

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Bryan Clark, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday August 8, 2023, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

- 1. Regular Commission Meeting Minutes Dated July 25, 2023
- 2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 23-04-SUP & 23-05-DR Kuna Battery Storage

3. PUBLIC HEARINGS:

- A. *Tabled from July 25, 2023, due to Commission requested revisions* Case Nos. 21-14-AN (Annexation), 21-01-CPM (Comprehensive Plan Map Amendment), 21-10-S (Preliminary Plat) & 21-35-DR (Design Review) for Hazelcrest Subdivision– Troy Behunin, Senior Planner

Applicant requests Annexation, Comprehensive Plan Map Amendment, Preliminary Plat and Design Review approval for the NWC of Lake Hazel and Ten Mile Roads in Section 34, Township 3 North, Range 1 West (APN's: S1234449600 & S1234449550).

- B. Case No. 23-09-SUP (Special Use Permit) 866 E Great Bear In-home Daycare – Jessica Reid, Associate Planner

Applicant requests approval to operate an in-home daycare for up to six (6) children, Monday – Friday from 7:45 AM to 5:30 PM; Section 25, Township 2 North, Range 1 West.

- C. Case No. 23-10-SUP (Special Use Permit) 2929 N New Morning Avenue In-home Daycare – Jessica Reid, Associate Planner

Applicant requests approval to operate an in-home daycare for up to twelve (12) children, Monday – Friday from 8:00 AM to 10:00 PM; Section 18, Township 2 North, Range 1 East.

- D. Case No. 23-11-SUP (Special Use Permit) META Communication Towers – Doug Hanson, Director

Applicant requests Special Use Permit (SUP) approval to install two (2) communication towers, which are 50 feet tall by 4 feet wide galvanized steel lattice structures and house public safety, land mobile radio and cellular equipment. The subject site is located at 6990 W Kuna Mora Road (APNs: S1531336000, S1531336020).

E. Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat) & 20-14-DR (Design Review) for Ledgestone Plaza Subdivision – Troy Behunin, Senior Planner

Applicant proposes to rezone approx. 76.03 acres from C-1 (neighborhood commercial) to C-3 (service commercial), R-12 and R-6 zones, and to subdivide the site into 269 total lots; 233 single-family lots, eight (8) multi-family lots, 22 common lots, and six (6) commercial lots. The subject sites are located at or near 2400 N Meridian Road, within Section 18, T2N, R1E. Parcel Numbers: S1418233660, S1418233670 and S1418234000).

5. BUSINESS ITEMS:

None

6. UPDATES & REPORTS: *Non-Action Items*

None

7. ADJOURNMENT: