

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 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting

AGENDA

Tuesday July 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 June 28, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-04-AN (Annexation) 300 S Stroebel Road
 - B. Case No. 22-01-CPF (Combination Preliminary & Final Plat) Novak Industrial
 - C. Case No. 21-34-DR (Design Review) Changed Life Church
 - D. Case No. 22-20-DR (Design Review) Trilogy Valor Social Club

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

- A. Case No. 21-15-AN (Annexation) 2500 S Rock Falls Lane – Troy Behunin, Planner III

Applicants request Annexation of two (2) lots (Lots 2 and 3, Block 3) within the Amended Avalon Orchard Tracts Subdivision, totaling approximately 8.43 total acres zoned RR (Rural Residential). Applicants propose to zone 7.4 acres R-2 (Low Density Residential), and one (1) acre as R-4 (Medium Density Residential). The subject site is located at 2500 E Rock Falls Lane, Kuna, ID 83642, (APN's: R0615250410 and R0615250402) within Section 30, Township 2 North, Range 1 East.

- B. Case No. 22-06-AN (Annexation) 14375 S Cole Road – Doug Hanson, Planning & Zoning Director

The Land Group, Inc, requests approval to annex approximately 42.46 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification. The subject site is located at 14375 S Cole Road, Kuna, ID 83634 (APNs: S1531222400).

- C. Case No. 22-01-SUP (Special Use Permit) 1118 N Cambrick In-Home Group Daycare – Jessica Reid, Planner II

Khadija Mberwa requests Special Use Permit approval to operate an In-Home Group Childcare for 7 – 12 children, Monday through Sunday from 7:00 AM to 6:00 PM. The subject site is located at 1118 N Cambrick Drive within the Calico Creek Subdivision (APN: R1245320220); Section 24, Township 2 North, Range 1 West.

4. BUSINESS ITEMS:

- A. Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells – Jessica Reid, Planner II

Applicants request Design Review approval for two (2) commercial shell buildings, one (1) portion of which is intended to be occupied a portion with a dental practice. Building No. 1, located at 1159 N Jacksonmill Ave, is proposed to be 6,921 SF and have a drive-thru on its southern end, while Building No. 2, located at 1221 N Jacksonmill Ave, is proposed to be 7,456 SF and has a drive-thru on its northern end. As stated, the subject sites are located at 1159 & 1221 N Jacksonmill, total approx. 2.33-acres, are zoned C-1 (Neighborhood Commercial, and are lots 1 & 2 of block 12 within the Asthon Estates No. 2 Subdivision (APNs: R0539771320 & R0539771300); Township 2N, Range 1 East, Section 19.

5. ADJOURNMENT: