

**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 June 14, 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 May 24, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare

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

- A. *Tabled from May 24, 2022* 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), 21-26-DR (Design Review) for Sabino’s Rocky Ridge Subdivision – Troy Behunin, Planner III

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 (APNs: S1310314800, S1310346805, S1310427810, S1310449300); Section 10, Township 2 North, Range 1 West.

- B. Case No. 21-18-AN (Annexation) 5200 S Black Cat Road & 5114 S Black Cat Road – Troy Behunin, Planner III

*Applicants have formally withdrawn their Annexation application.*

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

- A.** Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I

New Beginnings Housing, LLC requests Design Review approval for a 37 unit, 3-story Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue, approx. 1.80-acres, within the Merlin Pointe Subdivision No. 1 (APNs: R5672431260 & R5672431280); Township 2N, Range 1 West, Section 24.

- B.** Case No. 22-23-DR (Design Review) for Water Operations Building – Doug Hanson, Planning & Zoning Director

Brisbie LLC, represented by Parametrix, requests Design Review approval for a data center water operations building, parking and landscaping to be developed on approximately 13.4 acres. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located at 6601 W Kuna Mora Road (APN: S2006121150).

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