

**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 4<sup>th</sup> 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.*

**1. CALL TO ORDER & ROLL CALL:**

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

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

**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.*

- 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.)*

**5. PUBLIC HEARINGS:**

- 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).*

- 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).*

**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).*

**6. BUSINESS ITEMS:**

**7. UPDATES & REPORTS:**

**8. ADJOURNMENT:**