

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 22, 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 August 8, 2023
- 2. Findings of Fact & Conclusions of Law
 - A. Case Nos. 21-13-AN, 21-09-S & 21-32-DR for Lee Country Subdivision
 - B. Case Nos. 21-14-AN, 21-01-CPM, 21-10-S & 21-35-DR for Hazelcrest Estates Subdivision
 - C. Case No. 23-09-SUP for 866 E Great Bear In-home Daycare
 - D. Case No. 23-11-SUP for META Communication Towers
 - E. Case Nos. 20-03-ZC, 20-06-S & 20-14-DR for Ledgestone Plaza Subdivision

3. PUBLIC HEARINGS:

- A. *Continued from August 8, 2023*, 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.
- B. Case Nos. 23-01-CPF (Combination Preliminary & Final Plat) & 23-03-ZC (Rezone) for Hagler Subdivision – Jessica Reid, Associate Planner

Applicant requests Combination Plat approval to re-subdivide Lot 2, Block 1 of the Fay Subdivision into three (3) total lots, and to Rezone from A (Agriculture) to an R-2 (Low Density Residential) zone; Section 35, Township 2 North, Range 1 West.
- C. Case Nos. 22-10-ZC (Rezone), 22-17-S (Preliminary Plat) & 22-38-DR (Design Review) for Seasons Creek North Subdivision – Troy Behunin, Senior Planner

Applicant proposes to Rezone approximately 60.92 acres from A (Agriculture) to the R-8 (Medium Density Residential) zone, and to subdivide the site into 336 total lots (292 single-family, 43 common, 1 civic). The subject site is located near Black Cat and Deer Flat Roads within Section 22, Township 2 North, Range 1 West (APNs: S1322223005, S1322223150, S1322325606).
- D. Case Nos. 22-07-ZC (Rezone), 22-05-PUD (Planned Unit Development), 22-15-S (Preliminary Plat), 22-08-SUP (Special Use Permit) & 22-34-DR (Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

Applicant requests Planned Unit Development and Special Use Permit approval for approximately 132.26 acres, and to Rezone the site from A (Agriculture) to R-6 (Medium Density Residential),

R-12 (High Density Residential), & C-1 (Neighborhood Commercial). The Applicant also requests Preliminary Plat approval to subdivide the site into 702 total lots (615 residential, 86 common & 1 commercial). The subject site is located at the Southeast corner of Columbia & Black Cat Roads; Section 10, Township 2 North, Range 1 West (APNs: S1310223100, S1310233610).

5. BUSINESS ITEMS:

None

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

None

7. ADJOURNMENT: