

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 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, March 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 February 25, 2025
- B. Decision and Reasoned Statement(s)
 - 1. Case No. 24-07-SUP Ramsey ADU
 - 2. Case No. 24-09-SUP Happy Dog Grooming
 - 3. Case No. 24-27-DR Circle K

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. 24-11-SUP (Special Use Permit) Little Beans In Home Daycare – Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval to operate a childcare within her home located at 578 E Ridgestone Drive, Kuna, ID; Section 2, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case Nos. 24-11-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- B. Case No. 25-01-SUP (Special Use Permit) The Southern – Marina Lundy, Planner

Applicant requests Special Use Permit approval to operate a wine and cocktail bar 2-3 days a week at 333 Ave C. Kuna, ID, 83634

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case Nos. 25-01-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- C. 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 (APN: R7321001040) *Tabled from February 25, 2025.*

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-08-AN & 24-05-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
 - *Motion to Approve/Conditionally Approve/Deny of Case No. 24-23-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- D. Case No. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), 22-38-DR (Design Review) Gallica Heights – Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 132.26 acres and to Rezone the site from A to the R-4, R-6, and C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 639 total lots (514 Residential, 123 Common, 1 Commercial, and 1 School Lot). The subject site is in Section 10, T2N, R1W.

Staff requests this item be tabled to a date uncertain.

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT: