



KUNA PLANNING AND ZONING COMMISSION  
Agenda for August 11, 2015

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING  
6:00 pm

**1. CALL TO ORDER AND ROLL CALL**

Chairman Lee Young  
Vice Chairman Stephanie Wierschem  
Commissioner Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Joan Gay

**2. CONSENT AGENDA**

- a. Planning and Zoning Commission Meeting Minutes for July 28, 2015.
- b. **15-02-SUP** (Special Use Permit): A request from applicant, Shayla Menard for a Special Use Permit (SUP) to operate an in-home pet grooming service business located at 226 E. Chapparosa Drive – *Findings of Fact and Conclusions of Law*.
- c. **15-01-AN** (Annexation): A request from applicant, 'A' Team Land Consultants to annex approximately 287.17 +/- acres near the intersection of Kuna and Cloverdale Roads (Falcon Crest Golf Course) into the City of Kuna and provide for a change in the county zoning designation from RR (Rural Residential) to the city zoning designation of A (Agriculture District) – *Findings of Fact and Conclusions of Law*.

**3. OLD BUSINESS:**

- a. **15-01A-ZOA** - (Lot Split Ordinance Amendment): A request to amend Kuna City Code (KCC), Title 5, Chapter 16, Section 3 entitled, "Lot Split" to amend the requirements of sidewalk construction; modify the sewer, water, and storm drainage requirements; deletion of septic tanks and private well placement requirement; and provide an effective date.  
*-This item was tabled from the July 28<sup>th</sup> regular Planning and Zoning Commission meeting*

**4. PUBLIC MEETING:**

- a. **15-05-SN** (Sign): **Coleman Homes, LLC**– Chris Taylor - Applicant has applied for four (two at each entry) subdivision entry monument signs for the Timbermist Subdivision (for phases one and two); there will be four signs total.

**5. HEARING**

- a. **15-02-AN** (Annexation) **15-02-ZC** (Zone Change), **15-01-S** (Preliminary Plat) and **15-04-DRC** (Design Review): Trilogy Development - Applicant requests approval to annex approximately 10 acres into City limits and rezone an additional (approximate) 121 acres from A (Agriculture) to R-6 (Medium Density Residential) to develop a 262 lot residential subdivision (Memory Ranch). The applicant also seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole.
- b. **15-04-SUP** (Special Use Permit) **15-05-DR** (Design Review) - Idaho Solar 1, LLC / Origis Energy USA, Inc: Applicant requests SUP approval for a 40 MWac solar photovoltaic project totaling 180 acres over 3 parcels, totaling 220 overall acres. Applicant proposes development of a commercial photovoltaic solar project, access from Barker Road, and design review approval for the accompanying landscaping in the required buffers.

**6. ADJOURNMENT**