



KUNA PLANNING AND ZONING COMMISSION

Agenda for December 13, 2016

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

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther
Commissioner Stephen Damron

2. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for November 22, 2016
- b. 16-04-ZC (Rezone) and 16-06-SUP (Special Use Permit) - Keith Clow; Special Use Permit and rezone request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation; and a special use permit to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road.

– *Findings of Fact and Conclusions of Law*

3. NEW BUSINESS

- a. 16-10-DR (Design Review) – Rikk Manzer: Requesting Design Review approval to place a 196-square foot accessory commercial building to house a new bail bonds office in the southwestern portion of the paved parking lot of the Kuna Lube-N-Go, located at 564 E. Avalon Street within the Zatica Subdivision No. 2 commercial subdivision.

4. PUBLIC HEARING

- a. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) – J.U.B. Engineers representing Coleman Homes, LLC: The proposed Winfield Springs Subdivision submitted Preliminary Plat has been revised per external agency recommendations. ***Staff is requesting this item be tabled until transportation agencies have accepted the revised Preliminary Plat and Traffic Impact Study, made comments/recommendations on the revisions and provided the City of Kuna with an official report or memorandum for the proposed development.***
- b. 15-05-S (Subdivision) and 15-08-DR (Design Review) – A request from Viper Investments, LLC for preliminary plat approval and design review for a new residential subdivision (Silvertrail Addition 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.
- c. 16-04-ZOA (Zoning Ordinance Amendment) – A request by the City of Kuna to amend Title 6, Chapter 3, Section 4, PART A of the Kuna City Code, entitled “Street Right-Of-Way Widths” to change the right-of-way for a residential local street from fifty-one feet (51’) to fifty feet (50’), and a new part- PART E: to provide standards for access to collector and arterial streets; providing for a severability clause; and providing an effective date.

5. ADJOURNMENT

Kuna City Codes, Comprehensive Plan, and Maps are available on the City web site:

<http://www.kunacity.id.gov>