

**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 March 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 March 8, 2022
- 2. Findings of Fact & Conclusions of Law  
*None*

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

- A. *Tabled from March 8, 2022* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director

A Team Land Consultants on behalf of Merlin pointe, LLC, requests Planned Unit Development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

*Staff requests that this item be tabled to a date uncertain pending additional review; this Public Hearing will be re-noticed.*

- B. *Tabled from March 8, 2022* Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

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 southeast of the N Meridian Road and E Kuna Road intersection (Parcel numbers; R0615251201, R0615250551, R0615250575).

*Staff requests this item be tabled to a date certain of April 26, 2022, pending critical agency reports.*

- C.** *Tabled from March 8, 2022* Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision – Doug Hanson, Planning & Zoning Director

Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

- D.** Case No. 21-19-AN (Annexation) for Kuna Lutheran Church – Doug Hanson, Planning & Zoning Director

Kuna Lutheran Church requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC of N Linder Road and E Porter Street, Kuna, ID 83634 (APN: S1324233800).

- E.** Case No. 21-13-AN (Annexation) & 21-09-S (Preliminary Plat) for Lee Country Subdivision – Troy Behunin, Senior Planner

Bailey Engineering, on behalf of Providence Properties, LLC, requests Annexation of approx. 76.02 ac. into Kuna City Limits with approx. 27.73 ac. of R-6 (Medium Density Residential), 23.06 ac. of R-12 (High Density Residential) and 29.41 ac. of C-2 (Area Commercial) zones; and Preliminary Plat approval to subdivide the 72.06 ac. into 16 Commercial Lots, 132 single-family lots, nine (9) multi-family lots and 22 common lots. The site is at the intersection of Meridian and Hubbard Roads (APNS; S1313141810 and S1313110030).

*Staff requests this item be tabled to a date uncertain pending critical agency comments.*

- F.** Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Doug Hanson, Planning & Zoning Director

The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of the Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

#### **4. BUSINESS ITEMS:**

- A. *Tabled from March 8, 2022* Case No. 22-04-DR (Design Review) for Project Peregrine – Doug Hanson, Planning & Zoning Director

Brisbie LLC, represented by Parametrix, requests Design Review approval of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is located on the northeast corner of Kuna-Mora Road and Cole Road (APNs: S1531300000 & S1531233600).

- B. Case No. 21-34-DR (Design Review) for Changed Life Ranch – Jessica Reid, Planner I

Rick Bugatsch of RBA Architects, on behalf of Big D Builders, requests Design Review approval for an approx. 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping. This further development of the site is the second portion of their previously approved Special Use Permit and Design Review (06-12-SUP & 07-01-DR; Approved February 2007). The approx. 6.23-acre subject site is located at 500 E Deer Flat Road (APN: R7702700502) with a R-2 (Low Density Residential) zone.

*Staff requests this item be tabled to a date certain of April 12, 2022 pending additional review.*

- C. Case No. 22-01-DR (Design Review) for Arby's – Jessica Reid, Planner I

Hamilton Designs, LLC, on behalf of RB American Group, LLC, requests Design Review Approval for an approx. 2,579 square foot fast food drive-thru restaurant, associated parking lot, & landscaping. The subject site is located on the southwest corner of E Profile Road & N Meridian Road (APN: R7448420100) with a C-1 (Neighborhood Commercial) zone.

## 5. **ADJOURNMENT:**