

**OFFICIALS**

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

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**



**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday January 23, 2024, 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.*

**A. Regular Commission Meeting Minutes Dated January 9, 2024**

**B. Findings of Fact & Conclusions of Law**

**I. Case No. 23-02-CPM 5700 W Kuna Mora Road**

*Potential Motion:*

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

**3. PUBLIC HEARINGS:**

*Public Hearing Process: Items begin with staff presentation of project for up to 15 minutes. The Applicant or their Representative is then allowed 10 minutes to make their presentation. Members of the public are then allowed 3 minutes each to address the Commission with testimony restricted to the matter at hand. After all public testimony, the Applicant/Representative is allowed 5 minutes for rebuttal.*

**A. Tabled from January 9, 2024, Case No. 23-06-AN (Annexation), 23-05-S (Preliminary Plat, & 23-14-DR (Design Review) for Bristle Creek Subdivision – Troy Behunin, Senior Planner**

Applicant requests to annex approximately 12.49 acres into Kuna City Limits with R-6 (Medium Density Residential) & R-12 (High Density Residential) zones, as well as Preliminary Plat approval to subdivide the site into 21 single-family lots, one (1) multi-family (13 four-plex buildings), and 12 common lots. The site is located near the Northeast corner of the N Ten Mile Road and W Hubbard Road intersection (APN: S131133670); Section 11, Township 2 North, Range 1 West.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case Nos. 23-06-AN & 23-05-S with Conditions as listed in staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-14-DR with Conditions as listed in staff report (and additional Conditions imposed by Commission if applicable).*

**B. Case No. 23-08-AN (Annexation) for Lot 3, Block 3 of Avalon Orchard Tracts Amended – Jessica Hall, Associate Planner**

Applicant requests to annex approximately 4.89 acres (APN: R0615250430) into Kuna City Limits with an R-4 (Medium Density Residential) zone; Section 30, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case No. 23-08-AN with Conditions as listed in the staff report (and additional Conditions imposed by Commission, if applicable).*
- C. Case Nos. 23-05-ZC (Rezone), 23-06-S (Preliminary Plat), & 23-13-DR (Design Review) for Falcon Crest East Subdivision – Troy Behunin, Senior Planner

Applicant requests rezone of approximately 47.20 acres from R-12 (High Density Residential) to the R-6 (Medium Density Residential) zone. Applicant also requests Preliminary Plat approval to subdivide subject site (APNs: S1422131510, S1422244700, S1422314975 & a portion of S1422417365, S1422110300, S1422427800, & S1422346600) into 655 lots (606 single-family, 36 common, 7 shared driveway, 3 private roads, 3 golf course). The site is located North of the W Kuna Road and S Conchos Avenue intersection; Section 22, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case Nos. 23-05-ZC & 23-06-S with Conditions as listed in the staff report (and additional Conditions imposed by the Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-13-DR with Conditions as listed in staff report (and additional Conditions imposed by the Commission, if applicable).*

**5. BUSINESS ITEMS:**

None

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

None

**7. ADJOURNMENT:**