

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
AMENDED

Tuesday, June 10, 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 27, 2025

Potential Motion:

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

3. PRESENTATIONS:

A. Idaho Transportation Department SH69 Corridor Traffic Study Presentation

4. PUBLIC HEARINGS:

A. Case Nos. 24-05-S, 24-08-AN, & 24-23-DR (Preliminary Plat, Annexation, & Design Review) for Madrone Village Subdivision – Troy Behunin, Senior Planner -Continuation from March 11th, 2025.****

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, 38 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots, with an accompanying Design Review Application. The site is in Section 27, Township 2 North, Range 1 West (APN: R7321001040).

Potential Motions:

- *Motion to recommend Approval/Conditional Approve/Denial of Case No. 24-05-S and 24-08-AN, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-23-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case Nos. 25-02-S, 25-01-AN, 25-03-DR (Subdivision, Annexation, & Design Review) for Crimson Square. - Marina Lundy, Planner

Applicant requests annexation and zoning, subdivision preliminary plat, and design review approval to divide the site into subdivided commercial lots. The site is located on the corner of N Ten Mile Rd and W Deer Flat Rd (APN: S1315449280) S15 T2N R1W.

Potential Motions:

- *Motion to recommend Approval/Conditional Approve/Denial of Case No. 25-02-S and 25-01-AN, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 25-03-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

C. Case No. 25-01-CPF (Combination Plat) for Paul Bunyan - Marina Lundy, Planner

The applicant is proposing a combo plat in order to further subdivide Lot 1, Block 1, Parcel No. R6949010100, in Paul Bunyan Subdivision.

Potential Motions:

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

5. BUSINESS ITEMS:

A. Case No. 25-11-DR (Design Review) for Valor Classic Academy - Marina Lundy, Planner

Applicant requests Final Plat approval for Valor Golf Village No. 4 which is 75 buildable lots, 7 common lots, and 2 private road lots on 22.98 acres. The property is located at S Five Mile Road and Kuna Road, Kuna, ID 83634 (S1422142000) S22, T2N, R1E.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 25-11-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

6. UPDATES & REPORTS:

7. ADJOURNMENT: