

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Tyson Garten, Commissioner  
Ginny Greger, Commissioner  
Jim Main, Commissioner



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

**Planning & Zoning Commission Meeting**  
**AGENDA**  
**Tuesday April 12, 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 22, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-01-DR (Design Review) Arby's
  - B. Case No. 22-04-DR (Design Review) Project Peregrine
  - C. Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Plat) Skylar Ranch Subdivision
  - D. Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church

*Staff requests item 2.D. for the Kuna Lutheran Church Findings of Fact & Conclusions of Law (Case Nos. 21-19-AN & 21-07-SUP) be moved to Business Items as to correct the Motion made on March 22, 2022.*

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

- A. *Tabled from March 22, 2022* Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Dough 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.

*The Public Hearing was closed March 22, 2022; no additional testimony shall be received.*

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

A Team Boise, requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 single family, 6 common & 6 commercial), a Variance is requested for reduced side property line setbacks. 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)

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

- A.** *Tabled from March 22, 2022* Case No. 21-34-DR (Design Review) for Changed Life Church – 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 26, 2022, pending Public Works comments.*

- B.** Case No. 22-03-DR (Design Review) for Del Taco – Jessica Reid, Planner I

Erstad Architects request Design Review approval for an approx. 2,022 drive-thru restaurant, associated parking lot & landscaping. The subject site is located 1035 N Jacksonmill Ave (APN: R0539771360); Township 2N, Range 1 East, Section 19.

- C.** Case No. 22-06-DR (Design Review) for Falcon Crest Pressurized Irrigation Pump House – Jessica Reid, Planner I

Conger Group request Design Review approval for an approximately 722 square foot pump house which will house the pumps for Falcon Crest’s private pressurized irrigation system. The pump house is proposed to be located east of the Hole 5 Tee (APN: S1422244200).

#### **5. ADJOURNMENT:**