

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 4th Street, Kuna, ID 83634



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, February 13, 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. NOMINATION & ELECTION OF COMMISSION CHAIRMAN & VICE CHAIRMAN

Commissioners shall make a nomination for each seat; nominations require a Second. The Commissioner nominated will then be confirmed via Motion. Separate Motion required for each position.

Potential Motions:

- *Motion to nominate (insert name) for Commission Chairman.*
- *Motion to nominate (insert name) for Commission Vice Chairman.*

3. 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 23, 2024
- B.** Findings of Fact & Conclusions of Law
 - 1.** Case Nos. 23-06-AN, 23-05-S & 23-14-DR for Bristle Creek Subdivision
 - 2.** Case No. 23-08-AN for Lot 3, Block 3 Avalon Orchard Tracts Amended

Potential Motion:

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

4. 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 23, 2024, 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 outlined 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 outlined in staff report (and additional Conditions imposed by the Commission, if applicable).*
- B.** Case Nos. 23-07-SUP (Special Use Permit) & 23-07-DR (Design Review) for Maverik – Jessica Hall, Associate Planner

Applicant requests Design Review approval to construct a 4,425 SF c-store with associated fuel island, parking lot & landscaping, as well as Special Use Permit approval for fuel sales (6 double-sided pumps). The site is located at 80 N Sailer Avenue (APN: R5672431240); Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case Nos. 23-07-SUP & 23-07-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. BUSINESS ITEMS:

- A.** Case No. 23-10-DR (Design Review) for Linrock 4-plex Apartments – Jessica Hall, Associate Planner

Applicant requests Design Review approval for a 104 unit apartment complex (26 structures @ 4 units each); associated parking lot with covered/uncovered parking stalls and four (4) EV charging stations; and associated landscaping. The subject site is located on the East side of S Linder Road approx. a quarter mile North of the S Linder Road & W Lake Hazel intersection (S1236315400, S1236335800); Section 36, Township 3 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 23-10-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- B.** Case No. 23-15-DR (Design Review) for Kuna Apartments – Jessica Hall, Associate Planner

Applicant Design Review approval to construct a 192 unit multi-family apartment complex, associated open spaces, and parking areas at the West terminus of E Profile Lane (APN: S1324110095); Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 23-15-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

6. UPDATES & REPORTS: Non-Action Items

None

7. ADJOURNMENT: