

**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 December 13, 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 November 22, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-15-SUP (Special Use Permit) 2857 N Kenneth Avenue In-home Group Daycare
  - B. Case No. 22-08-AN (Annexation) 5625 W Barker Road
  - C. Case Nos. 22-14-S (Preliminary Plat) & 22-31-DR (Design Review) Griffons Point Subdivision

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

- A. *Rescheduled from November 9, 2022, due to lack of quorum* Case No. 22-12-SUP (Special Use Permit) for 6810 S Nordean In-home Group Daycare – Jessica Reid, Associate Planner

Alain & Chloe Lemesse request approval to operate an in-home group daycare for up to 12 children, from 6:00 AM to 6:00 PM, Monday through Friday. Applicants have already passed their Fire Safety Inspection. The subject site is located at 6810 S Nordean Ave (R5665670180); Section 3, Township 2 North, Range 1 West.

- B. *Rescheduled from November 9, 2022, due to lack of quorum* Case Nos. 22-13-S (Preliminary Plat) & 22-30-DR (Design Review) for Paul Bunyan Plaza – Troy Behunin, Senior Planner

Bill Hicks, and CRMM, LLC requests Preliminary Plat approval in order to subdivide approximately 16.26 acres into 12 commercial lots. The site was previously Annexed and Zoned as C-2. A Design Review application for the landscaping accompanies this request. The site is located at the NWC of Meridian Rd. and Deer Flat Rd., APN S1313449910.

- C. Case No. 22-04-CPF (Combo Plat) for Single Lot Subdivision – Jessica Reid, Associate Planner

Applicant requests Combo Plat approval to combine Lots 4 & 5, Block 5, of Merlin Pointe Subdivision No. 1, in order to resolve an easement issue and provide one (1) parcel on which to build the previously approved Vineyards Senior Housing. The subject sites are located at 150 &

200 N Sailer Ave (APNs: R5672431260, R56722431280); Section 24, township 2 North, Range 1 West.

- D.** Case Nos. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), 22-05-PUD (Planned Unit Development), 22-08-SUP (Special Use Permit) & 22-34-DR (Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

Thistle Farm, LLC requests Planned Unit Development and Special Use Permit approval for approximately 132.26 acres, and to Rezone the properties from A (Agriculture) to R-6 (Medium Density Residential), R-12 (High Density Residential), and C-1 (Neighborhood Commercial) zones. Applicant also requests Preliminary Plat approval in order to subdivide the lands into 615 residential, 86 common lots and 1 Commercial lot. The site is located within Section 10, Township 2 North, Range 1 West, APN's S1310223100, S1310233700, and S1310233610.

*Staff requests this item be tabled to a date certain of January 10, 2023, pending critical agency comments.*

- E.** Case No. 22-09-ZC (Rezone) for Rising Sun Subdivision No. 3 – Jessica Reid, Associate Planner

Due to an incorrect legal description, a portion of Rising Sun Subdivision No. 3 (FKA Rising Sun Commons) was left with an incorrect zone of R-4 (Medium Density Residential). Applicant requests to Rezone this portion so the parcels reflect the correct R-6 (Medium Density Residential) zone. The subject site is located approx. 650-feet south of the E Kuna Road & S Easter Ave intersection (APN: R0615250651); Section 30, Township 2 North, Range 1 East.

*Staff requests this item be tabled to a date certain of January 10, 2023, due to incorrect site posting.*

#### **5. BUSINESS ITEMS:**

- A.** Case No. 22-41-DR (Design Review) for the Hawk Substation – Doug Hanson, Director

Idaho Power Company requests Design Review approval to for the Hawk Substation site design, fence and landscaping. The subject site is located at 15450 S Cloverdale Road, Kuna ID, 83634 (APN: S1434336150) within Section 34, Township 2 North, Range 1 East.

#### **6. EXECUTIVE SESSION:**

- A.** Executive Session under Idaho Code 74-206(d) & (f) – Andrea Nielsen, City Attorney

(d) To consider records that are exempt from disclosure as provided int Chapter 1, Title 74 Idaho Code.

(f) To communicate with legal counsel to discuss legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but immediately likely to be litigated.

#### **7. ADJOURNMENT:**