

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, May 27, 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 May 13, 2025

B. Decision and Reasoned Statement(s)

- 1.** Case No. 25-01-DAN – 6820 S. Ten Mile Rd.
- 2.** Case No. 25-02-AN – Hudon Annexation

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. 25-02-CPF (Combination Preliminary & Final Plat) for Valor Social Club – Troy Behunin, Senior Planner

Applicant requests Combined Preliminary and Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. Within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 & 22, Township 2 North, Range 1 East. The site is located near N Cloverdale and E Kuna Roads, Kuna, ID.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-02-CPF with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

A. Case No. 25-07-DR (Design Review) for Jimmy Johns – Marina Lundy, Planner

Applicant requests Design Review approval for design of a new Jimmy John's Restaurant. The site is .56 acres and is located near the intersection of Meridian Rd and Profile Rd and is identified as parcel No. R0539830060 (SEC 19, T2N, R1E).

Potential Motions:

- *Motion to recommend Approve/Conditional Approve/Deny of Case No. 25-07-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 25-16-DR (Design Review) for Burger King – Marina Lundy, Planner

Applicant requests Design Review approval for design of a new Burger King Restaurant. The site is .802 acres and is located near the intersection of E Deer Flat Rd and N Meridian Rd and is identified as parcel No. R6949010600.

Potential Motions:

- *Motion to Approve/Conditional Approve/Deny of Case No. 25-16-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT: