



PLANNING & ZONING COMMISSION AGENDA

**Tuesday, October 13, 2020
6:00 PM**

Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks will be required.

Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

Live Streaming Instructions: Members of the public may watch the June 9, 2020 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page linked below: <https://www.facebook.com/CityofKunaIdaho/>

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk
PO Box 13
Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the [Public Testimony Form](#)
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk
PO Box 13
Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony

- ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
 4. Follow the dial in information.
 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing.

Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing will be required. The first 15 persons who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, <https://www.facebook.com/CityofKunaIdaho/>. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

Information provided at the public hearing will be available, upon request, five (5) days prior to the hearing. The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the hearing in a format that is usable to persons with disabilities.

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young
 Vice Chairman Dana Hennis
 Commissioner Cathy Gealy

Commissioner Stephen Damron
 Vacant

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

A. Planning and Zoning Commission Meeting Minutes

1. September 8, 2020

B. Findings of Fact & Conclusions of Law

1. Case No. 20-18-DR (Design Review) Medical Office at Redhawk Square

3. PUBLIC HEARING:

A. Case No. 20-02-OA (Ordinance Amendment) Home Occupation – ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **AMENDING SUBSECTION 2, SECTION 1, CHAPTER 6 OF TITLE 5 KUNA CITY CODE AMENDING DEFINITION ASSOCIATED WITH HOME OCCUPATION; AND**
- **REPEALING SUBSECTION K, SECTION 4, CHAPTER 5, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTION 4, CHAPTER 5 OF TITLE 5 KUNA CITY CODE BY THE ADDITION THERETO OF A NEW SUBSECTION K; AND**

- PROVIDING FOR THE REGULATION OF HOME OCCUPATIONS; AND
- REQUIRING A HOME OCCUPATION LICENSE; AND
- PROVIDING FOR HOME OCCUPATION STANDARDS; AND
- PROVIDING FOR PERMITTED HOME OCCUPATIONS; AND
- PROVIDING FOR EXEMPTIONS; AND
- PROVIDING FOR PROHIBITED HOME OCCUPATIONS; AND
- PROVIDING FOR THE PLANNING AND ZONING DIRECTOR TO REVIEW AND GRANT APPLICATIONS; AND
- PROHIBITING LICENSE TRANSFER; AND
- PROVIDING FOR INSPECTIONS; AND
- PROVIDING FOR REVOCATION OF LICENSES PROCESS; AND
- PROVIDING FOR A SEVERABILITY CLAUSE; AND
- PROVIDING FOR CONFLICTS; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

B. Case No.'s 20-07-S (Preliminary Plat) and 20-16-DR (Design Review) Memory Ranch No. 6 – 9 – ACTION ITEM

Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

C. Case No. 20-04-ZC (Rezone) Durrant – ACTION ITEM

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).

D. Case No.'s 20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review) Rising Sun Commons – ACTION ITEM

Applicant, JUB Engineers request annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. from 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

4. BUSINESS ITEMS:

5. ADJOURNMENT: