

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

**MEETING MINUTES
Tuesday, August 13, 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	x
Commissioner Dana Hennis	x	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 6:00 p.m.

1. CONSENT AGENDA

- a) Meeting Minutes – July 9, 2013

Commissioner Gealy motioned to table consent agenda to next Planning and Zoning Commission meeting; Commissioner Hennis seconds, all aye and motioned carried 4-0.

3. OLD BUSINESS:

None

4. PUBLIC HEARING:

- a) **13-07-SUP (Special Use Permit) Kuna Event Center** – Enrique Contreras & Ana Paz. The applicant is requesting approvals for a SUP in an existing building, for use as an events center to hold public and private events (Weddings, Party’s, Meetings, etc.), in a CBD Commercial Zone. The applicant is seeking a Beer & Wine permit for the event center.

Troy Behunin, Senior Planner, City of Kuna’s Planning and Zoning Department located at 763 W. Avalon St. The application tonight is for a Special Use Permit (SUP) as well as Design Review (DR) for a Kuna event center and simple color change to the exterior of the building. All new signage for the event center will be staff level review. The SUP is being sought to gain approval for a beer and wine license. The event center is an outright permitted use in the Central Business District (CBD). The applicant(s) will use the event center for a variety of special public/private events such as weddings, company parties, birthdays and receptions.

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All of the procedural items, required meetings and application materials have been satisfied. The Kuna Methodist Church and several surrounding property owners have submitted letters of support allowing the event center to use their parking spaces during events in order to meet the parking requirements. When this building was constructed they relied primarily on street parking. Kuna City Code has changed since then, which makes the parking requirements difficult to achieve on-site. Therefore, the applicant secured permission from surrounding businesses and property owners to meet those requirements. They have accumulated no less than 26 parking stalls within 300' of the event center front door. The furthest parking stall will be about 270 feet. This event center based on square footage requires 22 parking stalls and 1 additional handicap stall, which will be satisfied. The City of Kuna believes this will be a great addition to the downtown core.

Questions for Staff:

C/Bundy asked if there was a sign-up sheet from the neighborhood meeting and if anyone showed up. P/Behunin responded that yes there is a sign-up sheet, which is not typically included in the packets. There wasn't any opposition at the meeting, but the meeting is not intended to seek a vote. It's purely to inform neighbors of their intent.

C/Hennis asked if the event center had adequate handicap parking. Staff confirmed that yes they do.

No further questions for staff.

Dave Szplett, 970 Ashwood Ct. represented the applicants in this case. The event center land use meets the current zoning code; therefore we are only seeking a SUP for the beer and wine license and design approval for the exterior color change. The building is currently painted a faded grey color and they propose to change that to a fresh, white color with blue trim. There was no opposition from the neighboring church about parking or the beer and wine license.

Questions:

C/Bundy asked whether any neighbors had any concerns at the meeting. Dave explained that 7 people attended the meeting and a few had concerns about what type of meeting place it was going to be. However, after discussing with the applicants their concerns were answered.

C/Bundy asked if a capacity for the building has been determined. Dave said the capacity has been set by the Fire Department at 162 people on the top floor and 72 in the basement, which is based on the square footage of the building. The Fire Department also requires the applicant to install sprinklers within the building.

Chairman Young asked what the proposed hours of operation would be.

Enrique Contreras, owner of the El Gallo Giro restaurant in downtown Kuna is also the applicant for this event center. The proposed hours of operation will depend on the event type and the request by the renter. They envision the center being open no later than 2 am, but 12am would be more typical.

Dave assured the Commission that the hours of operation will have to comply with applicable Kuna City Code requirements.

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C/Young asked if the applicant had read and understood the requirements set forth in the staff report and other agency comments. Enrique confirmed that they have read the staff report and are fine with the conditions within it.

C/Young asked if any exterior lighting was going to be installed. Enrique explained that they are considering adding lights in the back to accommodate guests. The front will include the existing lighting and the new approved sign(s) will have lights nearby as well.

C/Bundy asked if they perceive any conflicts with the amount of guests using the space at any one time. Dave explained that it is hard to tell at this time. All they know is that they have complied with the City's parking requirements and the Fire Department's conditions.

No further questions.

Public testimony opened at 6:20pm. No testimony was presented. Public testimony closed at 6:21pm.

Commissioner Hennis motioned to approve 13-07-SUP (Special Use Permit) and 13-03-DR (Design Review) for Kuna Event Center; Commissioner Bundy seconds, all aye and motioned carried 4-0.

- b) 13-02-AN, 13-01-DA, 13-01-ZC and 13-01-S; Merlin Point Subdivision**-Requests for Annexation, a Zone Change, Development Agreement and Preliminary Plat for approx. 52 acres over 2 parcels, into the City of Kuna, from Steve Arnold (A Team Consultants), requesting C-1 Zoning for commercial and residential uses on site. The site is located at 1380 E. Kuna Road, Kuna, ID. (APN#'s: R0645254601 & S1324449005). **TABLED AUGUST 27, 2013.**

Director Wendy Howell explained that the hearing is being tabled again because we are waiting on a final staff report from ACHD. They have scheduled it in front of their board on August 14th. We do not have to re-announce the hearing.

Commissioner Gealy motions to table 13-02-AN, 13-01-DA, 13-01-ZC and 13-01-S; Merlin Point Subdivision until August 27, 2013; Commissioner Hennis seconds, all aye and motion carried -0.

5. DEPARTMENT REPORTS

1. New Rezone application in the works for – Boise Project Board of Control
2. Building Permit Totals for July 2013:
 - **44 Total Permits**
 - 15 New Residential
 - 1 New Commercial
 - 5 Miscellaneous
 - 4 Fence Permits
 - 19 Mechanical

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6. CHAIRMAN / COMMISSIONER DISCUSSION

None

7. ADJOURNMENT

- *Commissioner Hennis motions to adjourn at 6:26 PM; Commissioner Gealy seconds, all aye and motion carried 4-0.*

ATTEST:



Travis Jeffers, Planning Technician
City of Kuna Planning Department



Lee Young, Chairman
City of Kuna Planning Commission