

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 August 9, 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 July 26, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 22-03-AN (Annexation) & 22-04-S (Preliminary Plat) for Braeburn Creek Subdivision
 - B. Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells
 - C. Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage

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

- A. Case No. 22-05-SUP (Special Use Permit) 790 W Nannyberry In-home Group Daycare – Jessica Reid, Planner II

Florence Rukundo requests Special Use Permit approval to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, located at 790 W Nannyberry Street (APN: R0501720860); Section 14, Township 2 North, Range 1 West.

- B. Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat) & 21-36-DR (Design Review) Riverton Subdivision – Troy Behunin, Planner III

Providence Properties LLC requests Annexation for approximately 38 acres into Kuna City Limits with a C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same land into 182 single-family lots, 23 common lots, 1 shared access lot, and four (4) commercial lots. The site is near the northeast corner of the intersection of Kuna and Locust Grove Roads; Section 20, Township 2 North, Range 1 East (APN: S1420325708).

- C. Case Nos. 22-05-S (Preliminary Plat) & 22-14-DR (Design Review) Falcon Crest South Subdivision – Troy Behunin, Planner III

Falcon Crest, LLC and M3 ID Falcon Crest, LLC, requests Preliminary Plat approval to subdivide approximately 41 acres zoned as R-6 (Medium Density Residential) and R-12 (High Density Residential), into 172 single-family lots, nine (9) common lots, two (2) shared driveway lots, and one (1) Private Road lot. The site is located near the northeast corner of Cloverdale and Kuna Roads; Section 22, Township 2 North, Range 1 East (APN: S1422336100 & S1422315000).

4. BUSINESS ITEMS:

- A. Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis – Jessica Reid, Planner II

Applicant requests Design Review approval for the Robinhood Subdivision No. 1 Pool House with associated ramada and trellis. The approximately 800 SF Pool House on the northeast, is proposed to contain two (2) restrooms and storage areas; the approximately 1,046 SF ramada on the southeast is proposed to offer shaded seating; and the approximately 484 SF trellis on the northwest is proposed to offer an additional seating area. The subject site is Lot 1, Block 6 of Robinhood Subdivision No. 1, which has yet to be recorded (APN: S1422223400); Section 22, Township 2 North, Range 1 East.

- B. Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House – Jessica Reid, Planner II

Conger Group requests Design Review approval for an approximately 1,254 SF pool house and associated landscaping located at 2186 E Thea Drive (Lot 23, Block 4) of the Rising Sun Subdivision No. 2 (APN: R7472360740); Section 30, Township 2 North, Range 1 East.

5. ADJOURNMENT: