

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 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 March 11, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-SUP The Southern

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. 22-10-ZC (Rezone), 22-17-S (Preliminary Plat) and 22-28-DR (Design Review) for Seasons Creek North Subdivision – Troy Behunin, Senior Planner

Applicant requests approval to Rezone approx. 60.92 ac. in Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 280 single-family lots, 60 common lots, and 1 Utility Lot. The site is in Section 22, Township 2 North, Range 1 West (Parcel numbers: S1322223005, S1322223005, S1322223150 and S1322325606).

The Applicant requests this item be tabled to a date certain of June 10, 2025

Potential Motions:

- *Motion to table Case Nos. 22-10-ZC, 22-17-S, and 22-28-DR to a date certain.*
- B. Case Nos. 24-09-AN (Annexation), 24-06-S (Preliminary Plat) and 24-25-DR (Design Review) for Blossom Meadows Subdivision – Troy Behunin, Senior Planner

Applicant requests approval for Annexation of approx. 30.92 ac. into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 17 common lots. The site is in Section 19, Township 2 North, Range 1 East (APN; S1419131300).

Staff request this item be tabled to a date certain April 8, 2025 for application corrections.

Potential Motions:

- *Motion to table Case Nos. 24-09-AN, 24-06-S, and 24-25-DR to a date certain.*

C. Case Nos. 25-01-S (Preliminary Plat) & 25-01-DR (Design Review) for Trails End Estates – Marina Lundy, Planner

Applicant requests preliminary plat and design review approval for a single-family residential development with 17 residential lots on 7.95 acres. The site is located at 360 South Stroebel Road, Kuna, ID 83634. (APN: R0615250135, R0615250145) S30, T2N, R1E.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-01-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. 25-01-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

D. Case Nos. 24-10-An (Annexation), 24-07-S (Preliminary Plat) & 24-29-DR (Design Review) for Paloma Ridge South – Marina Lundy, Planner

Applicant requests approval for Annexation of approximately 3.31 acres into Kuna City Limits with the R-4 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the site into 6 single-family lots, and 1 common lot. The site is in Section 12, Township 2 North, Range 1 West (Parcel number; S1312233600.)

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT: