

**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**  
**AMENDED AGENDA**  
**Tuesday August 24, 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 (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.*

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated August 10, 2021
- 2. Findings of Fact & Conclusions of Law
  - 1. Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House
  - 2. Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse
  - 3. Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision

**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. Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) Sadie Creek South Subdivision – Doug Hanson, Planner II **ACTION ITEM**

Stephanie Hopkins of KM Engineering, LLP, on behalf of Challenger Development, requests to annex one parcel approx. 32 acres into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 32 acres into 192 total lots (170 residential lots, 22 common lots). The subject site is located at the NEC of S Luker Road and E King Road, within Section 25, Township 2 North, Range 1 West (APN: S1325438400).

*Staff requests this item be table to a date uncertain due to not receiving critical agency comments.*

**B. Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat – Doug Hanson, Planner II**

**ACTION ITEM**

Robin and Diana Sanders request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

Procedure:

*Open Public Hearing*

*Receive Testimony*

*Commission presents questions they may have*

*Close Public Hearing*

Potential Motions:

Option 1: *Recommend Approval of Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat.*

Option 2: *Recommend Denial of Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat.*

**C. 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**

- **MAKING CERTAIN FINDINGS**
- **AMENDING SUBSECTION Q OF SECTION 4 OF CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CHANGES TO THE ZONING REGULATION OF ELECTRICAL ENERGY TRANSMISSION LINES AS UNIQUE LAND USES; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

*Staff requests to table this item until September 14, 2021 due to a noticing error.*

**4. BUSINESS ITEMS:**

*None*

**5. ADJOURNMENT:**