

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Stephen Damron, Commissioner  
Tyson Garten, Commissioner  
Vacant



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**AGENDA**  
**Tuesday February 22, 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 February 8, 2022
- 2. Findings of Fact & Conclusions of Law  
*None*

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

- A. *Tabled from February 8, 2022* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zone.

*Staff requests this item be tabled to a date certain of March 8, 2022, pending critical reports from Ada County Highway District and Idaho Transportation Department.*

- B. Case No. 21-08-SUP (Special Use Permit) for Essentials with Ashley – Jessica Reid, Planning Services Specialist

Ashley & Lake Phothale request Special Use Permit approval to operate a Home Occupation Business called “Essentials with Ashley” providing esthetic services such as facials, waxing, and eyelash extensions. The subject site is located at 1904 N Duck Hawk Ave, within the December Subdivision No. 4.

C. Case Nos. 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision

JUB Engineers, on behalf of M3 Companies, LLC, requests approval for a Comprehensive Plan Map Amendment to change the zoning designation for part of an approximately 42.04-acre site from solely Commercial, to R-8 (Medium Density Residential) and R-20 (High Density Residential) zoning designations. Additionally, the Applicant requests Annexation of the parcels into Kuna City Limits, with 18.81-acres R-8 (Medium Density Residential), 13.29-acres R-20 (High Density Residential), and 9.94-acres C-1 (Neighborhood Commercial) zoning designations, as well as, Preliminary Plat approval to subdivide the parcels into 90 Single-Family lots, 8 Common Lots, 2 shared driveways and 1 multi-family lot (Future development) and 13 commercial lots. The site is located south of the N Meridian Road and E Kuna Road intersection in Section 25, Township 2 North, Range 1 West & section 30, Township 2 North, Range 1 East (Parcel numbers; R0615251201, R0615250551, R0615250575). *All acreages are approximate.*

*Staff requests this item be tabled to a date certain of March 08, 2022 pending critical agency comments.*

**4. BUSINESS ITEMS:**

*None*

**5. ADJOURNMENT:**