

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Tyson Garten, Commissioner  
Ginny Greger, Commissioner  
Jim Main, Commissioner



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**AGENDA**

**Tuesday July 26, 2022**

**6:00 PM REGULAR MEETING**

*For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.*

**1. CALL TO ORDER & ROLL CALL:**

**2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS**

*All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.*

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated July 12, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 21-15-AN (Annexation) 2500 S Rock Falls Lane
  - B. Case No. 22-06-An (Annexation) 14375 S Cole Road
  - C. Case No. 22-01-SUP (Special Use Permit) 11118 N Cambrick In-Home Group Daycare

**3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS**

- A. Case Nos. 22-03-AN (Annexation) & 22-04-S (Preliminary Plat) for Braeburn Creek Subdivision – Troy Behunin, Planner III

Toll Southwest, LLC requests approval for Annexation of approximately 41.50 acres with an R-6 (Medium Density Residential) zone. Applicant also requests Preliminary Plat approval to subdivide the 41.50 acres into a total of 129 lots. The subject site is located at the southeast corner of the Mason Creek Street and School Avenue alignment (APN: S1311427800); Section 11, Township 2 North, Range 1 West.

**4. BUSINESS ITEMS:**

- A. *Tabled from July 12, 2022* Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells – Jessica Reid, Planner II

Applicants request Design Review approval for two (2) commercial shell buildings, one (1) portion of which is intended to be occupied a portion with a dental practice. Building No. 1, located at 1159 N Jacksonmill Ave, is proposed to be 6,921 SF and have a drive-thru on its southern end, while Building No. 2, located at 1221 N Jacksonmill Ave, is proposed to be 7,456 SF and has a drive-thru on its northern end. As stated, the subject sites are located at 1159 & 1221 N Jacksonmill, total approx. 2.33-acres, are zoned C-1 (Neighborhood Commercial, and are lots 1 & 2 of block 12 within the Asthon Estates No. 2 Subdivision (APNs: R0539771320 & R0539771300); Township 2N, Range 1 East, Section 19.

**B. Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage – Jessica Reid, Planner II**

Toll Brothers requests Design Review approval for a multi-faceted project. The first portion is a Pool House which includes two (2) restrooms, pool equipment, shower & storage; tot lot; pickle ball court; covered mailbox structure; open-air pavilion; landscaping; and parking lot. The second portion is the subdivision entry monument signage with decorative wall and pillar. The project is intended to be phased over two (2) years and is located at 8430 S Linder Road (APN: S1312223000); Section 12, Township 2 North, Range 1 West. Staff notes a Final Plat for Paloma Ridge Subdivision has yet to be submitted, however, the Preliminary Plat was approved by City Council April 20, 2021.

**5. ADJOURNMENT:**