

OFFICIALS

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

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday January 23, 2024, at 6:00 PM



For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:12)

Vice Chairman Dana Hennis Thank you. So, we'll go ahead and bring to order the regular Planning and Zoning meeting or Commission meeting for Tuesday, January 23rd, 2024. First up on the agenda is roll call.

Associate Planner Jessica Hall Vice Chairman Deana Hennis

Vice Chairman Deana Hennis Present.

Associate Planner Jessica Hall Commissioner Brian Clark

Commissioner Brian Clark Present.

Associate Planner Jessica Hall Commission, excuse me, Commissioner Jenny Gregor... Commissioner Jim Main.

Commissioner Jim Main Hold on. Oh, thank you.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Director of Planning and Zoning
Troy Behunin, Senior Planner
Jessica Hall, Associate Planner
Kelsey Briggs, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:41)

A. Regular Commission Meeting Minutes Dated January 9, 2024

B. Findings of Fact & Conclusions of Law

I. Case No. 23-02-CPM 5700 W Kuna Mora Road

Potential Motion:

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

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

Commissioner Jim Main Mr. Vice Chairman, I move that we approve the consent agenda.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:00:46)

Motion To: Approve Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

3. PUBLIC HEARINGS:

Public Hearing Process: Items begin with staff presentation of project for up to 15 minutes. The Applicant or their Representative is then allowed 10 minutes to make their presentation. Members of the public are then allowed 3 minutes each to address the Commission with testimony restricted to the matter at hand. After all public testimony, the Applicant/Representative is allowed 5 minutes for rebuttal.

(Timestamp 00:00:55)

- A.** *Tabled from January 9, 2024, Case No. 23-06-AN (Annexation), 23-05-S (Preliminary Plat, & 23-14-DR (Design Review) for Bristle Creek Subdivision – Troy Behunin, Senior Planner*

Applicant requests to annex approximately 12.49 acres into Kuna City Limits with R-6 (Medium Density Residential) & R-12 (High Density Residential) zones, as well as Preliminary Plat approval to subdivide the site into 21 single-family lots, one (1) multi-family (13 four-plex buildings), and 12 common lots. The site is located near the Northeast corner of the N Ten Mile Road and W Hubbard Road intersection (APN: S131133670); Section 11, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case Nos. 23-06-AN & 23-05-S with Conditions as listed in staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-14-DR with Conditions as listed in staff report (and additional Conditions imposed by Commission if applicable).*

Vice Chairman Dana Hennis Next up is item number three in the public hearing. So, item 'A' on that is been tabled from January 9th, 2024. It's case #23-06-AN, 23-05-S and 23-14-DR design review for Bristle Creek Subdivision, Troy.

Senior Planner Troy Behunin Good evening, members of the Commission. For the record, Troy Behunin, Senior Planner. Kuna Planning and Zoning staff. The applications before you this evening request annexation of approximately 12.49 acres and they would like to use the R-6 and the R-12 zones. The applicant is also requesting preliminary plat approval in order to divide the 12.49 acres into a total of 73 residential lots, 23 single family lots, 1 multifamily lot, and 4 common lots. The applicant also seeks design review approval for the common area landscaping. Public Works in exhibit 2.20 states that Public Works can support Bristle Creek Subdivision development, with the conditions that are listed in the Engineer's memo. Planning and Zoning Department staff agrees with the conditions listed in the Engineer's memo, and staff has reviewed the proposed zone, rezone, the annexation, the pre plat and the design review for compliance with Kuna City Code and also with Idaho State Statutes and the Kuna Comprehensive Plan. And should the Commission recommend approval of the applications and approve the design review tonight, staff recommends that the applicant be subject to the proposed recommended conditions of approval listed in staff's report. The applicant is present this evening. You do have a full record this time and the applicant does have a presentation and it's on the big screen and I'm here for any questions you might have.

Vice Chairman Dana Hennis Thank you. Any questions for Troy at this time?

Commissioner Bryan Clark Not at this time. Not at this time, no.

Vice Chairman Dana Hennis Okay, the applicant. And as you approach the podium, if you'd state your name and address for the record and if you push the bottom of the microphone to green.

Associate Planner Jessica Hall And you can also drive your presentation with the mouse.

Katie Miller Perfect. Thank you. Katie Miller, 1119 E. State Street, Eagle, Idaho 83616. Troy, Thank you very much for your help on this and presentation of the application. As Troy mentioned, this project is located on the northeast corner of Ten Mile and Hubbard Rd. Property is about 12 1/2 acres. Oh, this is a fast driver. Future Land Use Map, per Kuna, shows the site as a mixed-use site north of us is medium density residential, east is future low density, south more mixed-use, but is in the county and then to the west we have mixed-use which is I believe already annexed into the city. Our proposed application is for two zones. It would be for an R-6 around the perimeter and an R-12 interior to the site. This project that we're bringing before you does meet the comprehensive plan. Meets all of your or meets your different objectives, which I've listed here, and we're excited about it. As Troy said, preliminary plat around the perimeter is the R-6 single family residential units, for a total of 21 lots and then centrally located and on our west boundary is 1 lot with 13 fourplex units consisting of 52 units there, for a gross density of 5.8 units per acre.

Pathways, here's a good picture of the pathways. On the north side you have the state lateral which separates the properties to the north of us and then our site. That easement is a 100-foot easement. We've got the 10-foot pathway. We've got connected sidewalks throughout the community going down to Hubbard Rd. In the northwest corner is a dog park for an amenity. And then centrally located kind of on the east side, there is a playground and a sheltered picnic area for the residents to use. Open space for this site is 15.7% that's usable open space, not counting any buffers or anything like that. Access for the site, our primary access will be off of Hubbard Rd. We will make the connection to Braeburn, to the north. There's an existing street there. It will require that we cross the state lateral utilities for the site are all available. We've got sewer in Ten Mile and then water and pressurized irrigation in Hubbard Rd. currently.

Initially, we weren't intending on phasing this plan. We will phase the plan due to sewer capacities and the city's choice to only allow 40 EDUs per phase at a time. So, we're going to start with phase one being on the east side, making our secondary connection. There would be 38 units total of the 48 available to us. And then we'd come in with phase two at a later date for an additional 45...35 units there. As far as timing for construction, assuming everything looked perfect, went perfect, we're looking at probably not doing construction or starting construction until the end of '25, '26 and then building permits towards the end of '26, with occupancy being at the beginning of '27. So, this truly at full build out is probably a four-to-five-year project easily.

Here's just some different elevations for the single-family portion of the site. We've got single-story three car garage; two-story, two and three car garages; and there's some other elevations. At this time, we chose not to come through with the fourplex units because they are kind of being designed. The city does require us to come back after a City Council approval with the design review process, and so at that point it would be a much more fresh and realistic. I don't necessarily want anything in the record if we got to change it in the future and then we're held to an older standard. So, with that, I will stand for any questions, and we appreciate your support for approval.

Vice Chairman Dana Hennis Sorry, my computer all of a sudden has died, has frozen, any questions?

Commissioner Jim Main Not at this time.

Commissioner Bryan Clark Not currently.

Katie Miller Thank you.

Vice Chairman Dana Hennis Thank you. Yeah, magic touch over here. Okay, with that, I will open the public hearing at 6:10. And we have a couple of names on the sheet here. Is there anybody present that has not got a chance to sign up to testify on this application that would like to? Okay, and seeing no hands, I will call the first one was Judy Schmidt. Would you like to test...? Oh, you got 'not testify.' I got to read. Thank you. So, next one up would be Robbie Reno.

Robbie Reno Robbie Reno, Kuna School District, 711 E. Porter St. Kuna, Idaho 83634. I just want to thank Miss Bailey. She's been working with us. One thing she did show you is a path down to Hubbard Rd. kind of help with the flow of kids to the, I think it's an arterial road, that will allow bus pick up there instead of the main way. That's kind of our hope there. As we all know, the hard part with us and we have to represent to you is that we don't, we haven't passed a bond, and this is this site feeds in Silver Trail which is over capacity. Kuna Middle School which is in 90% capacity in Kuna High and Swan Falls which is at capacity. So, we just got to explain that to you. But we continue to work with them with that. But it's actually say, with the reality where we're at with the with the bond and not having capacity in our elementary. Thank you.

Commissioner Bryan Clark Thank you.

Vice Chairman Dana Hennis That being the last name on the list, I'll go ahead and close the, well... is there any rebuttal that you would like to make?

