

**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 AGENDA**  
**Tuesday, January 14, 2025, at 6:00 PM**



*For questions, please call Planning and Zoning at (208) 922-5546.*  
*ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

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

*(Timestamp 00:00:19)*

**Chairman Dana Hennis** Anyways, we'll go ahead and call the order the regular scheduled Planning & Zoning Commission meeting for Tuesday January 14th, 2025. We'll start with roll call.

**Planning & Zoning Director Doug Hanson** Chairman Dana Hennis.

**Chairman Dana Hennis** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Brian Clark...Commissioner Ginny Greger... Commissioner Jim Main.

**Commissioner Jim Main** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bobby Rossadillo.

**Commissioner Bobby Rossadillo** Present.

**Chairman Dana Hennis** Thank you.

**COMMISSIONERS PRESENT**

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

**CITY STAFF PRESENT**

Doug Hanson, Planning and Zoning Director  
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 00:00:44)*

**A.** Regular Commission Meeting Minutes Dated December 10, 2024

**B.** Decision and Reasoned Statement(s)

1. Case No. 24-08-SUP Republic Storage Modification
2. Case No. 24-01-AN Palamino Place

*Potential Motion:*

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

**Chairman Dana Hennis** And first up on our agenda is the consent agenda.

**Commissioner Bobby Rossadillo** I'll make a motion to approve the consent agenda.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposition? Thank you.

*(Timestamp 00:00:48)*

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Main, Rossadillo

**Voting Nay:** None

**Absent:** Commissioners Greger, Clark

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### 3. PUBLIC HEARINGS:

(Timestamp 00:01:01)

- A. Case No. 24-05-OA (Ordinance Amendment) Energy Production and Energy Storage – Doug Hanson, Planning & Zoning Director

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

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-05-OA.*  
(Timestamp 00:01:01)

**Chairman Dana Hennis** And so next up is on the public hearings is case #24-05-OA, the ordinance amendment for the energy production and energy storage, Doug.

**Planning & Zoning Director Doug Hanson** Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4<sup>th</sup> St, Kuna. The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code, to include KCC, Title 5, Chapter 2, Section 3, proposing new definitions for: Energy production facilities with renewable resources; Energy storage facility; public service facility; public uses; substation distribution; substation source; transmission lines; and transmission lines high voltage. Kuna City Code Title 5, Chapter 8, Section 5 proposing changes to the schedule of land use regulations. Adding energy storage as its own separate use and removing power plant as an allowed use from the M-1 zone. In Kuna City Code Title 5, Chapter 8, Section 10. Proposing additional application requirements for energy production facilities; renewable sources and energy storage facilities to include: A decommissioning plan; a fire protection plan; and an emergency response plan. And with that, I will stand by for any questions.

**Chairman Dana Hennis** Thank you. Any questions for Doug?

**Commissioner Jim Main** No.

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** No? Okay. Then we will go ahead and open up the public testimony at 6:02. And I have nobody that has signed up to testify. *Just making sure...* Is there anybody in the audience that wanted to testify that didn't sign up? Okay, thank you. Then I will go ahead and close the public testimony at 6:03 without anybody testifying. So I guess that brings up our discussion. Really, it seemed pretty straightforward to me. I read through and actually read it this time.

**Commissioner Bobby Rossadillo** Yeah. No, I mean it makes sense with the you know increase in solar, you know, stuff that we're seeing renewable energy especially with, you know, recent ones with different business owners and landowners, you know, putting them in. So I think including this stuff. And elaborating on the definitions and the plans a little bit makes sense.

**Commissioner Jim Main** Yeah, I agree. The elaboration and the clarification and the simplification of the definitions. I think that's a good thing in the code.

**Chairman Dana Hennis** I like the fire response plans that are required for some of this as well think that's a smart addition.

**Commissioner Bobby Rossadillo** The decommissioning plans the, you know, emergency response and just being thought for that as well.

**Chairman Dana Hennis** I agree if there's no other comments or questions, then I would stand for a motion.

**Commissioner Bobby Rossadillo** Yeah. No, I'll make a motion to recommend approval of case #24-05-OA.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposition? Thank you. Thank you, Doug.

*(Timestamp 00:04:20)*

**Motion To:** Approve Case #24-05-OA

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Main, Rossadillo

**Voting Nay:** None

**Absent:** Commissioners Greger, Clark

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

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

*(Timestamp 00:04:36)*

**Chairman Dana Hennis** With that, I don't see any more items on the agenda. Does Staff have any reports or updates?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning. That is it for the evening.

**Chairman Dana Hennis** Thank you.

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

*(Timestamp 00:04:50)*

**Commissioner Jim Main** In that case, I'll move that we adjourn.

**Commissioner Bobby Rossadillo** I'll second it.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Thank you.

*(Timestamp 00:04:50)*

**Motion To:** Adjourn

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bobby Rosadillo

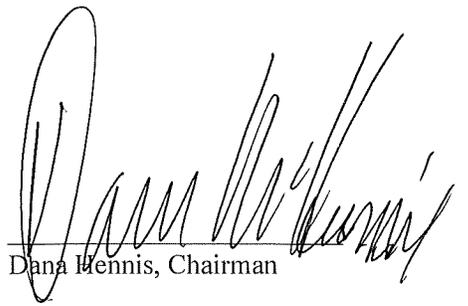
**Further Discussion:** None

**Voting Aye:** Commissioners Hennis, Main, Rossadillo

**Voting Nay:** None

**Absent:** Commissioners Greger, Clark

**3-0-2**



Dana Wennis, Chairman

ATTEST:



Doug Hanson, Director

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