

**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 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, July 8, 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 June 24, 2025

**B.** Decision and Reasoned Statement(s)

1. Case No. 24-07-AN - Star Acres No. 3
2. Case No. 25-12-DR - Mo Bettah's
3. Case No. 25-13-DR - Take 5 Oil Change

*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. 25-01-ZC (Rezone) for Wanner-Buckner/City of Kuna - Marina Lundy, Planner

The City of Kuna & True Gritt Youth Sports request Rezone approval for three (3) parcels (APNs: S1419325400, S1419314800, S1419314950), totaling approx. 75.86 acres from A (Agriculture) to the C-2 (Area Commercial) zone. The subject sites are located on the Southeast corner of N Meridian Road & E Meadow View Road; Section 19 Township 2 North, Range 1 East.

*Potential Motions:*

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

**B.** Case Nos. 22-10-ZC, 22-17-S and 22-38-DR for Seasons Creek North Sub. - 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 City utility lot. The site is in Section 22, Township 2 North, Range 1 West (Parcel numbers: S1322223005, S1322223150 and S1322325606).

*Potential Motions:*

- *Motion to recommend approval/recommend denial of Case Nos. 22-10-ZC and 22-17-S, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny Case No. 22-38-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**4. BUSINESS ITEMS:**

**A. Case No. 25-18-DR (Design Review) for Athleta Townhomes - Marina Lundy - Planner**

Applicant requests Design Review approval for design of 57 new townhomes going into the Athleta Subdivision. The site is located near the intersection of N Ten Mile Rd and W Crenshaw St.

*Potential Motions:*

- *Motion to approve/deny Case No. 25-18-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**B. Case No. 25-08-DR for Valor Social Club Phase 1 - Troy Behunin, Senior Planner.**

Applicant requests Design Review approval for the first two (2) primary structures. The first will include a new golf pro shop and cart barn. The second structure includes fitness, event spaces, food & beverage & indoor sport courts. This project is located near the NEC of S Cloverdale & Kuna Roads (APN'S: S1415336300, S1422142000 & S1415449000); Section 22, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to approve/deny Case No. 25-08-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**5. *UPDATES & REPORTS:***

**6. *ADJOURNMENT:***