

**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 AMENDED**  
**Tuesday, February 25, 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 February 11, 2025
- B. Decision and Reasoned Statement(s)
  - 1. Case No. 24-04-OA Certificate of Occupancy
  - 2. Case No. 24-10-SUP, 24-30-DR All About Me Creative Learning Center

*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 Nos. 24-08-AN (Annexation) & 24-05-S (Preliminary Plat) & 24-23-DR (Design Review) for Madrone Village Subdivision – Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 79 ac. into Kuna City and proposes the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 354 single-family lots, 42 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040).

***Due to a legal Site Posting error, Staff request this item be tabled to a Date Certain of March 11, 2025.***

- B. Case No. 24-09-SUP (Special Use Permit) Happy Dog Grooming – Troy Behunin, Senior Planner

Applicant requests Special Use Permit a approval in order to operate a home occupation dog grooming business at 1356 W Castro Drive, 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:**

**5. UPDATES & REPORTS:**

- A. Ada County Highway District (ACHD) Presentation to City Council March 4, 2025.

**6. ADJOURNMENT:**

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, Commissioner

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**Tuesday, February 11, 2025, at 6:00 PM**

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

*(Timestamp 00:00:08)*

**Chairman Dana Hennis** It's 6:00, so we'll go ahead and bring to order the regularly scheduled meeting for the Planning & Zoning Commission for Tuesday, February 11th, 2025. We'll go ahead and start with roll call.

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

**Chairman Dana Hennis** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bryan Clark.

**Vice Chairman Bryan Clark** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Ginny Greger.

**Commissioner Ginny Greger** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Jim Main.

**Commissioner Jim Main** Present.

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

**COMMISSIONERS PRESENT**

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

**CITY STAFF PRESENT**

Doug Hanson, Planning & Zoning Director  
Troy Behunin, Senior Planner  
Marina Lundy, 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 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.)*

**Chairman Dana Hennis** Okay, with that first up on the agenda is a consent agenda.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we approve the consent agenda.

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

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Perfect. Thank you.

(Timestamp 00:00:35)

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

**5-0-1**

### 3. PUBLIC HEARINGS:

(Timestamp 00:00:44)

**Chairman Dana Hennis** So next up on the agenda is 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).*

(Timestamp 00:00:46)

**Chairman Dana Hennis** So First off starts with case #24-04-OA, the ordinance amendment, Doug.

**Planning & Zoning Director Doug Hanson** Good evening. For the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. Kuna. The City of Kuna Planning & Zoning Department. Requests a zoning text amendment application to Title 5, Chapter 8, Part 12 of Kuna City Code with the addition of greater elaboration for the requirements of a 'Change of Occupancy'. Changes of Occupancy have always been required within Kuna City Code, but we did not provide a definition and we wanted to provide greater clarification because traditionally, we've really only had a lot of new development, but as redevelopment and reuse is becoming more common, we want to make sure that we're spelling it out for people. And with that, I will stand by for any questions.

**Chairman Dana Hennis** Thank you. Does the Commission have any questions? Nope. And hearing none.

**Commissioner Jim Main** Hey Doug [*Inaudible*] What we're doing is we're clarifying the inspections are required.

**Planning & Zoning Director Doug Hanson** That is correct.

**Commissioner Jim Main** [*Inaudible*] Thanks. Thanks Troy.

**Chairman Dana Hennis** Okay, no other questions?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** Okay. So I'll go ahead and open the public testimony up at 6:02, and I don't have anybody listed on the sheet, the sign in sheet, right now. Is there anybody out in the audience that would like to testify in this application, only? And seeing none, I'll go ahead and close the public testimony at 6:03. And this will be up for our discussion.

**Vice Chairman Bryan Clark** I think it's pretty straightforward, very straightforward.

**Commissioner Ginny Greger** Makes a lot of sense.

**Chairman Dana Hennis** Yeah. I mean, we deal with this quite a bit to our additional clarification helps, in...

**Commissioner Jim Main** Right.

**Chairman Dana Hennis** What's standard for that, so... I don't think there's anything too out of the ordinary here. With that, I would stand for a motion.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we recommend approval for case #24-04-OA.

**Commissioner Jim Main** I'll second.

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

**All Commissioners** Aye.

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

*(Timestamp 00:03:05)*

**Motion To:** Recommend Approval Of Case #24-04-OA

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

**4-0-1**

**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).*

*(Timestamp 00:03:24)*

**Chairman Dana Hennis** Next up on the agenda is case #24-07-SUP, for the Ramsey ADU, Troy.

**Senior Planner Troy Behunin** Good evening, Commission Members. For the record, Troy Behunin, Senior Planner, Kuna Planning & Zoning staff. So the application before you this evening is a Special use permit request from the Ramses. They are seeking the approval for an ADU which stands for 'Accessory Dwelling Unit.' They're proposing it at 506 square feet to be placed on their property at 523 W Tanzanite St. here in Kuna, that is an existing subdivision, and yeah, that's what the request is for tonight. And staff

has reviewed their request and it seems that it follows the Special Use Code and Kuna City Code and it's in compliance with Kuna City Code and State Statutes. And should the Commission make a decision this evening and approve the application, Staff does recommend that the applicant be subject to the proposed recommended conditions that are listed in staff's report and this is for your decision tonight. I'll stand for any questions that you have.

**Chairman Dana Hennis** Thank you, Troy. Any questions? Is the applicant present? Do they?

**Senior Planner Troy Behunin** Yes.

**Chairman Dana Hennis** Would you like to speak?

*[Inaudible Background Conversation]*

**Chairman Dana Hennis** Okay. Thank you. Couple of questions. I should say 'clarification' possibly on one of them. So the setbacks that were called out in there comply in all of this fits in that it looked like it might be a little tight in at least the area of the vicinity map that I saw, but it fits and maintains the setbacks required?

**Senior Planner Troy Behunin** For the record, Troy Behunin, that's a great question Commissioner Hennis. The applicant will have to go through the building permitting process where the site plan will be evaluated for setback observance and in order to stay out of the necessary setbacks and utility easements that are already on the property. The R-6 zone, which this is, if you recall earlier Mid-April last year that the Council did approve an update to the code and so that there is not a maximum lot coverage for the R-6. All they have to do is observe the easements and the utilities. But yes, that will be evaluated at time of building permit. Because they will...I mean, since this will be an accessory dwelling unit, they will need to get the permits: electrical, plumbing, and all that.

**Chairman Dana Hennis** Okay, and I guess I have one more question probably. If the applicant would come up. Upon your reply go ahead and state your name and address for the record. But my question would be, does this comply with the rules in your CC&R's for that association you are in?

**Kristen Ramsey** My name is Kristen Ramsey and addresses 523 W Tanzanite court. Yes, I've already written to them. They've looked at the floor plan and everything...

**Chairman Dana Hennis** Okay.

**Kristen Ramsey** So there we have a letter from them as well.

**Chairman Dana Hennis** Perfect. I just want to make sure on that one. That was my first thought. Okay, does the Commission have any other questions?

**Commissioner Jim Main** Yeah. I have a couple. Troy, or maybe clarifications. On an ADU's like this, are utilities brought from the existing structure, or are they brought new from the street?

**Senior Planner Troy Behunin** So that will be evaluated... For the record, Troy Behunin. That will be evaluated when the building permit does come in by the City Engineer. But We always tell applicants that they should expect new utilities and new connection fees for the water and the sewer, and then the City Engineer will make that determination at time of building permit.

**Commissioner Jim Main** Okay. And then the other question is as far as addressing goes, does it fall under the same address as the existing house or does it have a unique address?

**Senior Planner Troy Behunin** For the record, Troy Behunin. That's a great question. There's several reasons why addressing is important for billing and also for EMS. That will also be evaluated. But historically, ADU's do receive at least a different, maybe it's not an address, but it will be an A or B, a 'suite' sort of thing that will be reflected for EMS and for delivery and for billing. But yes, historically they get an individual addressing.

**Commissioner Jim Main** Thank you.

**Chairman Dana Hennis** Any other questions? He looks like he's thinking. Thank you. Okay, with that, I'll go ahead and open the public hearing up at 6:09 for this application. I have no one listed and signed in for this. Is there anybody out in the audience that did not get a chance to sign up and would like to testify on this application? Okay, and seeing none, I'll go ahead and close the public hearing, public testimony at 6:09 and with that we'll go to our deliberation.

**Vice Chairman Bryan Clark** I mean, at this point, I mean, they're going to be going through the additional approval process for the building itself and I see no reason to...

**Chairman Dana Hennis** Yeah, it's a common thing these days to be put on these. I just wanted to make sure that everything maintained right and especially HOA's with the CC&Rs, that they don't get too far along and then get hit and didn't follow the right thing. It sounds like they got that in line, so...

**Commissioner Ginny Greger** Yeah.

**Chairman Dana Hennis** That's good, Mr. Main, anything?

**Commissioner Jim Main** No, I don't have anything else.

**Chairman Dana Hennis** Okay, well thank you. With that, I'd stand for a motion.

**Commissioner Ginny Greger** Mr. Chairman, I move that we approve case #24-07-SUP, which conditions as outlined in the staff report.

**Vice Chairman Bryan Clark** Seconded.

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you. Thank you very much.

*(Timestamp 00:10:03)*

**Motion To:** Approve Case #24-07-SUP With Conditions

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

**4-0-1**

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).*

*(Timestamp 00:10:26)*

**Chairman Dana Hennis** With that, we'll move to the next item on the agenda, which is case #24-10-SUP, Special Use Permit and 24-30-DR, Design Review, for the All About Me Creative Learning Center, Mr. Behunin.

**Senior Planner Troy Behunin** Thank you, Commissioner Hennis. For the record again, Troy Behunin, Senior Planner, Planning & Zoning Staff. The applications before you this evening are requesting Special Use Permit approval in order to operate a childcare/ preschool nursery for up to 13 children in a commercial building that's located at 346 W. 4th St. here in Kuna. This applicant also proposes a retroactive design review for the same address. This building, a little bit of history, this building did have a special use permit that was issued a number of years ago. There were some conditions that needed to be met. That special use permit early or mid-year last year got revoked because of things and in between that user and this user there were a few things that needed to be taken care of and addressed and fixed up. And they were unaware that the painting of the building needed to be done and they tried to take care of some of the things ahead of this meeting, like paving the parking lot and putting up a fence. So there is a retroactive nature to this request as well for the design review. Staff has reviewed the proposed special use permit and the design review in connection with how it follows Kuna City Code and compliance there and we do find that that it does follow those codes in the state statutes and it does follow the comprehensive plan. And if the Council, if the Commission does decide to approve this special use permit and design review, then staff would recommend that they condition to follow the conditions that are outlined in staff report. I am here and so is the applicant for any questions that you have.

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

**Commissioner Jim Main** No.

**Vice Chair Bryan Clark** No.

**Chairman Dana Hennis** Thank you. Does the applicant want to add anything?

*[Inaudible Background Conversation]*

**Chairman Dana Hennis** Okay, Thank you. No questions for the applicant either, or the owner?

**Commissioner Jim Main** No.

**Chairman Dana Hennis** Okay, with that, I will open up the public hearing for public testimony at 6:13 I have nobody signed in on the sheet. I'll go ahead and again see if there's anybody that's attending in the

audience that would like to testify on this application. And seeing none, then I will go ahead and close the public hearing testimony at 6:13 and we'll go ahead and move to deliberations. Again, I think this one's pretty straightforward. You know, they've already had an existing business in our community and they do well and I think this is a good addition, kind of a separate one for smaller kids, it's a good idea.

**Commissioner Ginny Greger** It's a great idea.

**Chairman Dana Hennis** Parking lot looks good as far as I saw. The fence is secure. So I'm not... I don't really have anything.

**Commissioner Jim Main** No, I think everything looks good. I think it's a good use.

**Chairman Dana Hennis** With that, I would stand for motion then.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we approve case number 24... I'm sorry, just double-checking, 24-10-SUP and 24-30-DR with conditions as outlined in the staff report.

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

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Nope. Thank you, then motion passes. Thank you all.

*(Timestamp 00:14:27)*

**Motion To:** Approve Case #24-10-SUP And 2430-DR With Conditions

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

**4-0-1**

#### 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).*

*(Timestamp 00:15:01)*

**Chairman Dana Hennis** Okay, on to our next agenda item is under business items and that is case #24-27-DR, Design Review for Circle K, Ms. Lundy.

**Planner Marina Lundy** Good evening. For the record, Marina Lundy for Kuna Planning & Zoning. The applicant request design review approval for 5200 square foot convenience store parking lot and landscaping near the corner of Meridian Rd. And deer flat Rd. In the Paul Bunyan subdivision. Upon review, staff finds the application is in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code and recommends approval, with the applicant being subject to the conditions as listed in the staff report as well as any additional conditions imposed by the Commission. The applicant is also in attendance tonight and has prepared a presentation, and with that I will stand for questions.

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

**Vice Chairman Bryan Clark** Not this time.

**Chairman Dana Hennis** Nope, thank you. If the applicant would like to come up. And I believe you have to press the bottom of... *is the microphone on Doug?* Okay, thank you.

**Julie Hecking** Good evening, Commissioners. My name is Julie Hecking. Address is 1100W Idaho St. in Boise, ID 83702 and we are here for the design and sign review for Circle K. Oh, it's I'm sorry, did not do that. The application team is Chris Collins and Josh King, who are on the engineering team, and Nicolette Womack and Julie Hecking, who are on the planning team. And the site is on the northwest corner of Meridian and Deer Flat. It is close to Ridley's and down the street from Kuna High School. As previously said, it is a part of the previously approved Paul Bunyan subdivision and is currently zoned as C-2 and a gas station is an allowed use under that zoning. This is the site plan and per Kuna's Code, the parking requirements are 18 spaces and on the slide we have that there is 17 standard and 1 ADA We did miss 4, so there is a total of 22. And 1 ADA. Sorry. So it'll be 21 and 1 ADA. And then the sorry, the building size is 5200 square feet. There are three underground tanks and six pumps; and the accesses will both be from internal private drives. One will be to the West and the other is the North-East corner. And this is the landscaping plan just in case you guys wanted to see it. I can bring it back up if you have questions on this. And this is the lighting plan. This shows that there will be no light leaving the site. And here are the building materials for the building. Here are the materials for the canopy. The canopy will be 18 feet and 6 inches. And these are the materials for the trash enclosure, which will be screened off from public view. And these are the elevations for the building. The building height is 21 feet and 6 inches, and this will

show you the overall look and feel of the site. And we did receive the staff report and we are in agreeance that we will add the bike racks and update the landscape islands to be every 14 parking stalls or 126 feet apart as well as the parking stalls being at least nine feet in width. And we will pursue all agency approvals. Our requested action is the approval of the design and sign requests. And we thank you for your time.

**Chairman Dana Hennis** Thank you. Are there any questions for the applicant?

**Vice Chairman Bryan Clark** Just a verification. The 1 ADA stall is provided, is it van accessible?

**Julie Hecking** Excuse me, I believe it is.

**Vice Chairman Bryan Clark** And it looks wider and.

*[Brief Silence]*

**Nicolette Womack, Kimley-Horn** Chair, Commissioners. Nicolette Womack with Kimley-Horn. Same Address as Julie or I can repeat it. The... I believe the ADA van accessible stall kicks in once you hit 10, per International Building Code.

**Julie Hecking** It looks like it is van accessible. As you can see the divide right there.

**Nicolette Womack, Kimley-Horn** It'll be compliant with the International Building Code.

**Chairman Dana Hennis** I just had a couple of minor questions for clarification. I know the renderings that you've got on there are just kind of representative. Hopefully, there's not a lake behind you. But I find it kind of a little odd that I don't think I've entered a convenience store in quite a long time that's only had single doors. Is that going to be your intention?

**Julie Hecking** Sorry, let me go to the site plan.

**Chairman Dana Hennis** It's probably better on the elevations to look at.

**Julie Hecking** On the elevations, yes sir.

**Chairman Dana Hennis** Because typically...*Go back up. Oh yeah, there you go. That'll work*

**Julie Hecking** Yes, it looks like it's going to single-sided.

**Chairman Dana Hennis** Okay, because I noticed that you didn't have really any sort of service entrance in the back or the sides, it doesn't...I don't know if you can get full range of deliveries in just a single man door, but that's kind of your guys...

**Nicolette Womack, Kimley-Horn** Chair, commissioners, We'll ensure we're compliant with International Building Code and what those standards as well, so this is their prototypical standard. You can see that there is a door on that I think it says... I'm so blind in both glasses.

**Julie Hecking** There's actually one on the right elevation and the left elevation correct.

**Chairman Dana Hennis** Correct, but they're both standard men doors There's nothing larger like even a four-foot door or anything, okay.

**Nicolette Womack, Kimley-Horn** I believe that's more of a modern standard at this point since. So much of it can go through the standard doors, so I believe that's what they're proposing tonight for your review.

**Chairman Dana Hennis** Okay, and is it your intention to have the orange bollards go all the way past the buildings on the sides and have that many... many there? That's quite a few and kind of almost a little obtrusive.

**Julie Hecking** Yeah, that seems like it's a little bit more than what will be on site.

**Chairman Dana Hennis** And I know that it's a standard IBC condition. So, what's your.... What's your proposed recommendation on what you're going to provide there? 'Cuz that is kind of a sight line... It's a design review thing.

**Nicolette Womack, Kimley-Horn** Chair Commissioners, this is what's being proposed for your feedback tonight. I believe that's part of Circle K standard methodology of making sure that there's a little bit more safety and security barrier. Since it is front-end parking before the buildings, so...

**Chairman Dana Hennis** Okay, so even on the sides of the buildings?

**Nicolette Womack, Kimley-Horn** Yes.

**Chairman Dana Hennis** Okay, thank you. Is there any further questions for the applicants? Okay, thank you. So it leaves us with our deliberations. Those are kind of my questions on it. Just what I've seen. I mean the overall project would be a good addition. It's a little tough getting in that driveway, but I think that's not their design. I think that's kind of what they're stuck with.

**Vice Chairman Bryan Clark** What do you mean? I mean, there's a dedicated right turn pocket.

**Chairman Dana Hennis** Right, but then it's a tight turn to get back around that corner, it's more than a 90° turn to get back to gas pumps. Luckily, they have the private drive on the other. So, but I mean you have to go all the way around the building, but that's going to be a tight turn and you need to say you know how many trucks we have in this city. I've got one.

**Vice Chairman Bryan Clark** Well, I'm in the advantage there as you make the right, you can make a right hand into the into the pumps. That's probably gonna be more typical.

**Chairman Dana Hennis** Yeah.

**Vice Chairman Bryan Clark** You're not wrong.

**Chairman Dana Hennis** But yeah, I think the building overall it's not what I remembered Circle K's like, so I like it. You know, it's definitely. It's a better prototype. I was just struck odd by the single doors in the front.

**Vice Chairman Bryan Clark** Yeah, I guess it's been a long time since I seen that.

**Chairman Dana Hennis** But as long as it... if it complies in the city, I don't know architecturally it really.

**Commissioner Jim Main** Yeah, architecturally has no effect. It meets code and if it's a convenience issue, that's a Circle K issue. Just how easy it is to actually stock it. You know, I look at the entry off Deer Flat into the parking lot and to me it looks like a problematic area, especially if you've got 10 cars in there filling up. But again, you know that's not what's before us tonight.

**Chairman Dana Hennis** No, and that's not their design, so...

**Commissioner Jim Main** Right. Yeah, other than that, it looks like a Circle K, so...

**Chairman Dana Hennis** You see one sooner than I have, or more lately.

**Commissioner Jim Main** What's that?

**Chairman Dana Hennis** You've seen one more lately than I have.

**Commissioner Jim Main** I actually built the first Circle K's in Boise.

**Chairman Dana Hennis** Oh, wow.

**Commissioner Jim Main** Yeah. They don't look like this.

**Chairman Dana Hennis** No.

**Commissioner Ginny Greger** Yeah, looks a little different.

**Vice Chairman Bryan Clark** I do apologize. I hate to ask a question here. This is a point of just an assumption here. I'm assuming that the backyard and the surrounding, I'm just seeing some stippling, is that supposed to be ground cover grass?

**Chairman Dana Hennis** It does say that on the landscape, the original landscape planner, the submitted one, that that's true. And I believe there's a retention pond in the back in that grass area.

**Vice Chairman Bryan Clark** I'm looking at the packet, not the whole application thing. That's my problem.

**Chairman Dana Hennis** *Gotta'* look at all of it. Well, if that...

**Commissioner Jim Main** Yeah, you know, one of the things the lighting does comply with the dark skies. Thank you.

**Commissioner Ginny Greger** I think sometimes this is like when we approve a commercial area and then we don't know what's going in it. It makes a little difficult because this... I mean the design review is fine, but I can just envision all those high school kids running across the street. And which has nothing to do with your design review.

**Chairman Dana Hennis** Well, I still think that turn around... You almost got 180° turn that you've got to come around if you want to turn the other direction into there. So, that's going to be tough. It's going to be interesting to see.

**Vice Chairman Bryan Clark** But ultimately, also they're going to be taking access off of Mer...are there any driveways proposed off of Meridian? There are not.

**Chairman Dana Hennis** Just up in the above. It's going to be in the other future commercial area. Then they have to cross the canal.

**Vice Chairman Bryan Clark** Right.

**Chairman Dana Hennis** So yeah, we've got one entrance. I mean even the former KJ's across the street has 2 access in off of Deer Flat. So I was a little curious as to why there is only one, but again that's.

**Vice Chairman Bryan Clark** That's the overall site design, yeah. That ship has sailed. Okay, but there is a second point of access and it will cause in all likelihood

**Chairman Dana Hennis** I assume there is just from the little bit of knowledge we've had in the past and looking at some of those, but you know. There's got to be something they built a bridge across the canal, so we've got to go up there somewhere. Unless there's any other questions or concerns, I would stand for a motion.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we... *Okay, yes.* I move that we approve case #24-27-DR with conditions as outlined in the staff report.

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

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

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Motion carries, thank you.

*(Timestamp 00:28:25)*

**Motion To:** Approve Case #24-27-SUP With Conditions

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

**4-0-1**

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

*(Timestamp 00:28:51)*

**Chairman Dana Hennis** With that is, there are, excuse me, are there any reports from staff?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning Director. There is a planned presentation on charter schools on the City Council February 18th agenda. So we would encourage all of the Commissioners if they would like to come and attend that meeting.

**Chairman Dana Hennis** Okay.

**Commissioner Ginny Greger** Would you send us a reminder?

**Planning & Zoning Director Doug Hanson** Yes, I will send an e-mail reminder.

**Chairman Dana Hennis** Is that just a presentation about what they are or is that got specifics to it?

**Planning & Zoning Director Doug Hanson** So, that presentation is going to be brought by BLUUM. They are a group that helps charter schools either acquire land, entitle the land, or build the charter schools, or all of the above. There is some interest for charter schools in particular locations in Kuna, those specific locations won't be brought up. This isn't project specific. It's just they're going to be entering the area to help some charter schools.

**6. ADJOURNMENT:**

*(Timestamp 00:29:54)*

**Chairman Dana Hennis** Okay, thank you. With that...

**Commissioner Ginny Greger** Mr. Chairman, I move that we adjourn.

**Vice Chairman Bryan Clark** Seconded.

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

**All Commission Members** Aye.

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

*(Timestamp 00:29:56)*

**Motion To:** Adjourn

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Rosadillo

**4-0-1**

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Dana Hennis, Chairman

ATTEST:

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Doug Hanson, Director

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



**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 February 11, 2025

**Case No.: 24-04-OA (Ordinance Amendment)**

**Case Name: Certificate of Occupancy**

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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# CITY OF KUNA

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

City Council Public Hearing Sign-In Sheet  
 February 11, 2025

**Case No.: 24-07-SUP (Special Use Permit)**

**Case Name: Ramsey, ADU**

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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**CITY OF KUNA**

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City Council Public Hearing Sign-In Sheet  
 February 11, 2025

**Case No.: 24-10-SUP (Special Use Permit)**

**Case Name: All About Me Learning Center – Childcare Center**

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

**BEFORE THE PLANNING & ZONING COMMISSION  
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF ) **Case No.:** 24-04-OA (Ordinance  
 ) Amendment) Certificate of Occupancy  
**THE CITY OF KUNA** )  
 ) **DECISION AND REASONED**  
*Ordinance Amendment to Title 5,* ) **STATEMENT.**  
*Development Regulations of Kuna City Code.* )

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on February 11, 2025, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on February 25, 2025, for formal adoption of the Commission recommendation.

**SECTION 2  
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 24-04-OA) is hereby *Recommended Approval*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- DRAFT Certificate of Occupancy Ordinance REDLINES
- NARRATIVE
- PROPOSED CHANGES MATRIX
- AFFIDAVIT OF PUBLICATION PZ 02.11.2025
- AGENCY TRANSMITTAL UPDATE
- AGENCY TRANSMITTAL

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission February 11, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Doug Hanson, Planning & Zoning Director

- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
  - 1. Chapter 65 of Title 67, Idaho Code
    - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

- a. Procedural Findings:

<b>Agency Comments Request</b>	November 14, 2024.
<b>Idaho Press Newspaper Published Hearing Notice Commission</b>	Published on January 24, 2025.
<b>Commission Public Hearing</b>	Held on February 11, 2025.
<b>Commission Written Decision and Reasoned Statement Entered</b>	Entered February 25, 2025.

- b. Relevant Contested Facts.
  - 1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.
- c. Commission’s Factual Findings on Relevant Contested Fact.
  - 1. None.

**III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.**

It is the rationale of the Commission that the Ordinance Amendment provides clarification for the review and inspection process of a change in occupancy.

**SECTION 5**  
**REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

**BY ACTION OF THE CITY COMMISSION** of the City of Kuna at its regular meeting held on the 25<sup>th</sup> day of November 2025.

---

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION  
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF ) **Case Nos.:** 24-10-SUP (Special Use Permit)  
 ) and 24-30-DR (Design Review).  
**MICHELLE HUITT** )  
 )  
*For a Childcare Center at 346 W 4<sup>th</sup> St.,* ) **DECISION AND REASONED**  
*Kuna, ID* ) **STATEMENT.**

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on February 11, 2025, the Commission entered decisions on two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on February 25, 2025, for formal adoption of the Commission decision.

**SECTION 2  
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Special Use Permit Application Case No. 24-10-SUP is hereby *Approved*,

The Design Review Application Case No. 24-30-DR is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- AFFIDAVIT
- BUILDING COLORS
- CHILDCARE SPECIAL USE PERMIT APPLICATION
- COMMITMENT TO PROPERTY POSTING
- DESIGN REVIEW APPLICATION
- EMERGENCY EVACUTAION PLAN AND MAP
- FIRST AID CERTIFICATION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- PARENT HANDBOOK
- PARKING LOT DESIGN
- PZ APPLICATION COVERSHEET
- RISE CERTIFICATION
- SITE PLAN

All About Me Creative Learning Center Group Childcare, SUP & DR

- FENCE PICTURES 2.4.2025
- STATE LICENSE APPLICATION
- VICINITY MAP
- AGENCY TRANSMITTAL 12.11.2024
- IP PUBLICATION PZ 1.24.2025
- PROOF OF LEGAL NOTICE MAILER PZ 1.23.2025
- PROOF OF PROPERTY POSTING PZ
- ACHD
- ADA COUNTY DEVELOPMENT SERVICES DEPT.
- DEQ
- ITD
- PROOF OF PROPERTY POSTING
- STAFF REPORT PZ 2.11.2025
- SIGN UP SHEET PZ 2.11.2025

## **II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission February 11, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Troy Behunin, Senior Planner
- b. Appearing for the Applicant:  
Cory Sartin, (Owner) 2250 S Raymond St., Boise, ID.
- c. Appearing in Favor: none
- d. Appearing Neutral: none
- e. Appearing in Opposition: none

## **SECTION 4 REASONED STATEMENT**

### **I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  1. Title 5 Kuna City Code, Provisions for Unique Land Uses: KCC 5-8-1004-K-4.
- b. Relevant Statutory Provisions.
  1. Chapter 11 of Title 39, Idaho Code
  2. Chapter 65-12 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

**II. Factual Findings**

a. Procedural Findings:

Parcel Number(s):	R5070001750
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Vacant Commercial
Current Zoning:	CBD
Proposed Zoning:	Same
Development Area:	0.28 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: R-6 (Medium Residential); South: CBD (Central Business District); West: R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	North: None; East: None; South: W 4th Street 9Existing); West: N Elm Avenue (Existing).
Internal Street(s) Existing & Proposed:	No New Streets Proposed
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

b. Procedural Findings:

Agency Comments Request	December 11, 2024
Idaho Press Newspaper Published Hearing Notice Commission	Published on January 24, 2025
Legal Notice Mailers Sent out at 300 feet	January 23, 2025
Site Was Posted for Hearing with the Commission	December 19, 2024
Commission Public Hearing	Held on February 11, 2025
Commission Written Decision and Reasoned Statement Entered	Entered February 25, 2025

c. Relevant Contested Facts.

1. No testimony was presented in opposition to the proposal therefore no contested facts were entered into the record.

d. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

All About Me Creative Learning Center Group Childcare, SUP & DR

**III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.**

It is the rationale of the Commission that the proposed Special Use Permit and Design Review proposals meet Kuna City Code for Cases No. 24-10-SUP and 24-30-DR.

**SECTION 5  
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) daytime frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

**BY ACTION OF THE CITY COMMISSION** of the City of Kuna at its regular meeting held on the 25<sup>th</sup> day of February 2025.

---

Dana Hennis, Chairman

**CASE No. 24-09-SUP (SPECIAL USE PERMIT)**

**Home Occupation - Happy Dogs Grooming**

**Planner: Troy Behunin**

**[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)**

**208.922.5546**

**ALL APPLICATION MATERIALS:**  
**[24-09-SUP Happy Dogs Grooming](#)**

**If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.**



**CITY OF KUNA:  
P&Z COMMISSION  
STAFF REPORT**

## City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Happy Dogs Grooming		<b>Application Number:</b>		24-09-SUP		
<b>Date:</b>	2/25/2025		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s)/Applicant:</b>	Roderica Cordle		<b>Applicant Contact:</b>		<a href="mailto:vikingfn80@aol.com">vikingfn80@aol.com</a>		
<b>Representative:</b>	Same as Owner		<b>Representative Contact:</b>		Same as Above		

**Purpose**  
 Applicant requests Special Use Permit approval in order to operate a Home Occupation known as Happy Dogs Grooming, at 1356 W Castro Dr., Kuna, ID, 83634.

Statement of Fact	
<b>Parcel Number(s):</b>	R6899690040
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Residential
<b>Current Zoning:</b>	R-6
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	0.18 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6(Medium Residential); <b>East:</b> R-6 (Medium Residential); <b>South:</b> R-6 (Medium Residential); <b>West:</b> R-6 (Medium Residential).
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Cerulean St. (Existing); <b>East:</b> Plingo Ave. (Existing) <b>South:</b> Crenshaw St. (Existing); <b>West:</b> Klemmer Ave. (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	No New Streets Proposed
<b>Adjacent Bike/Pedestrian Facilities:</b>	N/A
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing district is R-6 (Medium Density Residential).  
  
 The Comprehensive Plan identifies the goal to attract and encourage new and existing businesses (Goal 1.C.), and to create an environment that is friendly to business creation, expansion & relocation and ensure land use policies, restrictions, and fees do not violate private property rights. (Objective 1.C.2 and 3.G.1).

### Staff Analysis

The applicant submits a request for Special Use Permit approval to operate Happy Dogs Grooming as an At-Home Business.

The applicant proposes to operate the Grooming Business Tuesdays through Fridays from 8 am to 5 pm and is by scheduled appointment only.

Parking shall be provided on site and the operator shall not allow for on-street customer parking. According to the stated request, this SUP is limited to six (6) customers per day, and one (1) vehicle at a time.

No Signage may be on-site.

### Recommended Conditions of Approval

1. As requested by the Applicant, the Grooming shall be permitted to be open Tuesdays through Fridays, from 8 am to 5 pm.
2. Applicant shall abide by the request for no more than one vehicle at one time and may not exceed six (6) customers per day.
3. Customers are by appointment only.
4. No signage will be allowed on-site.
5. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off; Applicant shall provide the Kuna Planning and Zoning Department with copies of said inspections prior to applying for a Kuna City Business License.
6. In the event the uses or the building located on this parcel are enlarged, expanded upon or altered in anyway, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.
7. This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
8. The Applicant shall acquire a Kuna Commercial Business License through the Kuna City Clerk's Office once all Conditions of the Special Use Permit are met and shall maintain said license through the annual renewal process while the business is in operation.
9. The Special Use Permit is not transferable from one parcel to another.
10. Applicant shall follow all staff and agency recommendations.
11. Applicant shall comply with Kuna City ode.
12. Applicant shall comply with all local, state, and federal laws.