Katie Miller Katie Miller, 1119 E. 8th St. Eagle, ID 83616, as Robbie said, we've been working together on multiple projects. We understand that the schools and their capacity is a serious concern. My client has donated 2 parcels of land for future school sites. So, I think it's really important it's not that we're overlooking. We're at a point, we understand the concerns, we want to help the concerns, but the bonds are critically important. And so, Robbie and I have been talking. I know there's been a handful of

developers working recently with the BCA to say how do we make this happen. So, you know, my question, what I'd like to see accomplished is first of all, keeping this in perspective, the entire site with a five year build out would bring 28 kids total with the student generation rate with your recent report that was done. Phase one, again looking at occupancy later in 2000 or 2026 would be 14 students. So, I'd like to think we can work together to figure out how the bond is going to pass. We helped with the Valley View. As you guys know, maybe may or not, Valley View's bonds had passed or failed two years in row and we got together with the BCA and community members, fundraised, and helped market this this cause and it did recently pass which was great because. I mean, you guys need to grow. People want to be here. You have a beautiful community. The kids need adequate schools. We don't underestimate that. But I think the biggest thing is, for me is looking at the impact of the school, looking at my client has done to support the school districts to date in the recent and then what we can do moving forward to find solutions. I mean that really is the thing is you know Robbie had mentioned looking at like looking at school district boundaries and maybe redoing those to take impacts off of schools that are at capacity and maybe running them to other schools. I don't know how it works. It's been great to talk to him to get a better understanding of his reality, right? So yes, we understand there's an impact. We're willing to work with the school districts to get the solution and that is getting that bond passed. That is, that's the long-term goal and what needs to happen so.

Vice Chairman Dana Hennis Appreciate that. Thank you.

Katie Miller Yeah.

Vice Chairman Dana Hennis With that, I'll close the public testimony for this application at 6:14 and that leaves us up with our deliberation.

Vice Chairman Dana Hennis I think overall this is a good use of a little area. It's got good transition between the neighboring subdivision going into the corner at that probably commercial in the future. I don't have real big concerns other than just the school district and I think this brings a good point. I know they work with the school district well, so that's just something I like the idea of the fundraising. That they did with the Valley View School District, I think you know, that could be something that would really help the schools out.

Commissioner Bryan Clark Honestly, I mean, looking at the site plan, I really like the fact that the fourplexes are tucked in, creates a good boundary. I think that does create a strong community because you have a good mix of good mix of product. I was a little concerned at first when I saw R-12 because, I'll admit I cringed a little bit, but now this is a very good use.

Vice Chairman Dana Hennis Yeah, I like the layout it's...and plenty of parking. That was my big concern, 52 units.

Commissioner Bryan Clark Yeah. And that... and there's a lot of open space for travel, for traffic for, you know, additional guests and such. I like the layout. It's... I think it's done well. It's very creative and yeah.

Commissioner Jim Main A question for maybe for Katie, are the lots on along Hubbard are those R-6 as well? They just look a little bit narrow and skinny.

Katie Miller Yes, they are. *[Unintelligible Background]* Thank you. You're correct. They are R-6 on Hubbard. The minimum lot requirements for an R-6 zone is 4500 square feet. So, we do meet those. I know our... Max wrote it down. Excuse me. I don't know what they are along Hubbard other than they do not, they are not less than that. Our minimum lot size in here is 5750 and our max is 10,600.

Commissioner Jim Main So, on those lots along Hubbard, the product that you're showing for the R-6 lots, they all look too wide to fit on those lots. So, do you have a different design for the narrower lots?

Katie Miller Well, it wouldn't be a three-car garage on those lots. It would be a two car, probably two story...

Commissioner Jim Main Okay.

Katie Miller And yes, there are products that are available for that.

Commissioner Bryan Clark Do you know what the minimum lot width is?

Katie Miller 35 is your minimum rate. Troy, could you step in and help me on your frontage there?

Senior Planner Troy Behunin I believe the, sorry, Troy Behunin for the record. For the R-6 is 40. It's... but it's a recommended Street frontage.

Commissioner Jim Main Okay, and then one other question, Katie. On the west property line against the neighbor there. Is there any kind of buffer between this development and their property?

Katie Miller There is not, currently.

Commissioner Jim Main Okay. Would it be possible to have some kind of buffer there?

Katie Miller Possibly, and oh, thank you. I just wanted to, I'm visual. Possibly. So, with you asking that question, what kind of buffer in your head would be adequate?

Commissioner Jim Main Well, you know, I would think that if I had an acreage there and somebody came and built an R12 development right behind my house. I might like not to see it. And I realized that the property along Ten Mile is probably going to end up being commercial...

Katie Miller Correct.

Commissioner Jim Main One of these days. But, you know, a small berm and a fence, possibly.

Katie Miller That is something we can look at. We've got some room there. I don't know about the berm. I think landscape might be a good option, more heavily landscaped to create that buffer. Would that be something that would be?

Commissioner Jim Main Yeah, I think that would work for me.

Vice Chairman Dana Hennis And they do call out a six-foot solid vinyl fence along there too.

Katie Miller Correct.

Commissioner Jim Main Yeah. I noticed the fence samples you had here had razor wire on top.

Katie Miller Constantine wire? It's dangerous out there.

[Laughter]

Vice Chairman Dana Hennis I missed that.

Commissioner Jim Main Thank you.

Katie Miller Thank you.

Commissioner Bryan Clark What was I looking at? Oh, let's just look like that.... Yeah. That's to get up over the lateral.

Vice Chairman Dana Hennis Oh, gotcha.

Commissioner Bryan Clark Yeah. Okay.

Vice Chairman Dana Hennis Okay, any concerns now our application here is both a set of recommendations for City Council and design review, so we have to. We have to re-review the design review portion of it, I guess, as well. So, to me, I think their landscape being has been laid out well with the addition of something possibly to the transition between the west side, otherwise, they've got a good layout of the trees, the grass throughout the whole property, and I think it's covers more than what's adequate.

Commissioner Jim Main Yeah, I agree. I don't see any issues with the, excuse me, with the landscaping other than the west boundary.

Commissioner Bryan Clark The only thing I'm looking at is we do have landscape keys in the parking. Looks like the idea is to have trees in most of those. Yeah, I don't think. Okay. No, that looks good.

Vice Chairman Dana Hennis Well, with that. I would stand for a motion or motions.

Commissioner Jim Main Sure, Mr. Vice chairman, I move that we recommend approval of case numbers 23-06-AN and 23-05-S with conditions as listed in the staff report and additionally additional landscape buffer along the west end of the boundaries.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:20:21)

Motion To: Recommend Approval of Case # 23-06-AN and 23-05-S with conditions as listed in the staff report as well as an additional landscape buffer along the west end of the boundaries

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

Commissioner Jim Main Okay, Mr. Vice Chairman. I move that we approve case #23-14-DR with conditions as listed in the staff report as well as additional landscape buffer along the west boundary.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:20:55)

Motion To: Approve Case # 23-14-DR with conditions as listed in the staff report as well as additional landscape buffer along the west boundary.

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

B. Case No. 23-08-AN (Annexation) for Lot 3, Block 3 of Avalon Orchard Tracts Amended – Jessica Hall, Associate Planner

Applicant requests to annex approximately 4.89 acres (APN: R0615250430) into Kuna City Limits with an R-4 (Medium Density Residential) zone; Section 30, Township 2 North, Range 1 East.

(Timestamp 00:21:19)

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case No. 23-08-AN with Conditions as listed in the staff report (and additional Conditions imposed by Commission, if applicable).*

Vice Chairman Dana Hennis Next item up on the agenda is Case #23-08-AN; the annexation for Lot 3, Block 3 of Avalon Orchard Tracts amended, Jessica.

Associate Planner Jessica Hall Good evening, Vice Chairman and Commissioners for the record Associate Planner Jessica Hall, 751 W 4th St. Kuna. The applicant before tonight requests to annex 4.89 acres. Located at the terminus of East Rock Falls Lane into Kuna city limits with an R-4 medium density residential...excuse me, medium density residential zone. My mouth couldn't keep up. The subject has... The subject site has a continuous touch to the current city limits on the north and is considered a category 'A' annexation per Idaho code 50-222. Upon review, staff finds this request to be compliant with Kuna City Code Title 5, our comprehensive plan, and Idaho Code 50-222. With that I can answer any questions you have.

Vice Chairman Dana Hennis Any questions so far?

Commissioner Bryan Clark No, not so far.

Vice Chairman Dana Hennis Okay, and do we have any presentation from the applicant at all?

Associate Planner Jessica Hall If you'd like to, Sid.

Vice Chairman Dana Hennis Okay.

Sid Anderson Mr. Chairman, Planning and Zoning Commission Sid Anderson 2500 E. Rock Falls Lane, Kuna, Idaho. I am the applicant here on behalf of the owner, Boyd Anderson. The owner wishes to annex 4.89 acres of his land into the city of Kuna to take advantage of a lost place process that's available to him

within the city limits. He actually plans to create two 1 acre lots and a three-acre lot from this or approximately three-acre lot. This would bring diversity of community, as well as diversity of housing stock within the City of Kuna limits. I realize that the application before you is just the annexation. But I just wanted to give a little background on that. The annexation, as noted by the planner, does meet all of the requirements for the city code and I am just here to answer any questions and ask that you approve this annexation.

Vice Chairman Dana Hennis Thank you, any other questions?

Commissioner Bryan Clark No, this one looks pretty straightforward.

Vice Chairman Dana Hennis I appreciate you, kind of offering up what you was the intent of it. That was one of my questions. So, thank you.

Sid Anderson You bet.

Vice Chairman Dana Hennis With that, I will open the public testimony for this application at 6:25. And seeing no sign up on the sheet. Is there anybody in the audience that would like to testify on this application? Seeing none, I will close the public testimony at 6:26. That brings up our discussion.

Commissioner Jim Main Well, personally, I think seeing an R-4 zone is attractive. I think we do need some diversity in in lot sizes in Kuna. So, I have no issues with this project.

Vice Chairman Dana Hennis I agree. You know, I like the idea that they're just kind of splitting this out into larger parcels, so I don't foresee any issues. With that, then I'd stand for a motion.

Commissioner Bryan Clark Mr. Vice Chairman, I move that we motion to recommend approval for Case #23-08-AN with conditions as listed in the staff report.

Commissioner Jim Main Second.

Vice Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

Commissioner Bryan Clark Good, I got the right one. All right, cool.

(Timestamp 00:25:08)

Motion To: Recommend approval for Case #23-08-AN with conditions as listed in the staff report

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

C. Case Nos. 23-05-ZC (Rezone), 23-06-S (Preliminary Plat), & 23-13-DR (Design Review) for Falcon Crest East Subdivision – Troy Behunin, Senior Planner

Applicant requests rezone of approximately 47.20 acres from R-12 (High Density Residential) to the R-6 (Medium Density Residential) zone. Applicant also requests Preliminary Plat approval to subdivide subject site (APNs: S1422131510, S1422244700, S1422314975 & a portion of S1422417365, S1422110300, S1422427800, & S1422346600) into 655 lots (606 single-family, 36 common, 7 shared driveway, 3 private roads, 3 golf course). The site is located North of the W Kuna Road and S Conchos Avenue intersection; Section 22, Township 2 North, Range 1 East.

(Timestamp 00:25:34)

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial to City Council of Case Nos. 23-05-ZC & 23-06-S with Conditions as listed in the staff report (and additional Conditions imposed by the Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case No. 23-13-DR with Conditions as listed in staff report (and additional Conditions imposed by the Commission, if applicable).*

Vice Chairman Dana Hennis Okay, next up on the agenda is case #23-05-ZC, 23-06-S and 23-13-DR Design review for Falcon Crest East Subdivision, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, Kuna Planning and Zoning staff, Senior Planner. So, the applications that are before you this evening for Falcon Crest East, staff would actually request that this be tabled to the next available meeting, possibly to the February 13th, 2024, meeting at 6:00 P.M. because of an outside agency's update to their staff report. We, staff believes it's necessary for the Commission to have a full record in front of them in order to make a decision, especially as it is a public hearing matter and staff has spoken with the applicant. They are not here tonight. They were in agreement with that staff recommendation.

Vice Chairman Dana Hennis Okay, thank you.

Commissioner Bryan Clark Will that be to a date certain?

Yeah, February 13th they suggested.

Commissioner Jim Main Mr. Vice Chairman, I move that we table case #23-05-ZC and 23-06-S to a date certain of February 13th, 2024.

Vice Chairman Dana Hennis There is also...

Commissioner Jim Main Additionally I move that we table case #23-13-DR to a date certain of February 13th, 2024.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:26:59)

Motion To: Table Case # case #23-05-ZC, 23-06-S, and 23-13-DR to a date certain of February 13th, 2024

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1

5. BUSINESS ITEMS:

None

6. UPDATES & REPORTS: Non-Action Items

(Timestamp 00:27:37)

Vice Chairman Dana Hennis And that concludes our agenda items. Is there any reports or additional items from the City staff?... Thank you.

7. ADJOURNMENT:

(Timestamp 00:27:46)

Commissioner Jim Main Mr. Vice Chairman, I move that we adjourn tonight's meeting.

Commissioner Bryan Clark Seconded.

Vice Chairman Dana Hennis All in favor?

All Commissioners Aye

Vice Chairman Dana Hennis Thank you.

(Timestamp 00:27:46)

Motion To: Adjourn

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

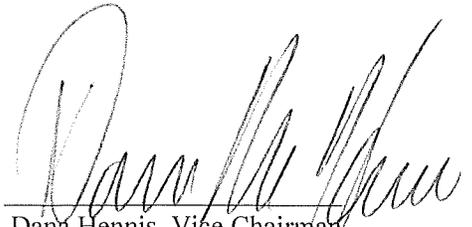
Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main

Voting Nay: None

Absent: Commissioner Greger

3-0-1



Dana Hennis, Vice Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.