



KUNA PLANNING AND ZONING COMMISSION
Agenda for July 25, 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 July 13, 2017
- b. **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Subdivision – ***Findings of Fact and Conclusions of Law***
- c. **17-04-ZC** (Rezone), **17-04-S** (Subdivision) and 17-13-DR (Design Review) – Ashton Estates Subdivision – ***Findings of Fact and Conclusions of Law***

3. NEW BUSINESS

- a. **17-14-DR** (Design Review) – Cory Sartin with Lansar Properties seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build an accessory garage on an existing commercial property. The site is located at 346 West 4th Street, Kuna, Idaho 83634.

4. PUBLIC HEARING

- a. **17-02-AN** (Annexation), **17-06-S** (Preliminary Plat Modification) – Cazador; Residential Subdivision – a request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.25 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

-Staff requests this item be tabled to a forthcoming Planning & Zoning Commission hearing

- b. **17-05-ZC** (Rezone) - John Van Dyke with JSV Development requests to change an approximately 1.46-acre parcel from the current R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634.
- c. **17-05-S** (Preliminary Plat) - Springhill Residential Subdivision - On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

5. COMMISSION DISCUSSION AND REPORTS

6. ADJOURNMENT