

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, January 27, 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. APPROVING NEW PLANNING AND ZONING COMMISSION BYLAWS - ACTION ITEM

3. 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 January 13, 2026

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-CPA, Ada County Capital Improvement Plans
2. Case No. 25-02-CPA, Area of Impact Reduction
3. Case No. 25-03-OA, Architectural and Site Design Guide

Potential Motion:

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

4. PRESENTATIONS:

A. Ada County Highway District Development Services Presentation

5. PUBLIC HEARINGS:

6. BUSINESS ITEMS:

A. Case No. 25-31-DR, Blossom Meadows Subdivision - Troy Behunin – Senior Planner

Applicant request’s Design Review modification for Blossom Meadows which was approved by Commission May 13, 2025. Blossom Meadows was approved for 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300.

Potential Motions:

- *Motion to approve/deny & 25-31-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 24-23-DR, Madrone Village Subdivision - Troy Behunin – Senior Planner

Applicant requests Design Review for the Madrone Village subdivision approved by Council January 6, 2026, which will subdivide approx. 80 acres into 354 single-family lots, 38 common lots, 12 common

driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040). A school site has been integrated into the site plan.

Potential Motions:

- *Motion to approve/deny & 24-23-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

7. UPDATES & REPORTS:

8. ADJOURNMENT:

**THE PLANNING AND ZONING COMMISSION
AMENDED AND REFORMED BYLAWS**

City of Kuna, State of Idaho

**ARTICLE I
PURPOSE AND AUTHORIZATION**

The purpose, authority and objectives of these Bylaws are to:

- 1.1 Comply with Idaho Code Section 67-6504(c) and provide the bylaws of the Planning and Zoning Commission of the City of Kuna (the “Commission”) consistent with Chapter 65 of Title 67 Idaho Code (Local Land Use Planning Act) and the laws of the State of Idaho for the transaction of business of the Commission.
- 1.2 To provide written organization papers and bylaws which provides for the transaction of business of the Commission not otherwise provided for by City Ordinance.

**ARTICLE II
CITY ORDINANCES ESTABLISHING AND GOVERNING THE COMMISSION**

- 2.1 The Commission has been established and is governed by Ordinance at Chapter 1 of Title 2 of Kuna City Code.

**ARTICLE III
COMMISSION OFFICE**

- 3.1 The office of the Commission is located in the Planning and Zoning Department, located at Kuna City Hall, 751 W 4th St, Kuna, ID 83634.

**ARTICLE IV
MEMBERSHIP**

- 4.1 The number and terms of the Commissioners is set by Section 1 of Chapter 1 of Title 2 of Kuna City Code.
- 4.2 Commissioners are appointed by the Mayor and confirmed by a majority of the City Council.
- 4.3 Resignations from the Commission shall be in written form and transmitted to the Commission in care of the City Clerk and the Director of the Planning and Zoning Department (The “Director”).
- 4.4 Resignations shall be received and accepted by the Commission at their next meeting at which time the Commission shall declare a vacancy.

- 4.5 Members may be removed for cause by majority vote of the City Council as provided in Section 1 of Chapter 1 of Title 2 Kuna City Code.
- 4.6 Following any removal of a member for cause, a vacancy shall be declared at the next meeting of the Commission. Vacancies shall be filled in the same manner as the original appointment.

ARTICLE V COMMISSIONER ATTENDANCE POLICY

- 5.1 **Advanced Notice of Absence:** Members shall notify the designated Commission Staff Person at least 72 hours in advance (except for medical or family emergencies) of their inability to attend a regular meeting, special meeting or workshop.
- 5.2 **Attendance Policy:** The participation of all Commissioners is necessary in order to timely carry out the duties of the Commission. Consistent Commissioner attendance is of the utmost importance. For this reason, the following attendance guidelines are applicable to all Commissioners:
- 5.2.1 **Attendance Requirements:** Commissioners are required to attend a minimum of two-thirds of the regularly scheduled meetings within a calendar year.
- 5.3 **Attendance Policy Violation:** If a Commissioner is believed to be in violation of the attendance policy, the Commissioners shall review the facts of alleged Attendance Policy Violations in Executive Session (I.C. § 74-206(1)(b)) with the accused Commissioner to determine whether or not there are grounds for making a recommendation to the City Council in open session that the offending Commissioner be removed from the Commission for cause.
- 5.3.1 Relevant factors for consideration include:
- 5.3.1.1 Whether or not the alleged violation occurred and if so whether or not there have been previous violations which are likely to reoccur; and
- 5.3.1.2 Whether or not the absences have caused undue hardship to the Commission in the performance of its duties.
- 5.3.2 Following the Executive Session, the Commission shall vote in open session on whether to recommend that the City Council remove the accused Commissioner for cause. The accused Commissioner shall not participate in the vote, and a majority vote of the remaining Commissioners shall be necessary to make a recommendation of removal. If the vote for removal is less than a majority (including ties), then the motion fails and no other action shall be taken. However, if the motion for removal passes, the Commission shall cause the Director to prepare written findings of fact

and recommended conclusions for consideration and adoption at its next regular meeting. After adoption by the Commission, the Director shall cause the findings and recommendations to be placed on the next regular City Council agenda for consideration. Thereafter, it shall be the responsibility of the City Council to consider the findings and recommendation and put the matter to a vote as set forth in Section 1 of Chapter 1 of Title 2 Kuna City Code.

- 5.4 Virtual Attendance:** The Commissioners may attend by teleconference in accordance with Idaho Code § 74-203(5) which permits attendance by technological devices. However, at least one member of the Commission, or the Director, shall be physically present at the location of the meeting.

ARTICLE VI OFFICERS AND THEIR DUTIES

- 6.1** The officers of the Commission shall consist of a Chairman, and a Vice-Chairman, to be elected annually by the Members of the Commission at the 1st regular meeting of the Commission in January of each calendar year.
- 6.2** The Chairman shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred by parliamentary usage on such officers.
- 6.3** The Chairman shall have the authority to call special meetings and generally perform other duties as may be prescribed by these Bylaws.
- 6.4** The Chairman shall be one of the Commission members. They shall have the privilege of discussing all matters before the Commission and of voting thereon.
- 6.5** The Vice-Chairman shall act for the Chairman in the Chairman's absence and have the authority to perform the duties prescribed for that office. They shall be a member of the Commission.

ARTICLE VII ADMINISTRATIVE STAFF

- 7.1** The City Clerk, in coordination with the Director shall have the authority and the duty to:
- 7.1.1** Maintain Commission Open Meeting Law (Chapter 2 of Title 74 of Idaho Code) compliance inclusive of meeting and agenda notices, minutes of Commission meetings; and
 - 7.1.2** Maintain Commission notice compliance involving quasi-judicial and/or legislative matters; and

- 7.1.3** Maintain the record of proceedings for all legislative and quasi-judicial matters coming before the Commission together with a recording of the same.
- 7.2** The Director, or their designee, shall staff all applications, petitions and permits coming before the Commission inclusive of staff reports, findings of fact, conclusions of law and orders of decision and associated documents.
- 7.3** In order to provide the Commission with information packets for adequate review prior to Commission meetings, it is required that any item being requested be placed on the Commission agenda, including the supporting information, be submitted to the Planning and Zoning Department by 5:00 PM five (5) calendar days prior to the Commission meeting.

ARTICLE VIII MEETINGS

- 8.1** Regular monthly meetings will be held on the second and fourth Tuesday of each month at 6:00 PM at The Kuna City Council Chambers. In the event of conflict with holidays or other events, a majority at any meeting may change the date of the next regular meeting.
- 8.2** A majority of voting membership of the Commission constitute a quorum, and the number of votes necessary to transact business shall be a majority of members present.
- 8.3** Special meetings may be called at the discretion of the Chairman, who shall determine the agenda in coordination with Director and timely notify the City Clerk.
- 8.4** The Commission may take field trips or site visits to view property or for other purposes relevant to a public hearing or other matter under consideration. All Commission field trips shall be taken as part of a regular or special meeting, and all interested persons shall be afforded the opportunity to be present to view the property and hear any reports or comments. Field trips or site visits which are part of a hearing shall be included in the record of proceedings of that hearing. Additionally, a record of the field trip or site visit shall be kept recorded and entered into the minutes, so that the record shall indicate the field trip or site visit was taken into consideration and included in the evidence. Agendas for all field trips and site visits of the Commission shall be prepared and posted in accordance with Idaho law.
- 8.5** Unless otherwise provided by City Ordinance, or these Bylaws, Robert's Rules of Order shall govern the proceedings at the meetings of the Commission.
- 8.6** A motion of the Commissioners must be made and passed in order to dispense with any action item on the agenda.

- 8.7** No new business submitted for action by the Commission shall be acted upon unless it is submitted at least five (5) days prior to a regular meeting date.
- 8.8** Unless the Commission votes to adjourn a meeting, the Commission meeting will be adjourned by the Chair when the business of the posted meeting agenda notice has been completed.

ARTICLE XI ORDER OF BUSINESS

- 9.1** The order of business at regular meetings shall include:
- 9.1.1** Call to Order
 - 9.1.2** Roll Call
 - 9.1.3** Consideration and approval of consent agenda which may include the minutes of previous meeting(s), Approval of Decision And Reasoned Statements (Previously Known As Findings of Fact) from previous meeting(s), and other items as may be pertinent.
 - 9.1.4** Review and Action on Application requiring public hearings
 - 9.1.5** Business Items [Old & New]
 - 9.1.6** Communications/Reports by Commissioners and Staff
 - 9.1.7** Adjournment

ARTICLE X HEARINGS

- 10.1** Hearings shall be conducted in accordance with the City of Kuna Public Hearing Rules of Procedure established in Section 8, Chapter 6, Title 1 of Kuna City Code.
- 10.2** In addition to the City of Kuna Public Hearing Rules of Procedure established in Section 8, Chapter 6, Title 1 of Kuna City Code, the presiding Chairman may, at their discretion, place the Commission “at ease” subject to the call of the presiding Chairman, for any reason, and for any length of time necessary to resolve such matter which may have caused the Commission to be put “at ease” which includes but is not limited to: the preservation of order befitting a Public Meeting, maintenance of decorum befitting a Public Meeting, allowing a brief pause in proceedings in which to allow members of the public to enter or exit the City Council Chambers before or after an Agenda Item, matters related to

administrative or staff necessity. Members of the Commission shall be expected to keep their seat when the Commission is placed “at ease.”

- 10.3 The presiding Chairman may call the Commission back to order at the Chairman’s discretion.
- 10.4 Members of the Commission may call the Commission back to order by Majority Vote.

**ARTICLE XI
DISQUALIFICATION – CONFLICT OF INTEREST**

- 11.1 No member of the Planning and Zoning Commission shall appear before the Commission to represent any person [excluding themselves], firm or corporation, or other entity in any matter pending before the Commission.
- 11.2 A Member of the Commission shall disqualify themselves from participating in the hearing or decision of the Commission upon any matter when the member or employee or their employer, business associate or any person related to the member by affinity or consanguinity within the second degree has an economic interest in the procedure or action. Any actual or potential interest in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered.

**ARTICLE XII
AMENDMENTS TO BYLAWS**

- 12.1 These Bylaws may be amended by a two-thirds vote of the entire voting membership of the Commission, only after the proposed change has been read and discussed at a previous meeting, except that the bylaws may be changed at any meeting by the unanimous vote of the entire voting membership of the Commission.

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Chad Queen, Commissioner
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Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, January 13, 2026, at 6:00 PM

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1. 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

4-0-1

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

4-0-1

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

4-0-1

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

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
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City, State, ZIP	City, State, ZIP
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CITY OF KUNA

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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

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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CITY OF KUNA

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 (208) 922-5546 • www.kunacity.id.gov

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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**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 25-01-CPA (Comprehensive Plan
) Amendment)
)
CITY OF KUNA ON BEHALF OF ADA COUNTY)
)
)
Related to the adoption of Ada County) **DECISION AND REASONED**
Improvement Plans for Coroner, EMS, and) **STATEMENT FOR ADA COUNTY**
Jail.) **CAPITAL IMPROVEMENT PLANS.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on January 13, 2026.

This Decision and Reasoned Statement was prepared and presented to the Commission on January 27, 2026, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Comprehensive Plan Map Amendment application (Case No. 25-01-CPA) is hereby *recommended Approval.*

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- CORONER IMPACT FEE STUDY
- EMS IMPACT FEE STUDY
- JAIL IMPACT FEE STUDY
- NARRATIVE
- DEPARTMENT OF ENVIRONEMNTAL QUALITY 2
- DEPARTMENT OF ENVIRONMENTAL QUALITY 1
- KUNA SCHOOL DISTRICT
- AGENCY TRANSMITTAL 03.11.2025
- AGENCY TRANSMITTAL 10.23.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission’s January 13, 2026, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
Richard Beck, Ada County Development Services, 200 W Front Street, Boise, ID 83702
- c. Appearing in Favor:
- d. Appearing Neutral:
- e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Local Land Use Planning Act
 - i. I.C. § 67-6509 – Recommendation and Adoption, Amendment, and Repeal of the Plan
 - 2. Chapter 82 of Title 67, Development Impact Fees
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Procedural Findings:

Agency Comments Request	March 11, 2025, and October 23, 2025.
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Idaho Press Newspaper Published Hearing Notice Commission	Published on December 19, 2025.
Commission Public Hearing	Held on January 13, 2026.
Commission Written Decision and Reasoned Statement Entered	Entered on January 27, 2026.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the application; therefore, no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Comprehensive Plan Amendment Application is consistent with Idaho State Code.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 27th day of January 2025.

Bryan Clark, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 25-02-CPA (Comprehensive Plan
) Amendment)
)
CITY OF KUNA)
)
)
Related to the area of impact reduction of) **DECISION AND REASONED**
approximately 5,531 acres within the City of) **STATEMENT FOR AREA OF IMPACT**
Kuna Area of City Impact (ACI).) **REDUCTION.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on December 9, 2025.

This Decision and Reasoned Statement was prepared and presented to the Commission on January 27, 2026, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Comprehensive Plan Map Amendment application (Case No. 25-02-CPA) is hereby *recommended Approval.*

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- NARRATIVE
- PROPOSED AREA OF IMPACT REDUCTION
- AGENCY TRANSMITTAL
- PROOF OF LEGAL MAILER PZ 12.9.2025
- PROOF OF LEGAL NOTICE 12.09.2025
- DEQ

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission’s December 9, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
- c. Appearing to testify:
Kymbere Jenkins, 9105 W Rockstone Court, Kuna, ID 83634.
- d. Appearing Neutral:
- e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6509 – Recommendation and Adoption, Amendment, and Repeal of the Plan
 - ii. I.C. § 67-6526 – Areas of Impact
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

Parcel Number(s):	S1424314800, S1425110000, S1519336100, S1519336335, S1519336355, S1519336505, S1529110010, S1530110080, S1530141824, S1530223105, S1530223235, S1530223255, S1530233600, S1532110100, S2107120605,
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	S2108110015, S2202223000, S2203110000, S2204110000, S2209110000, S2210110000, S2211110000 and S2212110000
Future Land Use Map Designation:	Public and Agriculture
Existing Land Use:	Bare Ground, Idaho Department of Corrections Facilities, Material Extraction, Agriculture
Current Zoning:	RP (Rural Preservation) Ada County
Proposed Zoning:	M-1
Area:	5,531 acres

2. Procedural Findings:

Agency Comments Request	August 21, 2024.
300 FT Legal Mailer Notice Commission	Sent on November 20, 2025.
Idaho Press Newspaper Published Hearing Notice Commission	Published on November 21, 2025.
Commission Public Hearing	Held on December 9, 2025.
Commission Written Decision and Reasoned Statement Entered	Entered on January 27, 2026.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the application; therefore, no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Comprehensive Plan Amendment Application is consistent with Kuna City Code, Comprehensive Plan and Idaho State Code. The Commission agreed that the property proposed for removal from Kuna’s ACI will not be annexed or developed under the requirements set forth within Idaho Sate Coe that it should be removed.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or

modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 27th day of January 2026.

Bryan Clark, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No.: 25-03-OA (Ordinance
)	Amendment) Design Requirements
THE CITY OF KUNA)	
)	
<i>Ordinance Amendment to Title 5,</i>)	
<i>Development Regulations of Kuna City</i>)	DECISION AND REASONED
<i>Code.</i>)	STATEMENT.

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on January 14, 2026, the Commission entered a recommendation on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on January 27, 2026, for formal adoption of the Commission recommendation.

**SECTION 2
RECCOMENDATION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 25-03-OA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- DEQ
- 2025 ARCHITECTURE AND SITE DESIGN POLICIES DESIGN GUIDE
- DRAFT 5_8_905 DESIGN REQUIREMENTS AND OBJECTIVES AND CONSIDERATIONS REDLINES
- DRAFT 5_8_906 LARGE RETAIL ESTABLISHMENT DESIGN MANUAL REDLINES
- PROPOSED CHANGES
- NARRATIVE
- NOTICING PROOF 25-03-OA 1.13.2026
- AGENCY TRANSMITTAL

II. Public Hearing Witnesses.

Architecture and Site Design Policies

Witness Testimony: Those who testified at the Commission January 13, 2025, hearing are as follows, to-wit:

- a. City Staff:
Marina Lundy, Associate Planner, Kuna Development Services Department
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. Procedural Findings:

Agency Comments Request	August 12, 2025.
Idaho Press Newspaper Published Hearing Notice Commission	Published on December 19, 2025.
Commission Public Hearing	Held on January 13, 2026.
Commission Written Decision and Reasoned Statement Entered	Entered on January 27, 2026.

- b. Relevant Contested Facts.
 - 1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

- c. Commission’s Factual Findings on Relevant Contested Fact.
 - 1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the proposed changes regulating architecture and site design and the addition of the Architecture and Site Design Policies Design Guide will better serve the intent of the Large Retain Establishments and Architectural and Site Design sections of code by creating greater flexibility, allowing for more responsiveness in regard to changing trends and practices, and making this information more digestible for the public through the addition of visuals and plain language.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 27th day of January 2026.

Bryan Clark, Chairman



Planning Review

Mindy Wallace, AICP

Planning Review Supervisor

Development Services

Planning Review Development Services

- ▬ How does ACHD fit into the Development Process
- ▬ Traffic Impact Studies
- ▬ What is included in an ACHD staff report
- ▬ What improvements can be required through development
- ▬ Questions



Process

- // Weekly Transmittals
 - // Initiated by City of Kuna
- // Review for Compliance with ACHD policies and standards
 - // Section 7200 of ACHD's policy manual
 - // Findings and recommendations from a Traffic Impact Study
- // Response
 - // Staff Report



Traffic Impact Study

- ▄ Policy Section 7106 - Traffic Impact Study

- ▄ Purpose and Requirements

- ▄ Traffic Impact Studies (TIS) are intended to determine the need for any improvements to the adjacent and nearby transportation system in order to maintain a satisfactory level of service, and acceptable level of safety and the appropriate access provisions for a proposed development. *ITE, Transportation Impact Analysis for Site Development*



Process TIS

- /// New development – 100 or more new P M peak hour trips.
 - /// Approximate triggers:
 - /// Single family residential – 100 units
 - /// Multi-family residential – 192 units
 - /// Retail – 30,000 SF
 - /// General Office – 84,000 SF
 - /// Industrial – 70,000 SF
- /// *ITE Trip Generation Manual 12th Edition.*



Analysis

▄ Analysis scenarios

- ▄ Existing

- ▄ Background (build-out year no development trips)

- ▄ Total traffic (background plus development trips)

▄ Level of Service Planning Thresholds

- ▄ "E" for Principal Arterials

- ▄ "E" for Minor Arterials and Collectors

- ▄ V/C Ratio of .90 or less for intersections



Findings/Mitigation

- // Report findings
 - // With and without new development
- // Recommended mitigation
 - // Feasible measures to reduce the impacts of new development
 - // Intersection improvements
 - // Turn lanes
 - // Roadway widening
 - // Pedestrian improvements



Application of Information

- /// ACHD staff reports
 - /// Findings and recommendations
 - /// Feasible mitigation
 - /// Conditions of approval



Staff Report

- /// Existing conditions
 - /// Trip generation
 - /// Anticipated level of service planning threshold

- /// Findings and Recommendations
 - /// ACHD policy and standards
 - /// Right -of-way preservation
 - /// If required - Traffic Impact Study
 - /// Recommended mitigation

- /// Site specific conditions



What is Required Through Development?

- /// Construction of local and collector roadways
 - /// Fully constructed roadways
 - /// Pedestrian and cyclist facilities
 - /// Traffic calming
 - /// Turn lanes
- /// Arterial roadways
 - /// Right -of-way preservation
 - /// Consistent with CIP, FYP, and MSM
 - /// Pavement widening
 - /// Pedestrian and cyclist facilities
 - /// Other mitigation based on traffic impact study



Questions



CASE NO. 25-31-DR

BLOSSOM MEADOWS SUBDIVISION

Planner: Troy Behunin

TBehunin@KunaID.gov

Phone: 208.387.7729

ALL APPLICATION MATERIALS:

**[25-31-DR for the](#)
BLOSSOM MEADOWS SUBDIVISION**

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Blossom Meadows Sub.	Application Number:		25-31-DR			
Date:	1/27/2026	Staff Contact:		Troy Behunin			
Owner(s)/Applicant:	Meadow View 1, INC. & DS6, LLC	Applicant Contact:		2973 N Eagle Rd. Ste. 110 Meridian, ID 83646			
Representative:	Adam Capell, Tresidio Homes	Representative Contact:		adam@tresidio.com			

Staff Recommendation
Approval.

Purpose
Applicant request's Design Review modification for Blossom Meadows which was approved by Commission May 13, 2025. Blossom Meadows was approved for 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East APN: S1419131300.

Statement of Fact	
Parcel Numbers:	S1419131300
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential and Agriculture
Current Zoning:	RR (Rural Residential – Ada County)
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	30.92 acres (Includes area for City Utility Lot)
Adjacent Zoning Districts:	North: RR (Rural Residential – Ada County); East: RR (Rural Residential – Ada County); South: R1 (Low Density Residential – Ada County), RR (Rural Residential – Ada County) & Ag (Agriculture – Kuna City); West: R-8 (High Density Residential – Kuna City).
Adjacent Street(s) Existing:	North: None; East: None; South: E Meadow View; West: None
Internal Street(s) Existing & Proposed:	Public Streets Proposed. Cave Falls St., E Jade Falls St., Tugela Falls St., Stroebel Road., Streets A through E.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned Rural Residential (Ada County). The proposed zoning and land uses for the subject site appear to agree with the FLUM of the City of Kuna.

The Comprehensive Plan identifies Kuna's land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The Applicant requests a Design Review modification for the Blossom Meadows Subdivision proposing changes to the central street layout and open space.

The Blossom Meadows Design Review was approved by the Commission on April 8, 2025 (Decision signed May 13, 2025).

This request was sent to Ada County Highway District (ACHD) for comments and ACHD responded by stating the requested change meets ACHD policies, and they have no concerns or comments.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b*.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a *Contractors Sign at the entry of the subdivision*.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.

8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are

required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- A. The City Engineer shall approve all sewer connections.
 - B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
 - G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
24. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
 25. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
 26. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
 27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
 28. Developer/Owner/Applicant shall submit a Landscape plan reflecting pedestrian pathways, through blocks 3, 7, 8, 9, and 10.
 29. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.



October 16, 2025

Planning & Zoning Commission
City of Kuna
751 W, 4th Street
Kuna, ID 83634

Re: Blossom Meadows Revised Design Review Narrative

Dear Planning & Zoning Commission,

We are pleased to resubmit the Blossom Meadows Subdivision for Design Review consideration. The project encompasses approximately 30.9 acres within Kuna's R-6 Medium Density Residential zoning district and was previously approved through Case Nos. 24-09-AN (Annexation) and 24-06-S (Preliminary Plat).

Following that approval, we have refined the community design to improve livability, open space quality, and home design flexibility while maintaining the same zoning, density, and infrastructure framework. These adjustments reflect our collaboration with City staff and our shared commitment to creating exceptional neighborhoods in Kuna.

Purpose of the Modification

The purpose of this design review update is to enhance the previously approved plan by:

- Increasing the amount and functionality of open space for recreation and community gathering.
- Providing additional recreational amenities designed to foster community interaction, active lifestyles, and resident enjoyment.
- Improving lot depths to provide more design flexibility and better accommodate home plans.
- Strengthening pedestrian connectivity and the relationship between homes and open spaces.
- Preserving the approved subdivision framework while elevating the overall neighborhood design.

These refinements respond to both market feedback and City goals, ensuring Blossom Meadows will be a high-quality, enduring community that aligns with Kuna's long-term vision.

Design Intent

Our design approach emphasizes balance between built environment and natural space. The reconfigured open space areas are centrally located, better connected, more usable and provide



opportunities for additional recreational amenities. Deeper lots allow for enhanced landscape opportunities, improved building variety, and stronger neighborhood aesthetics.

We have also refined internal pathways and green corridors to promote walkability, visibility, and community interaction, ensuring that open space functions not as leftover land but as the heart of the neighborhood.

Consistency with Prior Approvals

This application does not alter the approved land use, density, or infrastructure. All conditions of approval from the original Council decision remain in effect, and the project continues to comply with Kuna City Code, Idaho Code, and agency requirements.

The proposed refinements are qualitative improvements intended to strengthen neighborhood livability, not to increase intensity or scale.

Comprehensive Plan Alignment

The revised plan advances Kuna's Comprehensive Plan goals by:

- Enhancing community design and livability through thoughtful open space and lot layout.
- Supporting housing diversity and design flexibility.
- Expanding usable and connected recreation areas.
- Promoting responsible and attractive residential growth consistent with Kuna's vision.

Conclusion

Blossom Meadows has been designed with the belief that strong neighborhoods begin with great design. The refinements presented in this application are a natural evolution of the approved plan, improving open space usability, deepening the sense of place, supporting activity, and ensuring lasting community value.

We appreciate the City's consideration of these improvements and respectfully request approval of this Design Review application for Blossom Meadows.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Capell", is written over a light blue circular stamp.

Adam Capell
EVP, Land & Development
Tresidio Homes



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

October 14, 2025

To: Adam Capell
Tesidio Homes
2973 N Eagle Road, Suite 110
Meridian, ID 83646

Subject: KPP24-0007 / 24-09-AN 24-06-S
2432 E Meadow View Road
Blossom Meadows Subdivision Modification

On February 14, 2025 the Ada County Highway District approved application KPP24-0007 for Blossom Meadows Subdivision. After ACHD's original approval, the applicant submitted a revised site plan which includes replacing the originally proposed Streets C and D with a new east/west local street. Staff has determined that the proposed modifications to the site plan meet ACHD Policy. The newly proposed east/west local street should be constructed as a 36-foot-wide local street section with curb, gutter, and 5-foot-wide attached concrete sidewalk on both sides and all local streets should be aligned or offset at least 125-feet from any other local street. All other previous site-specific conditions of approval also apply to the revised site plan.

If you have any questions, please feel free to contact me at (208) 387-6384.

Sincerely,

Sam Standal
Assistant Traffic Engineer
Development Services

cc: Troy Behunin and Doug Hanson, City of Kuna

connecting you to more

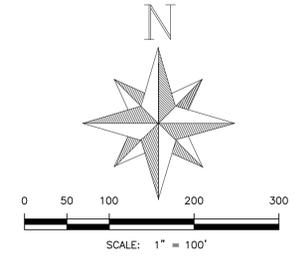
Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

ORIGINAL LAYOUT

PRELIMINARY PLAT FOR BLOSSOM MEADOWS SUBDIVISION

LOCATED IN A PORTION OF THE E 1/2 OF THE
SE 1/4 OF SECTION 34 T.3N., R.1W., B.M.,
ADA COUNTY, IDAHO
MARCH 2025



DEVELOPER
ARRANO FARMS LLC
P.O. BOX 516
EAGLE, ID 83616
CONTACT:
MIKE HOMAN
EMAIL: MIKE@MHLANDDEVELOPMENT.COM

SURVEYOR
FOCUS ENGINEERING AND SURVEYING
1001 N. ROSARIO ST, SUITE 100
MERIDIAN, ID 83642
PHONE: (208) 947-0075

ENGINEER
KEITH SCHNEIDER
EMAIL: KEITH@BRONZEBOWLAND.COM

SITE DATA

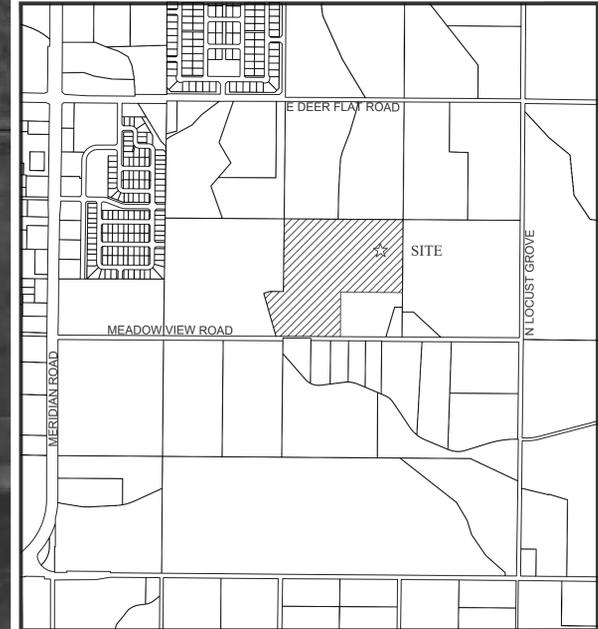
SITE AREA = 230.92 ACRES
ADA COUNTY PARCEL #S1419131300
CURRENT LAND USE ZONE: RUT-RURAL URBAN TRANSITION (ADA COUNTY)
PROPOSED LAND USE ZONE: R-6
SINGLE-FAMILY RESIDENTIAL SETBACKS:
FRONT SETBACK 20 FEET
SIDE SETBACK 5 FEET
REAR SETBACK 15 FEET
AREA CALCULATIONS:
MINIMUM LOT SIZE 4,000 SF
AVERAGE LOT SIZE 7,619 SF
RESIDENTIAL DENSITY 3.23 DU/AC
PROVIDED (QUALIFIED OPEN SPACE) 3.49 ACRES (11.44%)

NOTES

1. MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNER'S ASSOCIATION.
2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, R-6.
4. THE ENGINEER CERTIFIES THAT THE INFORMATION PROVIDED HAS BEEN PREPARED TO SUPPORT PRELIMINARY PLAT REVIEW AND APPROVAL AND IS NOT SUITABLE FOR CONSTRUCTION AT THIS STAGE.

LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	100	17.46
COMMON	19	3.49
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	8.40
PUBLIC RIGHT-OF-WAY (LAKE HAZEL AND TEN MIL)	N/A	1.57
TOTAL	119	30.92

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF KUNA
WATER	CITY OF KUNA
IRRIGATION	NAMPA MERIDIAN IRRIGATION DISTRICT
FIRE	KUNA FIRE DISTRICT
SCHOOL DISTRICT	KUNA SCHOOL DISTRICT
STREETS	ACHD



BRONZE BOW
P.O. BOX 6525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

BLOSSOM MEADOWS SUBDIVISION

COVER

DESIGNED: JKS
DRAWN: JKS
CHECKED: KS
APPROVED: KS

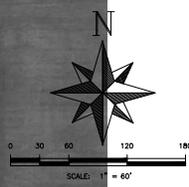
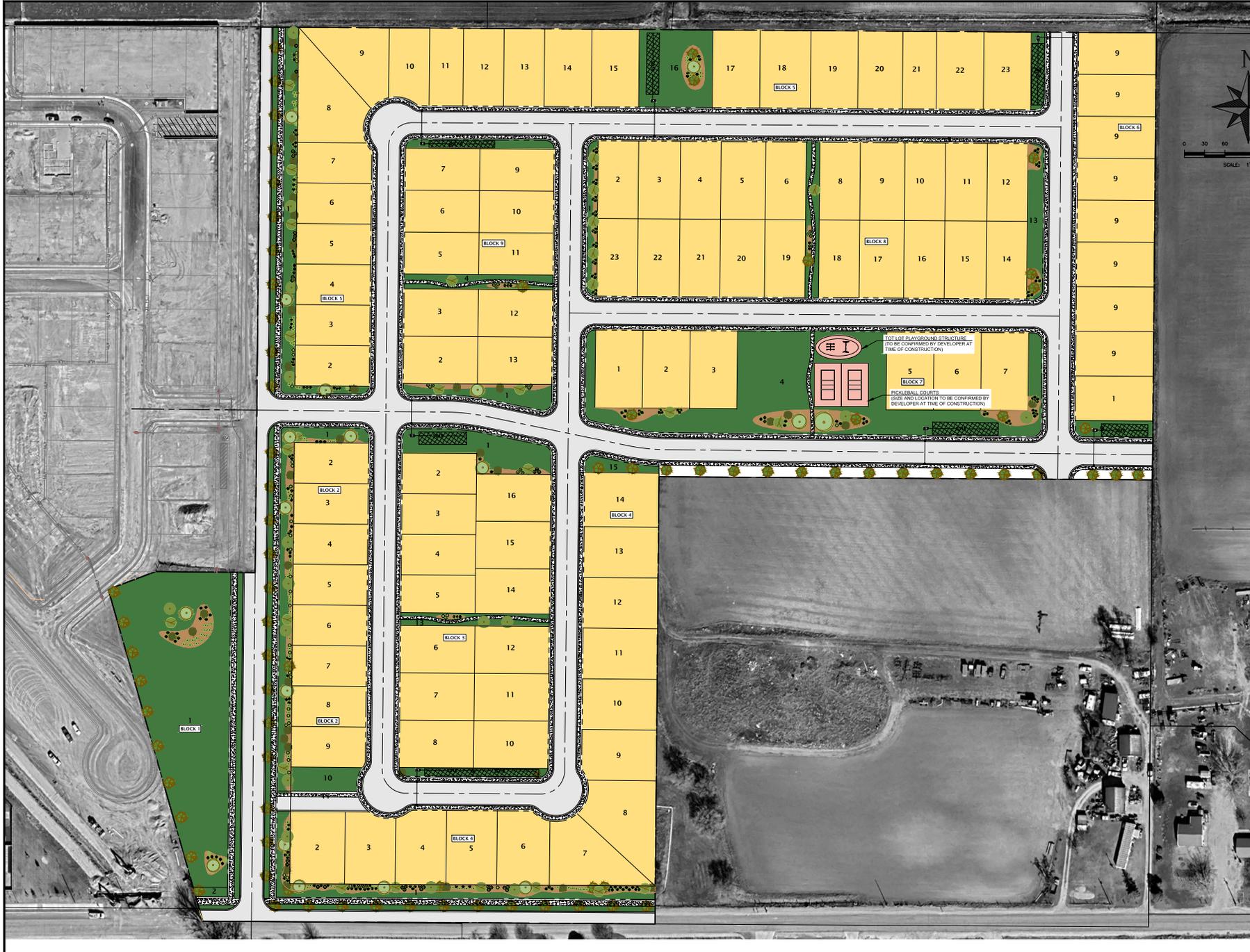
NO.	DATE	PROJECT REVISIONS ITEM



SHEET 1 OF 6

DATE: MARCH 2025
BRONZE BOW PROJECT NO: 24006

PROPOSED

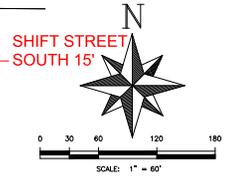
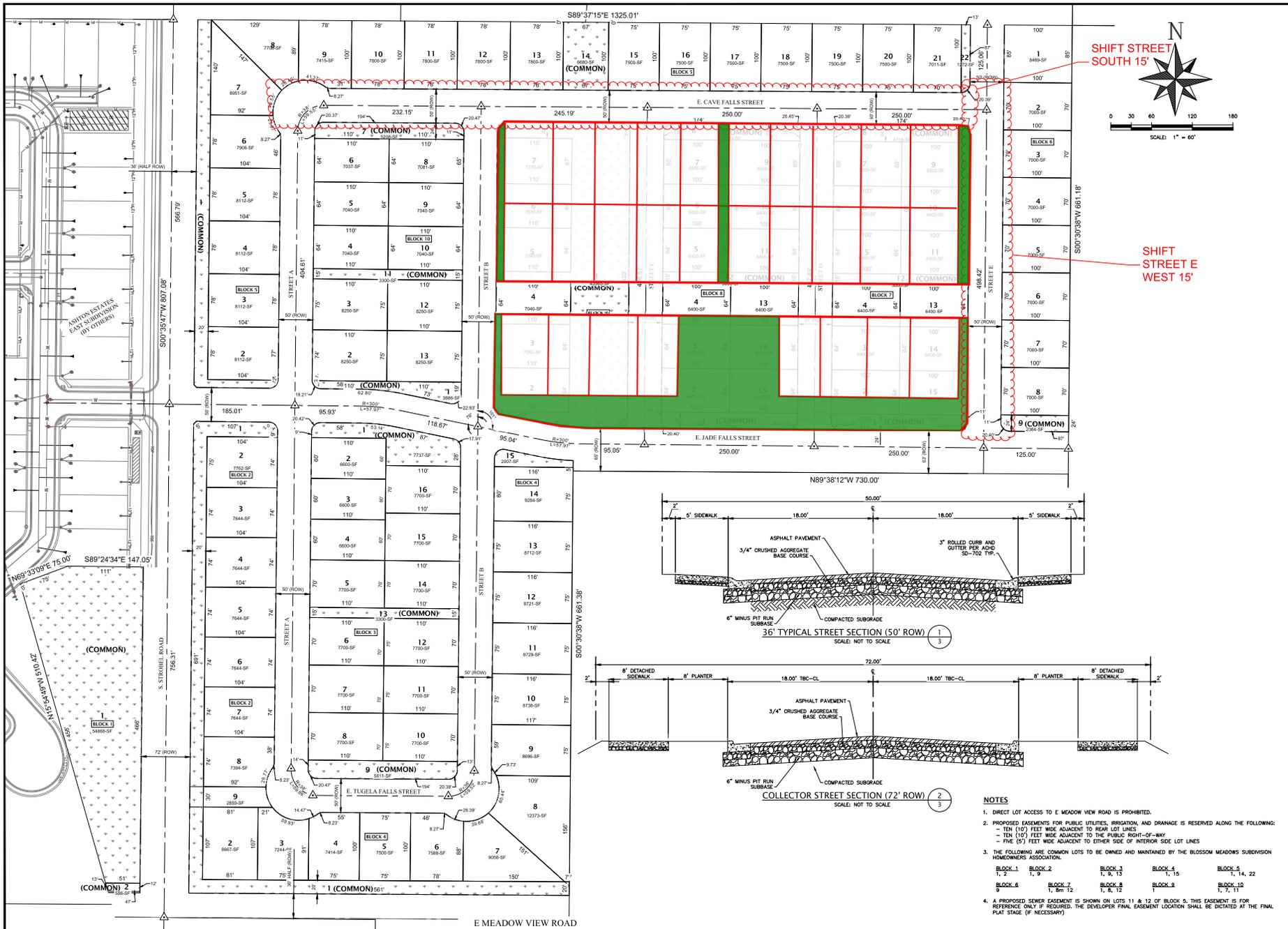


BLOSSOM MEADOWS SUBDIVISION
LANDSCAPE PLAN

2432 MEADOW VIEW
ROAD KUNA, IDAHO

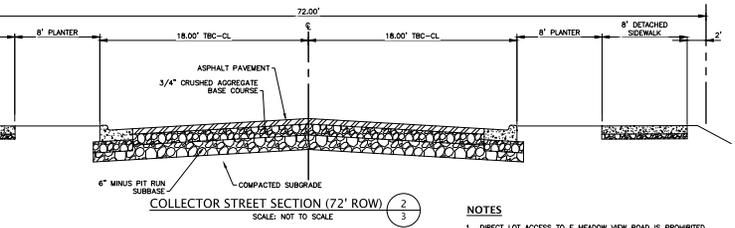
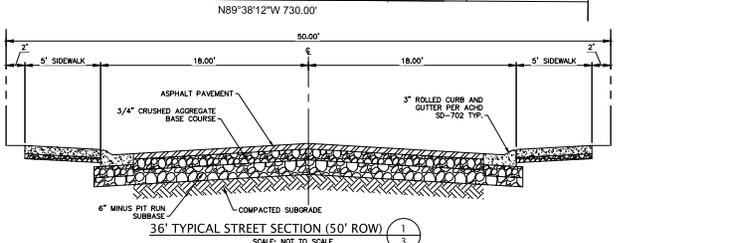
DEVELOPER:
ARRANO FARMS LLC
P.O. BOX 516 EAGLE, ID 83616
MIKE HOMAN: (208) 861-9700

SHEET NUMBER
L1 / OF 2



SHIFT STREET SOUTH 15'

SHIFT STREET E WEST 15'



- NOTES**
- DIRECT LOT ACCESS TO E MEADOW VIEW ROAD IS PROHIBITED.
 - PROPOSED EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS RESERVED ALONG THE FOLLOWING:
 - TEN (10) FEET WIDE ADJACENT TO REAR LOT LINES
 - TEN (10) FEET WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY
 - FIVE (5) FEET WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
 - THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION.

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5
1, 2	1, 8	1, 9, 13	1, 15	1, 14, 22
BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9	BLOCK 10
9	1, 8m	1, 8, 12	1, 8	1, 7, 11
 - A PROPOSED SWISH EASEMENT IS SHOWN ON LOTS 11 & 12 OF BLOCK 5. THIS EASEMENT IS FOR REFERENCE ONLY IF REQUIRED. THE DEVELOPER FINAL EASEMENT LOCATION SHALL BE DICTATED AT THE FINAL PLAT STAGE (IF NECESSARY).

RONZE BOW

BLOSSOM MEADOWS SUBDIVISION

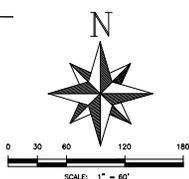
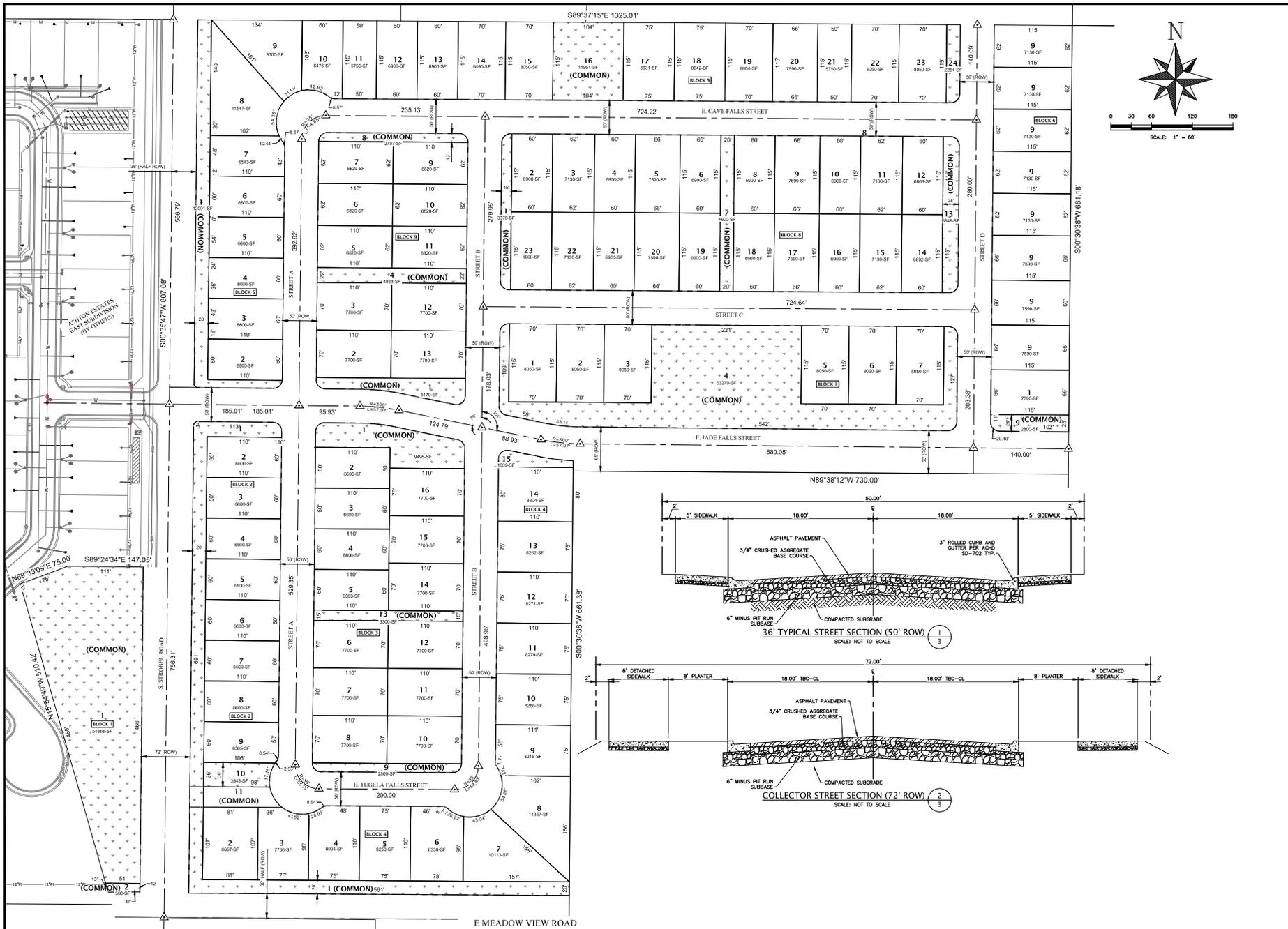
LOT DIMENSIONS

DESIGNED: JKS
 DRAWN: JKS
 CHECKED: KS
 APPROVED: KS

NO.	DATE	PROJECT REVISIONS

SHEET 3 OF 6

DATE: MARCH 2025
 DRAWN BY: JKS
 PROJECT NO: 24006



RONZE BOW

BLOSSOM MEADOWS SUBDIVISION

LOT DIMENSIONS

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS	DATE
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SHEET 3 OF 6

DATE: MARCH 2025
DRAWN BY: JKS
PROJECT NO: 24006

U:\USERS\JADON\RONZE BOW\DROPBOX\JADON SCHNEIDER\RONZE BOW\LAND\PROJECTS\24006 - BLOSSOM MEADOWS\AUTOCAD\DWG\PREL\24006 (PP) LOT DIMS.DWG
 JADON@RONZE.BOW.LAND
 BOISE, ID 83707

CASE NO. 24-23-DR

MADRONE VILLAGE SUBDIVISION

Planner: Troy Behunin

TBehunin@KunaID.gov

Phone: 208.387.7729

ALL APPLICATION MATERIALS:

24-23-DR: for

MADRONE VILLAGE SUBDIVISION

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Madrone Village Sub.		Application Number:	24-23-DR			
Date:	1/27/2026		Staff Contact:	Troy Behunin			
Owner(s)/Applicant:	Arroyo Indio Farms, LLC - Owner		Applicant Contact:	6152 E Half Moon Ln., Eagle ID 83616			
Representative:	KM Engineering, LLP		Representative Contact:	shopkins@kmengllp.com			

Staff Recommendation
Approval.

Purpose
Applicant requests Design Review for the Madrone Village subdivision approved by Council January 6, 2026, which will subdivide approx. 80 acres into 354 single-family lots, 38 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040). A school site has been integrated into the site plan.

Statement of Fact	
Parcel Number(s):	R7321001020 & R7321001040
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential
Current Zoning:	Public (Kuna City) & RUT Rural Urban Transition (Ada County)
Proposed Zoning:	Public, R-6, Medium Density Residential, and C-1 (Neighborhood Commercial)
Development Area:	80 acres (Includes area for a New Kuna Rural Fire Dist. Station)
Adjacent Zoning Districts:	North: R-6 (Med. Den. Res.) and RR (Rural Residential); East: R-6 & R-4 (Medium Residential); South: R-6 (Medium Residential) & RUT (Rural Urban Transition - Ada County); West: RR (Rural Residential) & Ag., (Both are Ada County)
Adjacent Street(s) Existing:	North: W Kuna Rd.; East: S Yankee Rock; South: W Sunbeam St.; West: None
Internal Street(s) Existing & Proposed:	Public Streets Proposed. S Madrone Ave., S Beadlily Ave., S Cranesbill Ave., S Andalusia Ave., S Tidesberry Ave., S Coltsfoot Ave., S Meadowsweet Ave., W Dapple St., W Brindle St., W Haflinger St., W Bayhorse St., W Perlino St., W Rabicano St, W Cremello St., W Ardennais St., W Caspian St., W Canube St., W Sunbeam St.
Adjacent Bike/Pedestrian Facilities:	None

Adjacent Parks:	Providing a City Park
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential on the City’s Future Land Use Map (FLUM). This parcel is currently zoned Public (City) and RUT (County). The proposed zoning and land uses for the subject site appear to agree with the FLUM of the City of Kuna.

The Comprehensive Plan identifies Kuna’s land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies Kuna will be economically diverse and vibrant, ensure infrastructure and public facilities are in place and parcels identified are shovel ready. Kuna will attract and encourage new and existing businesses with an environment friendly to business creation, expansion and relocation. (Goal 1.A & C, Policy A & C, and Objective 1.C.2).

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The applicants request was approved by Council on January 6, 2026, to subdivide the (approx.) 80 ac. into 6 commercial lots, 354 home lots, 43 common lots and 13 Common Driveway Lots, 1 City Park Lot, and 1 School Lot.

The applicant has coordinated with a Charter School to bring a School Site to this project which will serve students from Kindergarten through 12th grade, which is shown on the Pre Plat as Lot 2, Block 2.

The Applicant submits a Design Review Application for the open spaces, common lots and buffers along the perimeter frontages. The Applicant proposes approx. 14.82% or 11.69 acres of qualified open space. The Kuna Pathways Master Plan does not indicate a bike path or pedestrian path for this site. Staff requests the applicant be conditioned to provide Code compliant pedestrian pathways in between lots as shown on the Preliminary Plat submitted. The proposed landscaping appears to be in compliance with Kuna City Code.

The planting detail for trees shall reflect the wire basket and the burlap shall be removed 1/2 way down the root ball after installation when secured.

Staff requires the landscape plan be re-submitted reflecting these changes for staffs approval prior to submitting for construction plans/civil plans approval from the City.

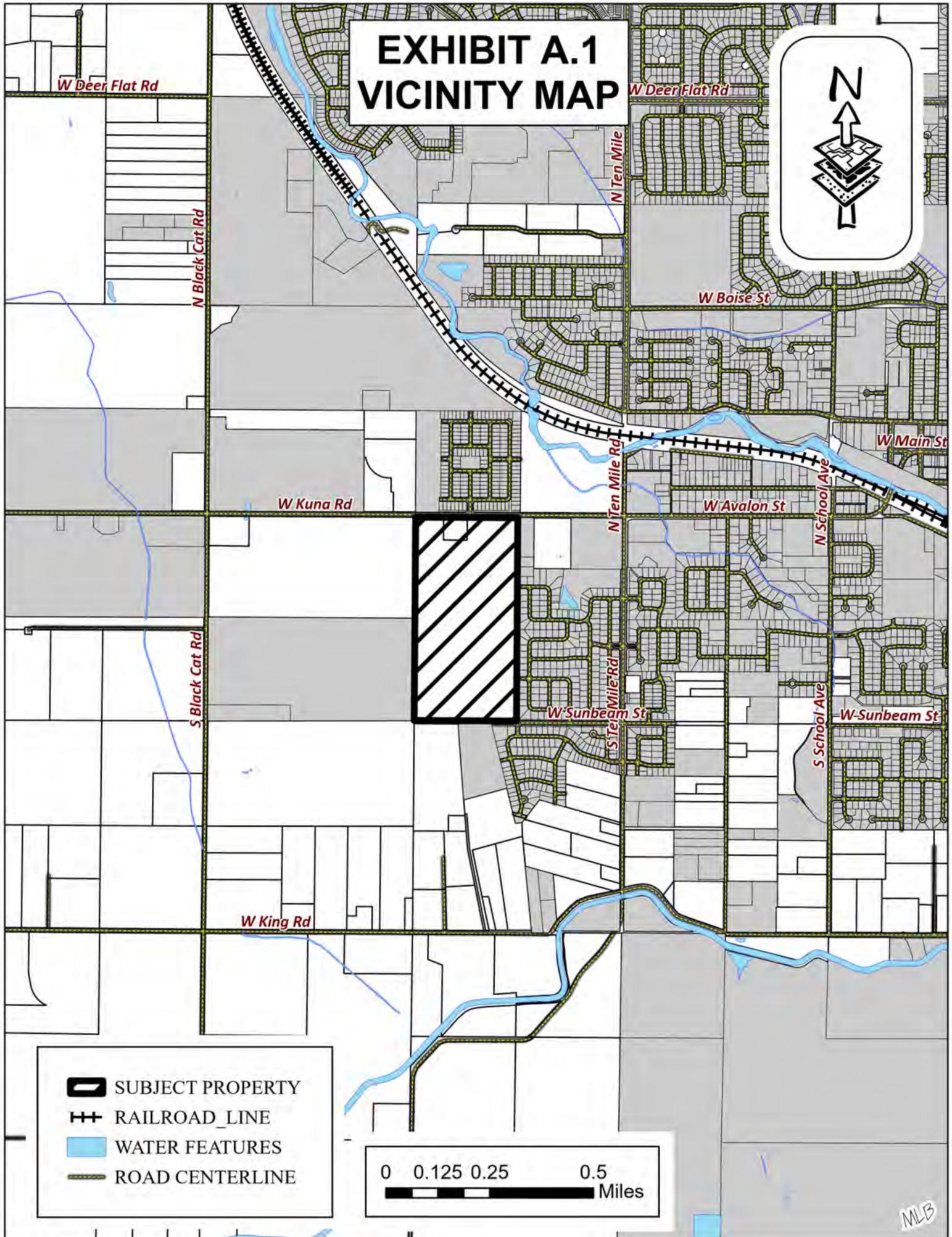
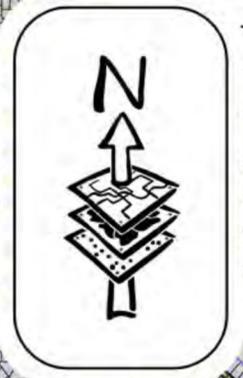
Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b*.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; “this road will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

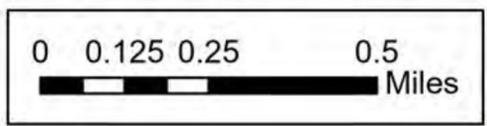
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - A. The City Engineer shall approve all sewer connections.
 - B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
 - G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Developer/Owner/Applicant shall submit a Preliminary Plat to reflect Code compliant sidewalks for staffs approval.
30. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

EXHIBIT A.1 VICINITY MAP



-  SUBJECT PROPERTY
-  RAILROAD_LINE
-  WATER FEATURES
-  ROAD CENTERLINE



February 26, 2025
Project No.: 19-151

Mr. Doug Hanson
Planning & Zoning Director
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Madrone Village Subdivision – Resubmittal– Kuna, ID
Annexation, Zoning, Preliminary Plat, and Design Review Applications
REVISED Narrative**

Dear Mr. Hanson:

On behalf of Arroyo Indio Farm, LLC. and/or its assigns, we are pleased to present Madrone Village, a mixed-use residential and commercial community on the south side of Kuna Road, just west of Ten Mile Road. The approximately 79-acre site is adjacent to existing and planned single-family residential subdivisions and commercial uses. Consistent with Kuna Road’s designation as an Entryway Corridor, Madrone Village proposes commercial and civic uses along its Kuna Road frontage, including lots zoned C-1 for neighborhood commercial uses, a lot that has been donated to the Kuna Rural Fire District (KRFD) to meet the District’s needs and serve the community, a large community open space area that will be donated for a proposed future public park, and a reserved lot that will be donated for a future public charter school.

The applicant has already donated the fire station lot to the Kuna Rural Fire District and will be donating a park and school lot to directly benefit the community of Kuna and provide added resources to surrounding residents. To achieve the greatest reach of resources, the applicant has worked for years with Kuna Rural Fire District to determine the best location for a first responder/fire station with an ancillary police department dispatch area. The chosen location has frequently been described as the best possible location south of the tracks for this much needed facility. It is also important to note that the donation offer of the future fire station was a significant influence in the recently approved KRFD bond; the site was subsequently donated after the bond passed. A school site will be donated for a future public charter school to minimize bus and vehicle traffic as well as mitigate stress on surrounding schools. Abutting the school site, the proposed park site will be donated to Kuna Parks and Recreation for a future public park. These three donation sites will not only benefit future residents but will make a significant impact on the community of Kuna as a whole.

Madrone Village features enhanced walkability and pedestrian connectivity throughout and to surrounding subdivisions and services in the area; desired amenities for residents including a large open space area large enough to accommodate several sports courts; and single-family residential lot size diversity to provide a variety of housing options for residents.

Applications for this project include Annexation and Zoning to R-6 and C-1 districts; a Preliminary Plat; and Design Review for review of subdivision landscaping. In 2021, we submitted an annexation, preliminary plat and PUD application to the City of Kuna for the subject property. That application has not been heard by any of the City’s decision-making bodies and is now being revised with this application package as an updated resubmittal.

We have held five neighborhood meetings, participated in various discussions with City staff and ACHD, and have researched adjacent projects and recent approvals. The initial neighborhood meeting, held November 13, 2019, related to the original annexation application. The second, third, and fourth neighborhood meetings held September 10, 2020, May 19, 2021, and April 6, 2022, respectively, related to annexation/zoning, preliminary plat, and PUD requests. We held a fifth neighborhood meeting for the subject annexation and preliminary plat request on September 18, 2024. The development plan and renderings included in this application package reflect the input we have received from staff and neighbors, including a transition in lot size adjacent to existing residences in the Sutter's Mill Subdivision to the east, increased pedestrian connectivity, the inclusion of the donated fire station lot, a school and public park lot.

Site Information

The overall property is approximately 79 acres identified as parcel number R7321001040 and R7321001020 (Kuna Rural Fire District lot) and is located approximately ¼ mile west of Ten Mile Road and ½ mile east of Black Cat Road on the south side of Kuna Road. The site is currently zoned RUT in Ada County and is contiguous to City limits on all property boundaries.

Madrone Village is compatible with the existing and planned land uses surrounding the property:

- North: Kuna Road; and the Madrone Heights Subdivision zoned R-6;
- East: C-1 zoning at Kuna and Ten Mile; single family homes zoned R-4; and the Sutter's Mill Subdivision zoned R-6;
- South: the Deserthawk Subdivision zoned R-6; and undeveloped property zoned RUT and designated Low Density Residential on the FLUM;
- West: a new mid-mile collector road; annexed land zoned A (Agriculture) and designated as Mixed Use on the City's FLUM; and undeveloped property zoned RR and designated Medium Density Residential on the City's FLUM.



Compliance with Comprehensive Plan

Madrone Village aligns with the intent of *Envision Kuna* (Kuna's comprehensive plan) by complementing surrounding development and providing residential and employment opportunities in this part of Kuna. *Objective 3.A.2* notes that areas near Kuna Road and the rail line are identified as priority areas to be developed to support strong community activity and commercial centers. In accordance with that objective, Madrone Village proposes a mixture of housing types, commercial lots and open space, all of which will contribute to a strong community and available commercial opportunities in this area.

Madrone Village meets the intent of the future land use designation for this property of Medium Density Residential. We are presenting a mix of housing types to support Kuna's diverse housing goals by balancing an internal cluster of alley-loaded single-family detached lots, medium density detached lots, and larger single-family home lots. The neighborhood commercial portion of the project will support the residential component of the project while also providing neighborhood serving uses to the area currently unseen south of the railroad tracks in Kuna. Additionally, property abutting Kuna Road has been donated to Kuna Rural Fire District for future first responder emergency services, benefiting the entire area.

In alignment with *Goal Area 3*, our intent is to develop a distinct and well-designed community with diverse residential opportunities adjacent to a complementary commercial area to provide essential services as well as employment opportunities for the surrounding area. Our proposed zoning designations and enclosed development plan support the intent of the land use designations and the Comprehensive Plan.

Annexation and Zoning Application

We propose to annex and zone the property to the R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial District) zoning districts to accommodate a mix of single-family detached lot types, six commercial lots and a lot for a future first responder/fire station and ancillary police department dispatch area. Two large lots are also included within the R-6 zone, one of which will be for a future school site, and the other for a future park and open space area to be used by the school and the City of Kuna. In total, the R-6 district will be comprised of approximately 76.39 gross acres and the C-1 zone will be comprised of approximately 2.57 gross acres.

The overall density of the proposed development is reflective of the intent of the Medium Density Residential designation within the comprehensive plan. As *Theme 3* within the "Key Trends and Emerging Themes" section of the Comprehensive Plan notes, there is a growing demand for housing in Kuna, likely driven by younger families and professionals seeking less expensive housing options in the Treasure Valley (p. 6 of the Listening & Learning Summary Report). Madrone Village has been designed to be compatible with other residential developments in the area while providing different lot sizes which in turn will allow for a variety in home builds, specifically to allow a wide range of homebuyers the opportunity to purchase in a high-quality community. The zoning districts requested best reflect the dimensional standards and density required to provide the mix of residential and commercial opportunities proposed.

Preliminary Plat Application

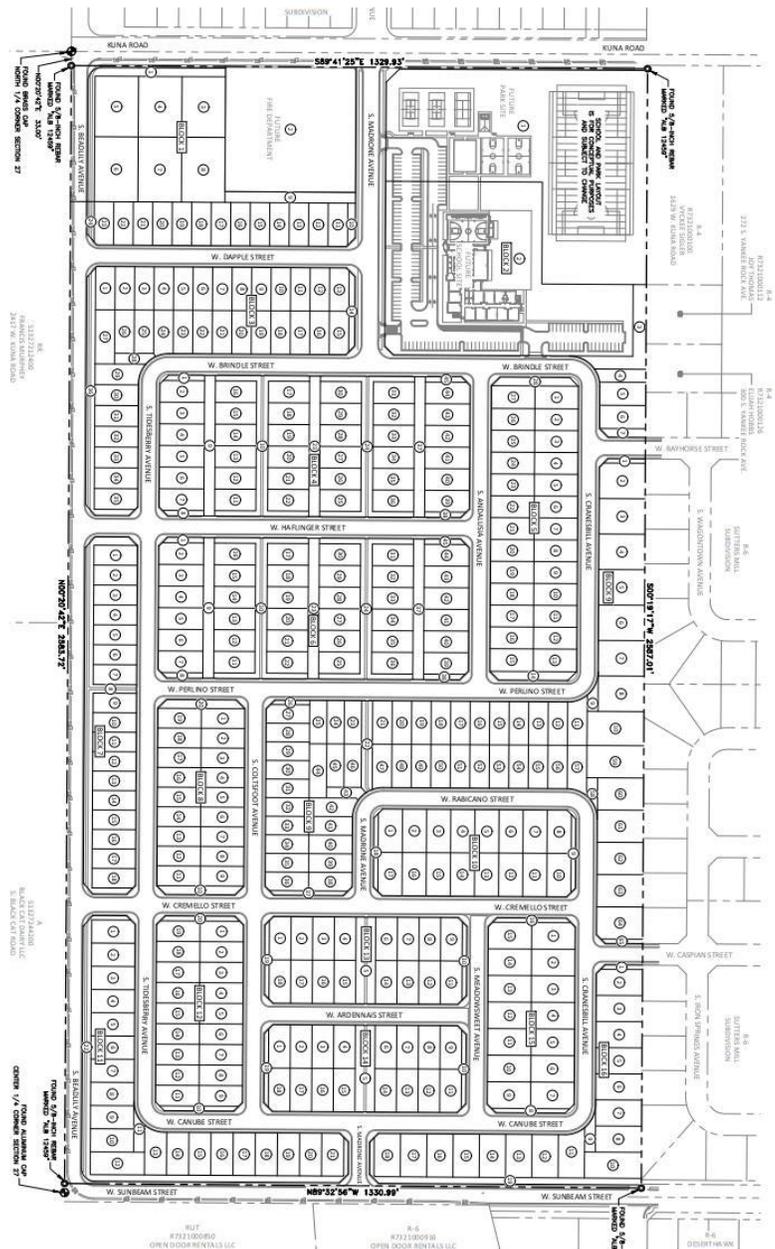
The Madrone Village preliminary plat encompasses approximately 79 acres and consists of 282 standard single-family detached residential lots, 72 alley loaded single-family detached residential lots, 6 commercial lots, 1 park lot, 1 school lot, 1 fire station lot, 2 deed access lots, 13 common drive lots, and 43 common open space lots, totaling 421 lots overall.

Standard single-family residential lot sizes range from approximately 4,000 square feet to 10,329 square feet. Alley loaded single-family residential lots sizes range from 4,085 sq. ft. to 4,429 sq. ft. The range in lots sizes will provide a variety of housing types within the development, consistent with the comprehensive plan.

The larger lots within the development will be along the southern and eastern edges of the subdivision. These larger lots provide a nice transition from the already existing residential lots adjacent to the development, into the alley loaded lots near the center of Madrone Village.

The six commercial lots included in the proposed preliminary plat will provide an opportunity for neighborhood commercial uses to serve existing and future residents. The C-1 district is sought to allow neighborhood commercial uses that are complementary to the residential area and provide necessary services and employment opportunities to future and existing residents, consistent with the comprehensive plan. The development and placement of these lots was configured based on discussions with the City of Kuna, including the Economic Development Department. The commercial lots will provide easy and efficient access to services, ideally situated with frontage on Kuna Road, an arterial roadway and designated Entryway Corridor, and at the corner of S Beadlily Ave, a mid-mile collector that current and proposed developments will extend north through Madrone Heights and Season Creek and south through Deserthawk West.

The applicant has been in discussions with the City of Kuna and the Fire District regarding the development of Lot 2, Block 1. The applicant has donated this lot to the Kuna Rural Fire District for future development of a fire station with an ancillary police dispatch office to ensure adequate service and response time for the entire area.



Walkability

Madrone Village includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. Connections are proposed throughout the alley residential portion to adjacent commercial uses and single-family homes within the community and to adjacent neighborhoods. A mid-block pathway extends from Sunbeam Avenue on the south boundary of the development to the north in alignment with Madrone Avenue. Madrone Village offers the opportunity to connect several adjacent existing neighborhoods to the south and east with pedestrian walkways and will connect north and south to planned and currently developing subdivisions, the railway corridor, Kuna Greenbelt, and future parks. Pedestrian connections will enhance walkability in the entire area and will contribute toward fulfilling Kuna Comprehensive Plan *Goal 4.B* by increasing sidewalk coverage and connectivity.

Services

In accordance with City Code, Madrone Village will utilize City services upon annexation. The applicant has been working with the City on capacity constraints currently experienced by the Ten Mile lift station. Coordination will continue as design is finalized.

A major service this development will provide to the community is a school site and park/open space that will be available for both the school and the community to use. The school lot contains approximately 4 acres while the park lot contains approximately 5 acres. Together they will provide the necessary acreage for a charter school, open space with fields, and a parking area. The school lot will be donated to a charter school that will serve grades K-12. With the proposed Madrone Village, Madrone Heights across Kuna Road, and the growing nature of the area, there will be an influx of new students that this school will serve. The park and open space lot as will provide space for the future charter school as well as the public.

In addition, the property is about one mile from downtown Kuna, which puts it in proximity to the Kuna Library and various parks among other services and amenities. The Falcon Ridge Public Charter School is located approximately 1,500 feet to the east, at the southeast corner of Kuna and Ten Mile Roads. Kuna Middle School and Initial Point High School are both less than 1 mile away at the northeast corner of Boise Street and Ten Mile Road. Ross Elementary School is also less than 1 mile away, near the southwest corner of Boise Street and School Avenue.

Various churches, preschools and daycares are also nearby, which will serve and be supported by future residents and complement future commercial uses planned within Madrone Village.

