



KUNA PLANNING & ZONING COMMISSION
AGENDA

Tuesday, January 28, 2020

Open to the Public

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young

Commissioner Stephen Damron

Vice Chairman Dana Hennis

Commissioner John Laraway

Commissioner Cathy Gealy

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

A. Planning and Zoning Commission Meeting Minutes, January 14, 2020

B. Findings of Fact and Conclusions of Law

1. Case No. 19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review) Chotika Subdivision
2. Case No. 19-05-SUP (Special Use Permit) 1195 West Castro Drive

3. PUBLIC HEARING:

- A. **Case No. 19-10-AN (Annexation), 19-06-DA (Development Agreement) & 19-23-DR (Design Review) Spring Rock Subdivision – Continued from January 14, 2020 ACTION ITEM**

Ten Mile Creek, LLC, requests approval for Annexation, Planned Unit Development (PUD), Preliminary Plat, Development Agreement and Design Review. Applicant requests to annex approximately 761 ac. into Kuna City limits, with a variety of zones throughout the project; including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. This is a multi-phased, Master-Planned Development proposing up to 2,274 dwelling units (Single Family [1,886] and Multi-Family [388]). Applicant requests Preliminary Plat approval in order to subdivide approximately 477 of the 761.44 acres into 757 Single family and 136 Multi-family lots, 34 common lots, 7 commercial lots, one school lot and two public facility lots. The remaining lands (approx. 284 ac.) will be developed in the future with separate applications. The project site is in Sections 14, 15, 23 & 24, all in T2N, R1E, near the northeast corner of Cloverdale and Kuna Roads.

- B. **Case No. 19-05-ZC (Rezone) & 19-04-SUP (Special Use Permit) 763 W. Avalon ACTION ITEM**

B&A Engineers is requesting to rezone approximately 1.29 acres from “C-2” (Area Commercial) to “C-1” (Neighborhood Commercial) zoning district classification, additionally the applicant is seeking special use permit approval to operate a church in the existing building. The subject site is located at 763 W. Avalon St., Kuna, ID 83634 (APN: S1326120716).

4. ADJOURNMENT: