

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 22, 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 October 8, 2024

B. Decision and Reasoned Statement(s)

- 1.** Case No. 24-02-AN Powderhorn
- 2.** Case No. 24-14-DR Panera

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.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-05-AN and 24-02-DA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- B.** Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

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

C. Case No. 24-04-AN (Annexation) Wiscombe –Troy Behunin, Senior Planner

Applicant requests to annex 1.38 acres into Kuna City Limits with an R-2 (Low Density Residential) zone. The subject site is located at 4412 W Hubbard Road (APN: S1310336400); Section 10, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-04-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

D. Case No. 24-04-SUP (Special Use Permit) Hair by Desiree - Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval in order to operate a Hair Salon in her Home as a Home Occupation, located at 1785 W Thistle Dr., Kuna, ID, 83634.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-04-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT: