

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, July 22, 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 July 08, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 24-08-AN Madrone Village Annex
2. Case No. 25-02-CPF Valor Social Club
3. Case No. 25-14-DR Kuna Mora Industrial
4. Case No. 25-08-DR Valor Social Club Phase One
5. Case No. 25-18-DR Athleta Townhomes

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:

4. BUSINESS ITEMS:

A. Case No. 25-24-DR (Design Review) for Kuna Data Center Site Plan Amendment - Marina Lundy - Planner

Applicant requests Design Review approval for a site plan that includes the addition of 40 acres to the north of the existing Kuna Data Center campus. The site is located at 14375 S Cole Rd. (Parcel No. S1531222400).

Potential Motions:

- *Motion to approve/deny Case No. 25-24-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. *UPDATES & REPORTS:*

6. *ADJOURNMENT:*

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, 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.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:47)

Chairman Dana Hennis Okay, I guess we'll go ahead and call to order the regular planning... or regular scheduled Planning & Zoning Commission meeting for Tuesday, July 8th, 2025 and we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present, I think.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson 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 - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, 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 00:01:18)

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 *Clerk's Note: Pulled From Consent Agenda By Commission Action, Moved to Business Item 4.C*

3. Case No. 25-13-DR - Take 5 Oil Change *Clerk's Note: Pulled From Consent Agenda By Commission Action, Moved to Business Item 4.D*

Potential Motion:

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

(Timestamp 00:01:18)

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

Vice Chairman Bryan Clark Mr. Chairman, I move that we move items B.2. and B.3. from the consent agenda and push them to business items.

Chairman Dana Hennis Okay, do I have a second on that?

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Motion carries.

(Timestamp 00:01:22)

Motion To: Moved Consent Agenda Items B.2. & B.3. To Business Items

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

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Chairman Dana Hennis We'll move those to, into the list tonight. How about the remaining case #24-07-AN?

Vice Chairman Bryan Clark Mr. Chairman, motion...I move that we approve the consent agenda, excepting items B.2 and B.3.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:01:53)

Motion To: Approve the Consent Agenda With Modifications.

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

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3. PUBLIC HEARINGS:

(Timestamp 00:02:24)

Chairman Dana Hennis Okay, and I know staff has recommended that we can move case # or Item B in the Public Hearings to the first position tonight.

Vice Chairman Bryan Clark Mr. Chairman, I move that we move item B, case #22-10-ZC, #22-17-S, and #22-38-DR for Season Creek to first on the agenda this evening.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:02:24)

Motion To: Approve the Consent Agenda With Modifications.

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

[Proceedings Continue From Here To Public Hearings Item 3.B]

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). (Timestamp 00:22:45)*

Chairman Dana Hennis So that brings us back to the next item for, under public hearings, that's case #25... Excuse me, #25-01-ZC on the rezone for Wanner-Buckner. City of Kuna.

Planner Marina Lundy Hi, yes, good evening. Members of the Commission for the Record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests rezone approval for three parcels located at 700 N Meridian Rd., which are approximately 75.86 acres and currently zoned agriculture. The site is located at the intersection of Meridian Rd. and Meadow View Rd. The site plan available with the application materials is conceptual and subject to change, and if the rezone is approved, the applicant must return in the future for future land use approvals. Staff has reviewed the proposed rezone application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Council approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have and the True Gritt applicant is not present tonight, but Jessica from Economic Development is here to answer any questions you may have.

Chairman Dana Hennis Thank you. Is there any questions for staff, or Jessica, at this time?

Vice Chairman Bryan Clark Not at this time.

Commissioner Jim Main No.

Chairman Dana Hennis No? Okay then, I will go ahead and open up the public testimony at 6:23 and seeing nobody is on the list that is signed up, I will ask the audience, is there anybody here that did not get a chance to sign up that would like to testify on this application? *If you would come up and put your name on here for us. Then you'll have your chance to speak.*

[Brief Silence]

And is there anybody else that also wants to testify on this application? *Okay. If you would when you take the podium and just go ahead and state your name and address for the record, for the transaction.*

Tina Townley I've never done this before so I have no idea what I am doing, but I do live on Meadow View... 2955 Meadowview Road and my name is Tina Townley. And I just had some questions on what kind of things have been drawn up for parking and sidewalks and possibly a light at Meadow View and

Meridian Rd.? Because even right now it's pretty treacherous at times, and I'm afraid that if the, you know, you get a whole bunch of people there, it's an accident waiting to happen. Meadow View right now is 50 miles an hour. I would like it to come down to 35. I think that's more appropriate speed for that area. So, the things I'm really looking for is to make sure that there's ample parking so that our road does not become the parking lot and possibly sidewalks. I don't know. That's pushing it, but it's a request. So... And then of course the speed slowing down and time requirements on noise. I think those are the only things that I had.

Chairman Dana Hennis Okay, thank you. Is there any questions for her? Thank you. We have one more person signing up, so give her a second here. Then, Jessica, are you fielding some of the return questions for the applicant?

Economic & Community Development Specialist Jessica Hall I can...*[Inaudible]*

Chairman Dana Hennis Okay. Thank you.

Lorrie Somozzi Hello, I'm Lorrie Somozzi at 101 S Fusion. So, I live in the Indian Creek. I'm on the other side of where she is and so some of my questions are very similar to hers. If you go into Meridian, the parking when you go to the baseball complex there, right? People are parking on the street, parking in different areas. I worry about ensuring that people aren't going to start parking on E Kuna Rd. and then on Strobel, which are out that way, just as E Kuna Rd. gets developed, with the plans coming forward. Also the concern about noise is similar and then the roads in and out are another thing that I'm like concerned about in and out of the complex, knowing like are they going to be on Meadow View, are they going to be on East Kuna Rd. Like how are we going to get people in and out of that area? I don't know if there's been traffic patterns, studies of the area of the safest way to get people. Before I moved to Kuna, I lived off of Eagle Rd. in a subdivision that is a traffic nightmare. It became the cut through for everything. So it's one of those things that I'm like... think that needs to be looked at whether a traffic pattern study of what is the best way to get that traffic moved in and all of there safely, especially if you're going to have some of the stuff that I've seen, there's RV parking to get in and out to ensure everyone's safety, not just the people coming, but also the residents who live in that area. So, I would propose that they need to do a traffic study to figure that information out, just not randomly place those and trying to use the foresight of the future road proposals in that area. So that's just...that's it.

Chairman Dana Hennis Thank you. Any questions for her? Okay, before I turn it over to staff, generally a project like this, just to kind of assure you, will come with a traffic study and much look at by that. But I'll let staff or I don't know who's the best to answer a couple of those questions.

Planner Marina Lundy So the current site plan does show significant parking. Doug is pulling that up now. However, currently it's only the rezone being proposed and so when the applicant comes forward in the future with this site plan, it will likely be subject to a traffic impact study and agencies like ACHD and ITD will have comment and will have the opportunity to comment on the project.

Lorrie Somozzi *[from audience]* Is there somewhere on the website where we can pull these up? I tried looking and couldn't find it.

Chairman Dana Hennis Staff?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Staff. So, if you just navigate tonight's packet on the page for this item, you'll see all application materials. That's a link. You can click it and every single thing that's been submitted as a result of the application is viewable there.

Lorrie Somozzi *[from audience]* When I was looking at it, though it didn't seem to *[Inaudible]* look at the layout.

Planning & Zoning Director Doug Hanson It's possible you could have missed it, so this is the conceptual site plan that's available within the application materials, that being Meridian Rd. and that being Meadow View. But like Marina alluded to earlier in her presentation, at this point it's just conceptual. They're just requesting the zoning. So, in the future they'd be subject to a preliminary plat, traffic impact studies, design reviews, parking standards, they have to abide by city quiet hours, all of those things.

Unknown Speaker *[from audience]* And I didn't quite see where you were talking. Which one is Meridian and which one is Meadow View?

Chairman Dana Hennis Meridian is going to be to your left, Meadow Views at the top. So...

Unknown Speaker *[from audience]* Okay, so it looks like a lot of it's going along Meadow View.

Chairman Dana Hennis Correct. I mean this is just like staff is has stated this is a very conceptual. But yeah, from what I understand most of the access is intended to be off of Meadow View and I don't think it's going to actually connect to Kuna Rd. that I'm aware of. And yet in this conceptual one does have a large amount of parking to be allotted to it, which has been nice, but it's very, very preliminary. That stuff will get expanded and we'll have additional City Council as well as Planning & Zoning meetings to go over that as well, but...

Unknown Speaker *[from audience]* That's like my huge concern is that road is kind of. Not developed very well and there's no lines and I can just see people parking up and down there.

Chairman Dana Hennis Right. No, that and that's very true. So that will be adjusted in the future. So addressed in the future, but from what I understand, he's fully aware of, you know some of that. So that will be looked at, but tonight is just...

Vice Chairman Bryan Clark One of the conditions in ACHD's report is very clearly, you know, traffic impact study on Meadow View.

Chairman Dana Hennis Correct, so... Yeah, all that that will come around.

Vice Chairman Bryan Clark That's in the ACHD commentary.

Unknown Speaker *[from audience]* Will they? Will they consider my..?

Chairman Dana Hennis We can't take anymore comment or questions. Unfortunately it's we have a just a regulated public testimony. So just remember there will be future meetings that have more specificity in the actual project itself and the applicant will be there as well, hopefully to answer those specific questions. So is there anybody else? That did not get a chance to sign up that wants to testify in this application? Okay, and seeing no more, I will go ahead and close the public testimony at 6:32. Was there

any additional staff or economic rebuttal, or? Okay, then I will go ahead and move to our deliberation. And just as a reminder, this is just for the zoning change, so project specific information will be forthcoming down the road.

Vice Chairman Bryan Clark Yeah. I mean, as far as this is concerned, the location of the project adjacent to Meridian Rd. is ideal. So, from a zoning standpoint, I don't see a problem with it. Yeah, I mean, Okay, let me correct myself, the impact the Meadow View is not going to be insignificant, so I'll be very curious to see what the requirements are in the future and I'm hoping it gets a little bit bigger than a collector.

Chairman Dana Hennis Yeah, no, definitely. I mean, yeah, it's, it's. For this, there are very specific times it gets very crowded, but then on the most part it isn't that way all the time. So that's the nice part just Saturdays and Sundays I imagine, are going to be fun, but it's something good for the kids that the community really needs and we don't have enough ball fields and everything, especially as Kuna grows. So, I think it's a good idea and a good project to pursue.

Vice Chairman Bryan Clark Especially with the hotel adjacent.

Chairman Dana Hennis Yeah. And it'll take some time to work out all those little portions.

Commissioner Bobby Rosadillo Yeah, I agree. I think the use for the land makes sense with where it's at and...

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

Commissioner Bobby Rosadillo I'll make a motion to recommend approval of case #25-01-ZC with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:35:04)

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

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

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[Proceedings Continue From Here To Business Items, Item 4.A]

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 S13222325606).

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).*

Chairman Dana Hennis So with that, I will move to that that first case #22-10-ZC, 22-17-S and 22-38-DR for Seasons Creek to be heard first, Troy.

Senior Planner Troy Behunin Good evening, Members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. So, the applications before you this evening are requesting a rezone and a preliminary plat and design review for the Seasons Creek North Subdivision. The applicant is also requesting the pre plat to be approved in order to subdivide the 60.92 acres into 280 single family lots with 60 common lots. One lot for a city lot for city utilities. The subject site is located on the east side of Black Cat Rd. and is just South of the Deer Flat alignment. The subject property is shown as medium density residential on the city's future land use map, or the 'FLUM' as it's called, and the application appears to comply with the future land use map.

Staff would like to take a moment and read a little bit of history about the property because it is very extensive. It actually is older than all of the staff that's here. So, the site was annexed into the city in May... on May 16, 2006, and it was the first application as part of adjoining the Local Improvement District, also known as the LID. Due to the moratorium that was on building and approving subdivisions at the time, and so they created the LID in order to help fund that because of the sewer serviceability. The project went before the City Council December 4th, 2007 as a 185-acre Planned Unit Development, a rezone, and a preliminary plat, also including a development agreement. The application proposed a C-2 zone for a portion of the site and also R-6 for the remainder of the site. It included a pre-plat for 637 residential lots and 37 common lots, and 1 commercial lot to be subdivided further in the future. The Council voted to approve the four applications and the request was granted to the landowner. On June 23rd of 2008, the development agreement for this project was recorded with the County Recorder's Office. Sometime in 2011 or 2012, the owner at that time petitioned to be excused from the LID and its obligations and the request was granted and the LID status was removed. The recorded development agreement includes some project specific information. On page 1, the DA states that the rezone ordinance had already been adopted, as in 'past tense,' and that it also amended the zoning ordinance as it was previously accomplished, as if it had previously been accomplished. However, there is no record on file with the County Recorder's Office, or our office, that the rezone ordinance had actually taken place. In

section 3.5 it states that 'construction shall commence within 365 days of the effective date of the development agreement. And in the event that it does not commence, the developers and default of the of the agreement. However, the City nor the developer initiated the process to remove the DA and to find one another one another in default. So the development agreement remains intact. The rezone is also still in place as it was approved with R-6 for the majority of the site and for a small portion C-2, which is our commercial zone.

Sometime between 2012 and 2020, the property was actually sold to the current developer and the timeline is only estimated because the City does not monitor the sale of property. However, on August 30th, 2022, some 10 years later, the current development developers submitted the applications that are before you this evening. One year later, at the Commission meeting on August 22nd, 2023, the Commission heard the presentation and at the end of the meeting the Commission decided collectively that they would... they tasked the applicant to make some changes to the site plan and then have the applicant redesign and return with an updated site plan. That's what the applicant has been doing since August of 2023 and also coordinating with ADHD and all of the other agencies that they have to coordinate with. The only real conditions, if you could call them that, the only thing on record shows that the applicant was to place some R-4 style lots along Black Cat Rd. and the rest of the property could be a R-6 plat. It was discovered recently that the development agreement is in fact still in place which does have the C-2 zone, which does not agree with the proposal. So, the applicant will need to go to the City Council, in the near future, in order to modify the development agreement because the future land use map as it currently sits does not allow for commercial where it was once approved. And so they'll have to go back to the City Council and modify that. I'll be here for any questions. There's going to be several questions, I'm sure that you'll have. The applicant has prepared a presentation for this for this evening. And at the conclusion of their presentation, staff would recommend that this application be tabled to a date uncertain in order to hold the public hearing.

Chairman Dana Hennis That's quite a history.

Senior Planner Troy Behunin That's just the high level.

Chairman Dana Hennis Yes, exactly. Yeah, and that probably took a bunch to figure out. I have one question before I ask if anybody else does. So, when you said that the original plan was for 637 lots on the same... on the same 60.92 acres?

Senior Planner Troy Behunin So actually the application now we're now we're getting into a little bit of the weeds, but the original application included 185 total acres and because of agency requirements by ACHD, it was decided that it would be best to be split into multiple subdivisions where ACHD get could have a chance to take more bites at the apple and actually put more conditions on them because it was such a large project and it was spec-ed for a 20 year, or a or a 12 year, 10 year, 12 year project with so many unknowns. Anyway, it was decided that they were going to do that this represents about 1/3 of the overall Seasons Creek project. You'll notice that I did identify this as the Seasons Creek North. There will be a future Seasons Creek East and a Seasons Creek South. Separate applications, but part of the original development agreement. If you will, it'll be like some of the other master plan communities that we have here in town. I'm thinking you can probably think of one in the east, where it's multiple subdivisions within one project.

Chairman Dana Hennis Correct. Okay, I just wanted that kind of clarification because it was a lot more units than an R-6 would handle in 60 acres, so...

Senior Planner Troy Behunin That is correct. Yeah, that that that number was for 185 acres.

Chairman Dana Hennis Okay.

Senior Planner Troy Behunin But the application is only for 60.92.

Chairman Dana Hennis Correct. Okay. Thank you. So any other..?

Senior Planner Troy Behunin The and the applicant will elaborate a little bit more in their presentation on that.

Chairman Dana Hennis Anymore questions for staff at this time? Okay, so if the applicant would like to present. It's all you.

Elizabeth Koeckeritz, Givens-Pursley Elizabeth Koeckeritz, Givens Pursley, 601 Bannock, Boise, ID. I'm here on behalf of the applicant Tim Eck. With me today is also Dave Crawford, who's been our engineer on all of this. So, we're here in a little bit different stance than what we how we were originally anticipating on being here once we realized there was still this C-2 zoning where we have planned to have some homes. And so, I'm going to start by talking... Troy did a really good job of walking through a lot of this, but we tried to put together some visuals. So I'm going to start with... *Nope, do you have other ones I sent?* We sent in some new slides after speaking with staff that show the comparison of the overall areas...

*[Clerk's Note: Brief Pause In Proceedings Due To Technical Issues]
(Timestamp 00:14:46 – Timestamp 00:16:08)*

All right. And so... I'm Elizabeth Koeckeritz. What I'm going to start with is just the overall vision for both the 2008 DA compared to what the more recent vision is that then has since been divided into 3 lots, 3 larger subdivisions. So, what was originally approved in 2008 was this larger development where this was all zoned R-6 and then along the top here, it was zoned C-2. This location right here is where originally Deer Flat was supposed to be extended and so it would have made sense to have commercial along there. Deer Flat in no world, it's my understanding is Deer Flat is ever going to be extended over the river. I believe that Kuna even wrote a letter to that effect saying this is not where we want it to go through. It's not extended over here on the, you know, on the east side of the river. And so, it just doesn't make sense now to have this area of C-2 zoned property that's also just really not accessible from anywhere, but through the subdivision. So, there was the C-2 area and then this overall this larger subdivision, that was... It was already been zoned R-6. And so then you can see I mean it's hard to tell on something like this, but you can see it's also just a it's a subdivision. There's on both. There's a lot of small lots. And so that's why it really became difficult for ACHD asked us if we could split this into three different tranches to bring them forward as each one was ready to be developed rather than to bring this all forward at once, so that they could really consider each development on its own merits and make sure that it had the adequate traffic mitigation.

So, when you take what was previously approved, this is essentially how it's laid out, is here's that red area of C-2. This area was originally not included and then the rest of this blue is all zoned R-6. The only

real change between 2008 would the only other change between 2008 and now is this area here was Tim Gordon's inholding and it was not sold the prior owners inholding it was not sold and so in the prior picture here. It had lots on it here, here it doesn't. The other big change is there is now park open space area up here as well as we also still have this big long green open space park area here. But one of the big changes is that we entered into an agreement with the school district to provide... It's about a 10 ½ acre school sites to the school district after working with them about how they wanted the access... And so that is something that Mister Eck will be looking at working with the school district for. As you know, he's been here with a couple where he's done a couple charter school lots. This one is looking more like it would be a public-school lot, eventually.

So that's the zoning overlay over how we're anticipating developing in the future, but obviously single-family residential does not work in the C-2 zone and so we will be looking at our rezone application will be amending it. But then here you can see this is how it's now been broken out. So this is Season Creek North, then we have season Creek South, and then season Creek East. And so this is how ultimately the entire area will be proposed to be developed. What we'll be coming forward with in the future, once we come back with it after we go through this, DA modification is the rezone for this area at the top so that then we can develop this as a... the whole thing as single-family residential, which is what is supported on the FLUM. Then in four to five years as you know, conditions market conditions permit come in with the second phase which does include that really large school lot. And then the third phase. And when we do come back, you'll see there is an arterial here that connects down to the arterial, not, not arterial, collector, through Madrone. So eventually this really does a nice job of laying out the street network with the collectors and the local streets sort of throughout this area and can get you all the way down to Kuna Rd. That's what we have for you today. So that we are asking you to table this at this point in time, we will be back. We worked really hard to make all of the changes that you previously suggested, that you recommended. We do have the larger lots we added a lot of connectivity. We did the things, but now we need to do one more thing before we come back. So, with that, I'll stand for any questions.

Chairman Dana Hennis Thank you. Is there any questions for the applicant at this point?

Vice Chairman Bryan Clark Not at this point.

Chairman Dana Hennis Thank you and thank you for all the work leading up to this and that sneaks in on you. So, with that, we're not going to be taking any public testimony tonight because of the proposed tabling. So, I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we table case #22-10-ZC, #22-17-S, and #22-38-DR to a date uncertain.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any Opposed? Thank you. And we will look to see this in the future. Thank you.

(Timestamp 00:22:17)

Motion To: Table Case #22-10-ZC, #22-17-S, And #22-38-DR To A Date Uncertain

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

[Proceedings Continue From Here To Public Hearings Item 3.A]

4. BUSINESS ITEMS:

(Timestamp 00:35:23)

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).*

(Timestamp 00:35:23)

Chairman Dana Hennis And now we'll move to the business items. So first up on business item agenda is going to be case number 25, *excuse me*, 25-18-DR, design review, for Athleta Townhomes.

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 design review approval for the design of 57 new townhomes going into the approved Athleta subdivision at the intersection of N Ten Mile and West Crenshaw St. Staff has reviewed the proposed design review 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. And I will be here for any questions that you have about the application.

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

Commissioner Jim Main No.

Chairman Dana Hennis No? And is the applicant present? Who would like to present anything?

Planner Marina Lundy It does not appear so.

Chairman Dana Hennis Okay, thank you. So being this just a design review, it's not a public testimony item, so we can just move to our deliberation. This is something that we've already looked at as a preliminary plat, we just had not seen the actual townhouse review. We had already looked at the open space, the landscaping, etcetera. So, this is primarily just for the elevations and the colors and materials

for the for the townhouses. To me it looks like they've got a good presentation, varied colors, and textures, so I don't see a major issue with it. But, I'm also an engineer and I'm pretty boring.

[Laughter]

Vice Chairman Bryan Clark Well, the important thing to me, as mentioned, I would love to see Kuna not turn into a Heat Island. I really appreciate how much landscaping there is available. It's a good balance of roof area and green space, and honestly, I kind of like... I actually kind of like going into the third story, having opportunity to push the elevation very, very attractive elevations. I think we definitely need more of this type of product available.

Commissioner Bobby Rosadillo Yeah, I agree. I think landscaping looks good. Colors and materials look good.

Commissioner Jim Main Yeah, I agree.

Commissioner Ginny Greger Yeah, I don't have any problem.

Chairman Dana Hennis With that, I would stand for a motion. If...

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve case #25-18-DR with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Thank you.

(Timestamp 00:38:16)

Motion To: Table Case #22-18-DR With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

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).*

(Timestamp 00:38:36)

Chairman Dana Hennis Next item up is case #25-08-DR for the Valor Social Club Phase 1, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is the beginning of what Mark Tate has been affectionately calling 'the fun stuff.' This is design review approval request for the first two primary structures for the Valor Social Club, phase 1. The first building will include a new golf pro-shop and a cart barn, and the second structure will include fitness spaces, event spaces, food and beverage spaces, and indoor sport courts, as well as outdoor activities for many of the same things. The project is located near the northeast corner of South Cloverdale Rd. and Kuna Rd. Staff reviewed the proposed application for compliance with Kuna City Vode and the Design Review Vode, and should the Commission approve the design review staff recommends the applicant be subject to the proposed recommended conditions that are outlined in staff's report. Mark Tate is here tonight and he's ready to present, has the presentation, and I will be here for any questions you might have.

Chairman Dana Hennis Thank you, Troy. Any questions for staff at this time? Okay Mark, it's yours.

Mark Tate, M3 Companies Good evening, Commissioners. Mark Tate, 1673 Shoreline, Dr. Boise, ID 83702. Yeah, I didn't know I could just not show up and get approved, but I like you guys too much and I wouldn't do that to you. I know you'd be sad to miss me. Yeah, so as Troy mentioned, this is for the design review of the Valor Club. To give everybody some orientation on the project we've got Cloverdale Rd. Kuna Rd. This is the Trilogy Valor Community. This area here is the Reveley Neighborhood, which is almost completely built out at this point. This area is the Medallion Neighborhood, which is on its third phase. A lot of really nice golf course-oriented homes in here. And then a new community that's under development right now we're calling 'Tribute' that includes a K through 12 charter school that I believe has come to you guys, the Valor Academy, which we're super excited about. Along with the Ten Acre City Park adjacent to it that we're working with staff on right now on the design. So, a lot of really fun stuff happening. If you haven't been out there recently to see the trilogy, The club at trilogy. It's called the Treasure Valley Club. They have a new restaurant open called the River 6 Restaurant. If you have not ate there, I would say, shameless plug, go give it a try. It's actually super, super good. And I'm not just saying that because we're part owners of it. But yeah, it's really fun, fun stuff going on right now as Troy mentioned. This is a little bit more realistic aerial, it's a little bit dated at this point, but you've got the main entry road. The golf courses are existing. This is the existing access that we actually just repaved up to the club site, which is the site of the old pro-shop, putting green, that sort of stuff. If you've been up

there recently, you'll see almost all of what was there is demolished, except for the three Sequoia trees and large American flag, which we're super excited to integrate into the new design. We're running it out of a temporary pro-shop over here as we get all the site work done.

Speaking of site work, we've now paved a bunch of this cart path. We were able to do that after we extended all this utilities up into the area. So, we've actually completed the sewer or the water joint trench. A lot of the cart path sidewalk work is starting and repaving of this entry road in this first chunk of parking lot is underway as well. So we're making really good progress on the site work, getting ready to submit a building permit after this hearing. What you see here is 2 new putting areas. This is actually an 18-hole putting course that will have like scorecards and be pretty fun activity for the community. A putting green in this location, this is a bocce ball court, 2 outdoor courts. And in between there's like a seating area and a TV stand, which is part of what's in front of you tonight for design review. In addition to that, for outdoor amenities, we've got 6 pickleball courts and two outdoor tennis courts. Over here, it's hard to see at this scale, but on the rendering, we actually do show the American flag and the sequoias that are in this location here. This will be the new cart barn and pro-shop as one building. And then this is kind of the fitness and social club over here. This is the old cart barn. So once the new cart barn is built over here then this old cart barn gets torn down and we'll expand the parking lot into that area. This is a rendering of the fitness and social club, so kind of starting on this side. We've got more of a pre-engineered metal building still with architectural detailing similar to the club. What this is 2 indoor pickleball courts, 3 indoor golf simulators, a little bar area tables, indoor TV's. We're just working on some design stuff with some really large format TV's and so we'll be a really super active fun space. As we move this way, we get into a fitness facility that will have free weights, gyms, a fitness room for motion classes, spinning yoga, all those sorts of things. The main entry is on this corner and I'll show you a different perspective. We've got an event room along with a restaurant in the middle with roll-up garage doors that we'll be able to serve the pool deck in the summertime, as well as being closed all year round. Restroom specific to the swimming pool along with the locker room specific to the fitness area. The cart barn is on the east side of this building and then the pro-shop over here there's our American flag. Give you an idea of where everything sits. And then in in the middle here you see this big grassy area that is laid out for a future Bar and Grill restaurant that will come in later. We felt like 2 restaurants out of the gate is probably good for now. This is another view, the entry being over on this corner to the social club in outdoor pickleball, Fitness, indoor pickleball again

I'm going to bounce around a little bit and actually come back to these slides and give you some more renderings. So, this is a rendering of the fitness facility. Looking at the this would be the east side elevation. So, the entries sort of cut off. I don't know why they didn't quite show the entry, but the entries over here, this is an event room and then restaurant in this area, kind of in the middle. This is that bocci court that I talked to you about, part of the design review package is this TV stand. So would actually be like an outdoor TV with space in front of it. So if you're just out there hanging out with some friends and want a place to sit down or after your golf round or before it would be kind of a fun, fun place to do that. This is looking into the restaurant area facing the pool, we have made a couple of tweaks since this rendering was done to pull out an awning a little bit further into the pool deck this rest on area faces west, so it gets the evening sun and we said we need, we need to pull out that a little bit further for shade. So didn't quite get the renderings updated by the time I submitted it, but that will be in the construction drawings. This is a covered ramada that's on the pool deck along with the diving board. You don't get to see a lot of like diving boards anymore for liability sake, but we'll actually have lifeguards and that sort of thing. So got the diving well out there. And then this would be looking kind of from the bottom corner up towards this would be the fitness facility in that area. This is a little bit more detailed site plan where you

can see the floor plans of the building that we just talked about here, cart barn and pro shop. This this does show the barn and grill restaurant which is not part of this application.

Going back to the Materials. So as far as the styles of this, it's definitely a modern architecture. If you've been out to the Valor Club at Trilogy, which is known as the Treasure Valley Club, it's very similar architecture, same architect, same design team. Probably the same general contractor as well. We've got a really great group going out there. The style is kind of a modern barn, modern ranch, architecture. So materials that you see are a lot of stones, metals, woods, or like a kind of a synthetic treated wood that make it look kind of distressed. And so that's primarily what you see for materials at the roofs are all metal roofing materials. So really nice high-end materials there. These different views this this side faces the pickleball courts. This is your view from the pool deck. Looking at that restaurant area, this would be from the pool deck looking to the north on there. So, the South elevation looking North. This is the gym here, you can see it's got large glass windows overlooking the pool deck. Kind of a breezeway in between to the pickleball golf simulator fun zone. That's where I'd go hang out most of the time.

Over here we've got the cart barn. We did use more of a modern barn architecture, which is very fitting for a cart barn. This is the pro-shop over here in the corner, and then there's a big walkway that will service the pro-shop parking area in front of it for golf carts. And then the putting greens are out in front of this pro-shop area. This would be the backside of the cart barn and the pro-shop here and this would be the side that's kind of an L shape on this corner. And actually those big Sequoia trees will be the building kind of wraps those trees. Those will be really cool to have the windows opening up to those trees and have it really integrated into the design out there. This is the ramada structure that's on pool...

Planning & Zoning Director Doug Hanson Chairman, that that was time. So if you he can you can either allow him time to wrap up his presentation or we can just answer any questions you have.

Mark Tate, M3 Companies I'm about done this is it and then garbage enclosures.

Chairman Dana Hennis Is the Commission the okay giving him a couple more minutes?

Commissioner Jim Main Sure.

Commissioner Ginny Greger Sure.

Chairman Dana Hennis Go ahead, Mark.

Mark Tate, M3 Companies Okay, So yeah, TV stand that you looked at next to the bocce ball courts we did include because it is a structure. This is of a trellis delineating the... an area between the pool and the spa hot tub area. Ramada on the pool deck for shade and then this is the garbage enclosures out in the parking lot. I believe that is all-encompassing. I have a couple pictures. No, I think that's it. Any questions?

Chairman Dana Hennis Thank you. Any questions for the applicant?

Commissioner Jim Main No questions.

Chairman Dana Hennis No questions? Nope, not at this time. Thank you.

Mark Tate, M3 Companies Thank you, all.

Chairman Dana Hennis So again, that's the design review. So, it just goes to our deliberation, I think they've done some extensive renderings and what to expect and the design looks good. I don't see any issues with that. I think it's a very nice looking area that could be very generic otherwise as we've seen in

a lot of smaller golf courses were the cart barn becomes a barn. You know some stuff. So I appreciate the fact that they've done some nice landscaping. They've laid it out well, they've thought about the amenities. I think it's a beautiful facility.

Commissioner Jim Main Yeah, it's an overall nice project from start to finish. They've done a good job with it.

Chairman Dana Hennis Yeah, I mean, when we started some of this stuff early on, we were kind of looking to see how it would come out. As I drive by every day along that road, it's surprised how well it's kept and it's looking really good representation of our City. Nice project.

Vice Chairman Bryan Clark Yeah, agreed.

Chairman Dana Hennis Any other questions or concerns? If not, I would stand for a motion.

Commissioner Bobby Rosadillo I'll make a motion to approve case #25-08-DR with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:53:29)

Motion To: Approve Case #25-08-DR With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

C. Decision & Reasoned Statement - Case No. 25-12-DR - Mo Bettah's
Clerk's Note: Pulled From Consent Agenda By Commission Action. Moved to Business Items, Item 4. C.

(Timestamp 00:53:47)

Chairman Dana Hennis And with that, we will return to a couple small issues to bring up under business. So first would be case #25-12-DR for Mo Bettah's. Don't know who wants to...

Planner Marina Lundy Marina Lundy, Planner, Kuna Development Services Department. The applicant for the Mo' Bettah's application, has resubmitted a site plan that hopefully meets the requirements as conditioned in the last Commission meeting for the internal drive. I think it's at the bottom of this. It's attached.

Vice Chairman Bryan Clark Yeah, it's at the bottom of case of item 4 in the packet.

Chairman Dana Hennis Is the new one the one that's in the packet the revised one?

Planner Marina Lundy Yes.

Vice Chairman Bryan Clark The latest revision is in the packet. And we're bringing this back to business items to propose a small change.

Chairman Dana Hennis Okay, I was not at that last hearing, so I will kind of let you guys review that.

Vice Chairman Bryan Clark So, we discussed with the applicant briefly this evening. We're, I think, quick discussion... So brief history on this, Dana. Mr. Chairman. The previous site plan, We just felt it was creating a traffic conflict between the drive through of the Take 5 and the drive through action on the Mo Bettah's restaurant. Applicant has gone back, revised the site plan to provide a better traffic flow. Our concern up front with the current site plan is the fact that we're flip-flopping traffic northbound traffic was on the left side of the road. The proposal is to flip the direction of the traffic for the Take 5 so that we only have northbound traffic and then the exit from the Take 5 would be more westbound.

Chairman Dana Hennis Seems like a good solution. And you said the applicants okay with this?

Vice Chairman Bryan Clark He is here if we want to ask directly.

Chairman Dana Hennis I assume that must be you. You're the only one left.

[Laughter]

Dana Hennis if you would come up to the podium real quick and state your name and address for the record.

Chad Jones, ALC Architecture Chad Jones, 1119 E State St. Eagle ID, representing ALC architecture. Yes, we did have a conversation ahead of this meeting tonight and we're fine with doing a 180-flip and doing that. You know, our initial concern was stacking of patrons coming in, but I think it's going to work just fine if we do that.

Chairman Dana Hennis Okay, I think that makes a little more sense and be a little safer so appreciate you working with us on that one.

Vice Chairman Bryan Clark Yeah. Thank you, Chad. So, yeah, I think with that if you're cool with it.

Chairman Dana Hennis With that, I would stand for, I guess a motion.

Vice Chairman Bryan Clark And we'll have to make 2 motions for both facilities, so...

Chairman Dana Hennis Are you really changing anything on the Mo' Bettah's? It would just be really regarding the other isn't it?

Vice Chairman Bryan Clark Since we woke both back up, I think we have to make a motion on both.

Chairman Dana Hennis Okay, I'll leave that to you.

Vice Chairman Bryan Clark Correct me if I'm wrong. Okay. All right. Mr. Chairman, I move that we approve case #25-12-DR for Mo' Bettah's.

Planning & Zoning Director Doug Hanson Commissioner Clark, for the record, Doug Hanson, Planning and zoning director, we need to be specific that we're approving the decision and reason statement for case #25-12-DR.

(Timestamp 00:57:37)

Motion To: Approve Case #25-12-DR

Motion By: Commissioner Bryan Clark

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

0-0-0

MOTION WITHDRAWN DUE TO PROCEDURE

Vice Chairman Bryan Clark Very good, Mr. Chairman, I move that we approve the condition or the decision and reasoned statement for case #25-12-DR for Mo' Bettah's.

Commissioner Bobby Rosadillo Second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Thank you.

(Timestamp 00:57:59)

Motion To: Approve The Decision And Reasoned Statement For Case #25-12-DR

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

D. Decision & Reasoned Statement - Case No. 25-13-DR - Take 5 Oil Change

Clerk's Note: Pulled From Consent Agenda By Commission Action. Moved to Business Items, Item 4. D.

(Timestamp 00:58:19)

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the decision reason statement for case #25-13-DR for the Take 5 oil change as amended by our current discussion.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis All right, any opposed? Nope. Thank you. The motion passes and I appreciate the work with us on that.

(Timestamp 00:58:19)

Motion To: Approve The Decision And Reasoned Statement for Case #25-13-DR, As Amended

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

5. UPDATES & REPORTS:

(Timestamp 00:58:44)

Chairman Dana Hennis With that, I don't see anything further on the agenda. Is there any other items or discussions or reports from staff?

Planning & Zoning Director Doug Hanson That's it for this evening.

6. ADJOURNMENT:

(Timestamp 00:58:53)

Commissioner Bobby Rosadillo I'll make a motion that we adjourn.

Commissioner Ginny Greger I'll second it.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Okay, thank you. Good night.

(Timestamp 00:58:53)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.



CITY OF KUNA

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 (208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 July 8, 2025

Case No.: 25-01-ZC

Case Name: Wanner-Buckner/City of Kuna Rezone

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>Tina Townley</i>	Name
Address <i>2955 Meadows View Rd</i>	Address
City, State, ZIP <i>Kuna ID 83634</i>	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>Lorrie Somazzi</i>	Name
Address <i>101 S. Fuson Ave</i>	Address
City, State, ZIP <i>Kuna ID 83634</i>	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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**BEFORE THE COMMISSION OF THE
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos.: 24-08-AN (Annexation)**
)
)
ARROYO INDIO FARMS, LLC)
)
)
Related to the development of real property)
located near the SWC of Ten Mile and Kuna) **DECISION**
Roads.)

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THIS MATTER came before the City on application of the property owner, or with the property owners consent, and therefore constituted a consent annexation under Idaho Code § 50-222. A Public Hearing was held before the Commission on March 11, 2025, and was continued to the June 10, 2025, where the Commission voted to recommend denial of Case 24-08-AN. Thereafter, this Decision was prepared and presented to the Commission on July 22, 2025, for formal adoption of the Commission recommendation and decision.

**SECTION 2
DECISION**

The Council, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

- I. List of Exhibits.**
- AFFIDAVIT OF LEGAL INTEREST
 - AMENITIES EXHIBIT
 - ANNEXATION AND ZONING APPLICATION
 - COMMITMENT TO POST PROPERTY
 - CONNECTIVITY EXHIBIT
 - CONNECTIVITY COLOR RENDERING
 - DESIGN REVIEW APPLICATION
 - LANDSCAPE PLAN
 - LEGAL DESCRIPTION
 - NARRATIVE
 - NEIGHBORHOOD MEETING CERTIFICATION
 - OPEN SPACE EXHIBIT
 - OVERALL COLOR ILLUSTRATIVE
 - PZ APPLICATION COVERSHEET

- SOILS REPORT
- SUBDIVISION NAME RESERVATION
- TRAFFIC IMPACT STUDY
- VICINITY MAP
- WARRANTY DEED
- APPLICANT PRESENTATION
- IP PUBLICATION PZ 02.07.2025
- PROOF OF LEGAL NOTICE MAILER PZ 02.07.2025
- PROOF OF PROPERTY POSTING PZ 02.07.2025
- AGENCY TRANSMITTAL
- ACHD LETTER
- ACHD REPORT
- ADA COUNTY DEVELOPMENT SERVICES
- BPBC
- CHDH
- COMPASS
- ITD
- KRFD
- KSD
- PUBLIC WORKS
- Updated LANDSCAPE EASEMENT SECTION 5.12.25
- Updated PRELIMINARY PLAT 5.12.25
- Updated LANDSCAPE PLAN 5.12.25
- Updated RENDERING 5.12.25
- COMMISSION MEETING MINUTES 3.11.2025
- COMMISSION MEETING MINUTES 6.10.2025

II. Public Hearing Witnesses.

a. Those who testified at the Commissions March 11, 2025, hearing are as follows, to-wit:

1. City Staff: Troy Behunin, Senior Planner

2. Appearing for the Applicant:

Stephanie Hopkins, KM Engineering, 5725 N Discovery Way. Boise, ID

3. Public Testimony:

Tim Eck, 6357 Buena Vista Ln, Star, ID

Terry Ryan, Blumm Companies, 1312 N 20th St. Boise, ID

Keith Donahue, Blumm Companies, 1811 W Resige, Boise, ID

Bob Wilson, 718 E Tuffman St, Kuna, ID

Andrew Johnson, Sage International Schools, 3496 W Forsythia, Boise, ID

Tim Jensen, Kuna School District, 711 E Porter St., Kuna, ID

Michael Rocco, 1286 E Fort Erie St., Kuna, ID

Todd Zimmerman, 7206 Lyman Dr. Nampa, ID

Emily Downey, Sage International, Schools, 609 Red Oak D. Kuna, ID

Steve Welch, 9085 S Ten Mile Rd. Meridian, ID

Megan Smith, 443 Wagontown Ave., Kuna, ID

Chief TJ Lawrence, Kuna Rural Fire District, 3065 W Granny Smith Ct. Kuna, ID

Jamie Maskosian, Kittelson & Associates, 101S Capital Blvd., Boise, ID

b. Those who testified at the Commissions June 10, 2025, hearing are as follows, to-wit:

1. City Staff: Troy Behunin, Senior Planner

2. Appearing for the Applicant:

Stephanie Hopkins, KM Engineering, 5725 N Discovery Way. Boise, ID

3. Public Testimony:

Tim Eck, 6357 Buena Vista Ln, Star, ID

Cindy Giesen, 1363 S Ash Ave., Kuna, ID

Tim Jensen, Kuna School District, 711 E Porter St., Kuna, ID

Michael Cline 475 S Midpine, Kuna, ID

III. Relevant Annexation Standards Considered.

a. Relevant City Ordinance Provisions.

1. Idaho Code § 50-222, Annexations by Cities.

SECTION 4 NOTICES TO APPLICANT AND AFFECTED PARTIES

The annexation proposed in this case constituted a “consent annexation” as described in Idaho Code §§ 50-222(2)(a) & (5)(a). Therefore, this decision is not subject to judicial review under Idaho Code § 50-222(13) because it was not a “city-initiated annexation.”

BY ACTION OF THE P&Z COMMISSION of the City of Kuna at its regular meeting held on the 22nd day of July 2025.

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 25-02-CPF (Combination Plat)
)
VALOR SOCIAL CLUB)
)
Related to the development of real property)
located near Cloverdale and Kuna Roads) **DECISION AND REASONED**
(Parcel Nos. S1415663600, S1415336001,) **STATEMENT FOR VALOR SOCIAL**
S1415341101, S1415438401, S1422244227,) **CLUB**
S1422120900 & S141544900).

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on May 27, 2025, the Commission entered their recommendation on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on July 22, 2025, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Combination Plat Application (Case No. 25-02-CPF) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- AFFIDAVIT FALCON CREST CLUB PARTNERS, LLC
- AFFIDAVIT FALCON CREST, LLC
- AFFIDAVIT M3 ID VGV 1
- AFFIDAVIT VALOR GOLF VILLAGES, LLC
- CC&R'S TRACT DEVELOPMENT
- CC&R'S VALOR CLUB DECLARATION
- CC&R'S VALOR
- COMMITMENT TO POST PROPERTY
- DEED CLOVERDALE RANCH TO FALCON CREST, LLC
- DEED CLOVERDALE ROAD

- DEED FALCON CREST PARTNERS CLUB, LLC (1)
- DEED FALCON CREST PARTNERS CLUB, LLC (2)
- DEED M3 ID VALOR GOLF VILLAS
- DEED M3 ID VGV 1
- DEED TIERCEL M3 ID VALOR GOLF VILLAS
- FINAL PLAT
- GeoTECH REPORT
- LEGAL DESCRIPTION- SUBDIVISION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- NOTICE FOR NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET
- P&Z COMBO PLAT APPLICATION
- PRELIMINARY PLAT
- SUBDIVISION NAME RESERVATION
- VICINITY MAP
- IP PUBLICATION PZ 05.09.2025
- PROOF OF LEGAL NOTICE MAILER PZ 05.08.2025
- PROOF OF PROPERTY POSTING PZ 05.09.2025
- AGENCY COMMENTS REQUEST
- ACHD COMMENTS
- ADA COUNTY DSD COMMENTS
- BPBC COMMENTS
- COMPASS COMMENTS
- ITD COMMENTS
- KSD COMMENTS
- APPLICANT PRESENTATION P&Z COMMISSION

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission May 27, 2025, hearing are as follows, to-wit:

- a. City Staff:
Troy Behunin, Senior Planner
- b. Appearing for the Applicant:
Caleb LaClair, JUB Engineers, 2760 W Excursion Ln. Ste. 200, Meridian, ID 83642
- c. Doug Davie, 11156 S Yeoman Pl, Kuna, ID, 83634
Douglas Mattson, 11148 S Yeoman Pc., Kuna, ID, 83634
John Yraguen, 11483 W Lahinch Ln., Kuna, ID, 83634
Beth Rodriguez, 11289 S Corballis, Kuna, ID, 83634
Travis Jeffers, M3 Companies, 1673 W Shoreline Dr. Boise, ID 83702

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code Title 1, Chapter 14, Section 3
2. Title 5 Kuna City Code, Development Regulations
3. Title 5 Kuna City Code, Chapter 9 Subdivisions

Relevant Statutory Provisions.

4. Chapter 13 of Title 50, Idaho Code.
5. Chapter 65 of Title 67, Idaho Code

b. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1415663600, S1415336001, S1415341101, S1415438401, S1422244227, S1422120900 & S141544900.
Future Land Use Map Designation:	Medium, High Density Residential
Existing Land Use:	Golf Course activities
Current Zoning:	R-6, R-12
Proposed Zoning:	R-6, R-12
Development Area:	335 acres
Adjacent Zoning Districts:	North: PC (Ada County), RR (Ada County) East: PC (Ada County) South: R-6 & R-12 (City) West: RR (Ada County)
Adjacent Street(s) Existing & Proposed:	North: None East: None South: E Kuna Flat Road West: S Cloverdale Road
Internal Street(s) Existing & Proposed:	1 private access road to connect to Tiercel Dr..
Adjacent Bike/Pedestrian Facilities:	Internal pathways for bikers and pedestrians and golf carts.
Adjacent Parks:	2 City Parks will be developed within the overall Planned Community.

Land Dedication Requirements:	N/A
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2. Procedural Findings:

Pre-Application Meeting	Held on February 27, 2025.
Agency Comments Request	April 14, 2025.
Neighborhood Meeting	Held Mar. 13, 2025 (22 people attended)
300 FT Legal Mailer Notice	Sent on May 8, 2025.
Idaho Press Newspaper Published Hearing Notice	Published on May 9, 2025.
Site Posting	Posted on May 9, 2025.
Planning and Zoning Public Hearing	Held on May 27ss, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on July 22, 2025.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to this project, therefore no contested facts were entered into the record.

c. Commissions Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Combination Plat application is in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties.”
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
 - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact

- Fees must be paid prior to issuance of any building permit(s).
- g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
 2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
 5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
 6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
 7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
 8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 22nd day of July 2025.

Dana Hennis, Chairman

- VICINITY MAP
- ACHD COMMENTS
- ITD COMMENTS
- AGENCY TRANSMITTAL
- J&M SANITATION COMMENTS

II. Public Meeting Testimony

Witness Testimony: Those who testified at the Commission meeting on June 24, 2025, are as follows, to-wit:

a. City Staff:

Troy Behunin, Senior Planner

b. Appearing for the Applicant:

Lauryn Allen, Hatch Design Architecture, 200 W 36th St., Garden City, ID 83714

III. Relevant Design Review Standards Considered.

- a. Kuna City Code Title 5, Chapter 8, Part 9, Design Review.

SECTION 4 CONDITIONS OF APPROVAL

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Site Plan. Any revisions of the Site Plan are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Developer/Owner/Applicant is conditioned to submit an updated site plan to accommodate 2 regular parking spaces, and 2 ADA spaces, and a plan that complies with Kuna City Code 5-8-1403 parking standards.
18. Developer/Owner/Applicant will provide an updated site plan for the trash enclosures that complies with J&M Sanitation standards.
19. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 22nd day of July 2025.

Dana Hennis, P&Z Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No. 25-08-DR**
)
VALOR SOCIAL CLUB PHASE 1)
)
Related to the development of real property)
located near the NEC of E Cloverdale Rd. and)
E Kuna Rd. (Parcel Nos. S1415336300,)
S1422142000 & S1415449000)) **DECISION.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THIS MATTER came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Meeting on July 8, 2025, the Commission entered a decision on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on July 22, 2025, for formal adoption of the Commission decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

Valor Social Club Phase 1 (Case No. 25-08-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND TESTIMONY**

I. List of Exhibits

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- GRADING & DRAINAGE PLAN
- LANDSCAPE PLANS
- NARRATIVE
- OPEN SPACE EXHIBIT
- SITE PLAN
- VICINITY MAP
- WARRANTY DEEDS
- AGENCY COMMENTS REQUEST

- ACHD COMMENTS
- ITD COMMENTS
- J&M SANITATION COMMENTS

II. Public Meeting Testimony

Witness Testimony: Those who testified at the Commission meeting on July 8, 2025, are as follows, to-wit:

a. City Staff:

Troy Behunin, Senior Planner

b. Appearing for the Applicant:

Mark Tate, M3 Companies, LLC, 1673 W Shoreline Dr. Ste. 2000 Boise, ID 83702

III. Relevant Design Review Standards Considered.

- a. Kuna City Code Title 5, Chapter 8, Part 9, Design Review.

SECTION 4 CONDITIONS OF APPROVAL

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Site Plan. Any revisions of the Site Plan are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Developer/Owner/Applicant shall submit an updated site plan to accommodate two (2) additional ADA spaces, and submit a plan that complies with Kuna City Code 5-8-1403 parking standards.
18. Developer/Owner/Applicant will provide an updated site plan for the trash enclosures that complies with J&M Sanitation standards.
19. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 22nd day of July 2025.

Dana Hennis, P&Z Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 25-18-DR (Design Review)
)
)
ATHLETA TOWNHOMES)
)
)
Related to the development of real property)
located at 2003 N Tenmile Rd.) **DECISION**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Meeting on July 8, 2025, the Commission entered a decision on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on July 22, 2025, for formal adoption of the Commission decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

Athleta Townhomes (Case No. 25-18-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

- I. List of Exhibits.**
 - AFFIDAVIT
 - APPLICATION COVERSHEET
 - DESIGN REVIEW APPLICATION
 - ELEVATIONS
 - NARRATIVE
 - SITE PLAN
 - VESTING DEED
 - VICINITY MAP
 - AGENCY TRANSMITTAL
 - ITD
 - ACHD
 - KFD
 - KFD UPDATED

- CDH

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission July 8, 2025, hearing are as follows, to-wit:

- a. City Staff:
Marina Lundy, Planner, Planning & Zoning Dept.
- b. Appearing for the Applicant:
- c. Public Testimony:

SECTION 4 CONDITIONS OF APPROVAL

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.

9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Site Plan. Any revisions of the Site Plan are subject to Administrative Determination to rule if the revision is substantial.

10. Developer/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

17. Developer/Owner/Applicant shall submit an updated site plan to accommodate two (2) additional ADA spaces, and submit a plan that complies with Kuna City Code 5-8-1403 parking standards.

18. Developer/Owner/Applicant will provide an updated site plan for the trash enclosures that complies with J&M Sanitation standards.

19. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES**

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna

City_Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 8th day of July 2025.

Dana Hennis, Chairman

CASE NO. 25-24-DR

**KUNA DATA CENTER SITE PLAN
AMENDMENT, DESIGN REVIEW**

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

**ALL APPLICATION MATERIALS: [25-24-DR](#)
[KUNA DATA CENTER SITE PLAN](#)
[AMENDMENT](#)**

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Kuna Data Center Site Plan Amendment		Application Number:		25-24-DR		
Date:	07/22/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Susan Devine		Applicant Contact:		sdevine@parametrix.com		
Representative:	Same		Representative Contact:		Same		

Purpose
 The applicant requests Design Review approval to amend the existing site plan to include parcel No. S1531222400 at 14375 S Cole Rd. The design is to include two (2) structures for data storage and site improvements. The proposed structures will not increase employee or construction traffic.

Statement of Fact	
Parcel Number(s):	S1531223000 (updated Parcel No. S1531222400)
Future Land Use Map Designation:	Industrial
Existing Land Use:	Light Industrial
Current Zoning:	M-1
Proposed Zoning:	M-1
Development Area:	40 acres
Adjacent Zoning Districts:	North: RP (Rural Preservation) East: RP (Rural Preservation) South: M-1 (Light Industrial) West: RP (Rural Preservation)
Adjacent Street(s) Existing & Proposed:	North: None East: None South: W Kuna Mora Rd West: S Cole Rd
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Industrial. The existing zone is M-1.

Staff Analysis

The applicant is submitting a request to modify the site plan for the Kuna Data Center to include Parcel No. S1531222400. The updated site plan would include two structures and site improvements. The proposed structures do not increase employee or construction traffic and are intended to provide network server storage only.

The original site plan was approved by the Commission 6/13/2023. This amendment to the site plan would add 40 acres to the site.

The two proposed structures will be rapid deployment membrane structures that are each 135,000 SF (150'x900' and 50' tall). The structures will be one story tall, grey, and generally correspond to the data center campus color palette. The lifespan of these structures is an estimated 25 years.

Upon staff review the proposed application meets the requirements of Kuna City Code and Comprehensive Plan. Staff recommend that if the Commission approves the application the applicant be subject to the recommended conditions of approval.

Recommended Conditions of Approval

Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
9. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
10. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
11. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.

Kuna Data Center Site Plan Amendment, Kuna, ID

Design Review Detailed Narrative

Date: 6/26/2025

This site plan amendment would add the 40-acre site to the north of the existing Kuna Data Center campus to the previously approved (22-04 DR MOD) project site of 242.7 acres, bringing the total campus to 282.7 acres. The parcel to be added is currently zoned M-1 (light industrial) and is within the East Kuna Industrial Zone. The additional acreage to be added to the site will be accessed internal to the campus, from previously approved access points on South Cole Road and Kuna Mora Road. Design Review is to include the site plan area amendment as well as design review of 2 rapid deployment structures and the associated utilities and site improvements.

The additional acreage is proposed to include:

- 2 rapid deployment membrane data center structures (135,000 SF each)
- Mechanical and electrical equipment required to operate the data center buildings
- Utilities to support the network storage structures (water, wastewater, electrical, fiber), to connect to existing campus infrastructure
- Drainage to ensure all storm water is retained on site and allowed to infiltrate
- Road access connecting internally to the existing site, with no additional access points

No additional employees are associated with the structures, which will house network server racks and do not contain office space. The structures are located approximately 390' from the traveled way on Cole Rd.

The project includes installation of domestic water, sanitary sewer, storm drains, fiber optic, and electrical power utilities that are connected to utilities within the KND campus. Water was extended as part of the original approved development; point of connection to public domestic water is anticipated to occur at the northern terminus of the water line in Cole Rd. Domestic sewer will be collected and connected to the existing campus system with no change to domestic sewer POC to city system. Industrial wastewater will be collected, conveyed and treated.

Access to the additional acreage will be provided from internal roads within the existing campus. No additional traffic is generated by the network server storage – facility operations staff remains the same as the approved campus, to be housed in offices within the existing Administration Building. Construction traffic will occur within previously presented construction peak volumes and will not exceed peak volumes as presented to ACHD. There are no public roads within the project. Landscape buffers are provided along Cole Rd per City code. Sidewalks are indicated along the east side of Cole, to align with previous approved site plan improvements.

Storm water will be managed through grading that diverts runoff to swales and drywells on the property. The stormwater facilities are designed to manage runoff from a 500-year storm event.

Landscaping disturbed ground is designed to use native drought resistant plants which include a 3-year establishment period and temporary irrigation. In accordance with the existing campus, landscape is planned for minimal water use with irrigation provided during establishment period only.

The membrane data center buildings are one-story and approximately 135,000 gross square feet (150' x 900'). The "sprung" structures are approximately 50' tall. The structures will be grey and generally correspond to the data center campus color palette.

The additional site area will extend the 10-foot tall no-climb security fence along its perimeter. The fence material will be steel mesh and posts with powder coated black paint. Exterior electrical and mechanical equipment are located between data hall buildings in order to screen these features from the ROW.

The site will include lighting along the interior roads and parking lots. The purpose of this lighting is for security and safety during times when daylight is unavailable.

RE: City of Kuna Request for Comment Case No. 25-24-DR

From D3 Development Services <D3Development.Services@itd.idaho.gov>

Date Wed 7/9/2025 10:08 AM

To Marina Lundy <MLundy@kunaid.gov>

Hello,

After careful review of the transmittal submitted to ITD on July 08, 2025 regarding, Case No.25-24-DR, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development



From: Marina Lundy <MLundy@kunaid.gov>

Sent: Tuesday, July 8, 2025 8:38 AM

To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>; Jennifer Miller <JMiller@kunaid.gov>

Subject: City of Kuna Request for Comment Case No. 25-24-DR

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER:	25-24-DR KUNA DATA CENTER SITE PLAN AMENDMENT
PROJECT DESCRIPTION	Applicant requests Design Review approval for a site plan that includes the addition of 40 acres to the north of the existing Kuna Data Center campus. The site is located at 601 Kuna Mora Rd (Parcel No. S1531223000).
APPLICANT	Susan Devine sdevine@parametrix.com
REPRESENTATIVE	Same as above
SCHEDULED HEARING DATE	Tuesday, July 22, 2025 , at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@kunaid.gov
<ul style="list-style-type: none"> · We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i> · <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i> · The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. 	



Marina Lundy

Planner

City of Kuna | Development Services

751 W. 4th Street

Phone: 986.269.8341

P.O. Box 13

Kuna, ID 83634

Email: mlundy@kunaid.gov

www.kunacity.id.gov



KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 7/12/2025
From: Kuna Rural Fire District

Regarding: Agency Comments
Case 25-24-DR
1) META Site expansion
2) Two new structures
601 Kuna Mora Road, Kuna, ID

Comments: The Kuna Rural Fire District can support the proposed application for the additional 40 acres of META campus site and two future structures with the following conditions:

- The Kuna Rural Fire District shall be included in the subsequent building permit approval process. Final conditions of approval for each structure will be established during a more detailed architectural and civil plans fire code plan review concurrent with the building department commercial plan review process. Fire District fees shall be consistent with normal fire district fees. See www.kunafire.com for associated fees.
- Building designs shall comply with the adopted commercial building code and state fire codes at the time of application for building permits. All active fire protection system permits will be deferred under a separate submittal process and issued directly through the Fire District.
- Available firefighting water supply for the project site shall be included with the complete building permit application. Onsite firefighting water supply shall be available prior to storage of combustible materials for this new construction project. Temporary office trailers shall be permitted through the City of Kuna Building Department with collaborative approval by the Kuna Rural fire district.

Regards,

Kuna Rural Fire District
office@kunafire.com
150 W Boise Street
Kuna, ID 83634
1.208.922.1144