



KUNA PLANNING AND ZONING COMMISSION Agenda for September 10, 2019

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 John Laraway
Commissioner Stephen Damron

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

- a. **Meeting Minutes** for August 27, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-05-ZC (Rezone), 19-03-S (Preliminary Plat) - Athleta Subdivision
- c. **Findings of Fact and Conclusions of Law** for 19-04-ZC (Rezone) – Kuna Rural Fire District

3. NEW BUSINESS:

- a. **19-24-DR (Design Review) & 19-10-SN (Sign)** – Capital Educators Federal Credit Union, requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634. (APN# R0539760020). **ACTION ITEM**

4. PUBLIC HEARING:

- a. **19-03-S (Preliminary Plat) & 19-14-DR (Design Review)** – On behalf of Falcon Crest, LLC and M3 Companies, Scott Wonders with JUB Engineers requests preliminary plat approval to subdivide approximately 36.72 acres into 137 total lots with a gross density of 3.44 dwelling units per acre and a proposed net density of approximately 5.83 dwelling units per acre. The application also includes a Design Review application for the common lots. The subject site is located at 11102 S. Cloverdale Road, Kuna, ID, 83634 in Section 22, T 2 N, R 1 E (APN #'s S1422212410, S142212000 S1422233700). **ACTION ITEM**
- Staff requests this item be removed from agenda and heard at a date certain.
- b. **19-08-AN (Annexation), 19-04-S (Preliminary Plat) & 19-19-DR (Design Review)** - ACME, LLC requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). A Design Review application preceded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550). – Continued from August 27, 2019. **ACTION ITEM**
- c. **19-09-AN (Annexation)** - The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning districts. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road. (APNs S2101212400 & S2102110000). **ACTION ITEM**
- d. **19-02-ZC (Rezone)** – Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an “A” (Agriculture) to “C-2” (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450). **ACTION ITEM**

5. ADJOURNMENT