

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, 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, July 9, 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 June 25, 2024
- B. Decision and Reasoned Statement
  - 1. Case No. 24-01-SUP Giraffe Laugh Daycare
  - 2. Case Nos. 24-03-S, 24-02-SUP & 24-07 Valor West Amendment and Valor Classical Academy
  - 3. Case No. 24-02-DR Kuna Multi-Tenant Building

*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:**

- A. Case No. 24-03-AN (Annexation) - Star Acre properties, LLC – Troy Behunin, Senior Planner

Applicant requests approval to Annex approx. 10 acres. into Kuna City Limits with a M-1 (Light Industrial/Manufacturing) zone. The subject site is near the intersection of S Curtis and W Barker Roads and is currently zoned RP (Rural Preservation) in Ada County; Section 8, Township 1 North, Range 2 East.

*Potential Motions:*

- *Motion to Recommend Approval/Conditional Approval/Denial of Case No. 24-03-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- B. Case No. 24-02-AN (Annexation) and 24-02-S (Preliminary Plat) – Powderhorn Subdivision – Troy Behunin, Senior Planner

Applicant requests Annexation of 41.48 acres into Kuna City Limits applying the R-6 zone to the property and also requests Preliminary Plat approval in order to subdivide the site into

160 single-family lots, and 9 common lots. This site is located in Section 11, Township 2 North, Range 1 West (APN; R1805140640). *Staff requests this be tabled to a date certain of July 23, 2024.*

**4. BUSINESS ITEMS:**

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**