

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 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, October 8, 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 September 24, 2024

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. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E.

Staff requests this item be tabled to a date certain.

Potential Motions:

- *Motion to table Case No. 24-05-AN, 24-02-DA to a date certain.*

B. Case No. 24-01-CPF (Combination Preliminary and Final Plat), 22-02-DA MOD (Development Agreement Modification) Lamp District – Doug Hanson, Planning & Zoning Director

Applicant requests combination plat approval to consolidate six (6) lots into one (1). The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. The site is located at the NEC of N Meridian Road and E Deer Flat Road within Sec 18, T2N, R1E.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-01-CPF and with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- C. Case No. 24-05-SUP (Special Use Permit), 24-13-DR (Design Review) J&M Solar - Troy Behunin, Senior Planner

Applicant requests Special Use Permit and Design Review approval to install and operate an Energy System, Production Solar Facility located at 680 S Swan Falls Road, Kuna, ID, 83634.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case Nos. 24-05-SUP and 24-13-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

- A. Case No. 24-20-DR (Design Review) Kuna Food Bank – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for 5,600 square foot commercial building, parking lot and landscaping located at 498 N Franklin Road; Section 23, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-20-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT: