

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 MINUTES
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.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:07)

Vice Chairman Bryan Clark All right, good evening. We'll go ahead and call to order our regularly scheduled Planning & Zoning meeting for Tuesday, December 9th, 2025. Roll call.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rosadillo Present.

Planning & Zoning Director Doug Hanson Commissioner Chad Queen.

Commissioner Chad Queen Present.

Planning & Zoning Director Doug Hanson Commissioner Cristin Sandu.

Commissioner Cristin Sandu Present.

COMMISSIONERS PRESENT

Vice Chairman Bryan Clark - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present
Commissioner Chad Queen - Present
Commissioner Cristin Sandu - Present

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Maren Ericson, 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 00:00:34)

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.)*

(Timestamp 00:00:34)

Vice Chairman Bryan Clark All right, first on the agenda this evening. *Thank you, Troy.* First up on the agenda this evening is the consent agenda.

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Motion carries.

(Timestamp 00:00:55)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:00:09)

- 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).*

(Timestamp 00:00:09)

CLERK'S NOTE: Case Number is 25-02-CPA.

Vice Chairman Bryan Clark Okay. So first up on the public hearings this evening, case #25-02-CPM, area of impact boundary reduction, Mr. Hanson.

Planning & Zoning Director Doug Hanson Good evening, commissioners. For the record, Doug Hanson, planning and zoning director, 751 West 4th Street, Kuna, Idaho. The Kuna Development Services Department proposes a comprehensive plan amendment application to reduce the city of Kuna area of impact boundary. Per Idaho Code, Local Land Use Planning Act, an area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should be not -- and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, and confirmed based on the ability and likelihood of a cities -- of a city to annex lands within that area of impact in the near future. The comprehensive plan identifies the area of impact reduction areas with the future land use designations of public at approximately 5,054 acres, and agriculture at approximately 477 acres. It is not anticipated that any of the parcels proposed to be removed from the city of Kuna area of impact will be annexed into the City, nor will they have, will the city have the ability to provide services for the foreseeable future. And one quick correction, on the agenda, there's a small typo. It should say case #25-02-CPA. So, when making the motion, please reference case #25-02-CPA. And with that, I will stand by for any questions.

Vice Chairman Bryan Clark Is there any questions? Are there any questions for staff at this time?

[Brief Silence]

Vice Chairman Bryan Clark And so just to verify again, so we're reading through the report, this is mostly BLM and, as stated, agricultural land?

Planning & Zoning Director Doug Hanson Yeah, it's predominantly owned by the BLM or the Idaho Department of Corrections. There are a few smaller private property owners, but the majority of it is federal and state lands.

Vice Chairman Bryan Clark Okay, all right. With that, we'll go ahead and we'll open the public hearing, if there are no questions for staff, I will go ahead and we'll open up the public hearing for case number 25-

02-CPA at 6:03. I have several set up to testify tonight. Okay, I just want to verify, Kymber Jenkins. Was this the one that you wanted to talk in on or?

Kymber Jenkins I'm sorry, I...

Vice Chairman Bryan Clark If you could come to the mic, please. And if you can go ahead and hit the button at the base of the mic, go green and state your name and address for the record, please.

Kymber Jenkins Sure, it's Kymber Jenkins, and my address is 9105 West Rockstone Court in Kuna. So, the legal notice that I received, it just didn't have a lot of information. Our property is right on the corner of BLM and the back area. We've just watched all the development coming in. We've lived there for a little over 21 years and so we were making sure that what this meant was that it was continuing to be BLM and the agricultural area just because of the map was -- we were unsure of the map. And so, I checked. I wanted to testify just in case it didn't mean what I what I think it means. So just confirming that it will stay that way, that those areas will stay that way, and it won't impact -- I mean, because META's out there, we're really worried about our water. We're worried about a lot of things.

Vice Chairman Bryan Clark Yeah, so I mean, if it's Bureau of Land Management, it's city boundaries not going to affect that, whether it's part of our area of influence or not.

Vice Chairman Bryan Clark We're literally right on that corner. So, okay, that was my question. Thank you.

Vice Chairman Bryan Clark Thank you. And then I also have a Dustin Hunt on here who you didn't check whether or not you wanted to testify or not.

Dustin Hunt [From Audience] [Inaudible.]

Vice Chairman Bryan Clark Oh, okay. All right. So, you would not like to testify on this one? Thank you. Okay. So, staff, as the applicant, do you guys have rebuttal?

Planning & Zoning Director Doug Hanson Only if you have any additional questions for us.

Vice Chairman Bryan Clark I think we're good, and I think we covered the question that was asked, yes? Okay. All right, so with that, I'll go ahead and I'll close the public hearing at 6:06. So, that brings us to our deliberation.

Commissioner Jim Main I don't think there's much to deliberate. It's just taking something off of our books that we wouldn't be addressing anyway.

Commissioner Bobby Rosadillo Yeah agreed. I mean, if there's nobody here, that it's going to affect in a negative way.

Vice Chairman Bryan Clark Makes sense. Yep. This one's about as clear as it gets. I'd stand for a motion.

Commissioner Bobby Rosadillo All right. I'll make a motion to recommend approval of case #25-02-CPA with the recommendations as outlined in this -- *sorry*, with the conditions as outlined in the staff report.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Motion passes. Thank you, kindly.

(Timestamp 00:06:37)

Motion To: Approve Case #25-02-CPA

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0

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).*

(Timestamp 00:07:02)

Vice Chairman Bryan Clark All right, next on the agenda this evening, we have case #25-06-S and #25-26-DR for Tess Manor, Troy.

Senior Planner Tory Behunin Good evening, Commissioners, Members of the Commission. This is Toby Behunin, the senior planner, Kuna DSD. The application before you this evening is requesting preliminary plat approval for approximately 7.8 acres in the city limits within an R-6 zone that is already established and they are requesting preliminary plat approval to subdivide the 7.8 acres into approximately 32 single-family lots and nine common lots with an accompanying design review application for the common lots. The site is located near the southwest corner of the intersection of Ardell and Kay Avenue roads. Just to give a little bit of history with this project, this -- had things gone differently, in the past, this would have been already developed. This was a phase of the existing subdivision. It just didn't meet the timelines, and the developer didn't want to move forward and they lost the entitlements. And here they are tonight asking for to basically bring the entitlements back up through the public hearing process. Staff has reviewed the proposed preliminary plat and the design review with compliance with Kuna City Code, state statutes, and the Kuna Comprehensive Plan and the map. And

should the Commission recommend approval of the preliminary plat, and if the Commission decides to approve the design review application, staff would recommend that the applicant is subject to the proposed recommended conditions that are listed in the staff report. I know that Dave Crawford with Centurion Engineers is here to present, And I will be here for any questions that you have.

