

**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 28, 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 June 14, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. 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
  - B. Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I
  - C. Case No. 22-23-DR (Design Review) for Water Operations Building

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

- A. 2022 Capital Improvement Plan & Impact Fee Ordinance Amendment – Chris Engels, City Clerk  
  
Consideration to amend the Envision Kuna City of Kuna 2019 Comprehensive Plan by the repealing and replacing, in Appendix F Capital Improvement Plans to the Planning and Zoning Commission for a recommendation to the City Council and consideration to amend Chapters 1, 2 and 3 of Title 12 of the Kuna City Code to the City Council.
- B. Case No. 22-04-AN (Annexation) 300 S Stroebel Road – Jessica Reid, Planner II  
  
Applicant requests to Annex approx. 9.22 acres into Kuna City Limits with an R-4 zone, then split the original parcel into three (3) total parcels; Parcel A – 1.22 acres, Parcel B – 3.4 acres, & Parcel C – 4.5 acres. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

- C. Case No. 22-01-CPF (Combination Plat) Novak Industrial Subdivision – Doug Hanson, Planning & Zoning Director

The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

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

- A. Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner II

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; Section 13, Township 2 North, Range 1 East.

- B. Case No. 22-20-DR (Design Review) for Treasure Valley Social Club – Jessica Reid, Planner II

Shea Homes requests Design Review approval for the Trilogy Valor Social Club within the Falcon Crest community. The project will be Phased with Phase No. 1 consisting of an 452 SF Welcome Center; 7,573 SF Fitness Club with resort style pool, lap pool & spa; 6,647 SF Co-Op (K&M) building with café; 6 pickle ball courts, bocce ball court, associated parking lot, fencing & landscaping. The subject site is located between S Courage Lane & Tiercel Lane, just East of S Cloverdale Road (APN: S1422244200); Section 22, Township 2 North, Range 1 East.

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