

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, Commissioner

**CITY OF KUNA**  
City Hall Council Chambers  
751 W 4<sup>th</sup> Street, Kuna, ID 83634  
**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**  
**Tuesday, August 26, 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 00:00:00)*

**Chairman Dana Hennis** Okay, so it's 6:00, so we'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, August 26th, 2025, and we'll begin tonight with roll call.

**Planning & Zoning Director Doug Hanson** Chairman Dana Hennis.

**Chairman Dana Hennis** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bryan Clark.

**Vice Chairman Bryan Clark** Here.

**Planning & Zoning Director Doug Hanson** Commissioner Ginny Greger...Commissioner Jim Main.

**Commissioner Jim Main** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bobby Rossadillo.

**Commissioner Bobby Rossadillo** Present.

**COMMISSIONERS PRESENT**

Chairman Dana Hennis - Present  
Vice Chairman Bryan Clark - Present  
Commissioner Ginny Greger - Absent  
Commissioner Jim Main - Present  
Commissioner Bobby Rossadillo - Present

**CITY STAFF PRESENT**

Doug Hanson, Planning & Zoning Director  
Troy Behunin, Senior Planner  
Michelle Covert, Economic Development Administrator  
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 00:00:26)*

**A.** Regular Commission Meeting Minutes Dated August 12, 2025

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

1. Case No. 25-17-DR; for Mark Adams Storage

*Potential Motion:*

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

*(Timestamp 00:00:21)*

**Chairman Dana Hennis** Okay, thank you. And first up is going to be our consent agenda.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we approve the consent agenda.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? No? Thank you.

*(Timestamp 00:00:25)*

**Motion To:** Approve The Consent Agenda

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**

### 3. PUBLIC HEARINGS:

(Timestamp 00:00:42)

A. Case No. 25-01-PUD, 25-04-S, & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

***Staff requests this Case to be tabled to a Date Certain of Oct. 14, 2025, to receive critical agency comments.***

*Potential Motions:*

- *Motion to table Case No. 25-01-PUD, 25-04-S, & 25-06-DR to a date certain.*

(Timestamp 00:00:40)

**Chairman Dana Hennis** First up tonight on the agenda in public hearings is case #25-01-PUD, #25-04-S, and #25-06-DR for the Napa Vineyards. Troy, I see you have a request.

**Senior Planner Troy Behunin** Yes, good evening, Commissioners. For the record, Troy Behunin, Senior Planner. The application before you or at least on the agenda this evening for Napa Vineyards. Staff is requesting that it be tabled to a date certain there were two critical agencies that we anticipated having their final reports. We did not receive them, so we're going to give them ample time to get their reports together compiled and get them submitted and enough time for staff to review and for everybody else who wants to review them as well. We are requesting that this be tabled until the October 14th, 2025 Planning & Zoning Commission meeting.

**Chairman Dana Hennis** Thank you.

**Commissioner Bobby Rosadillo** I'll make a motion to table case numbers #25-01-PUD, #25-04-S, and #25-06-DR to a date certain of October 14th, 2025.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** All in favor?

**Chairman Dana Hennis** Any opposed? Thank you. Motion passes.

*(Timestamp 00:01:57)*

**Motion To:** Table Case #25-01-PUD. #25-04-S, And #25-06-DR To A Date Certain Of October 14<sup>th</sup>, 2025

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**

**B.** Case No. 25-01-OA (Ordinance Amendment) Development Regulations Code Application Requirements - Doug Hanson – Planning & Zoning Director

The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.

*Potential Motions:*

- *Motion to recommend approval/recommend denial of 25-01-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:02:17)*

**Chairman Dana Hennis** So next up on the agenda is case #25-01-OA, the ordinance amendment or development Regulations code application requirements, Doug.

**Planning & Zoning Director Doug Hanson** Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna, ID. The City of Kuna Planning & Zoning Department requests a zoning text amendment application, for application submittal requirements and establishing a procedure to update application forms. Application submittal requirements are currently stated in multiple code sections, some with conflicting language. Staff believes that by limiting the application submittal requirements to one code section, confusion surrounding application submittals will be alleviated for both applicants submitting their applications and staff review. This text amendment also requests establishing a procedure for updating planning and zoning application forms, as no formal process currently exists. Should this application be approved, all planning & zoning application form updates will be heard by the City Council as a public meeting item for their approval, and with that I will stand by for any questions you have.

**Chairman Dana Hennis** Thank you. Is there any questions from the Commission at this point for staff?

**Commissioner Jim Main** No.

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** Okay. Thank you. And so, with that, I will go ahead and open up the public testimony at 6:03 and I do not have anybody signed up to testify on this. Is there anybody in the audience that has not got a chance to sign up that would like to speak on this application or the zoning ordinance? And see none, I will go ahead and close the public testimony at 6:04. And with that, that brings up our deliberation. I didn't see anything that was out of the ordinary, just seemed like it was just cleaning up some verbiage.

**Commissioner Jim Main** Yeah, I've read through all of them and basically, it's simplifying the process, making it a lot easier to use and understand.

**Chairman Dana Hennis** Which is always good.

**Commissioner Bobby Rosadillo** We're removing a lot of redundancy. Yeah. Yeah, I'll make a motion to recommend approval of 25-01-OA 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? No? Motion passes. Thank you, Doug.

*(Timestamp 00:04:48)*

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

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Greger

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#### **4. BUSINESS ITEMS:**

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

*(Timestamp 00:04:53)*

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

**Planning & Zoning Director Doug Hanson** That is it for this evening.

**Chairman Dana Hennis** Okay.

**6. ADJOURNMENT:**

*(Timestamp 00:04:53)*

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

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Now, if you were in the audience waiting for the other one, the upcoming one, we'll move that to October 14th. If you didn't catch that, it's been just tabled to make sure all the information from other agencies is presented to staff ourselves and you, you can look at all that information on the website, the city website. Okay, thank you all for coming.

*(Timestamp 00:04:53)*

**Motion To:** Adjourn

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

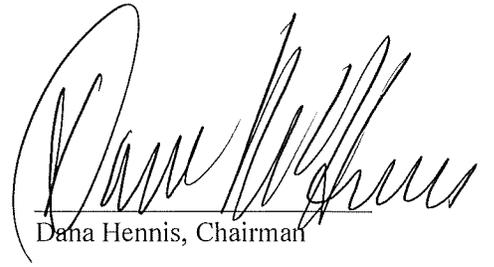
**Further Discussion:** None

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

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*