

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, January 13, 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.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:48)

Commissioner Bryan Clark We'll go ahead and get rolling. Go ahead and start off the scheduled Planning & Zoning Commission meeting for Tuesday, January 13th, 6 P.M. Can we get a roll call?

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Commissioner Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Robert Rossadillo.

Commissioner Bobby Rosadillo Present.

Planning & Zoning Director Doug Hanson Commissioner Chad Queen... Commissioner Cristin Sandu.

Commissioner Cristin Sandu Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Maren Ericson, City Attorney

2. ELECT PLANNING AND ZONING COMMISSION CHAIR AND VICE CHAIR – ACTION ITEM

(Timestamp 00:01:16)

Commissioner Bryan Clark All right, first on the agenda, New Year here, we are to elect Planning & Zoning Commission Chair and Vice Chair. Can we get any nominations for Chair?

Commissioner Jim Main Mr. Chairman, I'd like to nominate Bryan Clark as Chairman.

Commissioner Bobby Rosadillo I'll second that.

Commissioner Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:01:29)

Motion To: Elect Bryan Clark As Planning & Zoning Commission Chairman

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

4-0-1

Chairman Bryan Clark And can we get a nomination for a Vice Chair?

Commissioner Jim Main I would like to nominate Robert Rosadillo as Vice Chair.

Chairman Bryan Clark Can I get a second?

Commissioner Cristin Sandu I will second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bobby Rosadillo Okay.

(Timestamp 00:01:44)

Motion To: Elect Robert "Bobby" Rosadillo As Planning & Zoning Commission Vice-Chairman

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

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3. APPROVING NEW PLANNING AND ZONING COMMISSION BYLAWS – ACTION ITEM

(Timestamp 00:02:06)

Chairman Bryan Clark And we've been asked to move item three to the next commission meeting, and we will need an action item for that.

Vice Chairman Bobby Rosadillo Yeah, I'll make a motion that we move item number three, "approving the new Planning & Zoning commission bylaws" to the next Planning & Zoning meeting on January 27th, 2026.

Commissioner Jim Main I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Thank you.

(Timestamp 00:02:17)

Motion To: Consider Agenda Item.3 "Approving Planning & Zoning Commission Bylaws" At The 01/27/2026 Planning & Zoning Commission Meeting

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

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4. 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 00:02:37)

A. Regular Commission Meeting Minutes Dated December 9, 2025

B. Regular Commission Meeting Minutes Dated December 23, 2025

Potential Motion:

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

(Timestamp 00:02:37)

Chairman Bryan Clark All righty. And next up we have the consent agenda.

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

Commissioner Jim Main I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Any opposed?

(Timestamp 00:02:47)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

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5. PUBLIC HEARINGS:

(Timestamp 00:03:00)

A. Case No. 25-03-CPF & 25-28-DR, Kuna Mora Industrial Combo Plat– Troy Behunin – Senior Planner

Applicant requests Combo Plat (Pre Plat & Final Plat) approval for approx. 3.60 acres within the M-1 zone. Applicant also requests Preliminary Plat approval in order to subdivide the land into 3 commercial lots. The site is located within Section 6, Township 1 North, Range 2 East, APN: S2006110005

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-03-CPF with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-28-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:03:00)

Chairman Bryan Clark All right, we'll go ahead and we'll move on to our public hearings for the evening. First on the docket, we have case #25-03-CPF and 25-28-DR, Troy.

Senior Planner Troy Behunin Good evening, Members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna DSD. The application before you this evening is a simple one. They are requesting a combined preliminary and final plat, basically called a combo plat, for approximately 3.6 acres within an M-1 zone, that's already in the City of Kuna. The applicant requests preliminary plat approval in order to subdivide the land into three commercial lots. The site is located in Section 6 of Township 1 North, Range 2 East, and it is physically located at the southwest corner of Curtis and Kuna Mora Roads. Staff has reviewed the proposed combo plat for compliance with city code, Idaho state statutes, and also the Kuna comprehensive plan. And should the commission recommend approval to Council, staff recommends the applicant be subject to the proposed recommended conditions that are outlined in staff's report. Now I'll be here for any questions that the commission might have, and Steve

Thiessen is also here with Hatch Architecture to present or ask any questions -- or answer any questions you might have.

Chairman Bryan Clark Very good. Is there a presentation? No.

Senior Planner Troy Behunin They do, but I didn't get it in the packet.

Chairman Bryan Clark Okay.

Commissioner Cristin Sandu I have a question. How come the developer decided not to develop lot number one?

Senior Planner Troy Behunin That would probably be a great question for Steve.

Chairman Bryan Clark Steve is here?

Senior Planner Troy Behunin Yes.

Chairman Bryan Clark All right. Steve, care to join us at *the lectern*, I believe? Yeah. Go ahead and press the button down there until it turns green. If you'd be so kind as to state your name and address for the record.

Jeff Hatch, Hatch Design Architecture Good evening, Commissioners. Jeff Hatch with Hatch Design Architecture, filling in for Steve Thiessen. Thank you for your consideration of our applications this evening. And Commissioner Sandu, in regards to your question, we've had a range of different businesses very interested in that parcel on the north. And so, at this time versus proposing a specific use based on flexibility, we're basically wanting to just kind of leave that as bare land. It sounds like both from a utility standpoint, infrastructure standpoint, and just the practicality of how the roadway may want to reconfigure that intersection, they wanted us to kind of just leave that for future development once there is a defined user for that space, that would then all get solidified at that time through probably a similar process to this.

Chairman Bryan Clark *'kay*.

Commissioner Cristin Sandu And that lot would remain at M-1 zoning as well?

Jeff Hatch, Hatch Design Architecture Yeah, we would keep it the same industrial zoning, correct, at this time.

Chairman Bryan Clark Any other questions for?

Commissioner Jim Main No.

Chairman Bryan Clark All right. Thank you, Kindly.

Jeff Hatch, Hatch Design Architecture Thank you, Commissioners.

Chairman Bryan Clark Okay. So we'll go ahead and we'll open up the public hearing for 25-03-CPF. I do not currently have anybody signed up to testify. Anybody in the audience care to testify on this application? Okay, so I'll go ahead and close the public hearing on 25-03-CPF. We'll have our deliberation. I mean, existing zoning, working within the existing zoning.

Vice Chairman Bobby Rosadillo Yeah, it's just splitting it up. I don't see anything that stands out.

Commissioner Jim Main I have a question for Troy. Troy, didn't we see this not too long ago?

Senior Planner Troy Behunin For the record, Troy Behunin. Commissioner Jim, yes, or Jim Main, yes, that is correct. We did see this as a design review for the buildings and the landscaping and the site design earlier in mid-2025 and it was approved at that time. Yeah.

Commissioner Jim Main I Okay. So and we're also looking at design review approval tonight?

Senior Planner Troy Behunin That is the design review number that goes along with it.

Commissioner Jim Main Okay.

Senior Planner Troy Behunin But the landscaping that is connected to this application was already done as part of the design review application in 2025.

Commissioner Jim Main Okay. Thank you.

Chairman Bryan Clark Yeah, I mean, standard flex, multi-use, industrial...

Commissioner Jim Main Right.

Chairman Bryan Clark In our industrial sector, So...

Commissioner Jim Main right, I see no issues with it.

Chairman Bryan Clark Any other questions or I'd stand for a motion?

Senior Planner Troy Behunin Commissioner Clark.

Chairman Bryan Clark Yes.

Senior Planner Troy Behunin Yes, just sorry, just for clarification, this is Troy Behunin, again. So there is no action needed on the design review number, it's just for the combination preliminary final plat.

Chairman Bryan Clark Roger. Okay, so at this point, yes, and that is, okay, so we can omit that motion as stated on the agenda? Very good. All right. So we are only making motions on 25-03-CPF.

Vice Chairman Bobby Rosadillo I'll make a motion to recommend approval of 25-03-CPF with conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Any opposed? Okay, that motion passes. Thank you kindly.

(Timestamp 00:09:23)

Motion To: Recommend Approval Of Case #25-03-CPF With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

4-0-1

B. Case No. 25-03-OA, Architecture and Site Design Policies – Marina Lundy – Planner

The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations, Objectives and Considerations, and Large Retail Establishment Design Manual. These sections would be replaced with the "Architecture and Site Design Policies" design guide.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-03-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:09:42)

Chairman Bryan Clark Okay. Next on the agenda this evening, we have case #25-03-OA, Architecture and Site Design Policies, Marina.

Associate Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lindy, Associate Planner, Kuna Development Services Department. The application before you this evening proposes a zoning text amendment. The text change includes modifications to the development regulations code for design requirements, objectives, and considerations, and large retail establishment design manual. These sections would be replaced with the architectural and site design policies design guide. Staff believes that the proposed changes will better serve the intent of the development regulations and large retail establishment design manual sections of code by creating greater flexibility and adaptability. Additionally, a design guide can help to encourage creativity and better alignment with the City's vision by communicating the City's identity, values, and aesthetic vision in a cohesive way. It can become a tool to promote consistent quality and a sense of place across developments especially for large retail projects that have major visual and community impacts. Staff has reviewed the proposed ordinance amendment for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan, and I will be here for any questions that you have about the application.

Chairman Bryan Clark Go for it.

Vice Chairman I've got a couple questions. So, by taking this out of the code and making a design guide, does that make it like harder to enforce or it seems like there's a little bit more gray area when it comes to enforcement and like standards? Is that something that can be expected or are there ways to mitigate like people going against what would normally be a requirement?

Associate Planner Marina Lundy So the requirements will be the same. This is essentially just the wording from code transferred into a design guide in order to allow more flexibility for creativity in applications. They would go through the same process for approvals and Commission and Council would have the same review of them. But this would allow to remove some of the wording like 'shall' so that designers aren't as restricted by the legal or regulatory language of code but they would still be required to follow these guidelines.

Vice Chairman Bobby Rosadillo Okay so -- oh, go ahead.

Planning & Zoning Director Doug Hanson And just to tack on the end of that a little bit for the record, Doug Hanson, Planning & Zoning Director. While it does allow a little bit more creativity and flexibility from the designer standpoint, it also allows more flexibility for the decision makers. So, when these design review applications do come before the Commission, it gives you more purview over applications as far as what you may or may not want to see or request to be seen. By someone simply complying with what they 'shall' do in city code it can sometimes pigeonhole the decision makers into what they want to see with an application because they're complying with city code. So, while it does give more flexibility to an applicant, it provides more flexibility to the decision makers as well.

Chairman Bryan Clark Is there going to be an opportunity to possibly have a question and answer section with legal counsel on ramifications on this from the commission level? I'm just kind of curious to see what options it gives us and the public for working with the developer going forward. So, and this kind of can be rolled into this in the conversation that we've already kind of got in discussion, I think. We're hoping to get. Just getting the Commission all on the same page with Idaho Code and statute, Title 67, and everything else.

Planning & Zoning Director Doug Hanson Yeah, so yeah, so yes, that is a question that we could ask legal, but this is also something that most immediately affects design review applications, which aren't a component of Idaho code.

Chairman Bryan Clark Got it.

Planning & Zoning Director Doug Hanson Cities set their own design standards.

Chairman Bryan Clark Right. Okay, very good. So this doesn't this isn't going to have any ramifications on land use applications. This is a design review. Oh, hey, I want a wood fence today conversation. So there's more flexibility in the in the regular in the guidelines than there would be in the code.

Commissioner Jim Main Could that create some issues? If we're giving the designers more flexibility and then coming back to us, we have more flexibility in what we approve, then we've got designers going all the way down the path. And then bringing something to us which we may not like.

Planning & Zoning Director Doug Hanson So, I mean, 90% of this is pulled straight from what the requirements of code are. There are still requirements in here. We just don't draw -- We don't want to just draw a hard line shell on his some of the aspects of what we're in code like allowing a wood fence as opposed to the vinyl and block that are part of code. Yes, and this also creates a little bit more -- This helps our ability to respond to changes in architecture and site design and things like that faster in a way. The approval process for changing the -- this guide will be a public meeting with the Planning & Zoning commission and a public meeting with the City Council. If we would like to see small changes or we hear

from the community that they would like to see small changes that we could propose to this design guide, it's -- it's easier for us to do that. We don't need to go through a whole ordinance amendment application every single time to update these to reflect recent trends in development.

Chairman Bryan Clark There you go. Okay, so it allows the guideline to be more responsive.

Planning & Zoning Director Doug Hanson Correct.

Chairman Bryan Clark Very good.

Commissioner Cristin Sandu Just to understand, this is almost a more user-friendly guideline for...

Associate Planner Marina Lundy Yes, that's correct. It should be more user-friendly for the public as well. It allows for the inclusion of visuals, which should be helpful as well.

Chairman Bryan Clark Okay. Any other questions for staff?

Commissioner Jim Main No.

Chairman Bryan Clark Okay, so I guess we'll move to the public hearing. As of right now, I don't have anybody signed up to testify on this case, and I'm getting head shakes. So, if nobody's here to testify, we'll go ahead and we'll close the public hearing at 6:15 and move to our deliberation. Personally, I'm a fan of guidelines over code, and especially if that does a lot more flexibility for modifications to the guidelines at the city level. It gives us a little bit more ability as the public to be... I just lost the word.

Vice Chairman Bobby Rosadillo Up to date, current.

Chairman Bryan Clark Current, up to date, light on our feet. I hesitate to use the word reactive. Proactive, I believe, is the operative word.

Vice Chairman Bobby Rosadillo Yeah. I mean, my main concern was reading this and seeing it taken out of code and the wording changed. Marina, thank you for clearing that up. But my main concern was just working out of that, instead of black or white, just if there's a gray area, people are always going to try to take advantage of that on some level. So as long as it's still enforceable and they still have to go through all the same, you know, the same process to get approval and everything, that makes sense to me from a city standpoint and community.

Chairman Bryan Clark Any other questions or comments?

Associate Planner Marina Lundy Commissioners, just to add, there will still be the design requirements, objectives, and considerations section of code, so they will still have those enforceable requirements.

Vice Chairman Bobby Rosadillo Perfect. Thank you.

Chairman Bryan Clark If there's no other questions, I would stand for a motion.

Commissioner Jim main Mr. Chairman, I move to recommend approval of 25-03-0A with conditions as outlined in the staff report.

Vice Chairman Bobby Rosadillo I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

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

(Timestamp 00:18:16)

Motion To: Recommend Approval Of Case #25-03-OA With Conditions

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

4-0-1

C. Case No. 25-01-CPA, Ada County Capital Improvement Plans – Doug Hanson – Planning & Zoning Director

Comprehensive Plan Amendment application to adopt by reference the Capital Improvement Plans (CIPS) for the Ada County Jail, Paramedics, and Coroner.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-CPA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:18:42)

Chairman Bryan Clark Last on the agenda this evening, Case #25-01-CPA, Ada County Capital Improvement Plans, Doug.

Planning & Zoning Director Doug Hanson Commissioners, for the record, Doug Hanson, Planning & Zoning Director, 751 West 4th Street, Kuna. The Kuna Development Services Department requests a comprehensive plan amendment application to adopt by reference the capital improvement plans for the Ada County Jail, Paramedics, and Coroner. Pursuant to Idaho Code, the CIPs will guide the Ada County entities and district over the next 5 to 10 years as they fund facilities, apparatus, and equipment to continue the current levels of service as growth occurs. Once CIPs have been adopted, the city will work with Ada County Development Services to establish an ordinance and inter-local agreement to collect said fees. I will be here for any questions you have.

Chairman Bryan Clark So off the cuff, reading through this, is kind of, if I understood it correctly, a new schedule for development impact fees.

Planning & Zoning Director Doug Hanson That's correct.

Chairman Bryan Clark All right. Cliff's notes on it?

Planning & Zoning Director Doug Hanson Yeah, so I mean, very generally speaking, nothing will be set in stone. This is just seeking the recommendation of approval for the plans themselves. There's a lot more action to be taken as far as putting these impact fees in place.

Chairman Bryan Clark Okay, and the end result is going to be potentially a per lot or per acre fee for each of these services that'll get levied at the time of development.

Planning & Zoning Director Doug Hanson So I believe Richard Beck, the development services director from Ada County Development Services, is here. That might actually be a better question for him if he'd like to answer. But yeah, so these fees would be collected at the time of building permit issuance, most likely.

Richard Beck, Ada County Development Services Yeah, Mr. Chairman, Commissioners, you're correct...

Chairman Bryan Clark I'm sorry, I hate to be a stickler, but if you'd state your name and address to record.

Richard Beck, Ada County Development Services That's fine. Yes, Richard Beck with Development Services, Ada County Development Services, 200 West Front Street, Boise, 83702. Thank you. And yeah, ultimately, if the City of Kuna does decide to adopt the impact fees through inter-local or intergovernmental agreement, there will potentially be this per unit fee that would be levied against each new dwelling unit, or I think it's 1000 square feet of commercial space. That's kind of the trigger point for these development impact fees.

Chairman Bryan Clark And just as a, I'm pretty sure I know the answer, but just to throw it out there, and this is not something that's levied against existing homes. This is a development impact fee.

Richard Beck, Ada County Development Services Exactly. This would be for new development to address their impacts to services.

Chairman Bryan Clark Where are my BCA representatives?

[Laughter]

Chairman Bryan Clark Perfect. No, I appreciate it. Thank you.

Richard Beck, Ada County Development Services Yeah, thank you. No, just appreciate the city's help with this. I've been working on it for seven years and getting closer to the finish line. Appreciate that director Hanson and staff and for the city and I look forward to continuing forward a conversation, so thank you.

Vice Chairman Bobby Rosadillo Thank you.

Chairman Bryan Clark And with the amount of growth we have yeah critical services all right any other questions for staff before we move to the public hearing? We'll go ahead and we'll up in the public hearing on this at 6:21. I do not currently have anybody signed up to testify in this public hearing. Seeing nobody in the audience, we'll go ahead and we'll promptly close the public hearing. Going once, going twice. That will bring us to our deliberation.

Vice Chairman Bobby Rosadillo I didn't have any concerns with it, but I'm glad that you clarified that, that it's on new development. I was expecting you know some people to be here but if they were watching or reading in the future just I think allowing the community to know that this is going to be on future development and they're not going to be you know taxed or anything like that because I think that's the main concern among many people now so clarifying that was good thank you.

Chairman Bryan Clark And the other aspect of this is as Doug stated this is an allowance to make the plan to go forward to establish the fee and enter into an agreement with -- an interdepartmental agreement with county. So this is just an opportunity to move forward and not setting anything in stone, so... no other questions or comments, I'd stand for a motion.

Vice Chairman Bobby Rosadillo Mr. Chairman, I'll make a motion to recommend approval of 25-01-CPA with conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Any opposed? Good, and that one passes.

(Timestamp 00:23:36)

Motion To: Recommend Approval Of Case #25-03-CPA With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

4-0-1

6. BUSINESS ITEMS:

7. UPDATES & REPORTS:

(Timestamp 00:23:54)

Chairman Bryan Clark And that is the end of anyone old business for the evening. Or no, that's the end of our public hearing for the evening. Any other business or items from staff?

Planning & Zoning Director Doug Hanson That's all for this evening.

Chairman Bryan Clark Very good.

8. ADJOURNMENT:

(Timestamp 00:24:10)

Vice Chairman Bobby Rosadillo I'll Make a motion to adjourn.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Thank you.

(Timestamp 00:24:10)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

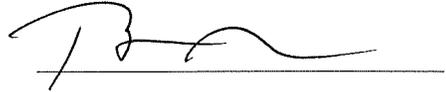
Further Discussion: None

Voting Aye: Commissioners Sandu, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Queen

4-0-1



Planning & Zoning Commission, Chair

ATTEST:


Doug Hanson, Planning & Zoning Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk



CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
 (208) 922-5546 • www.KunaCity.ID.Gov

P & Z Commission Public Hearing Sign-In Sheet
 January 13, 2026

Case Nos.: 25-03-CPF

Case Name: Kuna Mora Industrial Subdivision

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P&Z Commission Public Hearing Sign-In Sheet
 December 2, 2025

Case No.: 25-03-OA

Case Name: Architectural Design Guide

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Planning & Zoning Commission Public Hearing Sign-In Sheet
 January 13, 2026

Case No.: 25-01-CPA (Comprehensive Plan Amendment)

Case Name: Ada County Capital Improvement Plans

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Address	Address
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<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
<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
<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