

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

**MEETING MINUTES
Tuesday, March 24, 2015**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	Absent
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	X
Commissioner Cathy Gealy	Absent		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

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

1. CONSENT AGENDA

- a. Kuna Planning and Zoning Meeting Minutes for March 10, 2015

*Commissioner Hennis motioned to approve the consent agenda;
Commissioner Gay seconds, all aye and motion carried 4-0.*

2. NEW BUSINESS:

- a. None

3. PUBLIC HEARING

- a. **15-01-ZOA** (Zoning Ordinance amendment): City of Kuna – Applicant to amend Kuna City Code, Title 5, Chapter 16, and Section 3 entitled, “Lot Split” amending when sidewalk construction is required; modify the sewer, water and storm drainage requirements; deletion of septic tanks and private well placement requirement; and provide an effective date.

Wendy Howell: Wendy Howell, Kuna Planning Director, 763 W. Avalon. I really didn't have much in the way of a staff report because it's pretty self-explanatory. I did change a few of the provisions per Sid Anderson's suggestions and I also went over a couple of them with Gordon Law, City Engineer, to ensure that we meet his specifications for the future. The purpose of this ordinance was basically to bring the ordinance into compliance with what has historically been done here at the City of Kuna with the exception of Gordon's changes to sewer, water, storm water drainage and the deletion of septic systems and private wells. He had some changes on those. I will stand for any questions.

C/Hennis: I don't think I have anything. It seems pretty straight-forward.

C/Wierschem: I just have a couple of questions; on page two, I am wondering if that is a typo for letter 'F', number two, on the date?

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Wendy Howell: Are you looking at the staff report or ...?

C/Wierschem: I am; the planning and zoning staff report.

C/Hennis: The date of December 5th I think is what she is meaning.

Wendy Howell: Oh, yes that is a typo. Thank you for pointing that out.

C/Wierschem: And I also had a question on the lot split; I am assuming that there is a limit on how many splits can be done if we drop it from five to two, is that correct?

Wendy Howell: How many splits can be done on one parcel?

C/Wierschem: Yes.

Wendy Howell: One parcel may have a total of three, no; I'm sorry two with a total of...

C/Wierschem: For two acres?

Wendy Howell: The two acres just pertains to... can you tell me which one you're specifically looking at so I can address it better?

C/Wierschem: Well, I am just wanting some clarification on 'A-3' for compliance, section one, letter 'B'; basically under the sidewalks; number one.

Wendy Howell: Oh, you mean the five acres to the two acres there?

C/Wierschem: Yes.

Wendy Howell: By the time you get to five acres, you have a fairly large chunk of frontage; and if you are just splitting the parcel, for instance to give a piece to a relative; son, daughter or otherwise, it becomes quite costly and will never pencil out for them to be able to put sidewalks on those frontages. These usually occur on the outskirts of city limits; that's where this is happening. They want to split lots because they have lots large enough to be able to do that.

At such time when the land would develop around them, we could put it on our list with ACHD that we would like those sidewalks to connect. But now, it's just not economically sound for them to be able to do that.

C/Young: That way, all the sidewalks can go in when ACHD does theirs.

Wendy Howell: Right.

C/Wierschem: Thank you. And then I just wanted clarification on ...and I don't see a page number but its item number 15.

Wendy Howell: The origination of the lot?

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C/Wierschem: Yes; so the date, December 7th, 1977?

Wendy Howell: Yes, that is what is considered an original lot in the City of Kuna.

C/Wierschem: Ok.

Wendy Howell: That has not changed; it was just added in here for clarification on another area of the ordinance so we could carry through...

C/Wierschem: Consistency? Ok. I have no further questions. Thank you.

Wendy Howell: You're welcome.

C/Gay: I just have a ... it's not a question and it's really not important, but number seven where it says storm water drainage?

Wendy Howell: Yes?

C/Gay: I should have been a teacher because... the 'City Engineer', well it's been changed down to lower case, but every place else, it's capitalized.

Wendy Howell: Good catch. I will changed that back.

C/Gay: It's just something I just...

Wendy Howell: No not at all, this is actually a document that I lost when I got a virus on my computer and I had to go back and try and find one that I had sent to Gordon to be able to start fresh on it; so I am not surprised there are a few things that need some correction.

C/Gay: Oh. Ok. And I don't have any questions.

C/Young: Ok. Thank you.

Wendy Howell: Thank you.

C/Young: Anything else for Wendy? Ok. Then we will go ahead and open the public hearing at 6:10 pm; and seeing nobody is here, we'll go ahead and close it at 6:10 and 30 seconds.

****laughter****

C/Young: All this seems pretty straight-forward to me. I don't have any issues with the amendments.

C/Hennis: Nope.

C/Wierschem: I don't either.

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C/Young: Ok. I will stand for a motion.

C/Wierschem: Mr. Chairman, I would like to make a motion.

Commissioner Wierschem motions to recommend approval of 15-01-ZOA Kuna City Code amendments at 6:13pm; Commissioner Hennis Seconds, all aye and motion carried 4-0.

Wendy Howell: Just for clarification, that was a recommendation for approval, correct?

C/Young: Yes, correct.

4. DEPARTMENT REPORTS:

Wendy Howell: Crimson Villas Apartments final plat was turned in just the other day. I believe we have another lot-split in the works. Oh, I'm sorry; it's a lot line adjustment.

I know that we have had a couple of inquiries about a beauty salon, in home. And we've had some other inquiries of businesses here of late; for the bigger economic picture. We have a couple of really strong prospects and we will probably know here in a couple of weeks on those. Other than that...

C/Young: Stay tuned?

Wendy Howell: Exactly; stay tuned.

Trevor Kesner: We will also have an upcoming special use permit application for a daycare going in next to Zamzows.

Wendy Howell: Were you able to hear that? Have I told you all that I have a part-time hire in my department? Her name is Judith Brace. She is a long-time member of the Kuna community. And Trevor is going to be gone in May so I am thinking that I will bring her so that she could meet you all. And that is it.

C/Young: Ok. Any items anyone wants to bring up?

5. CHAIRMAN / COMMISSIONER DISCUSSION:

a. None

6. ADJOURNMENT:

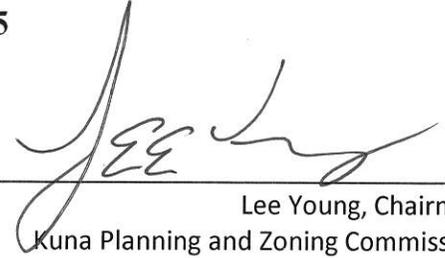
Commissioner Hennis motions to adjourn at 6:18 pm; Commissioner Gay Seconds, all aye and motion carried 4-0.

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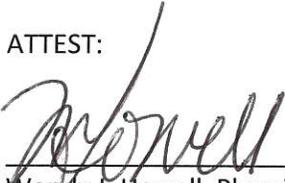
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department