

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

**MEETING MINUTES
Tuesday, June 5, 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	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis – Telephone	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	Absent		
Commissioner Mike Bundy	Absent		

4:30 P.M. –SPECIAL MEETING

Call to Order and Roll Call

Chairman Young called the meeting to order at 4:40 p.m.

1. CONSENT AGENDA

None

3. OLD BUSINESS:

- 4.** A request by DBTV Applewood Farm LLC to reconsider the date of continuation for case numbers **13-02-S and 13-02-DR; Silver Trail Subdivision**. At the May 28, 2013, public hearing these case numbers were continued until July 9, 2013. This request is to change the continued date from July 9, 2013, to June 25, 2013. If this reconsideration is approved, the public hearing will resume on June 25, 2013.

Let the record reflect that Commissioner Hennis attended the meeting via telephone.

Senior Planner Behunin located at 763 W. Avalon St. in Kuna explained that the developer, DBTV Applewood Farm LLC has requested a reconsideration of the table date certain for 13-02-S and 13-02-DR; Silver Trail Subdivision to be moved up from 7/9/13 to 6/25/13. The citizens of the Applewood subdivision had requested a meeting with the developer prior to any approvals being granted by the Planning and Zoning Commission and the City Council. Since the Planning and Zoning Commission meeting on 5/28/13, the developer has promptly contacted and set up a meeting with the HOA for the 11th of June and believes that the two parties will resolve their on-going issues prior to the Planning and Zoning Commission meeting slated for the 25th of June, 2013.

Questions:

Vice Chairman Wierschem asked staff if all of the proper noticing procedures have been followed and if legal advice from the City Attorney had been received for this meeting. P/Behunin explained that yes,

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all of the noticing procedures have been met. Planning and Zoning has proceeded with guidance from City Council and the City Attorney, Richard Roats. If the Planning and Zoning Commission should reconsider the date certain and move it to June 25, all of the required noticing will be completed in a timely manner so that all stakeholders will have the information needed. VC/Wierschem asked for clarification that legal counsel has provided their recommendation to hold this special meeting. P/Behunin concluded that no, they have not. (P/Behunin response was incorrect. P/Behunin meant to say no to City Council. The City Attorney has provided his recommendation.)

VC/Wierschem asked if the developer has set a time for the meeting to take place. Staff stated that it is our understanding that the meeting is scheduled for 6/11/2013. Therefore, June 25th is the soonest the hearing could be heard because of the timeframes for noticing.

VC/Wierschem asked if the parties providing testimony at the meeting on 5/28/2013 have been notified of this meeting tonight. Staff responded and said that according to the procedures that we follow for a meeting including a special meeting, as long as the meeting is posted in the all the regular places, we are not required to mail letters, publish it in the newspaper or post at the property. Staff did explain that the meeting on the 25th of June would however require notification in the newspaper, property posting and letters will be mailed to citizens within a minimum of 300'.

No further questions from the Commission.

Vice Chairman Wierschem motioned to move the date for reconsideration for 13-02-S and 13-02-DR; Silver Trail Subdivision from 7/9/13 to 6/25/13; Commissioner Hennis seconds, all aye and motion carries 3-0.

Chairman Young motions to move the public hearing date certain for 13-02-S and 13-02-DR; Silver Trail Subdivision from 7/9/13 to 6/25/13; Vice Chairman Wierschem seconds, all aye and motion carries 3-0.

5. NEW BUSINESS:

None

6. DEPARTMENT REPORTS

None

7. CHAIRMAN / COMMISSIONER DISCUSSION

8. ADJOURNMENT

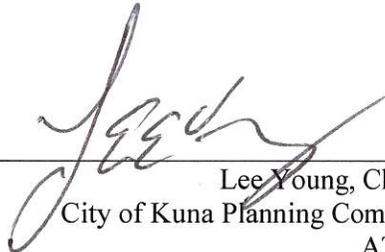
- Commissioner Hennis motions to adjourn at 4:50 PM; Commissioner Weirschem seconds, all aye and motion carried 3-0.

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Travis Jeffers, Planning Technician
City of Kuna Planning Department



Lee Young, Chairman
City of Kuna Planning Commission
ATTEST: