

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

**MEETING MINUTES
Tuesday, December 10, 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	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	Absent		
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 **6:02pm**

1. CONSENT AGENDA

- a. Meeting Minutes for November 12, 2013
- b. Findings of Fact, Conclusions of Law and Order
 - a. 13-02-AN, 13-01-DA - Sharron Fisher –Annexation
- c. Finding of Fact, Conclusion of Law and Order
 - a. 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); Randy VanderWerff represented by ULC Management (Bob Unger)

Commissioner Hennis motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 4-0.

2. OLD BUSINESS:

None

3. PUBLIC MEETING

- a. **13-05-DRC – Mountain Steel** - Bill Connelly (applicant) requests approval from the DRC for a new 8,800 square foot open-storage shed. The applicant is proposing this shed to store certain goods and materials and to keep them dry and protected from weather. This shed will have a dirt floor due to the weight of the machines and goods among other reasons.

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- b. Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The applicant requests approval from the Design Review Committee (DRC) for a new 8,800 square foot open-storage shed. The applicant is proposing this shed to store certain goods and materials and to keep them dry and protected from weather. This shed will have a dirt floor due to the weight of the machines and inventory goods stored under the roof cover. All new commercial buildings require design review including the outside structure and placement on the lot. A public meeting does not require noticing. The lot is located in the existing Best Bath area. It is properly zoned and equipped for such a use.

Questions for staff:

Commissioner Bundy asked about water runoff on-site. Troy explained that Staff did not have any concerns because of the lot size and usage. It will adequately suffice for storing runoff on-site.

No further questions for staff.

Bill Connelly, Mountain Steel representative located at 712 E. Access Road in Kuna presented colors, materials and explanations to the Planning and Zoning Commission. He also expressed that the lot has fencing and is currently screened.

No further question for representative, Bill Connelly.

Commissioner Bundy motioned to approve 13-05-DRC – Mountain Steel with the conditions as outlined in the Staff Report; Commissioner Hennis seconds, all aye and motioned carried 4-0.

3. DEPARTMENT REPORTS:

This is the last meeting in 2013. The next meeting will take place in January 2014.

4. CHAIRMAN / COMMISSIONER DISCUSSION:

None

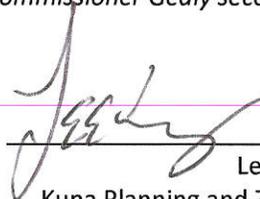
5. ADJOURNMENT:

- *Commissioner Hennis motions to adjourn at 6:15pm; Commissioner Gealy seconds, all aye and motion carried 4-0.*

ATTEST:



Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department



Lee Young, Chairman
Kuna Planning and Zoning Commission