

**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 September 14, 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 00:00:53)*

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

- Bill Gigray, City Attorney – Via Zoom
- Jace Hellman, Planning & Zoning Director – In Person
- Doug Hanson, Planner II – In Person
- Jessica Reid, Planning Services Specialist – In Person

**2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS**

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated August 24, 2021
- 2. Findings of Fact & Conclusions of Law
  - 1. Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat Road

*(Timestamp 00:01:32)*

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0-0

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

*(Timestamp 00:01:50)*

- A. Case No. 21-02-OA (Ordinance Amendment) Amending Subsection Q of Section 4 of Chapter 5 of Title 5 Kuna City Code, Electrical Energy Transmission Lines – Jace Hellman, Planning & Zoning Director **ACTION ITEM**

*(Timestamp 00:02:05)*

Planning & Zoning Director Jace Hellman provided an overview of the proposed Ordinance Amendment, the reason behind it and how the city has worked in unison with Idaho Power.

*(Timestamp 00:03:08)*

Chairman Young asked the Commissioners if they had any questions, there were none. He then asked if there were any persons present that wished to testify, there were not.

*(Timestamp 00:04:07)*

Chairman Young opened the Public Hearing.

Support:

Jeff Maffucco, Idaho Power, 1221 W Idaho Street, Boise, Idaho, 83702 – Not Testify

Against:

None

Neutral:

None

*(Timestamp 00:04:15)*

Chairman Young closed the hearing and the Commission proceeded into their discussion. There were no concerns or questions.

*(Timestamp 00:05:16)*

**Motion To:** Recommend Approval to the City Council of Case No. 21-02-OA (Ordinance Amendment) Amending Subsection Q of Section 4 of Chapter 5 of Title 5 Kuna City Code, Electrical Energy Transmission Lines

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0-0

*(Timestamp 00:05:45)*

**B.** Case No. 21-11-AN (Annexation) East Kuna Industrial – Jace Hellman, Planning & Zoning Director **ACTION ITEM**

KC Gardner Company, LC, represented by The Land Group, Inc., requests approval to annex nine (9) properties totaling approx. 1,088 acres, into Kuna City Limits with M-1 (Light Manufacturing/Industrial) & M-2 (Heavy Manufacturing/Industrial) zoning district classifications. Additionally, a Development Agreement is proposed to accompany the Annexation request. The nine (9) properties are located generally north & south of Kuna-Mora Road & east of Cole Road (APNs: S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265, S2006417500, S2007111100 and S2007111200).

*(Timestamp 00:06:18)*

Chairman Young stated staff had requested the item to be tabled to a date certain of September 28, 2021 due to not having received critical agency comments. He then asked if staff there were any additional comments, there were not.

*(Timestamp 00:06:26)*

**Motion To:** Table Case No. 21-11-AN (Annexation) East Kuna Industrial to a date certain of September 28, 2021.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0-0

*(Timestamp 00:06:54)*

- C. Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 21-02-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hanson, Planner II **ACTION ITEM**

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 5.83-acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the approximate 5.83-acres into 72 total lots (60 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430040).

*(Timestamp 00:07:23)*

Planner II Doug Hanson notified the Commission the Applicant requested the item be tabled to a date certain of October 12, 2021. Mr. Hanson stated the Case would be re-noticed in the Kuna Melba News Newspaper as well as new Legal Notice mailers to property owners within 300 feet of the subject property.

*(Timestamp 00:07:46)*

**Motion To:** Table Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 21-02-DA (Development Agreement) for Merlin Cottages Subdivision to a date certain of October 12, 2021.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0-0

#### **4. BUSINESS ITEMS:**

*(Timestamp 00:08:34)*

Chairman Young asked staff and the Commissioners if there were any items to discuss.

*(Timestamp 00:08:38)*

Planning & Zoning Director Jace Hellman introduced Robbie Reno of Kuna Joint School District and explained Mr. Reno wished to update the Commission on the districts pursuit to progress with local development. Mr. Hellman explained the presentation was a Kuna Joint School District initiative, however the city would support them where they were able.

*(Timestamp 00:09:30)*

Robbie Reno, 711 E Porter Street, Kuna, Idaho, 83634 addressed the Commission. Mr. Reno explained Kuna Joint School District was pursuing alternatives for the district keeping up with growth. He stated Bond passage was the highest rate in the nation for the district at almost 66.7%, which meant the district had to pass Bonds to build new schools. Mr. Reno said the schools were nearing capacity and their new approach, being voted on that evening by the School Board, was the intent to work with developers on providing land donations for new schools or support fees per unit on development as they came through. He then stood for questions.

*(Timestamp 00:11:12)*

There were no questions. Vice Chairman Hennis stated what the Commission had heard from citizens, the districts path was a good one to take.

*(Timestamp 00:11:31)*

Commissioner Gealy asked Mr. Reno if the district was continuing to investigate Impact Fees and making changes at the state (Legislature) level. Mr. Reno answered that was correct and explained there was a School Board member who was actively doing so.

*(00:11:58)*

Chairman Young asked if there were any other questions, there were none. The Commission thanked Mr. Reno for his time.

*(Timestamp 00:12:15)*

Chairman Young asked if there were any other items from staff at that time. Mr. Hellman stated there were not.

## 5. **ADJOURNMENT:**

*(Timestamp 00:12:30)*

**Motion To:** Adjourn.

**Motion By:** Vice Chairman Hennis

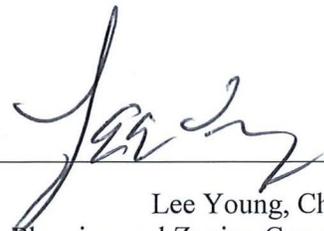
**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 5-0-0



Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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