

**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 August 23, 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 August 9, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-05-SUP (Special Use Permit) 790 W Nannyberry In-home Group Daycare
  - B. Case Nos. 22-05-S (Preliminary Plat) & 22-14-DR (Design Review) Falcon Crest South Subdivision
  - C. Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis
  - D. Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House

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

- A. *Tabled from August 9, 2022* Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat) & 21-36-DR (Design Review) Riverton Subdivision – Troy Behunin, Planner III

Providence Properties LLC requests Annexation for approximately 38 acres into Kuna City Limits with a C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same land into 182 single-family lots, 23 common lots, 1 shared access lot, and four (4) commercial lots. The site is near the northeast corner of the intersection of Kuna and Locust Grove Roads; Section 20, Township 2 North, Range 1 East (APN: S1420325708).

*The Public Hearing was not closed on August 9, 2023*

*Receive evidence on revised Preliminary Plat*

*Potential Motions:*

- 1) *Recommend Approval or Denial to the City Council of Case No. 21-11-S (Preliminary Plat) & Approve or Deny Case No. 21-36-DR, and Close the Public Hearing.*
- 2) *Continue the Public Hearing to a time and date certain.*

- B.** Case Nos. 22-02-AN (Annexation) & 22-01-ZC (Rezone) for The Lamp District – Jessica Reid, Planner II

Riley Planning Services, on behalf of Miriam LLC and Japheth LLC, requests approval to Annex four (4) parcels (APNs: R8528532000, R8528531500, R8528531000, R8528530500) totaling approximately 24.65 acres, into Kuna City Limits with a C-2 (Area Commercial) zone; and to Rezone two (2) parcels (APNs: S1418336401, S1418336332) already within Kuna City Limits, totaling approximately 10.18 acres, to a C-2 (Area Commercial) zone. The subject sites are located on the northeast corner of the N Meridian Road and E Deer Flat Road intersection; Section 18, Township 2 North, Range 1 East. There is no development associated with this application, however, the Applicant has provided a Preliminary Concept Plan on which a future development application(s) will be in substantial compliance with, as ensured by a Development Agreement.

- C.** Case Nos. 22-01-AN (Annexation), 22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat), 22-10-SUP (Special Use Permit) and 21-36-DR (Design Review) for Patagonia East, Ridge & Lakes Subdivision – Troy Behunin, Planner III

Westpark Companies, Inc., requests Annexation for approximately 175.07 acres into the City of Kuna with the R-4, (Medium Density Residential), R-6, (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School Lot. The site is on the northwest corner, the northeast corner and near the southeast corner of the intersection of Locust Grove Road and Hubbard Roads, in Sections 7, 8 & 17, all in Township 2 North, Range 1 East. Parcels proposed with this application are listed in Section 4.3 of the staff report.

#### **4. BUSINESS ITEMS:**

- A.** Case No. 22-36-DR (Design Review) Kuna Lutheran Church – Jessica Reid, Planner II

Applicant requests Design Review approval for the Robinhood Subdivision No. 1 Pool House with associated ramada and trellis. The approximately 800 SF Pool House on the northeast, is proposed to contain two (2) restrooms and storage areas; the approximately 1,046 SF ramada on the southeast is proposed to offer shaded seating; and the approximately 484 SF trellis on the northwest is proposed to offer an additional seating area. The subject site is Lot 1, Block 6 of Robinhood Subdivision No. 1, which has yet to be recorded (APN: S1422223400); Section 22, Township 2 North, Range 1 East.

#### **5. ADJOURNMENT:**