

OFFICIALS

Bryan Clark, Chairman
Robert Rossadillo, Vice Chairman
Jim Main, Commissioner
Chad Queen, Commissioner
Cristin Sandu, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, March 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:

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.

A. Regular Commission Meeting Minutes Dated February 24, 2026

B. Decision and Reasoned Statement(s)

- 1. Case No. 26-01-DR, Best Business Ave
- 2. Case No. 25-22-DR, Meridian Mega Storage

Potential Motion:

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

3. PUBLIC HEARINGS:

A. Case No. 25-04-AN (Annexation), Ben Decker Annexation – Troy Behunin – Senior Planner

Applicant requests Annexation for approx. 4.87 ac. into the city and apply the R-2 zone. The site is in Sec. 30, Township 2 North, Range 1 East (APN number; R0615250420).

Potential Motions:

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

4. BUSINESS ITEMS:

A. Case No. 25-32-DR (Design Review), Falcon Crest Golf Amenity MOD – Troy Behunin – Senior Planner

Applicant requests Design Review Modification approval for residential amenities originally approved by the Commission in October 2025. This project is located near the NEC of Cloverdale Rd. and Kuna Rd. (APN: R8954740020); Section 22, Township 2 North, Range 1 East.

Potential Motions:

- *Motion to approve/deny & 25-32-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 26-04-DR (Design Review), Circle K – Marina Lundy – Associate Planner

Applicant requests design review approval for a 5,685 SF Circle K retail store with six underground tanks and associated fuel sales stations. The site is located at 1444 E. Deer Flat Road (Parcel No. R6949010900).

Potential Motions:

- *Motion to approve/deny & 26-04-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT: