

**CITY OF KUNA  
REGULAR PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, February 11, 2014**

**NOTE:** *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	Absent
Commissioner Cathy Gealy	Absent		
Commissioner Joan Gay	x		

**6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING**

**Call to Order and Roll Call**

Chairman Young called the meeting to order at **6:01 p.m.**

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**1. CONSENT AGENDA**

- a. Meeting Minutes for January 28, 2013
- b. **13-09-SUP** (Special Use Permit) **13-07-DR** (Design Review) and **13-07-SN** (Sign) – **Lete Family Revocable Trust** - Inaki Lete, Kuna Caves Storage Facility Findings of Fact and Conclusions of Law

*Commissioner Hennis motioned to approve consent agenda; Commissioner Gay seconds, all aye and motioned carried 3-0.*

*Let the record reflect that Commissioner Gealy and Chairman Young were not present at the meeting.*

**2. OLD BUSINESS:**

None

**3. PUBLIC HEARING**

**13-09-SUP**, Allison Jones In-Home Group Daycare

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. Tonight's application before you is a Special Use Permit (SUP) request from Allison Jones to place a Group Childcare in her home located at 1827 N. Bisque Avenue in the Crimson Point Subdivision.

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An in-home Group Childcare in accordance with Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP). Daycare facilities in any home where non-medical, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises requires an SUP and State of Idaho basic daycare license. The applicant wishes to acquire a Group Childcare SUP in order to have up to twelve (12) children in her home on a regular scheduled basis.

The business operations will take place Monday through Friday from 7:00am until 5:30pm. The site is currently zoned Low Density Residential District (R-3) and a Group Childcare use requires a SUP to establish this type of business in this zone. The parcel currently has a residence on site with three (3) possible parking spaces and a six (6) foot vinyl fence around the backyard perimeter.

Allison Jones has been in the daycare business for 15 years and has both CPR and First Aid training. She has an established Basic Daycare License with the State of Idaho, but is required to obtain a Special Use Permit (SUP) through the City of Kuna before she can legally operate the business out of her home.

The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

This land use was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. Staff has determined this application complies with the Kuna Comprehensive Plan and Future Land Use Map (FLU); and forwards a recommendation of approval subject to the recommended conditions of approval set for the in the Staff Report.

*Questions for staff:*

No further questions for staff.

Allison E. Jones residing at 1827 N. Bisque Avenue in Kuna, Idaho. The Applicant is requesting to have up to 12 children in her home Monday through Friday from 7:00am until 5:30pm. She is also requesting to hold a small pre-school class as well.

*Questions for Applicant:*

Commissioner Hennis asked Allison if her 15 years of experience was primarily out of her home. Allison explained that she has worked at two local daycares and at home. This is just expanding here primary business at her home.

VC/Wierschem questioned whether her home business had been in operation previously and for how long? Allison explained that yes it has and for roughly 8-10 years. VC/Wierschem asked if all of those years were at this address. Allison clarified that no, she has only lived at this address for approximately 7 years.

VC/Wierschem asked the applicant why after 7 years she was just now requesting an SUP to run the group child care. Allison explained that when she originally went through the State for licensing that she was unaware that she

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needed an SUP with the City of Kuna. Several of the original requirements have changed over the last few years. One of those requirements was to seek a Special Use Permit with the City.

VC/Wierschem asked if the SUP and State fees were the reason why it's taken so long to complete the process. Allison explained that yes the fees were part of the reason for the timeframe as well as other obstacles. VC/Wierschem noted that as she looked at the documentation that it appears the daycare has been operating for more than 2 years without approval from the City. Allison answered yes; she had contacted Miranda, a previous employee of the City when she found out about the requirement. Miranda had sent her the application materials to get her started with the process.

VC/Wierschem asked if she has complied with the other outside agency requirements and if she was asking for this SUP to renew here State license. Allison explained that her State of Idaho license is not expired at the moment, but she does need the SUP approval to satisfy one of their requirements. She noted that she has other requirements to work through with the State.

*No further questions for the Applicant*

*Public Hearing opened at 6:14 pm. (Know one signed up to speak.)*

*Public Hearing closed at 6:15 pm.*

*Questions for Staff:*

C/Hennis asked if the City has received any complaints about the daycare up to this point. Staff explained that to their knowledge there have been zero complaints. Staff explained that the application was complete and that the Applicant has complied with all of the requirements necessary from the City's perspective.

VC/Wierschem and C/Hennis expressed concern and hesitation approving the application because of the timeframe it has taken for the Applicant to seek the necessary approvals from the City.

VC/Wierschem asked when the City was first contacted by the Applicant. Troy explained that if Miranda was the first point of contact by the Applicant it would have been on or before December 2012 when Miranda left the City.

VC/Wierschem expressed concern that this took far too long to complete and she did not want this to become common practice by Applicants.

C/Hennis asked about Central District Health's (CDHD) requirements for plan review. The Applicant explained that she had not seen the report from CDHD. Her intention is to focus on the other many requirements with the outside agencies after the SUP approval has been granted.

Staff explained that the State has now changed their requirements to now incorporate working with the City's requirements before they will issue a State license.

CDHD does their own site inspections and sign offs.

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*Commissioner Hennis motioned to approve 13-09-SUP – Allison Jones In-Home Group Childcare with the condition to comply with all Central District Health Department requirements prior to any State licensing as well as the conditions as outlined in the Staff Report; Commissioner Gay seconds, all aye and motion carried 3-0.*

**3. DEPARTMENT REPORTS:**

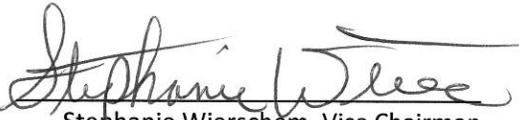
February 25<sup>th</sup> will bring an In-Home Salon before the Planning and Zoning Commission.

**4. CHAIRMAN / COMMISSIONER DISCUSSION:**

None

**5. ADJOURNMENT:**

*Commissioner Hennis motions to adjourn at 6:30pm; Commissioner Gay seconds, all aye and motion carried 3-0.*

  
Stephanie Wierschem, Vice Chairman  
Kuna Planning and Zoning Commission

ATTEST:

  
Travis Jeffers, Planner Technician  
Kuna Planning and Zoning Department