



KUNA PLANNING AND ZONING COMMISSION
Agenda for June 27, 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 June 13, 2017
- b) **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review): Troost Family Living Trust, Jaylen Walker with AllTerra Consulting – ***Findings of Fact and Conclusions of Law***

3. NEW BUSINESS

- a) **17-12-DR** (Design Review) – Ridley’s Family Center No. 2 (landscaping buffers): Applicant requests approval for new landscape buffering adjacent to Deer Flat Road and future Sailer Place ahead of the *future* Ridley’s Family Center No. 2, commercial subdivision.
- b) **17-11-DR** (Design Review) – Patagonia Pool House: Taylor Merrill with Arbor Ridge, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a pool and pool house, accompanying landscape, lighting and parking lot, within the Patagonia Subdivision (Future Lot 1 Block 5).

4. PUBLIC HEARING

- a) **17-03-SUP** (Special Use Permit): BRS Architects representing Smoky Mountain Pizzeria Grill Requests Special Use Permit approval to operate a full-service bar within the newly proposed Smoky Mountain Pizzeria Grill restaurant to be located at 1011 N. Meridian Road, on Lot 2, Block 1, within the Ensign Commercial subdivision.
- b) **17-04-SUP** (Special Use Permit) and **17-10-DR** (Design Review) – KJ’s Superstore: A Special Use Permit (SUP) and Design Review (DR) request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at 1565 East Deer Flat Road, Kuna, ID 83634.
- c) **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Preliminary Plat: B&A Engineers representing Endurance Holdings, LLC requests preliminary plat, rezone and design review approval for an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential (R6) designation, and subdivide the parcel into 34 residential building lots and seven (7) common lots. The site is located approximately 2500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street, and is addressed as 874 S. Ten Mile Rd., Kuna, Idaho. ***-Staff is requesting this item be tabled to the July 13th, 2017 Special Planning & Zoning Commission hearing.***
- d) **17-04-ZC** (Rezone) and **17-04-S** (Subdivision) – Ashton Estates Preliminary Plat: Applicant, Kirsti Grabo with KM Engineering, requests approval for a zone change for approximately 19.86 acres to C-1, and 34.76 acres to R-6 Medium Density Residential. Applicant also proposes a preliminary plat for a residential and commercial subdivision. The subject site is located on the southeast

corner (SEC) of Meridian and Deer Flat Roads. *-Staff is requesting this item be tabled to the July 13th, 2017 Special Planning & Zoning Commission hearing.*

- e) **16-11-AN** (Annexation) – Kolo, LLC (Logan Patten); Jay Walker with AllTerra Consulting, on behalf of Logan Patten with Kolo, LLC, request's approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone (Neighborhood Commercial), is consistent with the Comprehensive Plan Map. The subject property is located on the north-east corner (NEC) of Meridian and Deer Flat Roads.

5. COMMISSION DISCUSSION AND REPORTS

- a) Proposed name change for South Best Bath Road.

6. ADJOURNMENT