

**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, February 11, 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.*

**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 January 28, 2025

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

**1.** Case No. 24-01-CPM, 24-01-ZC Gemstone Technology Park

*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. 24-04-OA (Ordinance Amendment) – Doug Hanson, Planning & Zoning Director

The Planning & Zoning Department requests a zoning ordinance text amendment application.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-04-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**B.** Case No. 24-07-SUP (Special Use Permit) Ramsey ADU – Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval in order to place a 506 SF Accessory Dwelling Unit (ADU) at 523 W Tanzanite Ct., Kuna, ID, 83634.

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-07-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- C. Case No. 24-10-SUP (Special Use Permit), 24-30-DR (Design Review) All About Me Creative Learning Center – Troy Behunin, Senior Planner

Applicant requests Special Use Permit and Design Review approval in order to operate a Childcare Center for up to 13 children at 346 W 4<sup>th</sup> St., Kuna, ID, 83634.

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny of Case Nos. 24-10-SUP and 24-30-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**4. BUSINESS ITEMS:**

- A. Case No. 24-27-DR (Design Review) Circle K – Marina Lundy, Planner

Applicant requests Design Review approval for design of 5,200 square foot retail store with underground tanks and six pump spaces. The site is located near the intersection of Meridian Rd and Deer Flat Rd within the Paul Bunyan Subdivision.

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-27-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**