



KUNA PLANNING AND ZONING COMMISSION
Agenda for June 13, 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 Stephen Damron
Commissioner John Laraway

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for May 23, 2017.
- b) **17-01-SUP** (Special Use Permit) – Patricia Downum; Kuna Kave Kids -*Findings of Fact and Conclusions of Law*
- c) **17-02-S** (Subdivision) – Sailer Shores Meadows Subdivision #2 – *Findings of Fact and Conclusions of Law*
- d) **13-04-SUP** (Special Use Permit *modification*) – Falcon Ridge Public Charter School: Special Use Permit Modification -*Findings of Fact and Conclusions of Law*
- e) **17-02-ZC** (Rezone) – Darius Elison, One Call Restoration -*Findings of Fact and Conclusions of Law*

3. NEW BUSINESS

- a) **17-08-DR** (Design Review) – BRS Architects representing Dan Todd; Smoky Mountain Pizzeria Grill: Applicant requests Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 4,064-square foot commercial building to house a new Smoky Mountain Pizzeria Grill restaurant, and accompanying landscaping and parking lot on Lot 2, Block 1 within the Ensign Commercial subdivision.

4. PUBLIC HEARING

- a) **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review) - On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant) requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot in preparation for a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue. **-This action is to re-open the public hearing from March 14, 2017, due to public noticing infraction.**
- b) **17-01-ZOA** (Zoning Ordinance Amendment) - An ordinance of the Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Part 2 titled Meanings of Terms and Words by deleting the reference book titled, "Illustrated Book of Development Definitions" and replacing it with "A Planners Dictionary", the remaining text of Part 2 shall remain unchanged; amending Title 5, Chapter 3, Section 3 to provide that the minimum street frontage per lot is a recommendation that can be modified by the Planning and Zoning Director and modifying the height in M-1 and M-2 Zones to 100 feet and striking M-3 Zone from the table; deleting Title 6, Chapter 5, Section 4 in its entirety; providing for a severability clause; and providing an effective date.

5. COMMISSION DISCUSSION AND REPORTS

6. ADJOURNMENT