

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 MINUTES
Tuesday, February 10, 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:

(Timestamp 00:00:36)

Chairman Bryan Clark All righty, we'll go ahead and call the order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, February 10th. First up, roll call, please.

Planning & Zoning Director Doug Hanson Chairman Bryan Clark.

Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Vice Chairman Bobby Rossedillo.

Vice Chairman Bobby Rosadillo Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Chad Queen.

Commissioner Chad Queen Present.

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

COMMISSIONERS PRESENT

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

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 00:01:05)

A. Regular Commission Meeting Minutes Dated January 27, 2026

B. Decision and Reasoned Statement(s)

1. Case No. 25-06-S & 25-26-DR, Tess Manor Subdivision.
2. Case No. 25-03-CPF, Allied Industrial Center
3. Case No. 25-31-DR, Blossom Meadows

Potential Motion:

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

(Timestamp 00:01:05)

Chairman Bryan Clark All righty, first up on the agenda this evening is the consent agenda.

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

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Okay.

(Timestamp 00:01:11)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:01:24)

A. Case No. 25-05-SUP (Special Use Permit), Kaveman Trailers Storage – Marina Lundy – Associate Planner

Applicant requests Special Use Permit in order to operate a recreational vehicle sales and storage facility. The site is 5 acres, currently zoned C-2, and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-05-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:24)

Chairman Bryan Clark All right, first up this evening, for public hearings, we've got case #25-05-SUP, special use permit for caveman trailers and storage, Marina.

Associate Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application before you this evening requests Special Use Permit approval to operate a recreational vehicle sales and storage facility. The site is approximately 5 acres, currently zoned C-2 and is located near the intersection of North Meridian Road and East Avalon Street. The site is currently under construction to comply with the design review approval. The applicant is not proposing changes to that already approved design. The applicant estimates that 25% of the site will be for storage and approximately 75, or Sorry, 25% will be for sales and 75% will be for storage. Applicant has requested to use the existing septic system. That request was approved with the initial design review application, but since then, Central District Health has submitted comments stating they have no objections as long as the site is connected to city sewer. The applicant is now working with Central District Health to update their paving plan to get approval for continued use of the septic system. Staff has reviewed the proposed Special Use Permit application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan, and should the commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions you have, and the applicant is present tonight.

Chairman Bryan Clark Does the applicant have a presentation?

Richard Wilmot, Chrysalis Architecture + Planning Richard Wilmot, Chrysalis Architecture, 134 South 5th Street. Commissioners, you've seen this application previously, both for design review, as Marina had mentioned. One thing to clarify, this application is really just for the use itself for the storage. Really nothing on the site plan has changed since those previous design review applications. Relative to Central District Health, the reason they have made that requirement that we connect to city sewer was that the way the site plan was previously shown, some of the pavement area was over the septic area. They just, all they really want is that area of pavement to be removed over the top of the drainage area for the septic system. And so, what we intend to do is just show them where that paving would be reduced. It really just occurs on the south, along the western edge on the south end of the property, south corner. We

would just be increasing the landscaping there to reduce the amount of pavement along the frontage of the property. So, and when I spoke with Lori at Central District Health, she was okay with us just reducing the pavement and then she would be okay with allowing us to continue to use the existing septic system. So, with that, we don't have any objections to any of the recommendations or the conditions and stand for any questions.

Chairman Bryan Clark Commission have any questions to the applicant?

Commissioner Jim Main Yeah, one question. I went back and reviewed the design review application. And as far as fencing goes, the fencing along the south side was called out per the detail. However, I could not find a detail on that fencing. And I just want to verify that it is a screened fence along that line.

Richard Wilmot, Chrysalis Architecture + Planning Commissioner Main, yes, it would be a screened 6-foot fence.

Commissioner Jim Main Okay, per the city of Kuna requirements?

Richard Wilmot, Chrysalis Architecture + Planning Commissioner Main, yes, that's correct.

Commissioner Jim Main Thank you.

Chairman Bryan Clark Any other questions? Thank you. All right, go ahead and move into the public hearing. First up to testify, I have Brian Burnett.

Brian Burnett *[From Audience]* I'm good.

Chairman Bryan Clark Okay. I have two others listed here just to confirm. Julia and Tracy McLean to not testify? And then Natalie Johnson to not testify? All righty. I don't have anybody else signed up for this public hearing. Is there anybody who did not have an opportunity to sign up for this hearing that would like to? Okay. All righty, so we'll go ahead and we'll close the public hearing at 6:06 and bring us to our deliberation.

Commissioner Jim Main I don't see any issue with it. We did approve the design review on it. My only concern was visibility onto the site. And as long as the fencing is a screen fencing on all sides, I think I'm good with that.

Vice Chairman Bobby Rosadillo Yeah, it's pretty straightforward.

Chairman Bryan Clark Yeah, and honestly, I'm a big fan, you know, I hate to lose the usable area, but at the same time, you know, more landscaping is always happy. So that makes me, that pleases me. So yeah, if no other questions or comments, I'd stand for a motion.

[From Audience] Inaudible

Chairman Bryan Clark I'm sorry, if you would like to testify, you need to come up and sign in.

[From Audience] Inaudible

Chairman Bryan Clark All right, so we'll go ahead and we'll reopen the public hearing at 6:07. *We can go ahead and sign in right here, name and address, and to testify.*

Planning & Zoning Director Doug Hanson Chairman Clark. And we will actually need a motion to when we open and close the public hearing. So, we need that as a motion.

Chairman Bryan Clark Okay.

Chairman Bryan Clark All right, very good.

Vice Chairman Bobby Rosadillo I'll make a motion that we reopen the public hearing portion of the meeting.

Commissioner Jim Main I'll second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:08:32)

Motion To: Reopen The Public Hearing For Case #25-05-SUP

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark So please step to the podium and state your name and address for the record.

John Wiemann My name is John Wiemann. I live at 978 South Red Sand Avenue in Kuna. I also manage the storage facility right next door to the project that you guys are discussing right now. Obviously have some concerns related to the operation there. If they're going to allow, if the city's going to allow RV storage there, it's virtually the same thing that we're doing right next door. The owner had, I guess, approached the City to expand the operation at one point within the last couple of years and was advised that, you know, we don't need 10 acres of storage on that site right there. I've been the manager there for the last five years and seen quite a bit of changes going through that property there quite a number of – Eye sore vehicles and things were stored there previously. We're obviously concerned about the impression that that's going to give virtually everybody that comes through my facility is asking me if we're expanding. So, a lot of people are thinking that, you know, this is going to be related to our operation. So, owner just wanted me to basically state that, you know, He's concerned, obviously, because it's, you know, possible conflict of interest. If we're doing RV storage and these guys are going to be doing RV storage, you know, a little concern there. So how it's going to impact our operation. That's all I have to say, thanks.

Chairman Bryan Clark Appreciate it. Thank you. Just one more time. If there's anybody else who'd like to testify in this public hearing if you wouldn't mind. If you wouldn't mind signing in, please?

Brian Burnett I've already signed in. Brian Burnett.

Chairman Bryan Clark Oh, you're fine. I'll mark you. If you'd state your name and address for the record.

Brian Burnett Sure, Brian Burnett, 2205 Mace Road, Eagle, Idaho, 83616. I'm just in favor of this project. I obviously live in Eagle, but there is no storage around. And much like the gentleman just represented, most of these storage units are filled. So, there is demand. The property owner next door obviously didn't purchase this property, but it is probably the best use for that place. You guys probably all know it's on a kind of hairpin corner, so you've got a use that is the lowest traffic count of any development that you can kind of put there. So, I'm in favor of it, and hopefully I can park something there. Thank you.

Chairman Bryan Clark All right, last call, going once...going twice...I'll Stand for a motion.

Planning & Zoning Director Doug Hanson Chairman.

Chairman Bryan Clark Yes, sir?

Planning & Zoning Director Doug Hanson Just real quick, before the public testimony is closed, the applicant does have the opportunity to...

Chairman Bryan Clark Oh, yes, I apologize. Richard, right?

Chairman Bryan Clark Sorry, did you have any rebuttal?

Richard Wilmot, Chrysalis Architecture + Planning I think we're okay.

Chairman Bryan Clark Thank you.

Vice Chairman Bobby Rosadillo I'll make a motion that we close the public testimony portion.

Commissioner Chad Queen I'll second it.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:12:00)

Motion To: Close The Public Hearing For Case #25-05-SUP

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Chad Queen

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark All right. Any other statements and comments based on the newly admitted testimony?

Vice Chairman Bobby Rosadillo I mean, I understand the thought process behind that. I mean, but 25% of it's going to be for storage. The majority of it's going to be for sales.

Chairman Bryan Clark Vice versa.

Vice Chairman Bobby Rosadillo Yeah, sorry.

Chairman Bryan Clark 25 for sales and 75 for storage.

Vice Chairman Bobby Rosadillo 25 for sales, 75 for storage?

Associate Planner Marina Lundy Yes, that's correct.

Vice Chairman Bobby Rosadillo Okay. Well, I mean, it's a lot of storage.

Commissioner Chad Queen I think there's a need for that though. Most storage units are full. Their sales business is established in the community. They've been there for a while.

Vice Chairman Bobby Rosadillo Yeah.

Commissioner Chad Queen Right? And it's a good, the valid point is that on that corner, what else is a better fit?

Vice Chairman Bobby Rosadillo Right.

Commissioner Chad Queen In that real estate.

Vice Chairman Bobby Rosadillo No, that's a good point. It's like daycares, you know, I'd say, I think storage and daycares could always use more.

Unknown Speaker From Audience [Inaudible]

Chairman Bryan Clark At this point, no. Outside of the public hearing, and typically everybody is allotted their specific amount of time.

Vice Chairman Bobby Rosadillo Yeah, I mean, and going towards, I mean, is it going to affect business? You know, maybe there will be a few people that transfer, you know, depending on pricing and stuff. I mean, I think competition is good. You know, as far as like the visibility of it, I mean it's right next to another storage unit. So, I'm assuming it's going to look similar, you know, and it's going to be a brand new, brand new build. So, you know, it's not going to look trashy.

Commissioner Chad Queen Based on the design, it appears that it's mainly open outdoor RV storage, correct?

Associate Planner Marina Lundy Yes, that is correct.

Commissioner Chad Queen It's not direct competition.

Vice Chairman Bobby Rosadillo No.

Commissioner Chad Queen It looks like the bulk of the other is mainly indoor storage, so...

Vice Chairman Bobby Rosadillo Yeah, or covered, yeah.

Chairman Bryan Clark No other questions or comments, I would stand for a motion.

Commissioner Chad Queen I'll make a motion that we approve...

Clerk's Note: Incomplete Motion, Not Admitted.

Chairman Bryan Clark These are the recommended motions...get kind of an idea of the formatting.

Commissioner Chad Queen Gotta' give me a heads up man.

[Laughter]

Vice Chairman Bobby Rosadillo So here you go. I'll make a motion to recommend approval of case #25-05-SUP with conditions as outlined in the staff report.

(Timestamp 00:14:51)

Motion To: Recommend Approval Of Case #25-05-SUP With Conditions

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

Planning & Zoning Director Doug Hanson Sorry, Chairman. Sorry about that. There is a typo on the agenda. It should be a motion of approval.

Vice Chairman Bobby Rosadillo Oh, that's right.

Planning & Zoning Director Doug Hanson Yeah.

Vice Chairman Bobby Rosadillo Okay. Let me change that. I'll make a motion to approve case #25-05-SUP with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

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

(Timestamp 00:15:09)

Motion To: Approve Case #25-05-SUP With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

B. Case No. 25-03-S (Preliminary Plat) & 25-04-DR (Design Review), Lerida Subdivision – Marina Lundy – Associate Planner

Applicants request Preliminary Plat and Design Review approval to subdivide approx. 21.69 acres into 93 single family residential lots and 14 common lots. The site is located at 819 N Meridian Rd. (Parcel No. S1324142300) S24, T2N, R1W.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-03-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny & 25-04-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:15:30)

Chairman Bryan Clark All right. Next on the agenda this evening...Next on the agenda this evening, we have case #25-03-S, preliminary plat, and #25-04-DR for Design Review for Lerida Subdivision.

Associate Planner Marina Lundy Good evening, members of the Commission. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat approval for *approx...* and design review approval for approximately 21.7 acres already zoned R6 medium residential density to subdivide the site into 93 single family residential lots, 24 duplex townhome lots, and 69 detached single-family lots, and 14 common lots. The site is located at 819 North Meridian Road. The applicant will be required to construct Meadowview Drive from South Highway 69, Meridian Road, West as half of a 36-foot-wide Collector Street section. The project is in the Danskin Lift Station sewer basin, which has very limited capacity. Public Works has stated they do not have capacity to support a project of this size without a reduction in lot count or the use of the remaining LID EDU credits, which is approximately 86. The applicant has been working with the Ridleys' to secure the remaining LID EDU credits in order to apply them to this project. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan, and should the commission recommend approval of the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have, and the applicant is present tonight and has prepared a presentation.

Chairman Bryan Clark Any questions for staff prior to the applicant presentation?

Commissioner Jim Main No.

Chairman Bryan Clark If the applicant would like to come up and share with us this evening.

Jason Polson, Biltmore Company I would. Thank you. For the record, Jason Polson representing Biltmore Company, address 1580 West Cayuse Creek Drive, Meridian, Idaho, 83646. Commissioner, Commission members, it's my pleasure to bring Lerida before you, as Miss Lundy stated, located off of Meridian Drive, making some connections both to Meadowview and Saylor extending there. But just under 27 acres, again, facts that have been repeated, this community would be a great addition to Kuna. It sits next to a large commercial space and provides connectivity and addition, almost an infill project from staff's report to help encourage neighborhood and community in the subdivision, our common areas incorporate 2.18 acres of qualified open space, a centrally located park, providing amenities such as a pool, playground, a large public park, and connecting to walking paths throughout the community.

To give you an idea about Biltmore, it is a Treasure Valley grown and based company. We bring an elevated product to the market. Our homes are always striving to have four-sided architecture to keep from a boxy cookie cutter type neighborhood feel. We strive to be a cut above and not an entry-level product. Our interiors, much of that same design, use traditional floor plans with thoughtfully selected and elevated materials in both finishes, lighting, and trim work to be just a cut above. In this subdivision and pre-plat application, we put extra consideration into a buffer from the commercial zoning districts located on Meridian Road. That comprises the 24 townhome, single-family townhome lots to provide a little bit of transition buffer from that commercial space into the subdivision in the neighborhood there. As Ms. Lundy stated, it is currently in the R-6 zoning, high density residential. As proposed, this subdivision would be less dense than the maximum allowable at roughly 4.29 dense, develop, excuse me, dwelling units per acre. And based on statistics of the surrounding area, and we all know Kuna is rapidly growing and expanding, but snapshot of its location with the commercial next door to the east and other recently approved and developed subdivisions that our details and demographics kind of fit in line with what's been done around us. As part of this application, we've done an extensive traffic impact study as we make connections on Meadowview to the ITD corridor, State Highway 69, as well as developing and building out Saylor Ave, a north-south connector. We've met all the measurable criteria and fall within ITD and ACHD's capital improvement plans as far as traffic counts and concerns that traffic might bring to the area.

As I can't go back. There it goes. As Ms. Lundy stated, there is additional new concern or ongoing concern about sewer volume and availability in this basin. We come before you tonight kind of between a rock and a hard place as we've had comments with staff and come to What we've understood is a possible solution. We've reached out to Mark Ridley, the holder of the remaining sewer credits in this basin. He is in favor of and is intending to sell us those credits, but a volume count and a value has yet to be determined with those. It is his belief and understanding that the more residents patron his business, the more successful that is. And he's at this time not willing to give all of those credits to us, but certainly a majority share as has been provided to staff in our conversations with him in our good faith effort to acquire those.

Additionally, we would defer to staff's or the recorded and written staff report. This is a level of concern, but is made tonight as a vocal condition-of approval. We are in good faith reaching out and finding agreement to acquire those sewer district or sewer credits. It's been our understanding that it's a majority of our development as the agreement not all of the available credits. I feel like in that condition, it might be punitive and unreachable for us to require all of those available credits in stating any additional credit condition of approval for the commission to consider. That being said, I appreciate your time in considering the pre-plat and design review of the Lareita subdivision. I will stand for any questions at this time.

Chairman Bryan Clark Questions to the applicant at this time? No? Okay, Thank you.

Jason Polson, Biltmore Company Thank you, Commissioner.

Chairman Bryan Clark All right. So now clarify for me a motion to open all public hearings, or is it just going to reopen? Because typically it's part of the process.

Planning & Zoning Director Doug Hanson So, we need a motion to close the public hearing.

Chairman Bryan Clark Okay.

Planning & Zoning Director Doug Hanson Yep, or reopen, correct.

Chairman Bryan Clark Okay. All right, we'll go ahead and we'll open the public hearing at 6:24 on this. First on the list I have to testify this evening, Tim.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 East Porter Street here in Kuna And just wanted to get up and talk. You know, we've been up here before talking about other projects. Reached out to the developer on December 22nd, asking for partnership. We just haven't heard back from the developer yet on that. Would love -- you know, we're still open to speaking to him and talking about this project would add approximately 59 students to the current enrollments, you know, to the area schools. Specifically, it's in the Ross, Hubbard, Fremont, and KHS boundaries are the main schools that it would impact. And so right now, KHS, Fremont are at capacity. Hubbard is a little under because when we did our boundary changes this last, this current school year, It just left some open space in Hubbard, but we obviously as we're continuing to add kids, that space will fill. And Ross is almost at capacity. And so that's why, you know, like as we've talked before, we work with our developers to help mitigate some of those costs, additional like transportation costs or facility costs that would come with adding the additional students if the project were approved. So, and I will stand for any questions.

Chairman Bryan Clark So just for my own edification, have we been doing any studies on the current rates of attrition? I mean, population aging, all that kind of fun stuff. So, I mean, and we're seeing that lower number because right now we're seeing it used to be something like 2.1 heads per household.

Tim Jensen, Kuna School District It was 1.2 and it's actually down now at .5. And so, the numbers I gave you are with the new numbers not at the 1.2 that like you said a few years ago. Yeah we were going pretty quickly and so yeah those and that even that takes into account that those numbers also take into account um private schools charter schools um homeschool like we've, you know, reached out and got the yeah it's kind of hard to see say exactly what homeschool percentage are, but we're able to get some approximate numbers from the state, you know, to kind of give as accurate a number as possible to you. And so, we take all of that into account as well, so.

Chairman Bryan Clark Any other questions for Mr. Jensen?

Commissioner Jim Main No.

Chairman Bryan Clark Thank you so much.

Tim Jensen, Kuna School District Awesome. Thank you.

Chairman Bryan Clark Next on the list this evening to testify is Jan Zarr, I believe. Or Yanza. Sorry.

Jan Zarr No, he's got it right. Jan Zarr, 412 East Boise St. I believe my questions or my concerns have been answered. One was about the school and the capacity of families that were going to be living in that

area. The other one, of course, is the sewer district and those credits allotted. And so, my understanding is that if those credits are not allotted, that this is contingent on making sure that those are done or allotted first before this is approved or is it a prior approval would be my next question. So, I don't know how you can approve this project going on if we still don't have a confirmed yes, the credits are going to be passed or my assumption would be now it would go to city council after this approval.

Chairman Bryan Clark That is correct. So, ours is a recommendation for approval or denial. And so the ultimate decision is left with City Council.

Jan Zarr Okay. And of course, like everybody asked, my other concern is traffic, traffic, traffic, you know, going out on Meridian. And then the only other entrance and exit is, of course, is Saylor, which is going to dump onto Deer Flat. We already have a subdivision I think it was approved next to on Kay, right? Kay and Porter, that just got approved by you all, which is going to dump on K, which is right where we live, which dumps onto Deer Flat. So that's just, yeah. It's a broken record, I guess. So anyway, that's all I have to say. Thank you.

Chairman Bryan Clark Thank you, Is there anybody else who did not have an opportunity to sign up for this public hearing that would like to testify? I see no other requests for testimony. So, we will need to make a motion to close the public hearing. Oh, and then there's an opportunity for rebuttal. I apologize. I'll get there one of these days, Doug.

Jason Polson, Biltmore Company Mr. Chair, Commissioners, not a lot of rebuttal needed, but just to kind of respond and reiterate, as far as Mr. Jensen's comments with the school district, he has reached out. Our focus again with recommendation of staff is that we're focusing on sewer credit acquisition and not willing to support and move forward. And if we can't come to the agreement that that has been stated and is intended, school district is kind of a moot point, but we're not against but in fact in favor. Kuna does a great job as far as education and putting trades out into the industry to help the building industry. And we're in favor of that, just checking one box at a time as we go through. As far as Mr. Ganz's concerns, again, schools were in favor of supporting and willing to work there. Traffic, because of this location extending Meadowview, the hope that then that provides a future intersection and more control for ITD on 69. Sailor will dump into Deer Flat, but the expansion that's been there in the five-year plan and the impact that we've received from ACHD shows that we fall into compliance there with the projected numbers. Again, with our sewer credit agreement, Mr. Ridley wants to see that this is a viable project and has your approval before he goes selling sewer credits that get tied to a piece of ground that are now out of his control. It's his intent to have homes there with future customers, and he's willing to sell some of those to us. So, we're stuck between a rock and a hard place. We tonight ask for your consideration and approval that we can find majority credits to meet the projected lots of this subdivision. I'll leave it at that. Appreciate your time. Any other questions?

Chairman Bryan Clark Yeah, a couple of quick questions for you. So right now, where do we stand with the credits? It sounds like there are credits in the offing up to 86 units.

Jason Polson, Biltmore Company I believe it's 83.

Chairman Bryan Clark Okay.

Jason Polson, Biltmore Company So even the available that are owned by Mr. Ridley wouldn't quite meet the 100% of this subdivision. So, to have all of our credits available that are currently on the market, Kuna or Biltmore has no leverage to force sale of those, even though that commercial subdivision is basically built out. They are an asset to him that we're trying to incorporate into our project. So, with staff,

there's correspondence that's been shared back and forth that his intent is to direct those to Biltmore and come to an agreement. I don't have that final number right now, either of cost or quantity, but not all of his credits will be given to us, but a substantial number to, again, per meeting with staff would give us over that medium threshold of having over at least half of our credits available for this subdivision.

Commissioner Chad Queen So would you move forward with half the credits available in anticipation of receiving the other half from another...Somebody else?

Jason Polson, Biltmore Company There just aren't any. So, in that drainage basin -- Kuna's expanding, right? People want to be here. They want to come here. We can see the growth. Biltmore's been a part of that and would like to continue to be a part of that. But these sewer drainage basins have overcommitted capacity, both on paper and potentially in reality. To give you some back story in history, when we purchased the ground in 2015 that came in that purchase and sale agreement with sewer credits, EDUs. It's recently in this last year come to our attention from Kuna staff that they don't recognize those for several different reasons which is where we've gotten to Mark Ridley in trying to purchase what's available.

Commissioner Chad Queen I guess I'm not sure how you can move forward then. If you have 50% of the credits or half the capacity, am I making the right assumption? Then do you build out half of the subdivision and wait for a lift station? Do you build a lift station?

Jason Polson, Biltmore Company Again, we don't have the lift station. That's a capital improvement, right, that Kuna as a whole needs to address and tackle above and beyond what Biltmore can do. I would turn back to you and pose the question back to Kuna is how did they get themselves into this circumstance where they're overcommitted in some way and how do we get left out of the party, so to speak. So, the good faith in partnering with Kuna is that we're doing what we can to acquire what's available. And Kuna as a partner is agreeing to recognize that effort and come to an agreement as development continues, knowing that these sewer problems eventually are going to have to be part of our capital improvement project to increase the basin capacity or the sizing. By doing the road improvements, we're helping to bring utilities and services from Meadowview, Saylor to help future development, right, size up to meet capacity. And without getting into all the details that I don't know that any of us can really speak to as far as sewer capacity and drainage basins and where credits have been promised and allocated and purchased or not purchased. Trusting that the process will work out and in the partnership to make you know what it is and what it's going to become.

Vice Chairman Bobby Rosadillo So basically you're going to end up building what you have the credits for and then sitting and waiting for Kuna to, you know, improve the sewer system so that you can build the rest of them or get a lot of those units when they're available.

Jason Polson, Biltmore Company It's my understanding that in this basin, subdivisions have already been built out greater than the available credits that are available. So, a sewer credit is a basically a piece of paper or an accounting process that gives so much volume available. And from public works staff, that capacity that a pipe should be able to hold or can hold has already been committed and is being used or is accounted for. That doesn't mean the pipe is full and overflowing, but per paper and per the tax credit that comes with an EDU or a connection certificate, those are what are available on the free market that are not tied to a piece of ground currently.

Commissioner Chad Queen So, I'm sorry to keep beating this, but if you were to move forward with this and you managed to get a certain number of credits, which I'm going to equate to capacity because I'm

simple that way, And then will you continue to build beyond capacity without credits? Or is that going to be per building permit?

Jason Polson, Biltmore Company I believe that's already where the current situation is. They've already built beyond the credits in that basin. So yes, we are not phasing this project. This would be, we have X amount of tax credits in the EDUs available that we purchased through Mr. Ridley. and we would intend to build out the subdivision to all 93 lots.

Commissioner Chad Queen With less than 93 credits?

Jason Polson, Biltmore Company Correct. So, in December, the back and forth, our understanding and recommendation from city staff at Public Works was that we get at least a majority of these EDUs, these credits, at least 50 was kind of the number that was discussed, to then be willing to support the project to move forward. Again, as the current condition is, those credits have already been accounted for and then some. The volumes that are being put in that basin exceed those credits that are available.

Commissioner Chad Queen Then I have one last question, and I think I already know the answer, but I have to ask anyway. You said that you were at 4.6 lots...

Jason Polson, Biltmore Company Dwelling units per acre.

Commissioner Chad Queen Yeah. Does that include the townhouses or is that just the larger lots? That's everything?

Jason Polson, Biltmore Company Yeah. That's the whole project. The higher density being next to the commercial and the, yeah.

Commissioner Chad Queen That's all I have.

Chairman Bryan Clark Thank you. Appreciate it.

Vice Chairman Bobby Rosadillo I'll make a motion that we close the public testimony portion.

Chairman Chad Queen I'll second it.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:40:48)

Motion To: Close Public Testimony

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Chad Queen

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark Public testimony closed at 6:40. Okay, that'll bring us to our deliberation. This one's kind of complicated.

Commissioner Chad Queen I might have questions for staff about the majority of credits versus...

Planning & Zoning Director Doug Hanson *Microphone.*

Commissioner Chad Queen *Yeah, I'm just a weak voice man, sorry.* It's about the majority of credits and the discussion apparently. Apparently there's been a lot of talk about that. I guess I don't know how to ask, but it feels from the applicant that they kind of got in a position that they didn't know they were in until they were already in it. Is the 50%, is that a standard that we do, or is that an accommodation for this situation?

Associate Planner Marina Lundy It's not a standard. The situation with this application is unique. That conversation in December was based on the existing profile ridge EDUs that are left, Public Works had requested that the applicant try to secure as many as possible from the Ridleys. Based on more recent discussion between the applicant and staff and their discussion with the Ridleys, it seems, as Jason pointed out, that the Ridleys are not comfortable releasing those credits to the applicant until they know more about how the application is moving forward. This is a case where the commission could table this application until further information has been gathered, but that doesn't necessarily change the Ridley's stance, if that answers your question.

Vice Chairman Bobby Rosadillo Has the city had any communication directly with Ridley's representatives?

Associate Planner Marina Lundy Yes. Myself, and Mike Borzick with Public Works have confirmed that the Ridley's are in communication with the applicant and that they are in talks about the EDU credit transfers.

Commissioner Chad Queen But the rub is he wants to see this move forward before he releases those?

Associate Planner Marina Lundy That is my understanding.

Vice Chairman Bobby Rosadillo Yeah, I mean, I'd like to see some sort of communication directly from him regarding his intentions before.

Commissioner Chad Queen It's a tight spot, right?

Vice Chairman Bobby Rosadillo It is.

Commissioner Chad Queen And I feel for them because they're in a position, it sounds like, that unless they get a thumbs up from us, he won't talk to them, but he won't talk to them until we give them a thumbs up.

Vice Chairman Bobby Rosadillo Is that, am I kind of paraphrasing that well?

Associate Planner Marina Lundy Yes, that's the understanding that I have as well.

Chairman Bryan Clark He said it already, rock and a hard place. Okay. And then the only other question I have in the land use map that is provided, it is discussed that at one point this was kind of in the comprehensive plan as potentially going commercial. Ships sailed. This is zoned R-6. Is that my understanding?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. The future land use map designation of the property is actually high density residential, so they are below that and the zoning is R-6.

Chairman Bryan Clar Got it. Okay.

Associate Planner Marina Lundy Additionally, Commissioners, there is not currently a condition that the applicants secure these EDU credits. That is something that could be conditioned as they move forward. Something to consider.

Chairman Bryan Clark Okay.

Vice Chairman Bobby Rosadillo What was the status of the credits at the time of the original approval of this project? Do we know that?

Planning & Zoning Director Doug Hanson So, the status of how all of these sewer connections or LID credits came to be was because the 80 acres from Deer Flat to Meadowview was -- all came under one development agreement called the Profile Ridge Subdivision. That's why all of these sewer connections were allocated for those 80 acres. Some still exist because the entire thing hasn't been built out. But since that time, the south half, the south 40, which became the Ensign subdivision, that was the development agreement for Profile Ridge was amended and that was taken out of that development agreement. So, the allocation of where those sewer credits would go still exists, but there's no agreement for the city to serve that south half that's outside of the DA, which is why they need to go to the applicant/ developer / property owner of the original profile ridge subdivision and attempt to accrue as many connections as possible. So, a preliminary plat is, there's no approved preliminary plat on this property. It's simply just there is R-6 zoning that's still in place from the original profile ridge development application.

Vice Chairman Bobby Rosadillo Thank you. Well, I mean, personally, for me, I'd still like to see something more formal from Ridley's, at least stating their intention to sell, should this be, recommended for approval.

Commissioner Chad Queen Would maybe a fast forward be that we have a condition of compliance or a condition of because we can move it forward with the condition.

Chairman Bryan Clark Right, so the statement from staff, if I understood it correctly, would be for us to apply a condition, and that condition could be in line with the prior agreement. So, I guess my understanding is the city has discussed moving forward with the acquisition of at least 50 units. I'm sorry. Is that my, am I correct in my understanding that there are that would be kind of the way we'd want to word the condition if we were to go that route?

Associate Planner Marina Lundy I don't know that you would want to tie a specific number to it. I think that Public Works would probably be better able to speak to that without updated...

Chairman Bryan Clark Okay, so kind of more of a nebulous, assuming they can get the EDUs and they can-- Just a...

Commissioner Chad Queen Word like sufficient, and then let that be defined later?

Chairman Bryan Clark Or again, as stated, we could table. At this point, it would probably be to a date uncertain.

Associate Planner Marina Lundy I think that at this point, staff would recommend tabling to a date uncertain until something can be provided showing that.

Chairman Bryan Clark Yeah. Okay, so at this point, we probably want to wait on something that we can apply a little bit more concrete into the conditions. I hate to do it because I hate to be the rock or the hard place, but I think unfortunately that's kind of where we also need to be. So, well...

Commissioner Chad Queen Unless we could come up with something that fit that would allow them to pursue those so that they have more information or more solid stuff when they came back.

Chairman Bryan Clark Well, in this case, yeah, because at this point, I think, as Commissioner Rosadillo had mentioned, I think some kind of confirmation, formal confirmation of Ridley's intention or willingness that we could tie this to would be beneficial in the public record.

Commissioner Chad Queen I agree 100%. My only concern is if we table it, what is different when they go back to Ridley's to ask for this confirmation?

Vice Chairman Bobby Rosadillo And it's not necessarily like, I'm not looking for them to say yes, we'll sell it. Just, you know, an intent. If this goes through, then yes, we plan on, you know, providing, you know, whatever amount of EDUs that they want to say. At least then it's something in writing, like, you know, I've like taken the word, but even they can sit there and say whatever they want, but without that letter of intent, it just, to me, it doesn't feel as concrete as I like it.

Commissioner Chad Queen I wouldn't have any idea moving forward without something in writing or an intent. That's why my suggestion to have a condition so that they get, I don't know, a step farther down the road, so maybe Ridley's will be more willing to put something in writing. That's my only thought.

Planning & Zoning Director Doug Hanson Chairman Clark, For the record, Doug Hanson, Planning & Zoning Director. So what may be beneficial is to, we can either table to a date uncertain or we can table to a date certain either/or in order to give staff and the applicant enough time to procure more information with direction that we try to get something more concrete, some type of, whether it's an agreement or whatever that looks like between the Ridleys and the applicants so we have an idea of the potential number of sewer connections that could be transferred. And in the event that can't happen, we still can come back. And if we still would like the project to proceed, have a recommended condition that's more thought out as far as what you would like to see to move it to city council.

Vice Chairman Bobby Rosadillo I think that's reasonable. I think tabling it. And so that way, at least then we make a solid condition.

Chairman Bryan Clark So, I'll stand for a motion.

Vice Chairman Bobby Rosadillo All right. I'll make a motion that we table case #25-03-S to a date...

(Timestamp 00:50:49)

Motion To: Table Case #25-03-S to a date *[Incomplete]*

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

Chairman Bryan Clark Both of them if you don't mind.

Vice Chairman Bobby Rosadillo Oh, we'll have to make separate ones, right?

Chairman Bryan Clark Oh, okay.

Vice Chairman Bobby Rosadillo So, I'll make a motion to table case #25-03-S to a date uncertain with the condition that we...

Chairman Bryan Clark No conditions.

Vice Chairman Bobby Rosadillo No conditions, that's right. Sorry.

Commissioner Chad Queen I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:50:53)

Motion To: Table Case #25-03-S to a date Uncertain with No Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Chad Queen

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark And.

Vice Chairman Bobby Rosadillo I'll make a motion to table case # 25-04-DR to a date uncertain.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Thank you. All right. That is the end of our public hearings for the evening.

(Timestamp 00:51:10)

Motion To: Table Case #25-04-DR to a date Uncertain

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

4. **BUSINESS ITEMS:**

(Timestamp 00:51:39)

A. Case No. 25-33-DR (Design Review), Idaho Fitness Factory – Marina Lundy – Associate Planner

Applicant requests Design Review approval for a new Idaho Fitness Factory neighborhood gym. The site is 1.45 acres and is located at 1495 and 1515 N School Ave. Parcel Nos. R3193490120 & R3193490100.

Potential Motions:

- *Motion to approve/deny & 24-33-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:51:39)

Chairman Bryan Clark We have one business item, case #25-33-DR for Idaho Fitness Factory in Marina.

Associate Planner Marina Lundy Good evening, members of the Commission. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application before you this evening requests design review approval for a new Idaho Fitness Factory neighborhood gym that would be approximately 11,861 square feet. The site is 1.45 acres and is located at 1495 and 1515 North School Ave. Staff has reviewed the proposed design review application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan and should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions you have about the application, and the applicant is present tonight as well.

Chairman Bryan Clark Does the applicant have a presentation for us this evening.

--

Jeff Likes Jeff Likes, 1119 East State Street, Eagle, Idaho, 83616. Good evening, and we're here today to just do a Design Review for a proposed Idaho Fitness Factory, as staff has said, off of School Avenue. 11,600 square feet, neighborhood fitness center on an existing site in an existing commercial development. We're actually with two, this takes up two properties in that development. The parking for the most part along the drive aisles is there. We'll be adding parking internally beyond those drive aisles

and adding landscaping across the whole on that whole west portion of that site as well. The existing dumpster, there's a pad for a dumpster that's in the lower east corner, southeast corner of the site, that's where we'll be installing a trash enclosure there. Access to the sites are existing, one at the east and one at the north end of the site. -- *Or can I go from here? Are they just over here?*-- Oh, there we go. Sorry, thank you. We'll go to some colored elevations. Here's the proposed elevations. Our material is mostly stucco, which is all the white stucco you see there. We do have a metal vertical metal entrance with a metal covered entrance as well. And then on the corner here, this is a wood look metal panel for longevity on that portion there. All of our awnings are steel awnings to break some offsets here and this kind of gives you a better view of looking towards that as well. So, this is north, that'll be south, how that sits here. And we'll stand for any questions.

Chairman Bryan Clark So just off the cuff, I'm just double checking I'm reading this right. And perhaps this is more for staff, but feel free to answer. It's saying 60% vertical coverage required within three years in the landscaping. Is that actually canopy coverage of the site or what is that statement? Sorry, I'm looking at the landscape plans, landscape requirements on plan sheet one.

Associate Planner Marina Lundy Sorry, Commissioner.

Chairman Bryan Clark Oh, okay, that's just for the south perimeter. I'm just on sheet, plan sheet one in that box up in the top right corner, the landscape requirements.

Jeff Likes I can answer that. I can answer that for you. Yes, so those, The landscaping across the south will grow to 60% of coverage, means it gets to 60% of its full growth, we'll say, in those three years.

Chairman Bryan Clark Got it.

Jeff Likes Yeah.

Chairman Bryan Clark Okay. Yeah, with a site like this, I mean, Jim, good? Other gym, actual 'G' 'Y' 'M,' not Jim Main.

[Laughter]

But, you know, big old parking lot. Required parking, so we're meeting the required parkings. Okay. Any other questions for the applicant? I'm sorry. I'm getting distracted here.

Commissioner Chad Queen I'm sorry. I'm just digging through it. Are there any capital improvements to the school? Is there a turn lane or are you guys doing it? Are you just piggybacking west off of the existing?

Jeff Likes We're not proposing anything in the existing streets. We're just using the existing approaches as is.

Chairman Bryan Clark All righty if no other questions for the applicant. Thank you very much. Appreciate it. I'm just getting my bearings and I'm wearing this thing is. Hold on.

Vice Chairman Bobby Rosadillo Southeast Deer Flat and school. Right there.

Chairman Bryan Clark Okay, so that's in the existing. Okay. Just look down. Yep, I know that one. Okay.

Vice Chairman Bobby Rosadillo I don't see anything that stands out. I mean, it looks...The layout looks good. I mean, limitations with just the one entrance, but you do what you do.

Chairman Bryan Clark Yeah, there are two entries. I mean, there are two entries, there's one off of Deer Flight and one off of this club.

Vice Chairman Bobby Rosadillo Oh, is there?

Chairman Bryan Clark Yeah, there's one on Deer Flight next to the dentist. Yeah, so they do have two points of access, good screening from the landscape.

Commissioner Chad Queen Fits into the existing commercial development.

Chairman Bryan Clark Fits in with the existing commercial development. And aesthetically, the building fits in with the existing as well. So good surface treatments.

Commissioner Chad Queen *Is anybody?*

Chairman Bryan Clark *So, in this case, this is design review doesn't go to a public hearing. This is a business item.*

Commissioner Jim Main Looks like a clean fit.

Chairman Bryan Clark Yeah, I agree. All right, if no other questions or concerns, I'd stand for a motion.

Vice Chairman Bobby Rosadillo Yeah, I'll make a motion to approve case #25-33-DR with conditions as outlined in the staff report.

Commissioner Jim Main I'll second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Any opposed?

(Timestamp 00:59:19)

Motion To: Approve Case #25-33-DR With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

5. UPDATES & REPORTS:

(Timestamp 00:59:35)

Chairman Bryan Clark Okay, that brings us to the end of our business items for the evening. Staff, any updates or reports?

Planning & Zoning Director Doug Hanson That's it for the evening.

Chairman Bryan Clark All righty.

6. ADJOURNMENT:

(Timestamp 00:59:43)

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 kindly.

(Timestamp 00:59:43)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

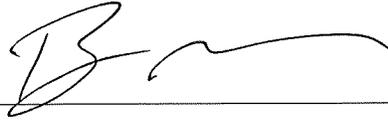
Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1



Bryan Clark, 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
 February 10, 2026

Case No.: 25-05-SUP

Case Name: Kaveman Trailers Storage

<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Julie & Tracy McAnn	Name
Address 9302 S. Kofas Way	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 Brian Burvet	Name
Address 2205 W Mace Rd.	Address
City, State, ZIP Engle, ID 83616	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Natalie Jonsson	Name
Address 2205 W Mace Rd.	Address
City, State, ZIP Engle ID 83616	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Johas Weiman	Name
Address 978 S. Red Spruce Ave	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
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



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
February 10, 2026

Case No.: 25-03-S & 25-04-DR

Case Name: Lerida Subdivision

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name TIM JENSEN - KSD	Name
Address 711 E. PORTER ST	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 Jan Zaw	Name
Address 412 E. Boise St	Address
City, State, ZIP Kunz 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
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
<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