

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

**MEETING MINUTES
Tuesday, November 10, 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 II	X
Commissioner Cathy Gealy	Absent		
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:05 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for October 13, 2015

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

2. PUBLIC HEARING

- a. **15-05-SUP** (Special Use Permit) for **Debbie Eggiman/Lasting Beauty Salon**: Applicant seeks approval to offer proposed cosmetic and body art/tattoo services in an existing salon business as described in 5-3-2 (Official Schedule of District Regulations; Commercial Land Use Table) and 5-1-6-2 (Tattoo/Body Piercing Parlor; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to offer tattooing services within city limits.

C/Young: If we could have the applicant step forward and tell us about your plans, and if you could just state your name and address for the record?

Debbi Eggiman: My name is Debbie Eggiman, you want my address of my business?

C/Young: Yes, please.

Debbie Eggiman: 333 Avenue C, Suite 3, Kuna; this is my co-worker, Craig and I am a permanent cosmetic and body tattoo artist and I have a salon right now that is open, and we would like to get permit to do body art. I have been doing body art for eighteen years; I am fully licensed from Oregon and I teach back there. I go back there and work every few months and I actually have a state board license so the work that I do is very... it's not, like I don't do anything that would be gang related, demonic, pornography or nothing like that. I run my salon like a salon; it is not like a parlor. I am educated in blood-borne pathogens and all of that. Everything I use is disposable; I don't reuse anything and I throw it all away. I do have an autoclave though that I will be bringing in

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 10, 2015

just in case Craig would need to use that. Does anybody have any questions for me? That is pretty much it.

C/Hennis: None for me at this point.

Debbie Eggiman: No? Nothing for me? Ok. Craig is really good.

Craig: I have been tattooing for almost two years now and I am trying to work under Debbie so she can fine-tune my skills.

C/Wierschem: If I could get a clarification; you said that you currently have a salon?

Debbie Eggiman: Yes.

C/Wierschem: And is it at the same address?

Debbie Eggiman: Yes it is. It's not really a salon, but I do nails also so I guess I classify it as a salon. That's it? Well, thank you.

C/Young: Ok. And we will have staff please come forward.

Trevor Kesner: Good evening Commissioners, for the record; Trevor Kesner, Kuna City planner. The application before you tonight is a special use permit for Ms. Debbie Eggiman and her co-worker, or business partner I should say. The applicant came forward with a special use permit application because a tattoo parlor is defined as an establishment for tattoo artistry and body piercings to be performed as a service and it is necessary for applicants to apply for a special use permit to perform those types of services. The applicant has submitted all of the necessary requirements for the SUP application. She held a neighborhood meeting on September 21st with six attendees. All agencies were notified on October 5th. Notice was sent to property owners within 300 feet of the commercial address on October 15th as well. The public hearing was advertised in the Kuna-Melba newspaper on October 21st and the site was posted on Halloween and is still posted in the window. The application is pretty straight forward and the services that the applicant is going to provide are clearly defined. I would draw your attention to the fact that the applicant is well-schooled in the necessary precautions for blood and bodily fluids, sharps containers and autoclaves and sterilization. Obviously within the state of Idaho, there are minimal regulations on these types of activities, so I just wanted to point out that the applicant is being very forthcoming with her training and precautionary activities with regard to the health of her clients. I will stand for any additional questions you might have for me.

C/Young: Any questions for Trevor.

C/Wierschem: I just wanted to clarify, and perhaps I have overlooked it and maybe it is in here ...for the neighborhood meeting, I notice that there were six attendees. Were there any concerns and if so, were they addressed.

Trevor Kesner: There was a small narrative on the neighborhood meeting showing who was in attendance and who signed in. The applicant did not notate any kind of concerns; they were just really more of an informative nature.

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

**MEETING MINUTES
Tuesday, November 10, 2015**

C/Wierschem: Thank you.

C/Young: Ok, any other questions for staff?

C/Hennis: None

C/Young: Ok. Then we will open the public testimony at 6:12 pm, and I do not see anybody else signed up to testify; is there anybody that would like to sign up and testify that is not on the sheet? Seeing none, I will close the public testimony at 6:13 pm. That brings up our discussion. I don't see anything in the application that gives me any pause.

C/Wierschem: I have none. I don't see anything that is of concern.

C/Young: Ok, if there is no other comment, I will stand for a motion.

*Commissioner Hennis motioned to approve 15-05-SUP for Debbie Eggiman;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

- b. **15-02-S (Subdivision) and 15-03-SUP (Special Use Permit) for A-Team Land Consultants/Steve Arnold:** Applicant requests approval of a Preliminary Plat and Special Use Permit to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots.

C/Young: If the applicant would please come forward and state your name and address for the record. Again.

Steve Arnold: Mr. Chairman, members of the Commission, for the record; my name is Steve Arnold and I am with A-Team Land Consultants. 1785 Whisper Cove, Boise 83709. At our last hearing, if I understand it correctly, we deferred this item for procedural reasons, but during that time, I have had the opportunity to make some of the changes that were of concern by the Commission. I have got some... Troy or I'm sorry, Travis... or Trevor. Oh jeez, I will get it right... Trevor thought that I should bring full size copies and give to the Commission.

Trevor Kesner: This is actually in your packet. What he has is just a large format size print of the revised preliminary plat.

C/Wierschem: Can you tell us which one that we are looking at.

C/Young: Yeah, they are in the packet, just a larger format, so it should be fine if you want to bring those up.

C/Wierschem: Thank you.

Steve Arnold: The main change that I want to point out is we have got additional parking, which was one of the concerns, near the clubhouse on the west side of the drive aisle into the first townhome section. We added about seven stalls there. Overall, this site has approximately 217 parking stalls for 100 multi-family units. The city code requires 1.5 per unit; so we have got a significant amount of parking that we are providing in here. In other jurisdictions, I usually provide at least two stalls per unit, and we are finding that is fairly adequate, but

CITY OF KUNA

REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 10, 2015

even at that we are over the two stalls per unit that are required. We also have additional parking on the west side of the clubhouse into the drive aisle as you enter into the multi-family portion. The other significant change was quite a bit of headway that was made in the last few deferrals, we were able to work through the ACHD and the neighboring property to the east of us; Sailer Shores. We found a resolution with them to eliminate the stub connection that ACHD previously required onto Sailer Shores. So we were allowed to drop that on ours; and the reason that we were pushing for that and to help address some of the concerns with the neighborhood with the traffic that our multi-family would be dumping out to Sailer Avenue. So that was a significant gain for us and I think it was kind of a win-win for both us and Sailer Shores because it was mixing the multi-family traffic with the single family and I think it ended up being a pretty good change and a win-win for all. So those are the two main changes from our last meeting and I would stand for any questions that you might have.

C/Young: Any questions for the applicant?

C/Hennis: Not right now.

C/Wierschem: And I apologize; perhaps you have covered this previously, and I know that this is not part of the requirement, but I was just wanted to know if there had been talk or addressed any of the busing for the school buses for phase I? Because I notice that there is not like a ...turn around area in phase I, so I wasn't sure if that had been addressed or even if you had spoken to the school district.

Steve Arnold: Vice Chair Wierschem; no we have not talked with the district, but we will provide turn-arounds in places for... typically they're picked up at a certain location and I am not really sure how the school district applies those, but we envision with the multi-family area, if there are school aged children there, they will most likely come out to our southern road there. But typically the busing is within the subdivision and turnarounds will be provided through the phasing so that we can address any concerns there.

C/Wierschem: Thank you. And have you spoke to the school district in regards to the size of your project?...because it will be impacting them. Or have they received any information?

Trevor Kesner: The school district was notified of this potential development when the other agencies were notified. As part of the agency notification process, the school district is included in those notifications so two individuals at the school district were privy to all of the information that you have in front of you tonight.

C/Wierschem: Thank you.

Steve Arnold: Commissioner Wierschem; to follow up with that, in other jurisdictions, when I am not seeing any negative comments come back from those, I don't necessarily go out and work with them. Like with Central District Health or other jurisdictions that this was sent to, we've got the Boise Project Board of Control and other agencies that have been transmitted. Unless there is a negative comment or something that I need to be aware of, I don't typically go to those jurisdictions or agencies.

C/Wierschem: And I respect that; but I just know that a project of this size will impact our community and the community services. And the school would be one of those; as well as the library, fire and so forth. I know that that is not part of the requirement; I just wanted to know if you had a meeting or informed them in any way. It looks like... I know that I was not here for the last meeting, so I think a lot of my concerns that I initially had were

CITY OF KUNA REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 10, 2015

addressed, so I don't think I have anything else at this time.

C/Hennis: I have one thing. You mentioned turnaround and it reminded me; is there going to be... we had talked about a turnaround that was supposed to be provided at south Kay Avenue, but I noticed that it wasn't noted on here. Is that still in the plans?

Steve Arnold: Commissioner Hennis, the idea is, yeah we would coordinate with ACHD and the end of that turnaround, we will either do a typical radius turnaround with a fifty foot radius with a 'T' type or 'Hammer-Head' type, but that is in the plan.

C/Hennis: Ok.

C/Young: Alright, thank you. I will go ahead and open up the... oh, I am sorry, I forgot to ask staff. Go ahead Trevor. I'm getting ahead of myself today.

Trevor Kesner: You are the Chairman, so I follow your lead. Again; for the record, Trevor Kesner, Kuna City planner. The application before you tonight, you have seen before. This item has been tabled several times, but I will note that within the staff report, under the history section on page 3 of 10, there is some additional information in red text. So the original staff report; everything that was there originally is in black and new language additions are in red. You may note there is a little bit of a history on when it was originally noticed and the meetings that have been tabled or canceled. As the applicant has mentioned, we have decided to re-notice the hearing for tonight and sent out notices to neighbors within 300 feet yet again and modified the site posting to let the public know; we even ran it again in the newspaper that tonight's hearing will occur again and that we intend to re-open public testimony so that we can ensure that all concerns are aired by the public and this project can be fully vetted before moving forward. So I just wanted to summarize that. Also; you will note that there are some added exhibits in regard to the agreement with the developer adjacent to this project. ACHD has seen the revised preliminary plat for the Sailer Shores Subdivision and they have decided to not stub to this development as was originally the intent and wish of the applicant. ACHD has essentially signed off on that by virtue of an email that was also included as an exhibit; I believe it is C... there is an email... and I apologize for not having this flagged... here we are; exhibit A-5 is an email from Ms. Mindy Wallace at Ada County Highway District that basically says: 'this looks good' in addition to the revised preliminary plat for Sailer Shores Subdivision. Are you seeing that? Ok. So that would be ACHD's approval.

Also, we have added quite a few policies, objectives and goals from the comprehensive plan because we wanted to do a more thorough job of really pulling out some of those goals in the comp plan that we feel this development meets.

Another side note; in the transportation and connectivity section, we have added a little bit more on the peak hour traffic counts to try and clarify how much traffic will be coming and going on Sailer and Kay. This came out of the original ACHD traffic impact study that was originally submitted with the application. We have just kind of lifted some of that language to make it a little more obvious. Also, under the staff analysis for the existing paved right-of-way on Sailer and Kay Avenue, we removed the 'paved' word and we have also received confirmation from ACHD right-of-way staff that Sailer Place does have at least 42 feet of right-of-way; and that is ownership, not paved. So I just wanted to point out those additions and remind you that the applicant has fully complied with all application procedures. Clearly, meetings were held at the inception of this project and public noticing requirements were met several times and here we are. So, if you have any questions for me, I'd be happy to answer them.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, November 10, 2015

C/Young: Any questions for Trevor?

C/Wierschem: I don't think so.

C/Hennis: No questions.

C/Young: Ok. I will go ahead and open the public testimony at 6:28 pm. Wendy is bringing the sign-up sheet now. Ok, I have listed under neutral, Roberta Sailer. Please come forward and state your name and address for the record please.

Roberta Sailer: Yes, my name is Roberta Sailer and I reside at 1185 East Kuna Road. My mailing address is the P.O. Box. I am neutral, but I have questions and since the developer wasn't here last time, I wanted to be able to address them with him. I haven't been privy to the new ACHD report, but we have always measured Sailer Place as 24 feet wide and now they are saying that it is actually 42 feet wide and that means they are going to take out my irrigation ditch and my whole side yard... how does this work? I am a little concerned about this. Because currently, it's not wide enough to turn a school bus down there and there is no way that you are going to be able to stop a school bus on Kuna Road in the morning to pick up students. We had this discussion before; they block my driveway if I don't leave my house by 7, I don't get out because it backs up all the way down to Kay. It's ugly. So it needs to be addressed, if they are just going to have one way into Kay, are they going to make all the kids go down to Kay and get the bus down there? I am just concerned about busing because I was concerned about it when Sailer Shores was approved and I still ... I don't know what he is doing. I don't think he knows what he's doing.

If they say it's 42 feet, does that include sidewalks, curbs and gutters? And are they going to improve Sailer Place all the way to Kuna Road or are they just going to improve it where the development will be? Because Sailer Shores has to be developed/improved as part of their deal. They were going to improve that and put in sidewalk, curbs and gutters for his little bit of his 4 acre access. So will they just leave us and go widen it there and then it will get narrow again where the ... Stroebels used to live there, but I forget the new people's names... and then get wide again when it gets back down to where Journey's End is going to be? How is it going to look? These are just my concerns. I gave up half my front yard to a five lane highway, now I'm giving up my side yard to a subdivision that is half a mile down the road, but this is just an issue. And my husband; I put him down because we were both going to be here and then he had another meeting he had to go to... he said "I'm really going to try and get there" but he wanted me to express that ACHD keeps saying that the road is 42 feet wide and there is no way you can make 24 feet into 42 feet. I don't know who is measuring it and where they are getting that ... and I missed what they estimated their trips per day were going to be.

C/Young: Well, I think in a minute we can address that because I think we touched on that previously so...

Roberta Sailer: Ok, well yeah that is pretty much my concerns with busing and I know we have enough elementary schools, I don't know how many people are going to move out here with teenagers, but the high school is really struggling, it is pretty tight over there so...
Ok, that is all I have to say and as far as Mike, he is really concerned about what ACHD has to say about Sailer Place.

C/Young: Ok, thank you very much. As we know Mike Sailer is not here; I have nobody else listed to testify; is

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, November 10, 2015

there anybody else here that would like to come forward and testify? If so, please just place you name and address on here.

Jim Main: Thank you. Jim Main; 414 S. Sailer. Thank you mister Chairman and members of the Zoning Commission. I apologize, because in my position, I spend all of my Monday, Tuesday and Thursday nights at board meetings so I haven't been able to attend the Planning and Zoning meeting. My concern is the same as Mrs. Sailer's. I haven't really seen anything regarding how they are going to address Sailer Place and if you are living at the south end of it, it's really nice now, because I can just drive out and hit the highway. But maybe if the applicant could explain how Sailer Place is going to be addressed and then the other thing is; my neighbor just went through the process of creating a private lane and at one point I was aware that their road onto Sailer did not align with that Lane which now meets with ACHD requirements. They made us dedicate more property for that lane so I would like to at least be assured that that lane does align with the road that comes out on Sailer.

C/Young: Are you referring to ...

Jim Main: May I just come up and point?

C/Young: Sure. Are you referring to where this street comes down to Sailer? Ok, this is the highway and this is Sailer.

Jim Main: I am on this private lane that ACHD just required; it's probably right here.

C/Wierschem: This driveway here?

C/Young: Thank you.

Jim Main: Those are basically my only concerns. Thank you.

C/Young: Thank you very much. Is there anybody else that has not signed up that would like to testify? Ok, hearing none, I will close the public testimony at 6:35 pm, and we will ask the applicant to please come forward if you have any response.

Steve Arnold: Mr. Chairman and Commission, again; Steve Arnold. The intent that we are doing with Sailer; as we abut it, we are going to improve it as half of a 36 foot street section with curb, gutter and sidewalk on our side abutting the site. It was not a requirement by ACHD to do any pavement widening north of the project because they felt that it had been adequate. When comes to one of the comments, which was school pick-ups; our intent is not to have any school pick-up for our residents along Sailer Avenue. They will all be internal to our subdivision. The entrance that was just discussed; we originally showed our entrance quite a ways south...almost near our south boundary. One of the concerns in the neighborhood meeting was the traffic of where we were pushing out further to the south, so at that point we met with the neighbors and we had agreed; my client and us, we agreed to move that entrance as far north as ACHD would allow and we did that, and ACHD has approved that entrance location. I am not necessarily sure how it lines up or offsets, but they have approved that intersection. I think with that I will stand for any other questions.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, November 10, 2015

C/Young: Any other questions for the applicant?

C/Hennis: No.

C/Young: Ok, thank you. I do have a question for staff in regards to Mrs. Sailer's concern about the 24 versus 42 feet. I am pretty sure we had discussed this previously, but I think the 42 feet includes the easement that is not part of the existing pavement, is that correct?

Trevor Kesner: That is correct. Within the ACHD staff report, it says that Sailer Place terminates 1641 feet south of Kuna Road and approximately 140 north of Indian Creek. It says a temporary turn-around does not exist at the terminus of Sailer Place, so the applicant would need to provide some sort of turn-around for emergency services vehicles, but staff have not gone out to Sailer Place or Kay Avenue and physically measured the existing paved right-of-way; however, we know that it is not 40 feet and not 42 feet; the existing paved is probably right around 21 maybe even 20 feet or less. But within that 42 feet of right-of-way; and again, staff has confirmation from ACHD staff that at least 40 feet of right-of-way exists for their ownership. However, any curb, gutter or sidewalk facilities would need to be constructed within that right-of-way; they could not go outside of that. Does that answer your question?

C/Young: Ok. Thank you. That brings up our discussion and I want to start by thanking everybody for coming out. It is not typical that we have this many times to table a project coming in, so thank you for bearing with us. Would anybody like to start?

C/Hennis: For one, I think for the most part, everything has kind of been addressed as far as what we spoke of before. With regards to Sailer Place over there, I am not sure what else can be done. I mean this project will be improving that section. They'll be able to have a bus come through that way and either exit through the subdivision or exit through Sailer Place that has not been available before so if they so choose, it's going to be up to the district by all means, but I have a feeling they are going to put most of their busing within the subdivision.

C/Young: Yeah, it will probably be internal or go down Kay street.

C/Wierschem: Yeah.

C/Young: Especially if there is a turn-around at the bottom of Kay Street, that would make the most sense.

C/Hennis: But as for the rest of Sailer Place, I mean what she had asked with regards to improving the rest of it, unfortunately, typically how these things go is you will have this section for Journey's End and then the section for Sailer Shores and...

C/Young: And then they will develop Sailer Shores...

C/Hennis: Yeah, and then you'll have a little spot in between but not much can be done about that; because it is other people's parcels. I don't know. I think this subdivision is laid out well. I think they have addressed the traffic issues. I think by doing the stub street like they've agreed upon, I think it is going to keep a lot of this subdivision traffic, especially the multi-family, out of Sailer Place, so I think it will be advantageous to them.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, November 10, 2015

C/Young: I agree.

C/Hennis: I can't see anything further for myself.

C/Wierschem: I have a couple questions, and I think that maybe this was gone over while I was not here at the last meeting, but on exhibit A-2F, I guess I just want clarification where it asks or states 4 buildings to be platted so that they may be sold later... was there any discussion about that?

C/Young: Yeah, the goal is to go ahead and sell these as separate parcels as they sell and fill up they could be sold in groups depending on what the market does.

C/Hennis: But only within the unit, not within each piece.

C/Wierschem: Gotcha. I see. Ok.

C/Young: You know, I agree with Commissioner Hennis; as far as the layout of what they have done having the multi-family at the north end closer to commercial uses and bringing in the subdivision as a transition from that is good development. I like having the separation.

C/Wierschem: Yeah, that separation; I do too. I don't have any other concerns. I just wanted to ... I think it's a great project.

C/Young: Any other thoughts?

C/Herther: Just a question; the 24 foot and the 42 foot that came up; now when this is all said and done, the 42 foot will incorporate curb and gutter on each side?

C/Hennis: It will in certain areas.

C/Young: Curb and gutter will come from here, down here along Sailer on...

C/Herther: This is Sailer here?

C/Young: Yeah, and the curb and gutter as I understand it will go from the property line at this point on Journey's End Subdivision; this is where their property is so the curb and gutter will come along here and when this subdivision develops, they'll be responsible for the curb and gutter from here north to the edge of their property line up here.

C/Hennis: So currently, what is developed is a 21 foot wide paved road with easements on either side for future developments, so as these developments come in, it is required of those developments to enhance that easement area between there; mainly curb and gutter so that is the extra five feet on each side.

C/Herther: Well, there was some concern that some of her property was going to be taken and I don't understand that.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 10, 2015

C/Young: Well, if I understand this; Sailer's concerns about the existing paving in here is about 20 feet, maybe just slightly more, and when we have talked about easements and ACHD's easements, as these properties develop, that is why on this side, the curb and gutter will come from that pavement and this easement will take in that curb and gutter and that is part of what the developer is deeding over to ACHD and then putting that curb and gutter along their property here.

-Roberta Sailer: I am sorry, I know this is out of order but if you only have a 20 foot wide road, and you have cars accessing it, I mean, what are we looking at 100, 200, 300 trips a day on that little bit of land, I mean that little bit of paved highway? It's not so much that... I am wondering if ACHD is going to force everybody on Sailer to take the impact and widen the whole thing to access the traffic that is going to be coming in and out of there.

C/Hennis: I will address that. According to the traffic study that they have done for this particular area, and I would have to find it in here to give you the actual numbers, it surprised me that there is not as many trips per day as one might think. Most of them are going to be over on the Kay street, especially not that we have got the Sailer Shores subdivision as not an integral part of that. It probably reduces it a little bit, but according to ACHD and the traffic study that was one by the traffic people, the road is adequate for the amount of traffic that it would incur and that no further enhancement would be required at this time.

Roberta Sailer: Ok, so then pretty much Kay is going to be the main thing? That will be where the busing and that's where we are going to get the light right?

C/Hennis: Pretty much.

C/Young: Well, that's what they say. Ok, any other questions? Ok.

*Commissioner Hennis motioned to recommend approval to the City Council for 15-02-S (Subdivision) for Journey's End Subdivision;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

*Commissioner Hennis motioned to approve 15-03-SUP (Special Use Permit) for Journey's End Subdivision as noted with the conditions set forth in the staff report;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

3. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Young: I would just like to take moment and recognize our new Commissioner Ron Herther. I won't make you tell us about yourself or how many pets you have.

C/Herther: I was born in a small town in Northern California... ***laughter***

:/Wierschem: Welcome.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, November 10, 2015

C/Hennis: Yes, welcome. You'll get the hang of it.

C/Herther: Thank you.

C/Young: Does anyone else have anything they would like to bring up?

C/Wierschem: There are a couple of things; I guess for myself, when we have large projects such as this coming into our community, I would like some... I don't know if it is a checklist or date... some check and balance on the services it will impact or something that shows the large impacts them and not just the school but the library and the fire; which I know that we usually get a fire report, but I am looking at it from the other side of the road...

C/Hennis: Right. Yeah, the school...

C/Wierschem: ...and even though it is sent out, perhaps the person that it is being sent to is not going through the process and sending it to the individual that it needs to go to. So I am wondering can we have a meeting with the school and ask: "who would you like this to go to?" or what are your thoughts on addressing that? Because as a teacher, it impacts the classrooms.

C/Hennis: Well, we have talked about this, and unfortunately that is kind of what we have done. You know... I don't know what else we can do...

C/Wierschem: Because we have had some turnover in the school district, and I know that our staff has been diligent on trying to get them to respond; to get them involved; to get them to come to the table and to participate.

C/Young: I think especially with the school board, maybe it would be in their best interest for one or more of us to show up at a board meeting and say "here's what is going on"...

Wendy Howell: I can answer this.

C/Wierschem: Thank you.

Wendy Howell: The City Council has quarterly meetings with the school board. These items have been brought up with them several times that we are not receiving responses. We send notifications to two individuals: Wendy and the newer person... Kimberly Bekkedahl? ...And we cannot force their hand to respond. The city is working with the school district to locate another school site. The Mayor is quite active in seeing that that happens. In fact, they are kind of in the middle of negotiations right now.

C/Wierschem: Would it be unreasonable to ask the school board about who they would like?

Wendy Howell: We have. That is how we know who to send it to.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 10, 2015

C/Wierschem: Ok. I guess I am just tossing out some ideas, because I know that as a superintendent, you have a lot of projects and different items that you have to address and perhaps this might not be at the top of the list right now, but it will be when the impact happens.

C/Hennis: Yeah.

C/Wierschem: ...and then we hear about taxes and all of this other stuff. I guess I am just trying to be proactive instead of reactive

Wendy Howell: Well, I feel like we are being proactive by notifying both people in the district, giving them plenty of opportunity to respond. I would hope that the school superintendent; and I don't know one way or the other, but I would hope that she would think this is high priority with the increased students they are seeing. And if she sees that it is warranted; she would respond accordingly.

C/Wierschem: I would agree.

Wendy Howell: Now, you know we do not have your school on there, and I know that they are somewhat separate, but I have no problem with adding them to our notification lists. I just don't who there would...

C/Wierschem: And our school is by lottery only, and it will only accommodate a certain amount. We are set in our numbers by the State, so...

Wendy Howell: Yeah. Ok, so it wouldn't do any good. I have thought about that; I have thought about the charter schools. I mean, if you know other names, I have no problem adding them.

C/Wierschem: I was thinking ...I don't remember how many years ago, but Layne Saxton used to come in.

Wendy Howell: He used to, but he is retired now.

C/Wierschem: I didn't know if someone had filled his position?

Wendy Howell: Kim?

Trevor Kesner: I believe her first name is Kimberly, but I definitely know her last name is Bekkadahl.

Wendy Howell: Yeah. We have had them come in and meet with us and we have had at least two or three meetings since they have come on.

Trevor Kesner: Two meetings.

Wendy Howell: Ok; two since they have come on board.

C/Wierschem: I know you are doing all that you can do; it's just like...

Wendy Howell: Yeah, I know it is frustrating.

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

**MEETING MINUTES
Tuesday, November 10, 2015**

C/Hennis: Frustrating.

C/Young: I know Layne was very good about coming in.

Trevor Kesner: As a side note, I know that you folks; this board receives weekly building permit updates or reporting. The school district also receives those weekly updates. Unfortunately, by the time that we get to building permit applications...the chance to plan for any new facilities has long passed.

C/Wierschem: True.

C/Young: And it's almost passed by the time that they get here in front of us. I mean, in reality, when you are getting a preliminary plat together, that negotiation time is really gone.

Trevor Kesner: We would hope that a representative or someone from the school with a concern about the added students would be at the neighborhood meetings, but you know we can't... we can't get everyone.

C/Wierschem: Would it be inappropriate to send just an email out to the rest of the school board members? Like electronic copies of the information that is being sent to Wendy or the superintendent?

Trevor Kesner: I can't see that it would hurt, but I don't make that decision. I mean, I think more information is better at the front end than less or none. But Ada County Highway District, as they do with every city in their jurisdiction, each year they ask for a priority list of transportation projects, so... maybe we should all be coordinating those at the same table? I don't know.

Wendy Howell: I'm sorry; I don't know what your question was Stephanie.

C/Wierschem: I was just wondering if we could communicate by email to their school board members. Just because there would be more eyes and they would be more aware of it and perhaps then, they would delegate. Maybe they need more assistance on addressing issues. Just a thought.

Wendy Howell: We can talk about it internally and I will make a decision on that.

C/Wierschem: Ok. Thank you.

4. ADJOURNMENT:

*Commissioner Wierschem motions to adjourn at 6:58 pm;
Commissioner Herther Seconds, all aye and motion carried 4-0.*

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

**MEETING MINUTES
Tuesday, November 10, 2015**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



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