

OFFICIALS

- Lee Young, Chairman
- Dana Hennis, Vice Chairman
- Stephen Damron, Commissioner
- Cathy Gealy, Commissioner
- Tyson Garten, Commissioner



CITY OF KUNA
 Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday August 10, 2021

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 LISTED CONSENT AGENDA ITEMS 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 27, 2021
- 2. Findings of Fact & Conclusions of Law
 - 1. Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat) & 21-05-DR (Design Review) Circinae Valley Subdivision

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

- A. Tabled from July 27, 2021 Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse – Troy Behunin, Senior Planner **ACTION ITEM**

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

Procedure:
Open Public Hearing
Receive Testimony
Commission asks any questions they may have
Close Public Hearing

Potential Motions:

Option 1: Recommend Approval of Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse.

Option 2: Recommend Denial of Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse.

- B. Tabled from July 27, 2021 Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision – Troy Behunin, Senior Planner

ACTION ITEM

Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests to Annex approximately 53.16 acres into Kuna City Limits with an R-6 (Medium Density Residential), R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) Zoning Districts. In addition, Applicant requests to subdivide approximately 41.3 acres into 177 Single-Family Residential lots (approx. 33.71 acres R-6, approx. 7.59 acres R-8), 26 Common Lots, and 4 shared driveways; the approximately 9.79 acres of Commercial will remain as an out parcel to be developed in the future. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

Procedure:

Open Public Hearing

Receive Testimony

Commission asks any questions they may have

Close Public Hearing

Potential Motions:

Option 1: Recommend Approval of Case Nos. 20-07-AN (Annexation) & 20-16-S (Preliminary Plat) Arrowwood Heights Subdivision.

Option 2: Recommend Denial of Case Nos. 20-07-AN (Annexation)& 20-16-S (Preliminary Plat) Arrowwood Heights Subdivision.

Option 3: Approve Case No. 20-25-DR (Design Review) for Case No. 20-25-DR (Design Review).

4. BUSINESS ITEMS:

- A. Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House – Jessica Reid, Planning Services Specialist

Ashley Buzzini of NeUdesing Architecture, on behalf of her client DB Development, requests Design Review approval for the construction of a 527 SF pool house, pool, landscaping, and parking lot; to be located on Lot 2, Block 7 of Cazador Subdivision No. 2. (APN: R1326121020), Section 14, Township 2 North, Range 1 West.

Potential Motions:

Option 1: Approve Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House.

Option 2: Deny Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House.

5. ADJOURNMENT: