



**PLANNING & ZONING COMMISSION  
MINUTES**

**Tuesday, May 26, 2020**

**With City Hall's closure to the public due to COVID-19, the  
DECISION-MAKING BODY held a virtual meeting.**

**Public testimony was received on the cases listed under Public Hearings within this Agenda via email, letter or virtual attendance.**

**1. CALL TO ORDER AND ROLL CALL 6:00 PM**

**COMMISSIONERS:**

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Stephen Damron  
Commissioner John Laraway – Absent

**CITY STAFF PRESENT:**

Wendy Howell, Planning and Zoning Director  
Troy Behunin, Senior Planner  
Doug Hanson, Planner I

**2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items***

**A. Planning and Zoning Commission Meeting Minutes**

**I. March 10, 2020**

**Commissioner Gealy:** Mr. Chairman, I would like to correct the agenda to indicate we will be approving the minutes for April 14, 2020 as the minutes for March 10, 2020 were approved at our previous meeting.

**Commissioner Cathy Gealy moved to approve the Consent Agenda with correction. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote: Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner Stephen Damron.**

**Voting No: None**

**Absent: 1**

**Motion carried: 4-0-1**

**3. PUBLIC HEARING:**

**A. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin's Cove Subdivision – **ACTION ITEM****

**Chairman Young:** Staff has asked that we table this to a date certain; I will defer to staff to make that date. **Troy Behunin:** Good evening Commissioners; for the Record, Troy Behunin, Senior Planner, 751 W 4<sup>th</sup> Street, Kuna. That is correct Commissioner Young, 19-09-S and 19-33-DR for Corbin's Cove; staff request that it is tabled until a date certain in order to correct a posting on the site by the applicant. There was an error when the applicant placed the sign on the property advertising this meeting tonight and we feel that it is proper to post the site one more time; we ask that you pick a date for that. All other procedures were followed, letters were sent out by staff on time and the Kuna-Melba News ran the advertisement on time; it was just the site posting by the applicant. **C/Gealy:** Do you have a date that you would want us to table it until or do you want to just table it? **TB:** Staff would

recommend that you would table it to a date certain because the other procedures were all followed the way they should have been. The date that staff does have in mind is for the first meeting of June which would provide more than ten days' notice for the sign to be out on site; staff could follow that up with a courtesy notice in the mail. **C/Hennis:** You only need how many days' notice for the signage? **TB:** The applicant needs to put the sign out at least ten days before the Public Hearing. **C/H:** Okay. **TB:** This time it will be put out against School Avenue, originally it was placed more than 100 feet from the rights-of-way on School Avenue; there is no way anyone could have seen that without trespassing.

**C/Damron:** The question is, Troy, have they come out with a date of when we can hold our Public Meetings at City Hall? Question 2, are we doing our due diligence to the general public when we have these meetings that they cannot attend? They can write letters and make comment there but there is no public comment allowed right now. Should we extend that out until we can have open meetings at City Hall? **TB:** I unfortunately did not hear the first question that you had, I'm sorry. **S/Damron:** The first part of the question was, do we know the date that the Governor is going to open up to have Public Meetings for the general public in City Hall so they can attend? Number two, are we doing our due diligence to the general public by having these meetings such as we are now? If we have the meeting as a Zoom meeting, the public doesn't have the time or the ability to comment except by letter. Should we extend this out until the Governor opens City Hall so the public is allowed to comment on each? **TB:** I don't know if we have a date from the Governor as of yet.

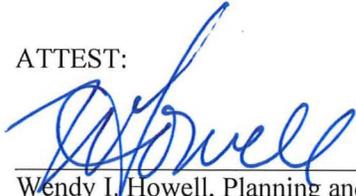
**C/Damron:** Ok. **C/Hennis:** To interject, I believe we will not know more until Thursday for that. **C/Young:** I believe that in the noticing with the application that there were instructions for the public in which to attend via phone call, email, written statement and Zoom to join this meeting and provide comment. We are opening it up as much as possible while trying to keep up with the Governors exceptions to the rules for public meetings within the states approved guidelines. **C/Damron:** Ok, as long as we have an avenue for the general public to comment then I'm good with that. **TB:** We have actually inserted a flyer inside the Public Hearing Notice that gets mailed out to people within a certain distance of the project, the things that Commissioner Young just labeled are listed on there. **C/Damron:** Ok, thank you Troy. **C/Gealy:** I have another question for staff along those same lines. Are you aware of any members of the public who were intending to provide public testimony this evening? **TB:** Staff has not been made aware that there is anyone that wanted to make a presentation.... there was one person, the other public has either sent in emails or letters. **C/Gealy:** And those are part of the packet? **TB:** Correct. **C/Gealy:** The one person will be notified about whatever date this is taking place next? **TB:** Yes, that's correct. They were also invited to join this meeting through Zoom or witness it on Facebook Live. **C/Young:** Are there any other questions for staff? **C/Gealy:** I have no questions.

**Commissioner Dan Hennis moved to table 19-09-S and 19-33-DR until June 9, 2020. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.**

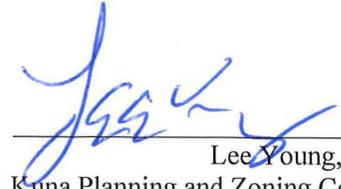
**4. ADJOURNMENT: 6:10 PM**

**Commissioner Stephen Damron moved to adjourn the meeting. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.**

ATTEST:



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



Lee Young, Chairman  
Kuna Planning and Zoning Commission