

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, November 12, 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. Regular Commission Meeting Minutes Dated October 22, 2024 - Cancelled

- C. Decision and Reasoned Statement(s)
 - 1. Case No. 24-02-AN Powderhorn
 - 2. Case No. 24-14-DR Panera
 - 3. Case No. 24-20-DR Kuna Food Bank

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).*

E. Case No. 24-01-AN (Annexation) Palomino Place –Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 13.94 acres into Kuna City limits applying the R-6 and R-12 zones. The site is located at the southeast corner of Kay Avenue and Porter Street (APN: S1324161500).

Potential Motions:

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

F. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations – 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 Case No. 24-02-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

G. Case No. 24-03-OA (Ordinance Amendment) Time Extensions and Bonding – 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 Case No. 24-03-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT: