a procedural type manual for the Commission.

(Timestamp 00:36:00)

**Motion To:** Adjourn.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

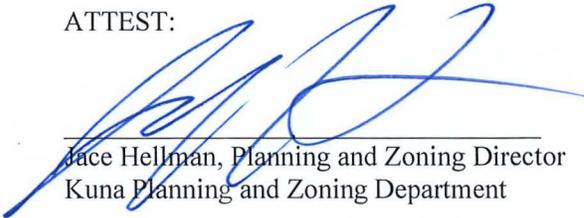
**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Chairman Young was absent.

  
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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