

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Vacant, 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, October 14, 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 September 23, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-04-SUP & 25-27-DR; Caliber Collision
2. Case No. 25-05-S & 25-25-DR; Newberry Place
3. Case No. 25-23-DR; Falcon Crest Golf Village Amenity

Potential Motion:

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

3. PUBLIC HEARINGS:

A. Case No. 25-08-S & 25-28-DR Valor North Subdivision - Marina Lundy - Planner

Applicant requests Subdivision and Design Review approval for 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots on approx. 50.10 acres. The site is located at S Cloverdale Road (APNS: S1415336001, S1415341101, S1415438401, and S1415336300).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-08-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-28-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, ZC, 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).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-PUD, 25-04-S, & 25-03-ZC with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny & 25-06-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT: