

**MEMBERS**

John Laraway    Bryan Clark  
Robbie Reno    Martin Taylor  
Jonathan Doyle    Beverly Wolf  
Cristin Sandu    Chad Queen  
Larry Menges

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**



**Ad Hoc Future Land Use Map  
Advisory Committee  
REGULAR MEETING AGENDA  
Wednesday March 12, 2025, at 6:00 PM**

**For questions, please call Planning and Zoning at (208) 922-5546.**

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

**2. CONSENT AGENDA:**

*All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.*

**A. Regular Committee Meeting Minutes Dated February 12, 2025 – Action Item**

*Potential Motion:*

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

**3. BUSINESS ITEMS:**

**A. Future Land Use Map Proposal – Action Item**

Recommend to the City a new future land use map proposal to inform an update to Kuna’s Comprehensive Plan.

**B. Consideration to Allow the Chairman to Approve and Sign the Final Meeting Minutes at their Discretion. – Action Item**

**4. BOARD QUESTIONS OR CONCERNS:**

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**

**A. Consideration to Adjourn Sine Die (to adjourn without a date of meeting in the foreseeable future) – Action Item**

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**Ad Hoc Future Land Use Map  
Advisory Committee  
REGULAR MEETING MINUTES  
Wednesday February 12, 2025, at 6:00 PM**

**For questions, please call Planning and Zoning at (208) 922-5546.**

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

*(Timestamp 00:00:10)*

**Committee Members Present:**

John Laraway - Present  
Robbie Reno - Absent  
Jonathan Doyle - Present at 6:05 PM  
Cristin Sandu - Present  
Larry Menges - Present  
Bryan Clark - Present  
Martin Taylor - Absent  
Beverly Wolf - Present  
Chad Queen - Present

**City Staff Present:**

Planning & Zoning Director Doug Hanson  
Economic Development Director Morgan Treasure  
Deputy City Clerk Garrett Michaelson

*A Quorum Of Committee Members Were Present For Business To Be Conducted*

**2. CONSENT AGENDA:**

*All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.*

*(Timestamp 00:00:45)*

**A. Regular Committee Meeting Minutes Dated January 8, 2025 – Action Item**

*Potential Motion:*

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

(Timestamp 00:00:45)

**Motion To:** Approve The Consent Agenda

**Motion By:** Committee Member Laraway

**Seconded By:** Committee Member Clark

**Further Discussion:** None

**Members Voting Aye:** Committee Members Laraway, Sandu, Menges, Clark, Wolf, Queen

**Members Voting Nay:** None

**Members Absent:** Committee Members Reno, Doyle, Taylor

**Via:** Voice Vote

**6-0-3**

*Committee Member Doyle Absent For This Motion, Present For Later Motions.*

### **3. BUSINESS ITEMS:**

(Timestamp 00:00:52)

#### **A. Future Land Use Map Work Session**

*Committee Members Discussed Clarifications to Urban, Suburban, Rural, and Agricultural Zoning overlays.*

*Committee Members Discussed Overlay District Clarifications.*

*Committee Members Discussed Overlay Districts for the Railroad District.*

### **4. BOARD QUESTIONS OR CONCERNS:**

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

### **6. ADJOURNMENT:**

(Timestamp 01:00:36)

**Motion To:** Adjourn

**Motion By:** Committee Member Doyle

**Seconded By:** Committee Member Clark

**Further Discussion:** None

**Members Voting Aye:** Committee Members Laraway, Doyle, Sandu, Menges, Clark, Wolf, Queen

**Members Voting Nay:** None

**Members Absent:** Committee Members Reno, Taylor

**Via:** Voice Vote

**7-0-2**

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Cristin Sandu, Committee Chair

ATTEST:

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Doug Hanson, Planning & Zoning Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk  
Date Approved: Ad Hoc Future Land Use Map Advisory Committee Meeting 03.12.2025*

# FUTURE LAND USE MAP ADVISORY COMMITTEE PROPOSAL

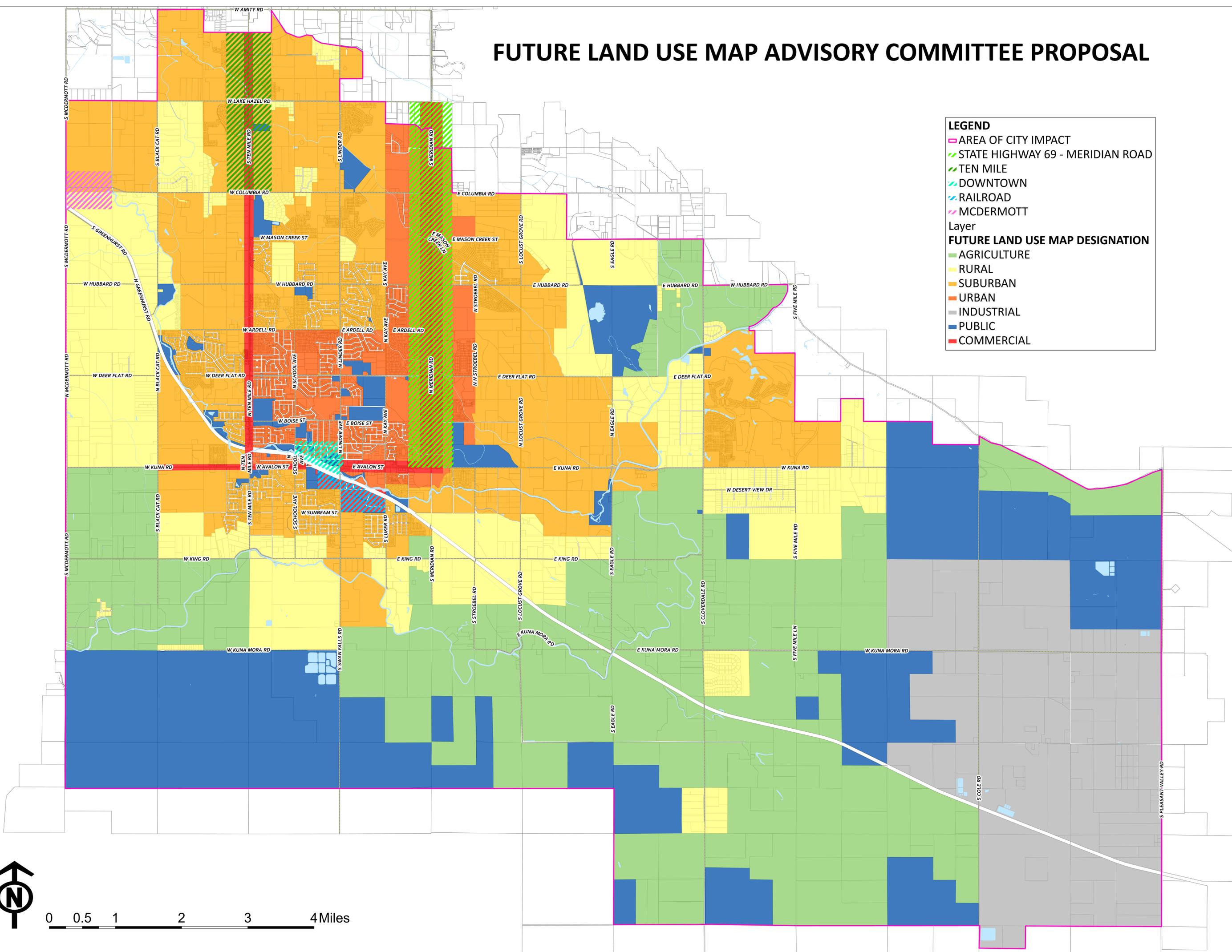
**LEGEND**

- AREA OF CITY IMPACT
- STATE HIGHWAY 69 - MERIDIAN ROAD
- TEN MILE
- DOWNTOWN
- RAILROAD
- MCDERMOTT

Layer

**FUTURE LAND USE MAP DESIGNATION**

- AGRICULTURE
- RURAL
- SUBURBAN
- URBAN
- INDUSTRIAL
- PUBLIC
- COMMERCIAL



0 0.5 1 2 3 4 Miles

# URBAN

## HIGH DENSITY RESIDENTIAL & COMMUNITY COMMERCIAL ZONES

### High Density Residential

Housing Types
Multifamily/Apartments
Condominium
Single Family Attached
Single Family Detached

\* Must adhere to dimensional standards and density of selected zone \*



# Community Commercial

General shopping, retail, and professional needs



# SUBURBAN

## MEDIUM DENSITY RESIDENTIAL & NEIGHBORHOOD COMMERCIAL

### Medium Density Residential

Housing Types
Accessory Dwelling Unit
Single Family Attached (no more than three units per cluster)
Single Family

\* Must adhere to dimensional standards and density of selected zone \*



# Neighborhood Commercial

Daily retail and service needs of the immediate residential neighborhoods with direct access to arterial or collector roadways



# RURAL

## LOW DENSITY RESIDENTIAL ZONES

### Residential

Housing Types
Accessory Dwelling Unit
Single Family Detached

\*Must adhere to dimensional standards and density of selected zone\*



# STATE HIGHWAY 69/MERIDIAN ROAD

- Regional Commercial
- High Density Residential Housing up to 20 Units Per Acre



# TEN MILE

- Community Commercial
- Vertical Mixed Use
- High Density Residential Housing up to 12 Units Per Acre



# DOWNTOWN

- Neighborhood Commercial
- Vertical Mixed Use
- Downtown Design Standards



# RAILROAD

- Commercial and Light Industrial Flex Space to Serve the Community
- Downtown Design Standards



PERSPECTIVE - LOOKING SOUTHEAST ALONG E. STAGECOACH WAY  
SCALE: N.T.S.



PERSPECTIVE - LOOKING SOUTHWEST ALONG E. STAGECOACH WAY  
SCALE: N.T.S.

# MCDERMOTT

- Preservation for future commercial use along the City's easternmost entry corridor in anticipation of future SH-16 alignment and adopted Nampa Comprehensive Plan

