



KUNA PLANNING AND ZONING COMMISSION
Agenda for February 28, 2017

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther
Commissioner Stephen Damron

2. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for February 14, 2017.
- b. **15-05-S** (Subdivision) and **15-08-DR** (Design Review) – **Silvertrail Addition Subdivision**; A request from Viper Investments, LLC, for preliminary plat approval and design review for a new residential subdivision. Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City. – ***Findings of Fact and Conclusions of Law.***
- c. **16-12-AN** (Annexation) – **Renascence Farm and Mason Creek Farms**; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel. – ***Findings of Fact and Conclusions of Law.***

3. NEW BUSINESS

- a. **17-01-DR** (Design Review) and **17-03-SN** (Sign): **SSW Engineers representing Bi-Mart Corporation** requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 32,000 square foot commercial building to house a new Bi-mart store, accompanying landscaping, parking lot, and signage within the *future* Ridley's Family Center No. 2, Commercial subdivision.
- b. **16-19-DR** (Design Review) – **TNT Subdivision**; AllTerra Consulting, representing Greg Bullock requesting design review approval for a new residential subdivision (see Public Hearing item 4.a). – ***Staff Requests that this item be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.***

4. PUBLIC HEARING

- a. **16-04-S** (Subdivision) – **TNT Subdivision**; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. – ***Staff Requests that this item be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.***

5. COMMISSION DISCUSSION AND REPORTS

6. ADJOURNMENT

Kuna City Codes, Comprehensive Plan, and Maps are available on the City web site:

<http://www.kunacity.id.gov>