

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 October 11, 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 September 27, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Comprehensive Plan Map Amendment
 - B. Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl)
 - C. Case Nos. 22-07-S (Preliminary Plat) & 22-16-DR (Design Review) for Newberry Place Subdivision

PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

- A. Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage – Jessica Reid, Planner II

Jeff & Valerie Robinson to subdivide approximately 11 acres into two (2) parcels, with the East Parcel being approximately 3.582 acres and the West Parcel being approximately 7.010 acres. Applicants also request to Rezone the East Parcel as R-2 (Low Density Residential) and the West Parcel as C-3 (Service Commercial District). In addition, Applicants request Special Use Permit approval to construct & operate an RV Storage Facility on future Lot 2, Block 1 of the future subdivision. The subject site is located at 415 N Locust Grove Road (APN: S1419417928); Section 19, Township 2 North, Range 1 East.

Staff requests this item be tabled to a date uncertain pending additional review.

- B. Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision – Jessica Reid, Planner II

Applicant requests to Annex approximately 32 acres into Kuna City Limits with an R-8 (High Density Residential) zoning designation. Applicant also requests to subdivide the property into 192 total lots (170 single-family, 20 common & 2 shared driveways). The subject site is located on the northeast corner of the S Luker Road & W King Road intersection (APN: S1325438400); Section 25, Township 2 North, Range 1 West.

Staff requests this item be tabled to a date certain of January 10, 2023, pending additional serviceability review.

- C.** Case No. 22-09-SUP (Special Use Permit) Hawk Substation – Doug Hanson, Planning & Zoning Director

Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 15450 S Cloverdale Road. (APN: S1434336150); Section 34, Township 2 North, Range 1 East.

- D.** Case No. 22-11-SUP (Special Use Permit) Cole Substation – Doug Hanson, Planning & Zoning Director

Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 14550 S Cole Road. (APN: S1531233600); Section 31, Township 2 North, Range 1 East.

- E.** Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) for Beltzarock Subdivision – Troy Behunin, Planner III

SH69 North33, LLC, requests Preliminary Plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The Subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

- F.** Case Nos. 22-01-CPM (Comp Plan Map Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) & 22-28-DR (Design Review) for Kuna Apartments

Mark Hampton, requests approval to Amend the Comprehensive Plan Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) TO R-20 (HDR); and approx. 2.88 ac. from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots with an accompanying Design Review. The site is located in Section 24, Township 2 North, Range 1 West (APN; S1324110095).

5. BUSINESS ITEMS:

- A.** Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace – Jessica Reid, Planner II

On behalf of Tim Gordon, Hillside Architecture requests Design Review Approval to develop four (4) industrial flexspace ranging from 6,000 SF to 11,600 SF, their associated parking lots and landscaping. The subject sites are located approximately 400-feet West of the E Stagecoach and S Best Business Avenue intersection APNs: S1325233614, S1325233618, S1325233622, S132533626); Section 25, Township 2 North, Range 1 West.

6. ADJOURNMENT: