

OFFICIALS

Jim Main, Commissioner
Bryan Clark, Commissioner
Robert Rossadillo, Commissioner
Chad Queen, Commissioner
Cristin Sandu, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, December 9, 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 November 25, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-09-S & 25-29-DR, Indie 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. 25-02-CPM, Area of Impact Boundary Reduction – Doug Hanson – Planning & Zoning Director

Comprehensive Plan Amendment application to remove approximately 5,531 acres from the City of Kuna Area of Impact boundary.

Potential Motions:

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

B. Case No. 25-06-S & 25-26-DR, Tess Manor – Troy Behunin – Senior Planner

Applicant requests Preliminary Plat, & Design Review approval for approx. 7.80 acres in Kuna City using the R-6 zone district The Preliminary Plat proposes to subdivide the lands into 32 total residential and Common lots. The site is in Sec. 13, T2N, R1W (APN; S1313314850).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-06-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-26-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: