

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

**MEETING MINUTES  
Tuesday, December 8, 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	X		
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 **6:00 pm**.

**1. CONSENT AGENDA**

- a. Kuna Planning and Zoning Commission meeting minutes for **November 10, 2015**
- b. Kuna Planning and Zoning Commission meeting minutes for **November 18, 2015**
- c. **15-05-SUP** (Special Use Permit) –Findings of Fact and Conclusions of Law: Debbie Eggiman/Lasting Beauty Salon: A Special Use Permit (SUP) application to offer tattooing services within city limits.
- d. **15-02-S** (Subdivision) and **15-03-SUP**: (Special Use Permit) –*Findings of Fact and Conclusions of Law*: A-team Land Consultants/Steve Arnold: A Preliminary Plat and Special Use Permit application to create a 145 lot residential subdivision (Journey’s End).
- e. **14-01-ACI**: Area of City Impact Map : City of Kuna –*Findings of Fact and Conclusions of Law*: A request by Kuna Planning and Zoning to define the boundaries of Kuna’s Area of City Impact.

**2. PUBLIC HEARING**

- a. **15-05-S** and **15-08-DR** – Silvertrail Addition Subdivision and Design Review; A request from **Viper Investments, LLC** for preliminary plat approval and design review for a new residential subdivision. Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City.

**-Staff requested that this item be tabled. ACHD has not completed their review of the TIS (Traffic Impact Study) or provided a report. When the report is ready, staff will re-advertise the public hearing in the newspaper and send letters to neighbors with the change in hearing date, when that date is known.**

Chairman Young stated that this item was going to be removed from the agenda for tonight’s meeting; it will be re-noticed for a date certain when that date becomes available.

- b. **15-03-ZC** and **15-09-DR**– *McMonigle Rezone and Design Review*; **Erin McMonigle** proposes to change the zoning from R-6 (Medium Residential) to C-1 (Neighborhood Commercial) to locate a new commercial business in Kuna. The site is located at 315 E. Avalon, Kuna, Idaho and is approximately .97 acres in size.

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**-Staff requests that this item be tabled until the December 22, 2015 meeting**

Chairman Young acknowledged that staff requested this item be tabled until December 22, 2015 and requested a motion to do so.

*Commissioner Hennis motions to table 15-03-ZC and 15-09-DR to the Planning and Zoning Commission hearing on December 22, 2015; Commissioner Gealy Seconds, all aye and motion carried 3-0.*

**3. CHAIRMAN / COMMISSIONER DISCUSSION:**

C/Gealy: That would be a question that I have; will we be meeting on December 22<sup>nd</sup>?

Trevor Kesner (Kuna City staff) stated that Planning Director Wendy Howell did not recommend meeting December 22, as it was a holiday week; but staff has requested that the meeting take place, unless the Commission suggests otherwise.

C/Gealy: I am not planning to be here that week. But it is possible that I could; I'm not planning to be here.

C/Hennis: I'm not going anywhere. I'm stuck here.

Trevor Kesner asked if anyone else plans that would prevent them from being present at the December 22 meeting.

C/Gealy: If we can get quorum, there is no reason to cancel the meeting.

All agreed.

**4. ADJOURNMENT:**

*Commissioner Gealy motions to adjourn at 6:05 pm; Commissioner Hennis Seconds, all aye and motion carried 5-0.*



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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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