

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, August 12, 2025, 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 00:00:10)

Chairman Dana Hennis Okay. So, we'll go ahead and call to order the regular scheduled meeting for the Planning & Zoning Commission on Tuesday. *Excuse me.* August 12th went way back Tuesday, August 12th, 2025. We'll go ahead and start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark... Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Absent
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Michelle Covert, Economic Development Administrator
Matt Johnson, 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 00:00:37)*

A. Regular Commission Meeting Minutes Dated July 22, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-ZC Wanner Buckner/City of Kuna Rezone
2. Case No. 25-24-DR Kuna Data Center Site Plan Amendment
3. Case Nos. 22-15-S, 22-07-ZC & 22-34-DR; Gallica Heights Subdivision

Potential Motion:

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

(Timestamp 00:00:37)

Chairman Dana Hennis Okay, first up on the agenda is our consent agenda.

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

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Okay. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Thank you.

(Timestamp 00:00:41)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Hennis

Voting Nay: None

Absent: Commissioner Clark

4-0-1

3. PUBLIC HEARINGS:

4. BUSINESS ITEMS:

(Timestamp 00:00:52)

A. Case No. 25-17-DR (Design Review) for Mark Adams Storage – Troy Behunin – Senior Planner

Applicant requests Design Review approval for a 36' X 70' Pole Style building with an accompanying 16 X 70' attached lean-to on 1.5 acres, near the Southeast Corner of E Stagecoach Wy. and S Swan Falls Road (APN: S1325233606); Section 25, Township 1 North, Range 1 West.

Potential Motions:

- *Motion to approve/deny Case No. 25-17-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:52)

Chairman Dana Hennis So along on the agenda, we have our next up item is the business item of case #25-17-DR, Design review, for Mark Adams storage. Troy.

Senior Planner Troy Behunin Good evening, commissioners. For the record, Troy Behunin, senior planner, Kuna Development Services Department. So, the application before you this evening is a very simple one. It's a design review approval for a 36 by 70 pole style building with an accompanying 16 foot by 70-foot attached lean-to on a 1.5-acre piece of ground here in Kuna, and it's near the southeast corner of East Stagecoach Way and South Swan Falls. And the property is currently zoned LO, which is a retired zone. There are, I think, 3 properties that are zoned LO. It just means 'limited office.' We don't have it anymore, but...

Chairman Dana Hennis I was going to say I don't think I've heard of that one.

Senior Planner Troy Behunin Yeah. Staff has reviewed the proposed application for compliance with the Kuna City Code, the Kuna Comprehensive Plan, and should the Commission approve the design review, staff recommends that the applicant be subject to the proposed recommended conditions that are listed in the staff report. I will be here for any questions you might have, and the applicant's representative is also here to answer any questions.

Chairman Dana Hennis Thank you. So, not having much knowledge of the LO is there any considerations on this that don't allow storage? Obviously, it must be Okay.

Senior Planner Troy Behunin So for the record Troy Behunin, so this isn't going to be...and in my staff report, I did mention it several times. This is not for Public Storage. This is only for the business storage. So, it's basically an outbuilding for a business that is going to be there. The design review is also the conversion of the used-to-be home to an exclusive commercial use...

Chairman Dana Hennis Okay. That's good clarification.

Senior Planner Troy Behunin But yes, it's not for Public Storage, it's just for the business.

Chairman Dana Hennis And out a work-out building so... okay.

Senior Planner Troy Behunin Correct. Yeah.

Chairman Dana Hennis An outbuilding for work. Okay, thank you. Any other questions from the Commission?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Does the applicant's representative have anything to add or?

[Laughter]

Chairman Dana Hennis And you go ahead and state your name and address for the record. Please. Maybe just.

David Daniel, Cleary Building Corp. David Daniel, 326 E Franklin Rd. Meridian 83642 I'm with Cleary Building Corp. It's going to be an outbuilding. They do their work on generators and they got various sizes and mostly the large commercial sizes working on a lot of mobile ones that they'll have trucks and trailers come by and drop them, and they just need a place to pull it in and be able to work on them and pull out. There's not going to be any fuels or anything like that inside of the building. Those are all separated. Mostly it's going to be storage for larger. Sorry about that. For larger generators, packages, and stuff like that, and parts as they come in, especially as they're like they're doing a huge generator reset out at the state prison right now and. They've had semi loads of generator stuff come in that they have no place to store. Put them in, keep them out of the weather. So that's generally what this is going to be utilized.

Chairman Dana Hennis Okay.

David Daniel, Cleary Building Corp. I guess the biggest questions I have is clarifications on everything that's going to be expected for the dangerous for the conversion over to the full commercial from mellow. What all is in the additional that he's going to be have to be taken care of?

Chairman Dana Hennis Most of those should be addressed in the staff report on, and probably directly... You know, staff will help you on a lot of that. We're here just tonight to do a design review of that particular barn. So, I don't know if I've got any other questions. Troy would be your main contact on that. Maybe just a couple of could you describe your basic building, I mean the materials or is it just going to be an uninsulated type barn metal siding?

David Daniel, Cleary Building Corp. There will be insulation in there. There will be. There will be insulation. This is the building here. It is post frame. They used to call it pole barn. We call it a post frame. Now it's a lot more engineering involved in inside of these. It's tall enough because of the of the some of the stuff that he that he works on and has to stand up. So, we made it a little taller on the inside clearance. The lean on the outside is tall enough that he can pull a vehicle underneath it as well. And that...It's a very simple, basic building. There's nothing extravagant to it at all. It's mostly just open shop space that they need desperately.

Chairman Dana Hennis Okay, thank you. Any questions from the Commission? Thank you. With that, I think that leaves us up to our deliberation. I don't...

Commissioner Bobby Rosadillo I don't...

Chairman Dana Hennis I don't really see anything too wrong with. It's nice-looking buildings, not just a typical shed, so it's got some...

Commissioner Jim Main Yeah, I agree. It's a nice-looking building. I think it's well done. I don't see any real issues with it.

Commissioner Bobby Rosadillo Yeah.

Commissioner Ginny Greger I agree.

Chairman Dana Hennis Okay, well barring any other questions or concerns, I would stand for a motion.

Commissioner Bobby Rosadillo All right, I'll make a motion to approve case #25-17-DR, with conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Motion passes. Thank you.

(Timestamp 00:07:02)

Motion To: Approve Case #25-17-DR

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Hennis

Voting Nay: None

Absent: Commissioner Clark

4-0-1

5. UPDATES & REPORTS:

(Timestamp 00:07:26)

Chairman Dana Hennis With that, I don't see any other items on the agenda. Is there any reports, or updates, from staff?

Planning & Zoning Director Doug Hanson That is it for this evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:07:35)

Commissioner Bobby Rosadillo I'll make a motion to adjourn the meeting.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis thank you very much.

(Timestamp 00:07:35)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

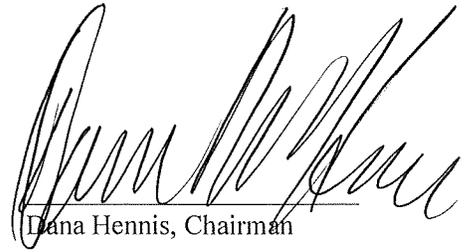
Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Hennis

Voting Nay: None

Absent: Commissioner Clark

4-0-1



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.