

**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**

**MINUTES**

**Tuesday, July 23, 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.*

**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:01)*

**Vice Chairman Bryan Clark** We'll call to order to the regular meeting of the Planning and Zoning Commission Tuesday, July 23rd, 2024. First up, roll call.

**Senior Planner Troy Behunin** Commissioner Bryan Clark.

**Vice Chairman Bryan Clark** Present.

**Senior Planner Troy Behunin** Commissioner Ginny Greger.

**Commissioner Ginny Greger** Present.

**Senior Planner Troy Behunin** Commissioner Bobby Rossadillo.

**Commissioner Bobby Rossadillo** Present.

**Senior Planner Troy Behunin** Commissioner Jim Main.

**Commissioner Jim Main** Present.

**Senior Planner Troy Behunin** Commissioner Dana Hennis, is not here.

**COMMISSIONERS PRESENT**

Chairman Dana Hennis - Absent  
Vice Chairman Bryan Clark - Present  
Commissioner Ginny Greger - Present  
Commissioner Jim Main -Present  
Commissioner Bobby Rossadillo - Present

**CITY STAFF PRESENT**

Troy Behunin, Senior Planner  
Maren Ericson, City Attorney

## **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.*

*(Timestamp 00:00:32)*

**A.** Regular Commission Meeting Minutes Dated July 9, 2024

**B.** Decision and Reasoned Statement

*Potential Motion:*

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

**Vice Chairman Bryan Clark** First up is the consent agenda.

**Commissioner Bobby Rosadillo** Mr. Vice Chairman, I'll make a motion that we approve the...

**Commissioner Jim Main** Second.

**Commissioner Bobby Rosadillo** Consent agenda.

**Commissioner Jim Main** Second.

**Vice Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? No opposed. Motion passes.

*(Timestamp 00:00:36)*

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** Commissioner Dana Hennis

**4-0-1**

## **3. PUBLIC HEARINGS:**

*(Timestamp 00:00:53)*

**A.** Case No. 24-02-AN (Annexation) 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 item be removed from the 7.23.2024 agenda. This will be re-advertised for the August 13, 2024, Commission meeting and heard at that time.*

**Vice Chairman Bryan Clark** First up in the public hearings we have case #24-02-AN annexation of Powderhorn subdivision. Troy, you have anything else for us or do we move straight for a motion here?

**Senior Planner Troy Behunin** Thank you. For the record, this is Troy Behunin, Senior Planner, Kuna Planning & Zoning Department. Staff does request that this be removed from the discussion tonight and be moved to the agenda for... Well, it will be re-advertised for the agenda on August 13<sup>th</sup>. Staff just requested to be removed from the agenda tonight.

**Vice Chairman Bryan Clark** Okay.

**Commissioner Bobby Rosadillo** I'll make a motion that we remove it from tonight's agenda and add it in to the August 13<sup>th</sup> agenda.

**Commissioner Ginny Greger** I'll second that.

**Senior Planner Troy Behunin** It will be advertised, re-advertised, completely for that, so there doesn't need to be a motion to add it to that agenda.

**Vice Chairman Bryan Clark** Okay, so.

**Commissioner Bobby Rosadillo** Never mind then.

*(Timestamp 00:01:33)*

**Motion To:** Remove Case #24-02-AN from the Agenda And Add It To The August 13<sup>th</sup> Agenda

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** None

**Voting Nay:** None

**Absent:** Commissioner Dana Hennis

0-0-0

**MOTION WITHDRAWN**

**Vice Chairman Bryan Clark** Okay, so are we good with the motion as it stands or do we want?

**Senior Planner Troy Behunin** I'd have you re redo it to just to remove it.

**Commissioner Bobby Rosadillo** So... Okay, so I'll make a motion that we remove this from tonight's agenda.

**Commissioner Ginny Greger** I'll second that.

**Vice Chairman Bryan Clark** Okay, All in favor?

All Commissioners Aye.

**Vice Chairman Bryan Clark** Any opposed? No opposed, motion passes. That has been... public hearing case #24-02-AN has been removed from this evening's agenda.

*(Timestamp 00:02:00)*

**Motion To:** Remove Case #24-02-AN From The Agenda

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** Commissioner Dana Hennis

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**B.** Case No. 23-02-ZC & 23-03-S; Rivia Subdivision– Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 63.50 ac. from Ag. to the C-1 (Neighborhood Commercial) and R-6 (Medium Density Residential) zones; and requests Preliminary Plat approval to subdivide the site into 3 Commercial Lots, 231 single-family lots and 41 common lots. The site is in Section 1, Township 2 North, Range 1 West (Parcel number; R6961010010). ***Staff requests this item be tabled to the August 13, 2024, in order to receive critical agency comments.***

*(Timestamp 00:02:23)*

**Vice Chairman Bryan Clark** Next up is case numbers 23-02-ZC and 23-03-S review subdivision, Troy.

**Senior Planner Troy Behunin** Good evening, commissioners. For the record, Charlie, Human, or Cherry Hinton. Staff also requested this item be tabled, not also, but staff request that this be tabled to the August 13<sup>th</sup>, 2024 Commission meeting in order for staff to have time to receive critical agency comments.

**Vice Chairman Bryan Clark** And this is a date certain?

**Senior Planner Troy Behunin** This is for a date certain, yes. It does not need to be re-advertised so, date certain.

**Vice Chairman Bryan Clark** Do we need to have a discussion on this or? Okay. We'll stand for a motion.

**Commissioner Jim Main** Mr. Chairman, I move that we table case #23-02-ZC and 23-03-S for the review subdivision to a date certain of August 13<sup>th</sup>, 2024.

**Commissioner Bobby Rosadillo** I'll second that.

**Vice Chairman Bryan Clark** Okay, all in favor?

**All Commissioners Aye.**

**Vice Chairman Bryan Clark** Any opposed? All opposed? All right. And that closes the public hearings for the evening.

*(Timestamp 00:03:16)*

**Motion To:** Table Case #23-02-ZC and 23-03-S To A Date Certain Of August 13<sup>th</sup>, 2024

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Greger, Rossadillo

**Voting Nay:** None

**Absent:** Commissioner Dana Hennis

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#### **4. BUSINESS ITEMS:**

*(Timestamp 00:03:46)*

**Vice Chairman Bryan Clark** Are there any additional business items from city staff?

**Senior Planner Troy Behunin** Not at this time.

**Vice Chairman Bryan Clark** Thank you.

#### **5. UPDATES & REPORTS:**

*(Timestamp 00:03:57)*

**Vice Chairman Bryan Clark** Any updates or reports? Doesn't look like we have anything on the agenda.

#### **6. ADJOURNMENT:**

*(Timestamp 00:04:01)*

**Vice Chairman Bryan Clark** Okay, so, I guess I'll stand for a motion to adjourn.

**Commissioner Jim Main** Mr. Chairman, I move that we adjourn tonight's meeting.

**Commissioner Ginny Greger** I'll second that.

**Vice Chairman Bryan Clark** All in favor?

All Commissioners Aye.

**Vice Chairman Bryan Clark** Okay, Meeting adjourned.

*(Timestamp 00:04:05)*

**Motion To:** Adjourn

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Ginny Greger

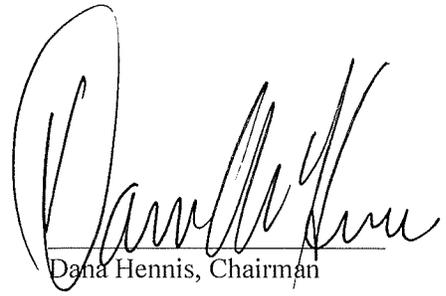
**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Greger, Rossadillo

**Voting Nay:** None

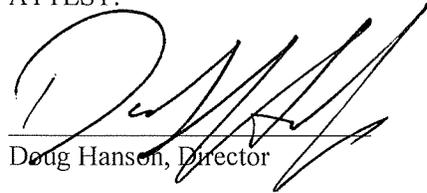
**Absent:** Commissioner Dana Hennis

4-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*