



**KUNA PLANNING AND ZONING
COMMISSION ACTION REPORT
for February 2017**

Planning and Zoning Commissioners Consent Agenda

- a. Planning and Zoning Commission meeting minutes for January 24, 2017
- b. 16-03-CPM (Comprehensive Plan Map Amend) and 16-10-AN (Annexation) Ashton Estates Subdivision; Requesting approval to amend the Comprehensive Plan (Comp Plan) Map, from Medium Density Residential to Mixed-Use General over approximately 50.6 acres into Kuna City with the following zones; C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-20 (High Density Residential). The subject site is located on the south-east corner (SEC) of Meridian and Deer Flat Roads. ***Findings of Fact and Conclusions of Law.***
- c. Planning and Zoning Commission meeting minutes for February 14, 2017.
- d. 15-05-S (Subdivision) and 15-08-DR (Design Review) – Silvertrail Addition Subdivision; A request from Viper Investments, LLC, for preliminary plat approval and design review for a new residential subdivision. Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City. – ***Findings of Fact and Conclusions of Law.***
- e. 16-12-AN (Annexation) – Renascence Farm and Mason Creek Farms; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel. -***Findings of Fact and Conclusions of Law.***

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- a. 16-12-AN (Annexation) – Renascence Farm and Mason Creek Farms; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel.
- b. 16-04-S (Subdivision) – TNT Subdivision; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. - This item was **tabled to March 14, 2017** as the final ACHD staff report was unavailable for Commissioners consideration.

All items above were approved with the exception of those that were removed or tabled to a date certain.

Planning and Zoning Commission Public Meetings

- a. **17-01-DR** (Design Review) and **17-03-SN** (Sign): **SSW Engineers representing Bi-Mart Corporation** requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 32,000 square foot commercial building to house a new Bi-mart store, accompanying landscaping, parking lot, and signage within the *future* Ridley's Family Center No. 2, Commercial subdivision.
- b. **16-19-DR** (Design Review) – **TNT Subdivision**; AllTerra Consulting, representing Greg Bullock requesting design review approval for a new residential subdivision (see Public Hearing item 4.a). -This item was tabled to **March 14, 2017**, as the final ACHD staff report was unavailable for Commissioners consideration.

New business items were considered or approved in February 2017.

Planning and Zoning Commission General Business

- General Discussions

Planning and Zoning Director's Administrative Determination

Signage: 17-04-SN: Firehouse Pizzeria Wall Sign

All items were administratively approved.

Planning and Zoning Approvals for Business License

- SPI – Mike Smith: 679 Best Bath: Office/Car Lot

Planning and Zoning Cases Completed & Closed

- 16-02-S, 16-02-ZC: Airenel Park Subdivision and Rezone
- 16-12-FP: Ardell Estates #1 Final Plat
- 16-13-FP: Silver Trail Sub. #2 Final Plat
- 16-14-FP: Arbor Ridge Sub. #3 Final Plat
- Timbermist #3 & #4 Landscaping Bonding Approval
- 16-04-LLA: Lot line adjustment for Smart/Cronin
- 16-03-ZOA: Amending Uses and Definitions
- 16-03-ZC: Michael Larson Rezone – 368 N. Linder Ave.
- 16-10-DR: Rikk Manzer/Beneficial Bail Bonds Building - 564 E. Avalon
- 16-06-SUP & 16-04-ZC: Keith Clow; Lock-N-Roll Self-Storage – Meridian Rd.
- 16-03-CPM and 16-10-AN: Ashton Estates Subdivision - SEC of Meridian and Deer Flat
- 15-05-S and 15-08-DR: Silvertrail Addition Subdivision -
- 16-09-AN: Michael Robinson -1420 West Hubbard
- 16-12-AN (Annexation) – Renaissance Farm and Mason Creek Farms
- 17-01-DR and 17-03-SN – Bi-Mart Design Review

Code Enforcement Cases

- Complaints submitted: 2
- Complaints closed: 1
- *Open Cases: 3 (see iWorq detail report)