

OFFICIALS

Bryan Clark, Chairman
Robert Rossadillo, Vice Chairman
Jim Main, 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, January 27, 2026, 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. APPROVING NEW PLANNING AND ZONING COMMISSION BYLAWS - ACTION ITEM

3. 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 January 13, 2026

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-CPA, Ada County Capital Improvement Plans
2. Case No. 25-02-CPA, Area of Impact Reduction
3. Case No. 25-03-OA, Architectural and Site Design Guide

Potential Motion:

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

4. PRESENTATIONS:

A. Ada County Highway District Development Services Presentation

5. PUBLIC HEARINGS:

6. BUSINESS ITEMS:

A. Case No. 25-31-DR, Blossom Meadows Subdivision - Troy Behunin – Senior Planner

Applicant request’s Design Review modification for Blossom Meadows which was approved by Commission May 13, 2025. Blossom Meadows was approved for 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300.

Potential Motions:

- *Motion to approve/deny & 25-31-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 24-23-DR, Madrone Village Subdivision - Troy Behunin – Senior Planner

Applicant requests Design Review for the Madrone Village subdivision approved by Council January 6, 2026, which will subdivide approx. 80 acres into 354 single-family lots, 38 common lots, 12 common

driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040). A school site has been integrated into the site plan.

Potential Motions:

- *Motion to approve/deny & 24-23-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

7. UPDATES & REPORTS:

8. ADJOURNMENT: