

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
MINUTES

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.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:16)

Chairman Dana Hennis Okay, looks like it's about time. We'll go ahead and call the order. The regular scheduled Planning & Zoning Commission meeting for Tuesday, February 25th, 2025, and we'll go ahead and start with the 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 Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior 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 00:00:40)

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.)*

Chairman Dana Hennis First up on the agenda is our consent agenda.

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

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:44)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:53)

- 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.

(Timestamp 00:00:53)

Chairman Dana Hennis First up on the agenda is in the public hearings is case #24-08-AN and 24-05-S and 24-23-DR for the Madrone Village subdivision. Looks like Staff is requesting this to be tabled to a date certain.

Senior Planner Troy Behunin For the record, Troy Behunin, Kuna Planning & Zoning, or I guess, Development Services Department now. Yes, that is correct, Mr. Chairman. There was a noticing error and in order to correct that we had to put it on the agenda. You will notice that there was no packet given that will be dispensed at the at the... for the meeting that you decide staff is recommending that it be tabled to March 11th of this year.

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark Mr. Chairman, I move that we table case #'s24-08-AN and 24-05-S and 24-23-DR to a date certain of March 11th, 2025.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:01:50)

Motion To: Table Case #24-08-AN, 24-05-S, And #24-23-DR To A Date Certain Of March 11th, 2025.

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

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).*

(Timestamp 00:02:12)

Chairman Dana Hennis Next up on the agenda is case #24-09-SUP for Happy Dog Grooming, Troy.

Senior Planner Troy Behunin Good evening again, Commissioners. For the record, Troy Behunin, Development Service Department here in Kuna. The application before you this evening is requesting special use permit approval in order to operate in a home-based business in their home at 1356 W. Castro Dr. here in Kuna. It's simply just to groom a few dogs, Monday through, Friday in in their home and staff has reviewed the proposed special use permit request for compliance with city code and with state statutes and finds that, staff does recommended the Commission approve the application and that if the Commission does approve the application, Staff does recommend that the applicant be subject to the conditions listed in the staff report. I am here if you have any questions and if you have any questions the applicant is also present.

Commissioner Bobby Rosadillo Okay, and you said Monday through Friday, but in the packet it says Tuesday through Friday.

Senior Planner Troy Behunin Oh, I'm sorry I knew I was going to mess that up. For the record, Troy Behunin Yes, it's Tuesday through Friday.

Commissioner Bobby Rosadillo Okay, thank you.

Senior Planner Troy Behunin It actually states that in their letter, their narrative, and also on the application.

Chairman Dana Hennis Thank you. And does the applicant wish to add anything?

[Inaudible]

Chairman Dana Hennis Okay, thank you. Any questions for staff, or?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. So with that, I will go ahead and open the public testimony at 6:03. I do not have anybody signed up on the application sheet for testimony on this application. Is there anybody in the audience that did not get a chance to sign up that would like to testify on this application? Nope, and seeing none, hearing none, I will go ahead and close the public testimony at 6:04. With that, it brings up our deliberation.

Vice Chairman Bryan Clark No, I think it's a great place for a home business or a great use for home business, so.

Commissioner Bobby Rosadillo Yeah cut and dry, in my opinion.

Chairman Dana Hennis Yeah, I agree.

Commissioner Jim Main I agree.

Chairman Dana Hennis The only... No, I guess that questions been answered so, no. With that I would stand for motion, then.

Commissioner Bobby Rosadillo I'll make a motion to approve case #24-09-SUP with the conditions as outlined in staff report.

Vice Chairman Bryan Clark Seconded

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. Motion carries. Thank you, and welcome to the City, at least with the business so good luck with that.

[Inaudible background conversation]

Chairman Dana Hennis Good to have you aboard as a business.

(Timestamp 00:04:51)

Motion To: Approve Case #24-09-SUP

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:05:21)

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

Chairman Dana Hennis With that, I don't see any other items on the agenda. Is there any? Well, I guess we do have some reports, Doug.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning and Zoning Director, 751 W. 4th St. Kuna. Just a quick update, the Ada County Highway District will be presenting to the City Council on March 4th, 2025. That's next week. So if you can be in attendance for that, we'd

recommend it. They're just going to give a generalized presentation about how their development process goes hand-in-hand with what we do with our decision making here at the city.

Chairman Dana Hennis Okay, That'd actually good information for most of the public to understand and, kind of, some of our limitations in the city with regards to that, so...

Vice Chairman Bryan Clark Can I make a request that that gets emailed to the F.L.U.M. Committee, as well?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning Director. Yes, we can make sure that happens.

Chairman Dana Hennis Thank you. Any other items, reports, announcements?

6. ADJOURNMENT:

(Timestamp 00:06:24)

Vice Chairman Bryan Clark Mr. Chairman, I move that we adjourn.

Commissioner Bobby Rosadillo Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:06:24)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA

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

P&Z Commission Public Hearing Sign-In Sheet
 February 25, 2025

Case No.: 24-09-SUP (Special Use Permit)

Case Name: Happy Dogs Grooming - Homebased Business.

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
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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