

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

**MEETING MINUTES
Tuesday, October 8, 2013**

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.*

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

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

Call to Order and Roll Call

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

1. CONSENT AGENDA

- a. Meeting Minutes – September 24, 2013

Commissioner Gealy motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 3-0.

Commissioner's Wierschem and Hennis were absent from the meeting.

2. OLD BUSINESS:

None

3. PUBLIC MEETING

None

4. PUBLIC HEARING

- a. **13-02-ZC; Boise Project Board of Control**– Bob Carter, - Applicant is requesting a rezone of approximately 1.4 acres located at the northwest corner of North School Road and West Avalon Street. The rezone would change the current zoning from R-6 (Medium-Low Density Residential) in the City, to C-1 (Neighbor Business District).

For the record Travis Jeffers, Planning Technician with the City of Kuna located at 763 W. Avalon St. Tonight's application before the Planning and Zoning Commission is a request by Boise Project Board of Control to

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rezone approximately 1.4 acres located at the northwest corner of North School Road and West Avalon Street. The applicant is asking to change the current zoning from R-6 (Medium-Low Density Residential) to C-1 (Neighbor Business District).

The property is located within the city limits. The parcel currently has five existing buildings: two office buildings, one residence used for personnel and two accessory storage buildings. The buildings are used as the Kuna Division office and Boise-Kuna Irrigation office. Boise Project Board of Control was created in 1926 and has used the Kuna located since that time. Staff understands that the overall land use remains unaffected by the change and that the new zoning better suits the current use and surrounding neighborhood.

Staff concludes that:

- The site is physically suitable for a commercial use.
- The use appears to be in compliance with all ordinances and laws of the City.
- The use appears to not be detrimental to the present and potential surrounding uses.
- The required neighborhood meeting was held and all notice requirements have been met. Zero people attended the neighborhood meeting.
- Staff views this proposed land use request to be consistent with the Comprehensive Future Land Use map.

The Planning and Zoning Commission has the authority to recommend that this case be approved or denied, to the City Council.

No further questions for staff.

Bob Carter with Boise Project Board of Control located at 2465 Overland Road in Boise is the applicant representative in this case. Overall, Boise Project felt that the new zoning would better fit the current/future neighborhood and correctly reflect its current usage. Nothing physically is going to change on the site. They wish to continue to invest in the property and be a part of all the improvements Kuna is experiencing or has planned in the future.

No further question for representative, Bob Carter.

Commissioner Gealy motioned to approve 13-02-ZC; Boise Project Board of Control with the recommended conditions as outlined in the staff report; Commissioner Bundy seconds, all aye and motioned carried 3-0.

3. DEPARTMENT REPORTS:

None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

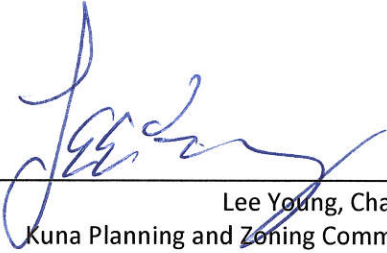
None

5. ADJOURNMENT:

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**MEETING MINUTES
Tuesday, October 8, 2013**

- *Commissioner Gealy motions to adjourn at 6:12pm; Commissioner Bundy seconds, all aye and motion carried 3-0.*



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department