Residential Uses

The residential portion of Madrone Village is comprised of single-family detached units within the R-6 district. In alignment with *Goal 3.D* and *Objective 3.D.2* of the Comprehensive Plan, Madrone Village proposes to provide various housing options and a strong neighborhood. Larger lots with detached single-family homes will be located on the east to buffer and provide a transition to the Sutter's Mill Subdivision. Lots will transition in size from east to west, with smaller, detached residential lots located on the west side of the project and adjacent to commercial uses to the north. As shown on the attached preliminary plat, alley loaded units are clustered within the west part of the site to provide a unique housing type and higher density while preserving enough land for pathways and the park lot in the northeast portion of the development.

Density

Overall, Madrone Village proposes 354 residential units on approximately 76.39 gross acres or 58.68 net acres in the R-6 district. The resulting density for the subdivision is 4.6 dwelling units per gross acre and 6.0 dwelling units per net acre.

Madrone Village presents a community with a variety of housing types and styles, ample open space, an inner-connected pedestrian network and the provision of two lots dedicated for future use as a fire station and city park. In addition, the public charter school lot will fill a need for families in the development and the immediate surrounding area. The provision of the list of amenities planned, lots to be dedicated to the City, Kuna Rural Fire District and school, and overall quality of Madrone Village supports the density intended for the R-6 district.

Commercial Uses

Approximately 2.57 acres of the overall project site is proposed to include commercial lots for future neighborhood serving uses such as retail, small-scale restaurants and coffee shops, and professional service uses, among other potential uses. The commercial lots will be enclosed with landscaping to provide a natural buffer to adjacent residential uses to the south. Commercial lots will be accessed via private drive aisles with cross-access agreements.



In accordance with the standards noted in *Kuna City Code 5-3-4* we request a 50% reduction to the rear yard setback requirement for the commercial lots abutting residential lots. In lieu of the 40' setback normally required we propose a combination of vegetation and screening to ensure residential lots are adequately separated from commercial uses while encouraging a mix of uses and allowing the community to feel integrated. Design of this area will be coordinated with the City as future applications are submitted.

Amenities and Open Space

Overall, Madrone Village includes approximately 11.69 acres of qualified open space for a total of 14.82% of the site, exceeding the city's required 8.29 acres or 10.5%. An approximately 4.88-acre lot is being provided and will be dedicated for use as a future city park at the northeast part of the property. A soccer field, football field, and lacrosse field alongside a basketball court and tennis/pickleball court have been schematically depicted to demonstrate how the open space could be utilized for various amenities. Landscaped areas and pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways also provide an active amenity for

residents who can safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.



Design Review Application

Included with this submittal package is a design review application for common area landscaping within the residential portion of the subdivision. Proposed landscaping will consist of a combination of trees, shrubs, and other landscape materials consistent with City standards, which are detailed on the attached landscape plans. The development of the commercial lots will include lighting plans with detailed photometric info as subsequent design review submittals take place.

Conclusion

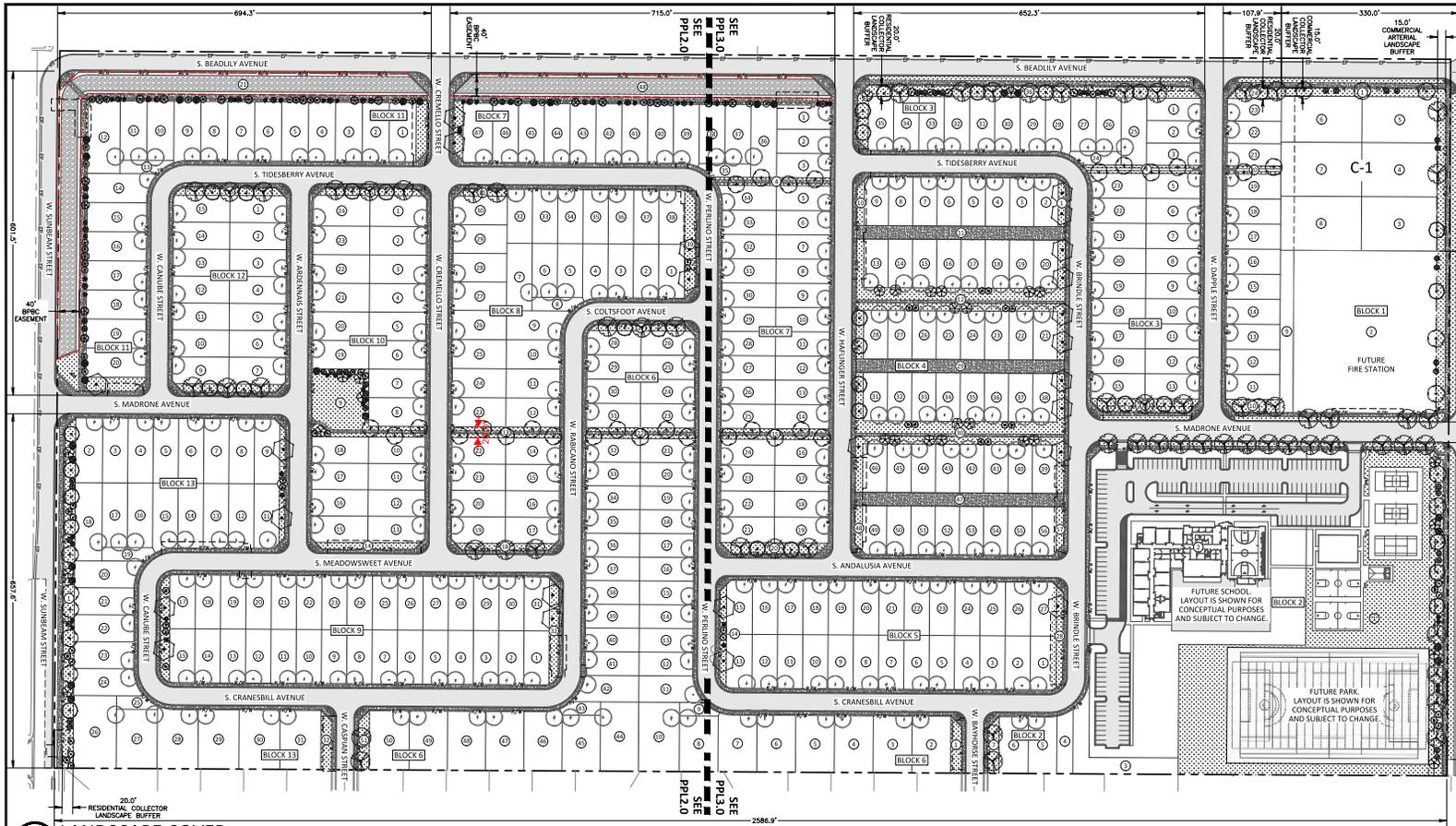
We are excited to bring Madrone Village to the City of Kuna. This mixed-use community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The applicant has already donated a 2-acre lot to the Kuna Rural Fire District for a future fire station with an ancillary police dispatch and plans to donate the proposed park and school site. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood.

Madrone Village complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information about this updated submittal of Madrone Village, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Stephanie Hopkins
Land Planning Manager

cc: Arroyo Indio Farm, LLC.



OPEN SPACE TREE CALCULATIONS (1TREE/1,000SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PROV	
1	1	8862	0	0.00	0	0	
1	10	2192	2,192	0.05	2	3	
1	20	1500	1,500	0.03	2	2	
2	1	29947	0	0.00	0	0	
2	2	179723	0	0.00	0	0	
2	7	1907	0	0.00	0	0	
3	4	3201	3,201	0.07	3	4	
3	14	4408	4,408	0.10	4	5	
3	36	14174	0	0.00	0	0	
4	1	1091	1091	0.03	1	2	
4	10	1036	1036	0.02	1	0*	
4	12	21308	21308	0.48	21	13	
4	30	21308	21308	0.48	21	13	
4	48	1036	1036	0.02	1	0*	
4	57	1036	1036	0.02	1	0*	
5	14	2113	2113	0.05	2	3	
5	29	2113	2113	0.05	2	1	
6	1	1904	1904	0.04	2	0*	
6	22	4000	4000	0.09	4	5	
6	27	1926	1926	0.04	2	5	
6	51	1997	1997	0.05	2	2	
7	4	3201	3201	0.07	3	4	
7	15	4000	4000	0.09	4	5	
7	20	3600	3600	0.08	4	5	
7	48	37479	1675	0.04	2	3	
8	13	4000	4000	0.09	4	5	
8	18	2064	2064	0.05	2	3	
8	31	1125	1125	0.03	1	2	
8	39	3667	3667	0.08	4	3	
9	16	3139	3139	0.07	3	5	
9	32	3074	3074	0.07	3	2	
10	9	15330	15330	0.35	15	15	
10	14	2184	2184	0.05	2	0*	
10	25	2379	2379	0.05	2	5	
11	21	67581	4682	0.11	5	1*	
12	8	2675	2675	0.06	3	5	
12	16	2734	2734	0.06	3	5	
13	1	12900	0	0.00	0	0	
13	10	2100	2100	0.05	2	3	
13	32	1994	1994	0.05	2	0*	
TOTAL OPEN SPACE TREES						129	129

TOTAL OPEN SPACE TREES MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL.
 * REQUIRED TREES RELOCATED DUE TO ACHD STORM DRAINAGE EASEMENT CONFLICTS.
 NOTE: CALCULATIONS SHOWN ABOVE ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF KUNA UDC AND ARE NOT OPEN SPACE CALCULATIONS.

RESIDENTIAL LOT TREE CALCULATIONS

CALCULATION	REQ	PROV
354 X 1	354	354
TOTAL RESIDENTIAL LOT TREES	354	354
TOTAL TREES REQUIRED/PROVIDED	703	706



- GENERAL LANDSCAPE NOTES**
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT D.O. LINE, INC. @ 1.800.342.1985. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
 - ALL TREE TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
 - ALL TREES PLANTED IN THE PARK STRIP (BY BUILDING) TO BE COVERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
 - FENCING WITH SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CCARS.
- GENERAL IRRIGATION NOTES**
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPER OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
 - COVERAGE, THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
 - MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITH EACH CONTROL VALVE.
 - IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
 - OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
- ACHD LANDSCAPE NOTES**
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
 - IRRIGATION HEADS MUST BE PROTECTED FROM ANY AND ALL OBSTRUCTIONS DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
 - ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR OTHER SIDEWALKS. TREES PLANTED WITHIN THE PARKSTRIP SHALL BE COVERED.

PLANT SCHEDULE NOTE: FOR COMPLETE PLANTING SCHEDULE REFER TO L10

SYMBOL	QTY	BOTANICAL / COMMON NAME	SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES					
(Symbol)	34	ACER FLATLANDENSE 'DEBORAH' DEBORAH MAPLE	(Symbol)	354	OTHER TREES
(Symbol)	24	ACER SACCHARINUM 'GREEN MOUNTAIN' T1 GREEN MOUNTAIN SUGAR MAPLE	(Symbol)	80,637 SF	OTHER
(Symbol)	40	CARPINUS BETULUS EUROPEAN HORSEBEECH	(Symbol)	304,743 SF	SOD/SEED
(Symbol)	62	CERIS CANADENSIS EASTERN CERISE	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS TURF SPORT FIELD AREA SEE KEY NOTES
(Symbol)	19	CESTRA ROBURA MORANE MORANE SWEET GUM	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
(Symbol)	20	LIQUIDAMBAR STRYACIFLUA 'SENDER SIKHOTETTE' MORANE SWEET GUM	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
(Symbol)	19	MAHUA 'MABRIER' MAHUA	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
(Symbol)	19	QUERCUS ROBUR X ALBA 'CRIMSONHAT' CRIMSON SPICE OAK	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
EVERGREEN TREES					
(Symbol)	16	CORUS DECODARA 'AUREA' GOLDEN DECODARA CEDAR	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
(Symbol)	16	CORUS DECODARA 'VAREL FUCHS' FUCHS DECODARA CEDAR	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
(Symbol)	16	PICEA OMORICA 'BRUNTS' BRUNTS SPRUCE	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE
(Symbol)	16	PNUS FLEXILIS 'VANDERWOLFE'S PYRAMID' VANDERWOLFE'S PYRAMID PINE	(Symbol)	304,743 SF	TURF 500 RHIZOMATOUS RHIZOMATOUS TALL FESCUE

STREET BUFFER CALCULATIONS

RESIDENTIAL ZONE: (2) SHADE TREES / 100 LINEAR FEET, (2) FLOWERING/ORNAMENTAL TREES MAY BE SUBSTITUTED FOR (1) SHADE TREE, (3) EVERGREEN TREES / 100 LINEAR FEET, AND (12) SHRUBS / 100 LINEAR FEET

STREET NAME	BUFFER WIDTH	LF	SHADE	FLW/ORN	SHRUBS	REQ	PROV
KUNA ROAD	25'	588	588 LF / 100 X 2	588 LF / 100 X 3	588 LF / 100 X 12	12	9
W. SUNBEAM STREET	20'	1,259	1,259 LF / 100 X 2	1,259 LF / 100 X 3	1,259 LF / 100 X 12	26	22
S. BEADILLY AVENUE	20'	2,171	2,171 LF / 100 X 2	2,171 LF / 100 X 3	2,171 LF / 100 X 12	43	42
KUNA ROAD	15'	636	636 LF / 100	636 LF / 100 X 3	636 LF / 100 X 15	6	6
S. BEADILLY AVENUE	15'	327	327 LF / 100	327 LF / 100 X 3	327 LF / 100 X 15	3	3

COMMERCIAL ZONE: (1) SHADE TREES / 100 LINEAR FEET, (2) FLOWERING OR ORNAMENTAL TREES MAY BE SUBSTITUTED FOR (1) SHADE TREE, (1) EVERGREEN TREES / 100 LINEAR FEET, AND (15) SHRUBS / 35 LINEAR FEET

STREET NAME	BUFFER WIDTH	LF	SHADE	FLW/ORN	SHRUBS	REQ	PROV
KUNA ROAD	15'	636	636 LF / 100	636 LF / 100 X 3	636 LF / 100 X 15	6	6
S. BEADILLY AVENUE	15'	327	327 LF / 100	327 LF / 100 X 3	327 LF / 100 X 15	3	3

TOTAL STREET SHADE TREES 90 92
TOTAL STREET EVERGREEN TREES 130 131
TOTAL STREET SHRUBS 627 0*

*REQUIRED STREET BUFFER SHRUBS TO BE PROVIDED AS A PART OF FINAL CONSTRUCTION PLANS.

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MADRONE VILLAGE SUBDIVISION KUNA, IDAHO PRELIMINARY PLAT LANDSCAPE COVER

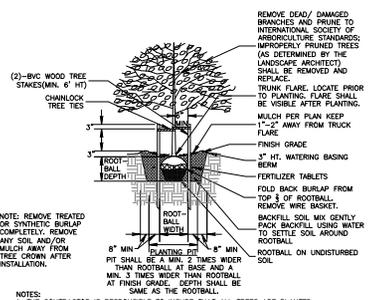
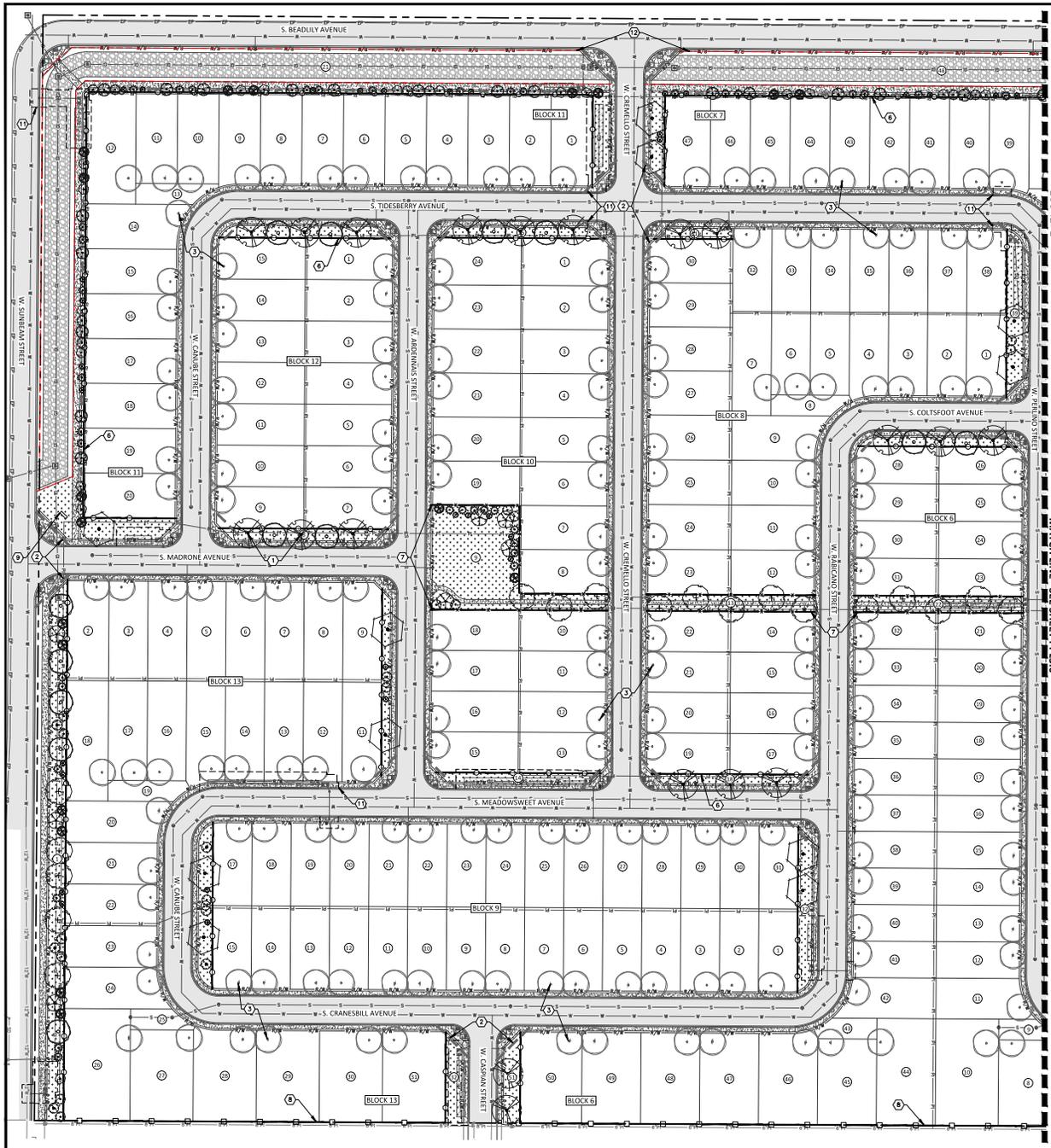
REVISIONS

NO.	ITEM	DATE
1	INITIAL PREPLAT SUBMITTAL	11/20/20
1	REVISED PREPLAT SUBMITTAL	07/29/21
2	REVISED PREPLAT SUBMITTAL	04/02/22
4	REVISED PREPLAT SUBMITTAL	04/02/24
5	STAFF COMMENTS	02/20/25
6	REVISED PREPLAT SUBMITTAL	04/02/25



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DATE: 4/23/25
 PROJECT: 19.151
 SHEET NO. PPL1.0



2 6-FOOT HEIGHT VINYL FENCE
NTS



3 6-FOOT HEIGHT VINYL FENCE WITH LATTICE TOP
NTS

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

PLANT SCHEDULE
NOTE: FOR COMPLETE PLANTING SCHEDULE REFER TO L&D

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	34	ACER PLATYLOBES 'DEBORAH' / DEBORAH MAPLE
	24	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE
	40	CARPINUS BETULUS / EUROPEAN HORSEBEAM
	29	CERCIS CANADENSIS / EASTERN REDBUD
	62	LIQUIDAMBAR STYRACIFLUA 'MORANE' / NORWAY SWEET GUM
	20	LIQUIDAMBAR STYRACIFLUA 'SLENDER' / SLIMLEAF SWEET GUM
	19	MALUS X PRAIRIFIRE / PRAIRIFIRE CRAB APPLE
	24	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSCHMIDT SWISS OAK
EVERGREEN TREES		
	26	CEDRUS DEODARA 'AUREA' / GOLDEN CEDAR
	45	CEDRUS DEODARA 'NAXI FLUCHS' / FUCHS CEDAR
	63	PICEA OMORIKA 'BRUNS' / BRUNS SPRUCE
	33	PINUS FLEXILIS 'VANDERWOLF' / PYRAMID MANDARIN SPYRAME
OTHER TREES		
	354	INDIVIDUAL SINGLE FAMILY LOT TREE SCHEMATIC LOCATION FOR THE CITY OF KUNA CODE INSTALL ONE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUYER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
	80,637 SF	SCHEMATIC ARTIFICIAL TURF SHORT FIELD AREA SEE KEY NOTES
	304,743 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

FENCING SCHEDULE	DESCRIPTION
	6' HEIGHT VINYL PRIVACY FENCE.
	6' HEIGHT LATTICE TOP FENCE.
	EXISTING FENCE TO REMAIN, PRESERVE AND PROTECT.

- KEY NOTES (TYPICAL) (7)**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN SECTIONS.
 - CLEAR VISION TRIANGLE; NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRACE.
 - SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
 - COMPACTED DRAVEL SHOULDER FROM EDGE OF PAVEMENT. SEE PPL2.0-2.
 - FUTURE CITY PARK LAYOUT IS SCHEMATIC AND INCLUDES PARKING LOT, BATHROOM, MULTI-FIELD SPORT FIELD FOR SOCCER, FOOTBALL AND LACROSSE, MULTI-SPORT COURT FOR TENNIS AND BASKETBALL, BASKETBALL COURT, TOT LOT, AND OPEN GRASS AREA. FINAL DESIGN TO BE APPROVED AS A PART OF A SEPARATE DESIGN SUBMITTAL.
 - 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL2.0-2.
 - 6' HEIGHT LATTICE TOP FENCE. SEE PPL2.0-3.
 - EXISTING FENCE TO REMAIN, PRESERVE AND PROTECT.
 - SCHEMATIC SIGN LOCATION, FINAL SIGN LOCATION AND DESIGN TO BE APPROVED AS A PART OF A SEPARATE DESIGN SUBMITTAL.
 - FUTURE SCHOOL AND SCHEMATIC PARKING LOT LAYOUT. FINAL DESIGN TO BE APPROVED AS A PART OF A SEPARATE DESIGN SUBMITTAL.
 - SCHEMATIC 10' ACID FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACID STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
 - 8"R/C CANAL 40' EASEMENT.



**MADRONE VILLAGE SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN**

NO.	ITEM	DATE
0	INITIAL PREPLAT SUBMITTAL	11/20/20
1	REVISED PREPLAT SUBMITTAL	07/29/21
2	REVISED PREPLAT SUBMITTAL	04/02/22
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PROJECT: 19-151
SHEET NO. PPL2.0

MADRONE VILLAGE

A COMMERCIAL



B FIRE STATION



C CITY PARK