Vice Chairman Bryan Clark Okay, is there any questions before -- Any questions for staff?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay. If the applicant would like to come up.

David Crawford, Centurion Engineers *It's not cooperating. There it goes.* Chairman, Commissioners, David Crawford, Centurion Engineers, 2323 South Vista Avenue in Boise. I'm here representing the applicant, or the owner of the development, of Tess Manor Subdivision. I'd like to start by saying we really appreciate working with staff. We wouldn't be here without them. We did present this project probably over a year ago, had a number of townhomes that were planned on it, so there were narrower lots, attached units. When the project hit the shelf, we kind of dusted it off here a few months back and got it resubmitted, and the applicant, the owner, had a neighborhood meeting. And in that neighborhood meeting, there was a lot of positives about the redevelopment, but there was also some, the townhomes weren't well-liked in the neighborhood. So, we brought the proposal back with zero townhomes in it. They're all single-family homes. All the lots within the development meet the zoning requirements. We're essentially finishing off subdivision, as Troy mentioned, where we're extending the existing stub streets through the project. I think there's three of them from within the development and out to Kay Avenue. That'll allow for additional access, not only for the residents, but for emergency services to access from Kay now that it would be connecting. We've centralized our open space features. We were lucky and unlucky all at the same time. We have a boundary that coincides with the center line of the Kuna Canal, but we were able to take advantage of that by stepping our subdivision boundaries back from the easement and placing a pathway that will go all the way from our centralized open space from Kay to Ardell. So, we have pedestrian connectivity through the development out to those streets as well. So, we feel that's really beneficial for this development. Public Works has indicated that it can serve the project and has the capacity for the 32 lots that are proposed. We feel that this is a great asset for the city of Kuna as it completes what is just bare ground that's not being utilized for farming activities or anything like that. So, this is kind of the natural infill development that sits here. We've been in contact with the school district who is here tonight. It was kind of late communication, but we have opened that communication to form a partnership that we can assist them. But I did get that information over to the owner who's actually looking at some of the capital improvement projects. We -- This property essentially completes an infill development pattern. We've provided something that is consistent with the Kuna codes and ordinances and with the comprehensive plan. We believe it'll be a great asset to the city of Kuna, and I'll stand for any questions you have.

Vice Chairman Bryan Clark Any questions for the applicant this evening?

Commissioner Chad Queen As part of the development, are you guys completing Ardell from its two locations through?

David Crawford, Centurion Engineers Chairman, we have a small portion that abuts Ardell near, at the canal. So, the only thing that we would not be doing anything improvements in there and the highway

district have not asked us to do anything in there. That's going to be part of a larger project to expand that that will involve a number of property owners or highway district improvement there if that's ever done. We are responsible for a portion of the Kay Avenue widening. There's two property owners that abut the center line of that canal and the district has indicated they want us to participate in a trust fund deposit for our half of half a bridge.

Commissioner Chad Queen So your entrance will be on Kay and then the existing entrance into East Sienna Creek Street. Those will be the entrances into it?

David Crawford, Centurion Engineers Correct.

Vice Chairman Bryan Clark Sable Ridge, yeah.

Senior Planner Troy Behunin Members of the Commission, just so you're aware, just talk a little bit closer to your microphone so that the microphone, or the recording, picks up on it.

Commissioner Chad Queen I'm new. I apologize.

Senior Planner Troy Behunin It's okay. One lashing is free.

[Laughter]

Vice Chairman Bryan Clark Okay. So that's more of a question for staff. Okay, any other questions for the applicant?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Cool. Thank you, Dave, appreciate it. Now, I think this is more of a question for staff. Correct me if I'm wrong. The one thing that was noted in the report from Public Works...this project can be served, no problem, 32 lots. Originally, it was only slated at 28. I guess the question is, how is that going to affect, and it is stated briefly in the report from Public Works, which is the potential cascading effect. How's that, do we have a plan for how we're dealing with that future? Do you know the statement I'm talking about?

Senior Planner Troy Behunin For the record, Troy Behunin, Senior Planner. Yes, we've had multiple discussions with Public Works about this. We don't deal with a lot of that. We rely on Public Works to issue us the most current and up-to-date information. And if they say they can serve it, we don't worry about where the pipes are going or how big they are. That's what they do. So, we would rely on their statement that they can serve it.

Vice Chairman Bryan Clark Right. Okay. I just noticed that is the one kind of caveat in the report that was potentially concerning.

Senior Planner Troy Behunin Yeah, staff has no other inside information on that.

Vice Chairman Bryan Clark Right. Okay. All right. So, at this point, we'll go ahead and we'll move to the public hearing. So first up, we'll open the public hearing here at 6:16 P.M. So first on the list to testify, I have Jern Field. And just as a quick note for this evening, as you come up to the podium, please verify the light is green. Please state your name and address for the record. And we want to be sure that we can hear everybody this evening. We do have a three-minute timer running for each person. So please respect

the timer. When you hear it, chime, please give us your two or three seconds of closing. I don't want to cut anybody off, but I will. So, please.

Vern Field Vern Field.

Vice Chairman Bryan Clark Vern, thank you.

Vern Field 571 East Sienna Creek Road in Kuna. I'm the HOA president for Sable Ridge Subdivision. Just some questions that we have. We actually appreciate with the comments that there are no townhouses to be developed and there will be, I'm assuming, single -- will be single dwelling homes. So, we appreciate that part. I know that was a big discussion and a big negative on our end. A couple, some things that I wanted to talk about that have been brought to our attention is like dust mitigation, you know, what are responsibilities for the developer and making sure we have homes very, very close right there in that section where they'll be building. So, there'll be a lot of dust, a lot of, a little bit of everything going on. So hopefully that mitigation of controlling the dust will be adhered to. I know that'll be...

[Inaudible From Audience]

Vern Field *Okay, is that better?* Okay, sorry. So that's one of the things that the residents in that specific area are going to be facing, and so we want to make sure that that's taken care of. Also, the access. We're concerned about trucks, semis, and stuff trying to come in off of Ardell into Sable Ridge. That intersection coming off of Ardell is not designed for semis and big trucks. A couple of times, Tom tried to get a semi out of there and actually ran over part of our lawn and did some damage that we had to repair. So, we want to make sure that all the big trucks and everything that are construction trucks are actually using the Kay Street access. Not to mention, if they come in through the other part of the sub, that we ask that those contractors adhere to the speed limit. We do have children in the neighborhood that play. And I don't know how soon this is going to start, but we definitely want to make sure that they adhere to the speed limit and pay attention to where they're going and watch out for children. I'm assuming this is a phase one only. So that's, is this just going to be phase one? There's no phase two where they're only going to do part and then finish later on? It's only 32 homes, so I'm going to assume that this would be a phase one and only on that just to mitigate any unnecessary problems in the area. One concern that was brought up and asked the question is that if they're going to be blasting in the area, what is the liability? And do the homeowners have anything to worry about that are extremely close to that area if they're going to do any blasting at all whatsoever? I think that'll be a big concern because there's people that brought right up to the fence line. And if they have to blast close by, will there be some problems there? And do they need to make sure that they let the neighbors know what's going on? But other than that, I think that covers for the most part. Thank you.

Vice Chairman Bryan Clark Thank you, Vern. Next on the list to testify, I have Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 East Porter Street here in Kuna. Just first, I want to apologize for a letter not getting in time to be in your packet for you guys to review, but I did want to be here to verify what David had said. You know, they have agreed to partner with us again on this project as they have in the past, and so. I wanted to verify that with you guys and just stand for any questions you guys might have on this project.

Vice Chairman Bryan Clark Any questions? Thank you, Tim.

Tim Jensen, Kuna School District Thank you.

Vice Chairman Bryan Clark Next up to testify this evening, Rick Reneau.

Rick Reneau Yeah, Rick Reneau at 1736 North Greenville, Kuna there. We're in the Sterling Ranch subdivision. My concern is traffic. When you open up that other road coming out of that, we already have a little bit of traffic that's been coming across that field and I understand people trying to take that shortcut across to get over to this part of our, to the Bi-Mart part of the city. And then the school in the mornings, man, it is crazy the traffic that runs through there. Thank goodness the kids are either still in bed or they're, well, they're not out in the street because it is, it's crazy there in the mornings and evenings. I'm just concerned about not having Kay Street all the way open. It would really help out in our subdivision. We have a lot of people, traffic that's coming off of Hubbard and the other subdivisions that run through our subdivision. And I understand that, but when you open up, you're going to have a lot more people coming through the existing subdivision plus that subdivision and it's going to make it crazy coming through there. And I know you guys have a grand plan for Kay Street from what I understand, your plan is, if I'm not wrong, that you're going to put a turnabout right there in that area there. Is that true? That's just what I've heard. And we just, we really need that to get something done on that because of the traffic that's coming through there. I hate us to wait around until some kid gets ran over or whatever, but it is, it's pretty bad. And I know my street is right parallel with Kay Street down there, so they're taking that or they're going all the way down and coming through. I forget what the street is there, but yeah, it's something that's, I really think we need to look at that before somebody gets hurt. That's all I have to say. I am glad about the townhouses not going in there. That's awesome. That's it.

Vice Chairman Bryan Clark Thank you, Rick. Okay, next on the list this evening to testify, we have Kevin Schroeder.

Kevin Schroeder Kevin Schroeder, 608 East Sable Ridge, Kuna. I've lived at that house. I'm second house from the dirt, been there for 11 years. I'm pleased to hear they're not doing townhouses because I don't want to see the house value go down and everything in that phase one and phase two in that area has been single-family houses. So, I was curious about the square footage of the houses going in in those 32 lots, if that's something that can be answered or not. But other than that, that's all I got. Thank you.

Vice Chairman Bryan Clark Thank you, Kevin. Next up to testify this evening, MaryAnn Michaelson.

MaryAnn Michaelson Hello, MaryAnn Michaelson, 513 East Ridgestone Drive in Kuna. I'm in the Sable Ridge subdivision. And the reason I'm here this evening is I want to request additional conditions of approval for this project, which may not be listed in the staff packet. The developer verbally agreed to the first three at our neighborhood meeting, May 14th. So, the first one has to deal with access. The access to the job site should be taken off the existing North Kay Avenue and the proposed inlay street with only emergency access through the existing streets within the Sable Ridge subdivision. North Kay is better suited to handle the traffic generated from construction. The next item is regarding dust mitigation. IDEQ Per their standards, can you please ensure that the developer submits a dust mitigation plan to mitigate dust in and around the existing subdivision prior to the construction of the subdivision? Existing homeowners should not be required to clean the exterior of their homes or pay someone to clean the exterior of their homes due to dust generated from the construction process. And the next item was regarding trash. Can you please require the developer to place trash receptacles and dumpsters on site to keep the project site generally clean and free from trash, which is generated from construction, so it

doesn't end up on the land of the existing property owners? As you know, Kuna could get pretty windy and existing homeowners shouldn't have to clean up after the developer or the builders. And the last item has to do with the Kuna School District. The school district is at and over capacity at every school. And as of December 7th, I wasn't able to find anything, any formal written comment from the school district regarding this subdivision. So, the school district has repeatedly stated that they're at or exceed capacity. So, it's my feeling that growth should pay for itself and the likelihood of a bond or a levy being approved at this time or in the near future, it's not very high. So, the school districts has a voluntary mitigation program and I think that is the best way or the best method to address this problem. So, I'm asking please do not approve this project until the developer has come to an agreement with the Kuna School District regarding their impact to the school district through that mitigation process. Thank you, I appreciate your time.

Vice Chairman Bryan Clark Thank you. I also have a Frank Michaelson on here not to testify. Just want to verify? Okay, all right. I'm just confirming here. McKnight not to testify?

[From Audience] No.

Vice Chairman Bryan Clark Okay. All right. We'll skip through those. Jim Edick.

Jim Edick Good evening. My name is Jim Edick. I live on 613 East Sable Ridge Drive. I just recently moved back to Kuna, Idaho. I bought that house because of -- it was at on the very end right where the construction is going to start. So, obviously I have a lot of concerns because I haven't been part of the history with this, nor was I informed of what was going to be taking place. So, it was pretty shocking when I received in my mail that they are going to be putting on that 7 acres, 32 single residential places. And I'm doing the math in my head. And all of the homes that are on Sable Ridge, they're roughly quarter acre, you know, per resident. Every house is roughly anywhere from 1,800, 21- 2,200 square feet. It's looking like these are going to be some pretty small homes. And my concern is what is that going to do to our value? I literally just spent half a million dollars on this house and right next to me is now going to be what I'm assuming these little tiny homes. I mean, you got seven acres and a portion of that is going to be a street. What I would take goes right down the middle. So how many acres you really got to build on when it's all said and done? Plus, you got sidewalks, front yards, everything's got to meet the code. So obviously they've met the code. But what is that going to do to the value of those of us that have invested a lot of money into our homes and so that's my biggest concern. You know it's just you can tell they're going to be some very small lots and so that's -- and then also I also would like to reiterate the dust concern the dirt the traffic uh getting into Sable Ridge it's the There's a lot of corners. It's just, it's not built for, you know, heavy traffic. But, you know, I realize everybody wants to be able to build. I mean, there's a high demand for Treasure Valley. So, I do understand the concept, but that is it. Thank you.

Vice Chairman Bryan Clark Thank you. Okay, next up to testify, I've got Jeff Fimian.

Jeff Fimian *[From Audience]* My concerns have been already presented.

Vice Chairman Bryan Clark Okay, so at this time you'd like to change to not testify?

Jeff Fimian *[From Audience]* Yes.

Vice Chairman Bryan Clark Okay.

Unknown Speaker *[From Audience]* Can I change to testify?

Vice Chairman Bryan Clark Yeah. So, one second, please. I'm going to make an open announcement. Anybody who has not testified will be welcome to. Just a moment here. Don Benefiel, I don't have a record of whether or not you wanted to testify or not.

[From Audience] Inaudible.

Vice Chairman Bryan Clark All right. Thank you.

Vice Chairman Bryan Clark Okay, is there anybody else who would like to sign up to testify or change their direction? If you'd like to, please come up and sign in.

[Brief Pause In Proceedings As Members Of The Public Sign In To Testify]

Vice Chairman Bryan Clark Was there anybody else sir did you want to go ahead and you wanted to change what was your name I'm sorry?

Ed McKnight McKnight.

Vice Chairman Bryan Clark McKnight. So, we'll get you up in just a second here. All right, go ahead, Dustin.

Dustin Hunt Good evening, Dustin Hunt 878 East Buck Drive in Kuna. So, that dirt lot just a second some comments made a little bit earlier, it has been an eyesore. We can't avoid development. Those aren't main issues. In the Sterling Ranch community, I've been on the phone several times with local law enforcement, speeding, cruising through, caught on cameras, almost running over some kids in that neighborhood, zipping down through Hubbard, excuse me, Ardell, Hubbard, Kay Street in particular. I don't have a problem with the development, but the flow of traffic is the biggest concern. We are, there is a ton of traffic moving through that particular neighborhood and not to minimize the traffic situation in the other neighborhood that's connecting to, but it is terrible. So that's my biggest concern. The dirt lot is cut through. There were some fences thing that was put up last year, I think, that's been cut down or moved around, so it's a cut through lot anyway. Just adding the homes is going to increase the traffic. So, it's bad enough, and that's why I want to speak on behalf of tonight. So, my biggest concern is that thoroughfare there, the cut through. So, thank you.

Vice Chairman Bryan Clark Thank you. And then, yes, Mr. McKnight.

Ed McKnight Do I need to come up there first?

Vice Chairman Bryan Clark Thank No, I've got you here. I moved the check mark for you.

Ed McKnight Okay, thanks. My name is Ed McKnight. I live at 604 East Ridgestone. It was interesting, I didn't plan on testifying. I sent a letter of protest, essentially. And my concern was addressed several times here by people who made some very good points. And one of those has to do with no mention of lot size. The existing lots in my subdivision, as far as I can tell, are a minimum of 80 feet wide and 100 feet deep. When I looked at the plan, it didn't look like any of the proposed lots were of that size. They seemed to be smaller. And I gauged that by looking at my back fence, which is 80 feet wide. I took the plan out, the proposal, and looked, and it looked like I'm gonna share my back fence with two houses the way the lots are structured. Early on, you mentioned that this is a continuation of a proposed build-out within that

subdivision and that it wasn't finished, by circumstance, or the owner's choice. The assumption I would have made at the time is that yes, they're probably going to build this out. It'll probably be residential and the lots will probably be the same size. Is it R-6? Does that mean six lots per acre? Is that correct?

Vice Chairman Bryan Clark Yes, up to.

Ed McKnight Will this proposed subdivision match that existing subdivision in size, lot size? I think it should, especially if it's a continuation on the regular initial proposal. The other thing I wanted to mention is someone mentioned that FIPS that they put up on Kay Street that meets the lot where everybody's driving through, signs both sides at one time said no trespassing. The fence was taken down, was moved. Apparently, a lot of people don't realize what no trespassing means. And I thought, well, the nature of things today, this is not a real good foreboding, or it is a foreboding of what could happen here. The type of people we may be getting in there. I don't know. The other thing that was mentioned was the traffic and the danger of it. And I see that too. I'm not in Sterling Ranch subdivision, but they've got a problem now. It's only going to get worse. Thank you.

Vice Chairman Bryan Clark Thank you. All right. Last call to testify on this application.

David Crawford, Centurion Engineers Chairman, Commissioners, David Crawford, Centurion Engineers, 2323 South Vista Avenue, Boise. I appreciate all the input that we've had from the neighbors. I'm really glad that we were able to address those, many of them prior to bringing this project forward here. So, I'll kind of get through these as quickly as I can. Part of the development process, once we get our entitlements, we go through and get our construction plans approved, and then we're subject to all the conditions that come through that. So, there was a lot of concern about dust mitigation, construction, those types of things. There was a requirement to meet the dust mitigation, or a request to meet dust mitigation for the Department of Environmental Quality, that is a state standard. We have to file an erosion control, stormwater pollution prevention plan and notice of intent to construct prior to construction with DEQ by default. We also have to do the same thing with Ada County Highway District. We're subject to inspections both from city staff and from the Ada County Highway District that specifically monitors dirt track out onto existing roadways. And we are required, the contractors are required, to clean those or they're penalized. So having an additional condition, we're already subject to those conditions. We definitely are responsible through that stormwater pollution prevention plan to do dust mitigation, construction entrances, many, many things that are dictated by the state, formerly the EPA. So, construction is a lot better. There's always because it's construction, particularly in the summertime with the Kuna dirt, it blows around. There was a request for cleaning of exteriors of homes. That's a pretty subjective thing. And how far is that impacted? I think we could make the case that we would take under consideration any reasonable request. I can see where that could get out of hand pretty quickly, but we definitely want to be neighborly, and I think we can take a look at things on a case-by-case basis.

There's a lot of discussion of speed limits throughout different areas of the neighborhood. We can't enforce speed limits, but once our construction starts, that's going to get rid of a lot of the construction or a lot of the cut-through traffic that's going across the dirt lot now. There is only going to be one phase of development. There's no way to really structure this one to do two, though it could be done, it just seems like that'd be a waste of time. So currently we're only planning on a single phase of development.

I'm glad Mr. Jensen got up and talked to you folks tonight. We've been in communication with them and I've communicated information to the owner so that we can work with the school district to partner with them so we can, yeah, so we can work with them to do that. It's amazing what you can fit on a 50-foot-wide home or 50-foot-wide lot that's 100 feet deep. So routinely on lots this wide, we can get anywhere from 1,500 to 2,400 square foot pretty easily, depending on whether they're single or two-story homes. So, the home prices will be in keeping with the current home prices, though the lots may be different. You'll find that there's not going to be, it's not going to affect property values. New development never hurts existing developments as far as property values.

I understand that traffic is always a discussion about the only thing I could say is the development pattern for improvements of existing streets is that as a development comes in, they are the ones that are responsible for the improvements, for example, along Kay Street that we'll be doing, that'll widen that road up along the length of our property. And when that next property redevelops, then it's responsible for getting its widening up to the intersection so that Kay Street could be fully open. Another option is that when we do building permits, ACHD collects impact fees from every home. And perhaps the city can work with the highway district to do some neighboring programs to do improvements. I don't know if that's possible, but that's the only way I know of to direct those impact fees maybe where they need to go or in the city of Kuna. Let's see. The developer has pledged already correct to access, construction access from Kay Street as its primary access point. It was noted that the Kuna School District...

Vice Chairman Bryan Clark Do you want to finish that thought, David?

David Crawford, Centurion Engineers Like I said before, we are definitely working with the school district to partner, but I did want to talk really quickly just about density. Density back when Sable Ridge was developed was really done under a different code, so the lots were required to be larger. Under -- there's a newer code where the lots are required can be smaller, but there's also it offsets the need for open space that was not required when Sable Ridge was done. So, we're getting much more open space and a little bit denser development.

Vice Chairman Bryan Clark Thank you, appreciate it. Okay. And we'll close the public hearing at 6:43. *I'm sorry?* That'll bring us to our deliberation.

Commissioner Bobby Rosadillo I feel like they addressed a lot of the concerns. I mean, the big part about this project is just going to be when and if Kay Street's going to connect to Deer Flat. I mean, that's going to be the big, you know, hindrance here, you know, in Sterling Ranch neighborhood going across. I mean, I've seen it, you know, kids going to and from school, parents bringing to them from school. You do get a lot of traffic because going either direction on Hubbard, you know, it's easier to go down Kay and cut through Sterling Ranch, you know, but That doesn't make life very good for Sterling Ranch. So, I guess, you know, question for staff, you know, is, is there any plan in the future? Do we have a timeline for maybe that opening of Kay up onto deer flat?

Planning & Zoning Director Doug Hanson Yeah, so for the record, Doug Hanson, Planning & Zoning Director. ACHD in their five-year plan has signed a construction year of 2029 for the Deer Flat-Kay Avenue intersection with the final, the completed construction of that segment that goes north on Kay Road as well.

Commissioner Bobby Rosadillo Okay.

Vice Chairman Bryan Clark It's on the plan.

Commissioner Bobby Rosadillo I guess another question for, you know, builder. What would the anticipated start time be for construction if this were to be approved?

David Crawford, Centurion Engineers Chairman, Commissioners, David Crawford Centurion Engineers, 2323 S Vista Ave. in Boise. Considering where we're at today, it's possible that we could be late spring, early summer construction if everything works out Okay.

Commissioner Bobby Rosadillo Okay, thank you. So, I mean that. You know it's going to be closed off during construction at some point, you know it'll open up, but you're looking at what, 2029 for Kay Street to open up into Deer Flat. At least there's a solution for that. It's not going to help in the meantime in between the houses being opened up and, you know, Kay Street being developed. But that's, you know, my big concern at this point. As far as everything else looks, I think it looks good. I mean, when you look at it, it's R-6, but they're, you know, far less dense than R-6 which kind of fits in with R-4 that's surrounding, they're closer to R-4 than they are closer to R-6.

Vice Chairman Bryan Clark And as stated, with the new and additional open space requirements. So that helps.

Commissioner Jim Main Well, I'll tell you what I think. I'll tell you what I like about the project. I like the pathway along the Kuna Canal. I like the open space. I like a road that actually exits onto, *excuse me*, North Kay. Basically, that'll relieve traffic coming right, driving back through the subdivisions. The one thing I did notice that I'm not happy about, the same thing the last gentleman spoke to was lot sizes. You know, we've got several lots on here that are under 50 feet in width along the road. And my concern is basically what kind of a product are we going to be putting on those lots? And is that product going to be compatible with what's in the existing subdivision? You know, being a good neighbor, I would think that we want to make something that was compatible with what's there. Maybe not an 80-foot lot with the house sizes that they have there. But I think that Some of the lots, the lots on the, they would be the west side of Sienna. Those are 60-foot lots, and those seem to be adequate to me. When we get on the other side of the road, we're dropping down into the 50-foot lots. And then when we get further down, closer to the exit on the K Street, we're down in the 40s on those lots. And a 40-foot lot, you might be able to put a pretty big house on it, but with a 40-foot lot, how do you get to the back of the house?

Vice Chairman Bryan Clark Well, just a note on that. You're speaking specifically about lot four block one? Because lot 4 block 1 is a 50-foot rear. The cut, the frontage is -- We're sitting there at the corner. So, it's got the 40, the seven foot chamfer on it.

Commissioner Jim Main Yeah.

Vice Chairman Bryan Clark So, but the overall width of the lot and the parallel lot lines are that 120 some odd foot deep with a 50-foot overall width. So that one matches his neighbor. He just looks weird because he's on the corner. He's got that chamfer in the front yard.

Commissioner Jim Main Yeah, I still think a 50-foot lot is pretty narrow, especially for the type of product that you're going to put on there that's going to be compatible with what's in the existing subdivision.

Commissioner Chad Queen Yeah. I have a question for the developer. Are these, is this a multi-builder development or is this all for one specific builder?

David Crawford, Centurion Engineers Chairman Commissioners is David Crawford. David Crawford, Centurion Engineers, 2323 South Vista Avenue. This will all be for the developer himself. As far as I'm aware, he's built out the last several subdivisions that we've worked with him on and has not hired them out to others or to a larger development corporation. And if I might add, all the lots in here exceed the minimum lot requirements from the zoning ordinance. So, we have a number of lots in here that are above 9,000 square feet. So, we do have larger lots than is allowed by code. Thank you.

Vice Chairman Bryan Clark So, I mean, we're looking, based on the sample elevations and floor plans that were given, we're looking somewhere between 1,500 and 2,500 square foot homes, single and double story. Looks like they're all 35-to-40-foot product on the 50 foot. So, they're meeting the five-foot minimum setbacks. Yeah. I love it.

Commissioner Jim Main I don't.

Vice Chairman Bryan Clark I know. *I know*. The good news is with 120-foot-deep lots, we at least get backyards.

Commissioner Jim Main Yeah, we can't get down the side of the house to get to it.

Vice Chairman Bryan Clark We'll have a separate conversation. I'll tell you some of the stuff I've had to do over the years.

Commissioner Cristin Sandu I have a few things. I think my biggest concern in this is the traffic. ACHD study stated that this development is going to add an additional 291 vehicles per day. It's equivalent of 30 vehicles per hour. And maybe when it's all said and done, that won't really be an issue, but considering the upcoming development that ACHD has planned and then the developer has planned, I can see that becoming a dangerous situation since it is a cut-through road. And ACHD also stated that they have no plan to expand or to develop the Bridge on Ardell Road, which typically they require half of the construction from the applicant. But since they don't have a five-year planned development, the applicant is not required to put that half of cost down. So, I guess that'll be my main concern with it.

Vice Chairman Bryan Clark Comments, questions?

Commissioner Chad Queen I think everything, my thoughts have been fairly well addressed. I agree with the walking path and the improvement of the neighborhood roads, but, *comma*, the lots are smaller and that does affect the feel of the neighborhood. And I know they fit the R-6 requirement, I understand that, and the open space. I guess I'm not really saying anything, am I?

Vice Chairman Bryan Clark All right, so the fact of the matter is, so we've got two cases in front of us. We have a preliminary plat, and we have a design review. Design review is covering the landscaping, color palettes, things of that nature. And the preliminary plat is a recommendation to City Council. City Council consultants say on all of these developments. But from our standpoint, our job is to verify that it fits within Planning & Zoning code. And the fact is right now this is well within the standards for R-6. It does, all the agencies have recommended approval to us. And school district is in favor. And those are

usually some of the bigger concerns is school impact and a lot of that kind of fun stuff. So, I think if there aren't any other comments, I'd stand for a motion. And I can't make it.

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval of case #25-02-CPM....

Vice Chairman Bryan Clark Sorry.

Commissioner Bobby Rosadillo Oh, sorry.

Vice Chairman Bryan Clark Correction.

Commissioner Bobby Rosadillo Wrong one.

(Timestamp 00:54:35)

Motion To: Approve Case #25-02-CPM

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

0-0-0

MOTION WITHDRAWN

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval of case #25-06-S with conditions as listed in the staff report.

Vice Chairman Bryan Clark Okay, can I get a second?

[Brief Silence]

Vice Chairman Bryan Clark Okay.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. Just for a quick point of clarification, if there is a counter motion here to recommend denial, we're going to need to have some sort of reason identifying a deficiency as to why the project is being recommended denial.

[Brief Silence]

Vice Chairman Bryan Clark I'll need a second, or a counter.

Commissioner Chad Queen I will counter. I will, and I realize that it meets the requirements of R-6, but I was swayed by the public testimony about the lot size and the valuation of the...

Planning & Zoning Director Doug Hanson So, for the record, Doug Hanson Planning & Zoning Director. So, we can move forward with this. However, if our perceived deficiency is that it meets the requirements of our own city code -- I mean, you get what I'm you understand what I'm saying. It's it

becomes difficult for us to craft the Decision and reason statement because all of these things are for appeal. There's regulatory takings analysis like those types of things can eventually be led to. So, I just want on the record that everything does comply with the applicable zoning ordinances and state code.

Commissioner Cristin Sandu I got a question for Doug. What if the ITD refused to comment on this project? Would that be?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So ITD was notified that the project would be moving forward. They don't always provide comments if it doesn't create an impact to the state highway system.

Commissioner Jim Main Could I ask the applicant a question?

Planning & Zoning Director Doug Hanson In order to do so, we would just need to reopen the public hearing.

Vice Chairman Bryan Clark Okay.

Commissioner Jim Main Okay.

Vice Chairman Bryan Clark Okay, we'll go ahead and reopen the public hearing on this on case #25-06-S and #25-26-DR at 6:57 PM.

David Crawford, Centurion Engineers Commissioners, David Crawford, Centurion Engineers, 2323 S Vista Ave. in Boise.

Commissioner Jim Main Thank you, David. Would the applicant be willing to adjust some lot sizes on this project?

David Crawford, Centurion Engineers Commissioner, as I indicated in my opening statement, we brought this project forward over a year ago. It had a way denser field and it had townhomes. We did exactly what the neighborhood asked us to do, and we did exactly that. Land values are not going down.

It's really hard to purchase land, develop it, and still make a buck. And so, we feel that we brought forward a compliant project. And I've asked my client on a number of occasions how little lots he could live with, and this is where we ended up.

Commissioner Jim Main So that's a 'no.'

David Crawford, Centurion Engineers Correct.

Commissioner Jim Main Thank you.

Commissioner Bobby Rosadillo Quick question just to clarify. You said by how little lots he can, you mean few, not small, correct? Without a few, he could.

David Crawford, Centurion Engineers Correct.

Commissioner Bobby Rosadillo Okay.

David Crawford, Centurion Engineers Apologize for that misstatement.

Commissioner Bobby Rosadillo No, just wanted to clarify.

David Crawford, Centurion Engineers The number of lots.

Commissioner Cristin Sandu I have a question. Have they conducted an environmental study on this development? Environmental impact, considering that they're existing residents in that region.

David Crawford, Centurion Engineers Commissioners, I'm not aware of an environmental assessment that's been done on the property, but through the stormwater pollution prevention plan, we are required to assess any endangered species or critical habitats. I would say that this was previously agricultural farmland that's just gone unused, so the likelihood of there being any sensitive or endangered wildlife is pretty negligible.

Commissioner Cristin Sandu Do you have a report on that study?

David Crawford, Centurion Engineers I do not.

Planning & Zoning Director Doug Hanson Commissioner Sandu, the City of Kuna doesn't have a requirement for an environmental impact analysis of a subdivision of this size.

Vice Chairman Bryan Clark Thank you, David. If there are other questions, sir?

Commissioner Jim Main No.

Commissioner Jim Main Okay.

[From Audience] Inaudible.

Deputy City Clerk Garrett Michaelson Please don't call out from the audience.

Vice Chairman Bryan Clark Yeah. Just as a note, if you've previously, everybody has three minutes to testify on a given application. So even with the public hearing open, we would only be able to accept new application or new testimony from anybody who has not previously spoken on this specific case. So, with that being said, is there anybody who would care to testify that has not previously testified on this application?

Frank Michaelson I'll testify.

Vice Chairman Bryan Clark And this will give the developer an opportunity to rebut. If you wouldn't mind coming up and signing in, please.

Frank Michaelson Sure.

Vice Chairman Bryan Clark If you please state your name and address for the record.

Frank Michaelson My name is Frank Michaelson. I am at 513 East Ridgestone Drive, Kuna, Idaho, 83634. What I was under the impression is, that they were going to put 26 houses in that unit, in that area, in that subdivision. When I look at it and they said they're going to have open spaces, are they going to have nine open lots that can be sold later on? Or is it going to be a closed kind of a deal? And then like Jim Main said here, the lot sizes at 50 feet, you can spit almost 50 feet. So that's pretty small lot sizes. The houses are going to be pretty condensed in there, right, and I understand that it is R-6, but I believe ours, when we had that subdivision, when I moved into that sub, I believe it was R-4. So, I'm not positive on

that, but I just want to reiterate how the lot sizes are pretty small, and if there is a -- where they can come in and sell any of those open spaces for townhomes later on. That's all I had to say, thank you.

Vice Chairman Bryan Clark Thank you very much. Okay, please.

David Crawford, Centurion Engineers Commissioners, David Crawford, Centurion Engineers, 2323 South Vista Avenue in Boise. I guess I'll just talk about the density issue again. We're at 5.7 units to the acre in an R-6 zone. We have a minimum lot size requirement of 4,500 square feet, and most of our lots are around 6,000 square feet. Yes, it looks different than the other neighborhood. That's due to the code changes. The code changes never considered open space in past developments. It does now. We needed to provide a minimum of 7% open space. Due to the configuration of our property, we have close to 13. So, it is a trade-off that's considered by code and it's contemplated within this development. We brought forward a reasonable development that's going to be an attractive asset to the community and to the city of Kuna. It's not unusual. It is maybe different than what we're used to. However, it's quite common to have lots of this size. I commonly work in Boise where I'm doing 2,500 square foot lots. We're talking about 6,000 square foot lots here.

Vice Chairman Bryan Clark And just a point of clarification, this is permanent open space.

David Crawford, Centurion Engineers Oh, correct.

Vice Chairman Bryan Clark This is permanent open space. It is reserved on the map as open space for the, which will go to an HOA, or public use?

David Crawford, Centurion Engineers Commissioners, thank you for that question. All of our open spaces here are not dedicated to the public. They're privately maintained and owned by the Homeowners Association.

Vice Chairman Bryan Clark Thank you. With that, we'll close the public hearing. I'm sorry, one or no. At this point, we'll close the public hearing at 7:05. And just a real big point of clarification. So, something that I think about a lot, having sat on this commission for a couple of years now, the fact is sitting on the commission is to be as objective as reasonably possible. It is very hard because a lot of people come to us with very subjective concerns. And we are brought -- part of our packet that we're presented and what's presented here by the engineering, by staff, by ACHD, by ITD, by IDEQ, by the school district, we are given facts to judge. And one of the hardest parts of this job is we are asked, we are expected to make a judgment based on the facts. I want to be subjective with a lot of these that come to us. I want to say, 'oh, that lot's too small.' Okay, but it's R-6. What about the traffic concerns? Well, ACHD says it's okay. The engineer did a traffic study. They say it's okay. Public Works did a study on their system, and they say it's okay. They have the information. They have the -- They have the models at their fingertips that we don't have access to as the public. And it's frustrating. It is very frustrating. But I just want to reiterate that as a Commission here, our job is to try and be as objective as reasonably possible. Because at the end of the day, if we do put City in a position where they have to defend something that's already legal, we're going to end up costing the City, us, the public, money in litigation. And it's a really frustrating spot to be in. And I'll admit I struggle with it. But that's the fact we have to remain objective. And it's really hard sometimes. So, I'll come back to my original statements on this map. It is presenting us with 32 legal lots. And sure, I'd like to sit here and say, hey, these should be 8,000 square foot minimums, but I hate to say that ship is sailed. We are presented with 32 buildable lots, a

quarter acre open space, which will be owned and maintained by an HOA for the benefit of this community. It is providing additional circulation elements, which I think are sorely needed, which is very clear in the Google Maps. I can clearly see this dirt access road, who I'm hearing people are violating daily. So, I think this is going to be an ultimate boon to the community. I mean, I'll go back and say it. I would love it if this had stayed rural, either rural residential or agriculture. But the other big aspect of this is we have a property owner whose rights we have to respect, which is another hard aspect of this job. Because, yeah, I'd love to tell my neighbor he doesn't get to build 5000 units. But unfortunately, if it was zoned that way and it shows on the FLUM that way...

Commissioner Cristin Sandu I have a question for Doug Hanson. Is there a comment from ACHD directly to this development?

Planning & Zoning Director Doug Hanson Yes, ACHD's report is in the packet, and they have a summary table. In the beginning, it actually states that without any mitigation from the development, the project will meet the level of service planning thresholds.

Vice Chairman Bryan Clark And those are additional figures that are unfortunately provided to us as kind of heartless and level of service E, I don't have a really great feeling for that. But again, ACHD is telling us it's okay.

Commissioner Cristin Sandu The reason I ask is because ACHD requirements are intended to assure that the proposed use or development will not place an undue burden on the existing vehicle transportation system within the vicinity impacted by the proposed development. And looking at their notes, they don't necessarily have a traffic count for Ardell Road, and it seems that they have a pre-planned road extension in that same region in 2026 which is above the same time that the developer is going to be developing their property. It sort of contradicts their requirements, at least in my opinion.

Vice Chairman Bryan Clark So, where we stand right now, I do have a recommendation for approval, and I have a recommendation for denial. I still stand with no second for either.

Commissioner Jim Main Well, Mr. Chairman, seeing as how staff has indicated that this project complies with all the requirements of the city. I would second the recommendation for approval to the City Council.

Vice Chairman Bryan Clark All those in favor of recommendation of approval for case #25-06-S?

Commissioners Aye.

Vice Chairman Bryan Clark All opposed?

Commissioners Nay.

Vice Chairman Bryan Clark Thank you.

Deputy City Clerk Garrett Michaelson Commissioner, can we get a roll call vote on that, please?

Vice Chairman Bryan Clark Jim Main.

Commissioner Jim Main Yes.

Vice Chairman Bryan Clark Bobby Rosadillo.

Commissioner Bobby Rosadillo Yes.

Vice Chairman Bryan Clark Bryan Clark is yes. Chad Queen.

Commissioner Chad Queen No.

Vice Chairman Bryan Clark Cristin Sandu.

Commissioner Cristin Sandu No.

Vice Chairman Bryan Clark Thank you.

(Timestamp 00:54:45)

Motion To: Recommend Approval Of Case #25-06-S

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: Yes

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: Commissioners Sandu, Queen

Absent: None

3-2-0

Vice Chairman Bryan Clark And then next up, we still have the 25-26-DR. Design review for the landscaping plan. And that is a -- and that is an approval, not a recommendation for approval or denial.

Commissioner Bobby Rosadillo I'll make a motion to approve case number 25-26-DR with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All those in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? All right, motion carries.

(Timestamp 01:11:56)

Motion To: Approve Case #25-26-DR

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 01:12:19)

Vice Chairman Bryan Clark That is the last that we have on the agenda for this evening. Are there any comments, recommendations, or reports from staff? All right.

6. ADJOURNMENT:

(Timestamp 01:12:31)

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

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All those in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark I don't think there's any opposed there.

(Timestamp 00:00:55)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

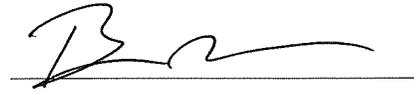
Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0



Planning & Zoning Commission, Chair

ATTEST:



Doug Hanson, Planning & Zoning Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk



CITY OF KUNA

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Planning & Zoning Commission Public Hearing Sign-In Sheet
 December 9, 2025

Case No.: 25-02-CPA (Comprehensive Plan Amendment)

Case Name: Area of Impact Reduction

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name RICK RENEAU	Name Paul Walters
Address 1736 GREENVILLE AVE	Address 2022 N Cool Springs Ave
City, State, ZIP KUNA IDAHO, 83634	City, State, ZIP Kuna 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name VERN FIELD	Name KYMBER JENKINS
Address 571 E SIENNA CREEK DR	Address 9105 W ROCKSTONE CT
City, State, ZIP KUNA ID 83634	City, State, ZIP KUNA, ID 83634
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Dustin Hunt	Name
Address 876 E Buck Dr	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
City, State, ZIP	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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Name	Name
Address	Address
City, State, Zip	City, State, Zip



CITY OF KUNA

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P&Z Commission Public Hearing Sign-In Sheet
 December 09, 2025

Case Nos.: 25-06-S and 25-26-DR.

Case Name: Tess Manor Subdivision

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name VERN FIELD	Name Tim Jensen KSD
Address 571 E SWANDA CREEK	Address 711 E. PORTER ST
City, State, ZIP Kuna, ID 83634	City, State, ZIP KUNA, ID 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Rick RENEAU	Name Kevin Schroedel
Address 1736 N. GREENVILLE AVE	Address 608 E. Sable Ridge Dr.
City, State, ZIP KUNA, ID 83634	City, State, ZIP Kuna ID 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name MaryAnn Michaelson	Name
Address 513 E Ridgestone Dr	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Frank Michaelson	Name
Address 513 E Ridgestone Dr	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP

<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name EJ McKnight	Name
Address 604 RIDGESTONE DR	Address
City, State, ZIP KUNA, ID	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Tracy & Julie McCann	Name
Address 9302 S Kofas Way	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name MARY MAIS	Name
Address 2065 N COOL SPRINGS AVE	Address
City, State, ZIP KUNA ID 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Jim Esick	Name
Address 613 E Sable Ridge Dr	Address
City, State, ZIP Kuna 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Dustin Hunt	Name
Address 8748 E BUCK DR	Address
City, State, Zip Kuna ID 83634	City, State, Zip

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name JEFF FIMIAN	Name
Address 535 E. SABLE RIDGE DR	Address
City, State, ZIP KUNA ID.	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name DON BENEFIEL	Name
Address 548 E SABLE RIDGE D	Address
City, State, ZIP KUNA ID	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Frank Michael	Name
Address 513 E RIDGESTONE	Address
City, State, ZIP KUNA ID 93634	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip