

**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 May 11, 2021**

**6:00 PM REGULAR MEETING**

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

**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:18)*

**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 – In Person

**CITY STAFF PRESENT:**

Jace Hellman, Planning & Zoning Director – In Person  
Bill Gigray, City Attorney – Via Zoom  
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.*

**A.** Regular Planning and Zoning Commission Meeting Minutes Dated April 27, 2021

**B.** Findings of Fact and Conclusions of Law

- 1.** Case No. 21-02-AN (Annexation) Markovetz – Jessica Reid, Planning Services Specialist **ACTION ITEM**
- 2.** 21-04-DR (Design Review) Pet Care Clinic of Kuna – Jessica Reid, Planning Services Specialist **ACTION ITEM**
- 3.** Case No. 21-01-AN (Annexation) Coffelt – Doug Hanson, Planner II **ACTION ITEM**

*(Timestamp 00:00:52)*

**Motion To:** Remove Item No. 1, Case No. 21-02-AN (Annexation) for Markovetz, and move to Regular Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

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

*(Timestamp 00:01:24)*

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

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

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 00:01:46)*

Chairman Young addressed the Findings for Case No. 21-02-AN (Annexation) Markovetz and asked for a Motion approving the Findings as amended.

*(Timestamp 00:02:20)*

**Motion To:** Approve the Findings for Case No. 21-02-AN (Annexation) Markovetz properties as amended.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

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

*(Timestamp 00:02:50)*

- A. *Continued from April 27, 2021* Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) and 20-25-DR (Design Review) Arrowwood Heights Subdivision Findings of Fact and Conclusions of Law – Doug Hanson, Planner II **ACTION ITEM**

Closed Public Hearing: Commission deliberation of Findings of Fact and Conclusions of Law.

*(Timestamp 00:02:55)*

Chairman Young reminded the Commissioners the Public Hearing had been closed but the Cases were on this Agenda to offer additional opportunity for Commission deliberation.

*(00:03:33)*

**Motion To:** Approve the Findings for Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat), and 20-25-DR (Design Review) for Arrowwood Heights Subdivision.

**Motion By:** Commissioner Hennis  
**Motion Seconded:** Commissioner Gealy  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 0  
**Motion Passed:** 5-0-0

*(Timestamp 00:04:05)*

- B.** Case No. 21-01-OA (Ordinance Amendment) Required Public Improvements Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC) – Jace Hellman, Planning and Zoning Director ACTION ITEM

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*(Timestamp 00:04:18)*

Planning and Zoning Director Jace Hellman presented an overview of the proposed Ordinance repeal and amendment. Mr. Hellman notified the Commission he had been in receipt of comments from Ada County Highway District (ACHD) as of that afternoon. Due to this additional information, Mr. Hellman requested the Case be continued to the next regularly scheduled Planning and Zoning Commission meeting on May 25, 2021 so the comments from ACHD could be incorporated. Mr. Hellman explained that per advisement from City Attorney Bill Gigray on procedure, the Public Hearing be opened to provide the opportunity for individuals present to provide testimony that evening if they weren't able to attend the next meeting (there were no persons present to testify); he then closed and stood for questions.

*(Timestamp 00:07:10)*

Chairman Young opened the Public Hearing; Commissioner Hennis confirmed there were no individuals on the sign-up sheet to testify as Chairman Young was attending via Zoom. Chairman Young proceeded to confirm there were no individuals present to testify via Zoom; Planning Services Specialist Jessica Reid stated there were none.

*(Timestamp 00:07:50)*

**Motion To:** Table Case No. 21-01-OA (Ordinance Amendment) to May 25, 2021.

**Motion By:** Commissioner Hennis  
**Motion Seconded:** Commissioner Garten  
**Further Discussion:** None  
**Voting No:** None

**Absent:** 0

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

*(Timestamp 00:08:18)*

Commissioner Gealy requested staff provide the Commissioners with a redline copy of the Ordinance Amendment at the May 25, 2021 meeting. Mr. Hellman asked a clarifying question then confirmed a redline version and a final version would be provided.

**4. BUSINESS ITEMS:**

**5. ADJOURNMENT:**

*(Timestamp 00:09:20)*

**Motion To:** Adjourn

**Motion By:** Commissioner Hennis

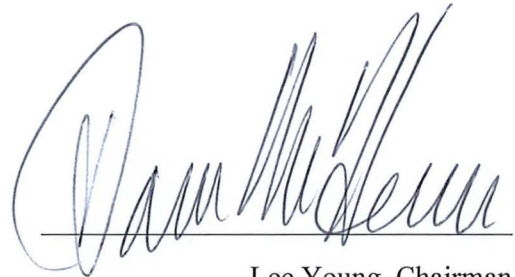
**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

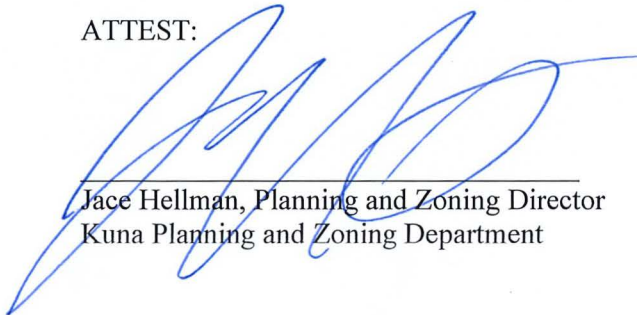
**Motion Passed:** 5-0-0



Lee Young, Chairman  
Kuna Planning and Zoning Commission

Dana Hennis, Vice Chairman  
on behalf of Lee Young,  
Chairman

ATTEST:



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