

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, May 13, 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 00:00:02)

Chairman Dana Hennis Okay, it looks like it's about time to go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, May 13th, 2025. We'll go ahead and start with 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 - Present

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, 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 00:00:26)

A. Regular Commission Meeting Minutes Dated April 8, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-CPM – DESRI Solar
2. Case No. 24-09-AN, 24-06-S & 24-25-DR – Blossom Meadows
3. Case No. 25-02-DR – Kavemen Trailers

Potential Motion:

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

(Timestamp 00:00:26)

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

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

(Timestamp 00:00:31)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: Commissioner Greger

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3. **PUBLIC HEARINGS:**

(Timestamp 00:00:39)

A. Case No. 25-01-DAN (De-Annexation) for 6820 S Ten Mile Road – Doug Hanson, Planning & Zoning Director

Applicant requests de-annexation from Kuna City Limits. The site is located at 6820 S Ten Mile Road within SEC 2, T2N, R1W.

Potential Motions:

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

(Timestamp 00:00:39)

Chairman Dana Hennis Next up on the agenda is our public hearings. So first up being case #25-01-DAN the de-annexation for 6820 S Ten Mile Rd., Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, Development Services, 751 W 4th St. Kuna. The applicant requests de-annexation from Kuna city limits. The site is located at 6820 S Ten Mile Rd. The property was originally annexed on May 2nd, 2006 as a part of a 10-acre annexation. The property is not serviced by city water or wastewater utilities. The result of the annexation is not anticipated to cause any immediate or foreseeable future complications or detriment to the continued operation of city infrastructure. Kuna city limits are adjacent to the East, South and West of the subject site. Therefore, the de-annexation, if approved, will not create an enclave to prohibit surrounding property owners for requesting annexation in the future, if desired. And with that, I will stand by for any questions.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo I think the one question I have is that the... in the staff report it was supportive of the de-annexation and in the Ada County's letter they were not in support of it?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. I believe the Ada County comments, they were misinformed that the property was already connected to city infrastructure, and that's not the case.

Commissioner Bobby Rosadillo Okay, thank you.

Chairman Dana Hennis Any other questions? So just for clarification, the 10 acre, this is just a portion of that that was annexed already?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. So, it originally annexed as approximately a 10 acre parcel and it is this is just a 1.1 acre piece of that original annexation, a record of survey has been recorded to split the lot back in '07, '08...

Chairman Dana Hennis But it's still the rest of that property is still annexed?

Planning & Zoning Director Doug Hanson The rest of the property is what the North Wastewater treatment plant for the City of Kuna sits on.

Chairman Dana Hennis So can I ask why is this being de-annexed?

Public Works Director Adam Wenger Sure, Commissioner. Adam Wenger, City of Kuna Public Works, 6950 S Ten Mile. The original annexation was a means to an end to get the property for the city to build the wastewater treatment plant. This was not a desire of the applicant necessarily at that time, or this time, or this time. And they have since determined that the cost benefit ratio of being within the city or the county is such that de-annexation makes sense.

Chairman Dana Hennis Okay, understood. Okay.

Public Works Director Adam Wenger Not much more to it than that apparently.

Chairman Dana Hennis Gotcha. okay. So this is being requested by that person?

Public Works Director Adam Wenger That's correct.

Chairman Dana Hennis Okay, thank you. Any other questions from Commission? And I assume we don't have. Any other parties involved that are speaking?

Planning & Zoning Director Doug Hanson Yeah. For the record, Doug Hanson Kuna Planning & Zoning. The applicant was unable to attend this evening.

Chairman Dana Hennis Okay. So I guess with that, do we have sign-up sheets?

[Brief Silence]

Chairman Dana Hennis Thank you. So with that, I will open up the public testimony at 6:04. I do not see anybody currently on the list to speak. Is there anybody in the audience that would like to speak on this application? Okay, and see none, I will go ahead and close the public testimony at 6:04. And that brings us to our deliberation. I guess this seems pretty straightforward.

Vice Chairman Bryan Clark Yeah, we... Looking through all the documentation, it looks like it's not really... not to be that guy, but it's not advantageous to the city to hold on to it.

Chairman Dana Hennis Correct. Yeah.

Commissioner Bobby Rosadillo I mean that would be my only concern. Are there negatives on the city's end as well? I mean obviously there's positives for the homeowners. Otherwise they wouldn't be acting for it, but just want to make sure there's no negative.

Chairman Dana Hennis Well, and then other adjacent properties that might have some influence, but it sounds like those are okay.

Commissioner Jim Main Right, I see no issue with it.

Chairman Dana Hennis Okay. Well, unless there's any further comments or questions, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move to recommend approval for... of case #25-01-DAN with conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. And that motion carries. Thank you.

(Timestamp 00:05:24)

Motion To: Recommend Approval Of Case #25-01-DAN With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: Commissioner Greger

4-0-1

B. Case Nos. 25-02-AN (Annexation) for Hudon – Marina Lundy, Planner

Applicant requests Annexation and Zoning for 847 S Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.

Potential Motions:

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

(Timestamp 00:05:39)

Chairman Dana Hennis Next up on the agenda is case #25-02-AN, annexation for Hudon, Marina Lundy.

Planner Marina Lundy Good evening, members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests annexation into Kuna city limits as an R-6 zone. The applicant has requested to annex in order to receive pressurized irrigation through public works. The parcel touches city limits on the South and West side of the property and the proposed R-6 zone matches the city's future land use map. Staff would like to note that the applicant currently uses the property for agricultural purposes, which would be allowed to continue as a legal non-conforming use until such a time that the property develops in the future. The application will or the applicant will maintain their agricultural exemption with the Ada County Assessors Office. And staff has reviewed the application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. The applicant is present tonight and I will be here for any questions.

Chairman Dana Hennis Thank you. Any questions for staff at this time?

Commissioner Jim Main No.

Chairman Dana Hennis Would the applicant like to say anything further? You can come on up to the microphone, state your name and address, if you would please for the record.

Noel Hudon My name is Noel Hudon. *Any other?*

Chairman Dana Hennis *Just your address please.*

Noel Hudon 847 S Ash Ave. Kuna. Yeah, I just wanted to say I appreciate everyone being here for this, this meeting and this annexation. It means a lot to us to kind of get our water rights back to us. And we've been working really hard with the City Water Department and Kuna, so. This is some of this kind of been in the works for several years and I think this is the right move and you know we were city before we're kind of happy to be city again. So look forward to, you know, seeing us to meetings and you know, you know, getting back involved so that's all I have to say.

Chairman Dana Hennis Great. Thank you.

Noel Hudon If you guys have any questions I would be up to answer anything.

Commissioner Bobby Rosadillo I'm just curious why the R-6 designation?

Noel Hudon I was told that that matches the city's future plan development. I didn't request... We're. I'm an R1- right now. I mean, I didn't have anything. I was just like, 'hey, is there a possibility for future, maybe, splitting my property for my kids to build something or, you know, my mother-in-law house?' And they're like, 'well, our future development site is this'... And so I was like, 'well, that's more than I would ever need.' But any other questions?

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis Any other questions?

Commissioner Jim Main No.

Chairman Dana Hennis I guess I just have one. Have you read the staff report and the conditions in there and you're in agreeance with all of them?

Noel Hudon Yeah, we did talk in great detail, especially about the ACHD's because my property is under 5 acres and not the over and this and that. And yeah, I think I think everything's good. You know? So I read everything and I think we've had good discussions.

Chairman Dana Hennis Okay, well perfect. Just want to make sure.

Noel Hudon Thank you.

Chairman Dana Hennis Thank you. So with that, I will go ahead and open up the public testimony at 6:09. And again seeing nobody listed on here, I'll ask anybody in the audience that has any desire to testify on this application at all? Nope, okay and see none. I'll go ahead and close the public testimony at 6:09. And that'll take us to our deliberation. Again, I think that one...this one's pretty straightforward and you know it's owner requested and to get the water back. So I think that's a good thing.

Commissioner Jim Main Yeah, I do have one question. I see Tim's out here. We didn't... I didn't see anything from you in the packet. Is there any opposition from the school district on this one?

[Inaudible]

Commissioner Jim Main Okay.

Commissioner Bobby Rosadillo I think they did, they did have a letter.

Commissioner Jim Main They did? Okay. Thank you. Yeah, I don't. I don't see any issue with it. Basically. Would it? It conforms to the adjacent properties?

Vice Chairman Bryan Clark Yeah. No, I don't see anything.

Chairman Dana Hennis If there's no other questions or concerns, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we recommend approval of case #25-02-AN with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you all. In favor?

All Commissioners Aye.

Chairman Dana Hennis any opposed? No motion carries. Thank you.

(Timestamp 00:10:38)

Motion To: Recommend Approval Of Case #25-02-AN With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

Voting Nay: None

Absent: Commissioner Greger

4-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:10:58)

Chairman Dana Hennis With that, that completes our agenda for tonight. Is there any other reports or announcements from the city, from staff?

Planning & Zoning Director Doug Hanson No.

6. ADJOURNMENT:

(Timestamp 00:11:14)

Vice Chairman Bryan Clark Okay, 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 00:11:14)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis

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) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 May 13, 2025

Case No.: 25-01-DAN (Annexation)

Case Name: 6820 S Ten Mile Road

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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P&Z Commission Public Hearing Sign-In Sheet
 May 13, 2025

Case No.: 25-02-AN

Case Name: Hudon Annexation

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
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