

**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 4<sup>th</sup> Street, Kuna, ID 83634

**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, October 28, 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 October 14, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-08-S & 25-28-DR, Valor North Subdivision

*Potential Motion:*

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

**3. PUBLIC HEARINGS:**

A. Case No. 25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR, Napa Vineyards – Troy Behunin – Senior Planner – ***Continuation from October 14<sup>th</sup>, 2025.***

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).*

**B. Case No. 25-03-S & 25-04-DR Lerida Subdivision – Marina Lundy – Planner**

The applicant requests approval to Subdivide an approx. 21.69-acre parcel at 819 N Meridian Road (APN S1324142300) into 93 single family residential lots and 14 common lots.

***Staff requests this Case to be tabled to a date uncertain.***

*Potential Motions:*

- *Motion to table Case 25-03-S & 25-04-DR to a date uncertain.*

**C. Case No. 25-02-OA, Pole Signs – Doug Hanson – Planning & Zoning Director**

The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for pole signs.

*Potential Motions:*

- *Motion to recommend approval/recommend denial of 25-02-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**4. BUSINESS ITEMS:**

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**