

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 October 12, 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 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 September 28, 2021
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-11-AN (Annexation) East Kuna Industrial

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

- A. Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 21-02-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 6.61-acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the approximate 6.61-acres into 72 total lots (60 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430020 R5672430040, R5672430060).

Staff requests this item be table to a date certain of October 26, 2021 pending additional review.

- B. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-01-DA (Development Agreement) & 21-26-DR (Design Review) for Sabino’s Rocky Ridge Subdivision – Doug Hanson, Planner II

Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat

approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

Staff requests this item be tabled to a date certain of November 9, 2021 pending additional review.

C. Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas – Troy Behunin, Senior Planner

Dave Crawford with B & A Engineers, Inc., on behalf of Challenger Development, requests approval to Re-Subdivide Lots 17, 18 and 19, Block 15 of Arbor Ridge No. 5 Subdivision, using the Combined Preliminary and Final Plat process in order to create 8 buildable lots for eight already approved buildings, over 2.10 +/- acres. Section 14, Township 2 North, Range 1 West.

Procedure:

Open Public Hearing

Receive Testimony

Commission presents questions they may have

Close Public Hearing

Potential Motions:

Option 1: Recommend Approval to City Council of Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas.

Option 2: Recommend Denial to City Council of Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas.

4. BUSINESS ITEMS:

None

5. ADJOURNMENT: