

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

**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**

**AMENDED**

**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:**

- A. Case Nos. 25-03-S & 25-28-DR, Lerida Subdivision – Marina Lundy – Associate Planner

The applicant is proposing to Subdivide an approx. 21.69-acre parcel at 819 N Meridian Road (APN S1324142300) for 93 single family residential lots with 3.57 acres of open space.

***Staff requests this Case to be tabled to a Date Certain of February 10, 2025, due to a noticing error.***

*Potential Motions:*

- *Motion to table Case Nos. 25-03-S & 25-28-DR to a date certain.*

- B. Case No. 25-05-SUP, Kaveman Trailer – Marina Lundy – Associate Planner

Applicant requests special use permit approval for an RV trailer storage facility at 252 N Meridian Rd. (APN S1419333450)

***Staff requests this Case to be tabled to a Date Certain of February 10, 2025, due to a noticing error.***

*Potential Motions:*

- *Motion to table Case No. 25-05-SUP to a date certain.*

**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:**