



KUNA PLANNING AND ZONING COMMISSION
Agenda for February 25, 2014

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA

- a. Meeting Minutes for February 12, 2014
- b. **13-09-SUP** - Allison Jones In-Home Group Childcare Findings of Fact and Conclusions of Law

3. OLD BUSINESS:

4. PUBLIC HEARING

13-10-SUP (Special Use Permit) for an In-Home Salon.

The applicant is requesting a Special Use Permit (SUP) for an in-home salon. The salon will provide a small variety of services including cuts, colors and facial waxing. The salon will include one chair, one shampoo bowl and will only service one client at a time. The business is intended to be part-time and clients will be utilizing driveway parking spaces. The applicant is proposing to open the business Monday-Saturday (9-6 PM). The site is currently zoned Medium Residential (R-6) and an in-home salon land use requires a SUP to establish this type of business in this zone. The property is located at 223 S. Titan Pl. (APN#: R8954410090).

5. DEPARTMENT REPORTS

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, February 11, 2014**

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	Absent	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	Absent
Commissioner Cathy Gealy	Absent		
Commissioner Joan Gay	x		

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 p.m.**

1. CONSENT AGENDA

- a. Meeting Minutes for January 28, 2013
- b. **13-09-SUP** (Special Use Permit) **13-07-DR** (Design Review) and **13-07-SN** (Sign) – **Lete Family Revocable Trust** - Inaki Lete, Kuna Caves Storage Facility Findings of Fact and Conclusions of Law

Commissioner Hennis motioned to approve consent agenda; Commissioner Gay seconds, all aye and motioned carried 3-0.

Let the record reflect that Commissioner Gealy and Chairman Young were not present at the meeting.

2. OLD BUSINESS:

None

3. PUBLIC HEARING

13-09-SUP, Allison Jones In-Home Group Daycare

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. Tonight's application before you is a Special Use Permit (SUP) request from Allison Jones to place a Group Childcare in her home located at 1827 N. Bisque Avenue in the Crimson Point Subdivision.

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An in-home Group Childcare in accordance with Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP). Daycare facilities in any home where non-medical, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises requires an SUP and State of Idaho basic daycare license. The applicant wishes to acquire a Group Childcare SUP in order to have up to twelve (12) children in her home on a regular scheduled basis.

The business operations will take place Monday through Friday from 7:00am until 5:30pm. The site is currently zoned Low Density Residential District (R-3) and a Group Childcare use requires a SUP to establish this type of business in this zone. The parcel currently has a residence on site with three (3) possible parking spaces and a six (6) foot vinyl fence around the backyard perimeter.

Allison Jones has been in the daycare business for 15 years and has both CPR and First Aid training. She has an established Basic Daycare License with the State of Idaho, but is required to obtain a Special Use Permit (SUP) through the City of Kuna before she can legally operate the business out of her home.

The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

This land use was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. Staff has determined this application complies with the Kuna Comprehensive Plan and Future Land Use Map (FLU); and forwards a recommendation of approval subject to the recommended conditions of approval set for the in the Staff Report.

Questions for staff:

No further questions for staff.

Allison E. Jones residing at 1827 N. Bisque Avenue in Kuna, Idaho. The Applicant is requesting to have up to 12 children in her home Monday through Friday from 7:00am until 5:30pm. She is also requesting to hold a small pre-school class as well.

Questions for Applicant:

Commissioner Hennis asked Allison if her 15 years of experience was primarily out of her home. Allison explained that she has worked at two local daycares and at home. This is just expanding here primary business at her home.

VC/Wierschem questioned whether her home business had been in operation previously and for how long? Allison explained that yes it has and for roughly 8-10 years. VC/Wierschem asked if all of those years were at this address. Allison clarified that no, she has only lived at this address for approximately 7 years.

VC/Wierschem asked the applicant why after 7 years she was just now requesting an SUP to run the group child care. Allison explained that when she originally went through the State for licensing that she was unaware that she

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needed an SUP with the City of Kuna. Several of the original requirements have changed over the last few years. One of those requirements was to seek a Special Use Permit with the City.

VC/Wierschem asked if the SUP and State fees were the reason why it's taken so long to complete the process. Allison explained that yes the fees were part of the reason for the timeframe as well as other obstacles. VC/Wierschem noted that as she looked at the documentation that it appears the daycare has been operating for more than 2 years without approval from the City. Allison answered yes; she had contacted Miranda, a previous employee of the City when she found out about the requirement. Miranda had sent her the application materials to get her started with the process.

VC/Wierschem asked if she has complied with the other outside agency requirements and if she was asking for this SUP to renew here State license. Allison explained that her State of Idaho license is not expired at the moment, but she does need the SUP approval to satisfy one of their requirements. She noted that she has other requirements to work through with the State.

No further questions for the Applicant

Public Hearing opened at 6:14 pm. (Know one signed up to speak.)

Public Hearing closed at 6:15 pm.

Questions for Staff:

C/Hennis asked if the City has received any complaints about the daycare up to this point. Staff explained that to their knowledge there have been zero complaints. Staff explained that the application was complete and that the Applicant has complied with all of the requirements necessary from the City's perspective.

VC/Wierschem and C/Hennis expressed concern and hesitation approving the application because of the timeframe it has taken for the Applicant to seek the necessary approvals from the City.

VC/Wierschem asked when the City was first contacted by the Applicant. Troy explained that if Miranda was the first point of contact by the Applicant it would have been on or before December 2012 when Miranda left the City.

VC/Wierschem expressed concern that this took far too long to complete and she did not want this to become common practice by Applicants.

C/Hennis asked about Central District Health's (CDHD) requirements for plan review. The Applicant explained that she had not seen the report from CDHD. Her intention is to focus on the other many requirements with the outside agencies after the SUP approval has been granted.

Staff explained that the State has now changed their requirements to now incorporate working with the City's requirements before they will issue a State license.

CDHD does their own site inspections and sign offs.

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Commissioner Hennis motioned to approve 13-09-SUP – Allison Jones In-Home Group Childcare with the condition to comply with all Central District Health Department requirements prior to any State licensing as well as the conditions as outlined in the Staff Report; Commissioner Gay seconds, all aye and motion carried 3-0.

3. DEPARTMENT REPORTS:

February 25th will bring an In-Home Salon before the Planning and Zoning Commission.

4. CHAIRMAN / COMMISSIONER DISCUSSION:

None

5. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:30pm; Commissioner Gay seconds, all aye and motion carried 3-0.

Stephanie Wierschem, Vice Chairman
Kuna Planning and Zoning Commission

ATTEST:

Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department



City of Kuna

Findings of Fact, and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Kuna Planning and Zoning Commission

File Numbers: 13-09-SUP (Special Use Permit) for a Group Day Care, In-Home.

Location: 1827 N. Bisque Ave.
Kuna, Idaho 83634

Planner: Travis Jeffers, Planner Technician

Hearing date: February 11, 2014
Finding of Fact: **February 25, 2014**

Applicant: Allison Jones
1827 N. Bisque Ave.
Kuna, ID 83634
(208) 922.5066
ajonesally@clearwire.net

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- E. General Project Facts
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- G. Applicable Standards
- H. Comprehensive Plan Analysis
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- J. Conclusions of Law
- K. Decision by the Commission

A. Course of Proceedings:

1. An in-home Group Childcare in accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP). Daycare facilities in any home where non-medical, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises requires an SUP and State of Idaho basic daycare license. The applicant wishes to acquire a Group Childcare SUP in order to have up to twelve (12) children in her home on a regular scheduled basis.

a. Notifications

- | | |
|---------------------------|-------------------------------|
| i. Neighborhood Meeting | May 30, 2013 (Zero Attendees) |
| ii. Agencies | December 11, 2013 |
| iii. 300' Property Owners | January 17, 2014 |
| iv. Kuna, Melba Newspaper | January 17, 2014 |
| v. Site Posted | February 1, 2014 |

2. **Surrounding Land Uses:**

North	R-3	Low Density Residential District – Kuna City
South	R-3	Low Density Residential District – Kuna City
East	R-3	Low Density Residential District – Kuna City
West	R-3	Low Density Residential District – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Parcel Size: .207 acres
- Zoning: Low Density Residential District (R-3)
- Parcel #: R1610570390

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s office)
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

It currently has a residence on site with three (3) possible parking spaces and a six (6) foot vinyl fence around the backyard perimeter.

6. **Transportation / Connectivity:**

The site has frontage along West Cerulean Drive to the north side of the parcel, and North Bisque Avenue on the east side of the parcel.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

8. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

9. **Agency Responses:**

The following agency returned comments: Central District Health Department. The responding agency comments are included with this case file.

The following agencies were notified, but did not comment: Ada County Development Services (Records and Street Naming), Ada County Assessor, Boise Project Board of Control, Department of Environmental Quality (DEQ), Idaho Power, Dick Swift, Intermountain Gas, J&M Sanitation, Kuna Rural Fire & Ambulance, U.S. Post Office, Kuna Police Department, City Forrester (Natalie Purkey), City Engineer (Gordon Law, P.E.) and City Attorney (Richard Roats).

F. Staff Analysis:

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 13-09-SUP, subject to the recommended conditions of approval.

G. Applicable Standards:

1. Kuna City Code, Title 5 Zoning Regulations
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described below:

1. The proposed use for the site is consistent with the following Comprehensive Plan components:

2.0 – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

5.0 – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

Policy: Promote the expansion of home-based businesses in appropriately zoned areas.

6.0 – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The Group Childcare complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site’s intended use.
4. The site is zoned R-3 and intended for use as a Group Childcare Facility by obtaining a Special Use Permit.

5. The site is physically suitable for the proposed use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use appears to not be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approved or deny this case.
11. The neighborhood meeting was held and the notice requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. The Group Childcare use is consistent with Kuna City Code.
2. The Group Childcare use meets the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a Group Childcare use.
4. The Group Childcare use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The Group Childcare use is not likely to cause adverse public health problems.
6. The Group Childcare use is in compliance with all other ordinances and laws of the City.
7. The Group Childcare use is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Group Childcare purposes.
9. Based on the evidence contained in Case #13-03-SUP, this proposal appears to comply with Sections 5-3 and 5-6 of Kuna City Code.
10. Based on the evidence contained in Case #13-03-SUP, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Decision by the Commission:

On February 12, 2014, the Kuna Planning and Zoning Commission voted 3-0, recommending **approval** for Case No. **13-09-SUP**. Based on the Findings of Fact and Conclusions of Law, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval for **Case No. 13-09-SUP a Special Use Permit** request by Allison Jones for an in-home Group Day Care subject to the following conditions of approval:

1. The Group Childcare facility is allowed to be open Monday through Friday from 7:00 am until 5:30 pm throughout the year.
2. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.
3. The applicant shall install safety locks on all doors and cabinets where chemicals are stored.
4. A fire extinguisher shall be installed in the home and smoke detectors installed in every living area (except the bathroom).
5. Comply with all City, Central District Health Department and Fire District standards.

6. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the Planning and Zoning Commission.
7. Applicant shall ensure there is a properly placed fence around the outside play area for the lot, with a gate that locks on at least one side of the house and accessible from the front yard.
8. The applicant shall notify the Homeowner's Association of her intent to obtain a SUP for childcare purposes.
9. The Group Childcare facility is limited to twelve (12) children (including the applicants own children). The applicant will be limited to a maximum of twelve (12) children (for childcare purposes) at anytime during the day unless amended through the public hearing process.
10. The Special Use Permit shall follow the address provided on the childcare applicant and divest when the applicant no longer resides on the property and/or has an ownership interest in the property or the business is discontinued for more than a year. The applicant is obligated to advise the City of any changes in ownership or leasing agreement which would affect the business operation.
11. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the SUP or the approvals will divest.
12. The applicant shall obtain a Kuna City Business License through Kuna City Council once the Special Use Permit is issued; at that time the Fire District, Building Inspector and Central District Health Department will perform their necessary inspections for final sign-off. Inspection fees may be implemented for each jurisdiction.
13. Meet all staff and agency requirements and recommendations as well as compliance with all local, State and Federal laws.

DATED this ____ day of _____, 2014

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department



City of Kuna

Staff Report

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Kuna Planning and Zoning Commission

File Numbers: 13-10-SUP (Special Use Permit) for an In-Home Salon.

Location: 223 S. Titan Pl.
Kuna, Idaho 83634

Planner: Travis Jeffers, Planner Technician

Hearing date: February 25, 2014

Applicant: Carrie Anson
223 S. Titan Pl.
Kuna, ID 83634
(208) 284.5488
Keri-beri-86@hotmail.com

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- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission

A. Course of Proceedings:

1. Proposing an in-home salon business as described in 5-3-2 and 5-1-6-2 (Beauty Parlor; Definitions) Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) within the city of Kuna. Beauty Parlor *is defined as: A facility, which offers personal service and hygienic treatment including massage, manicure, hair styling, facials and other day spa activities.*
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP approval for Studio 27 Salon.

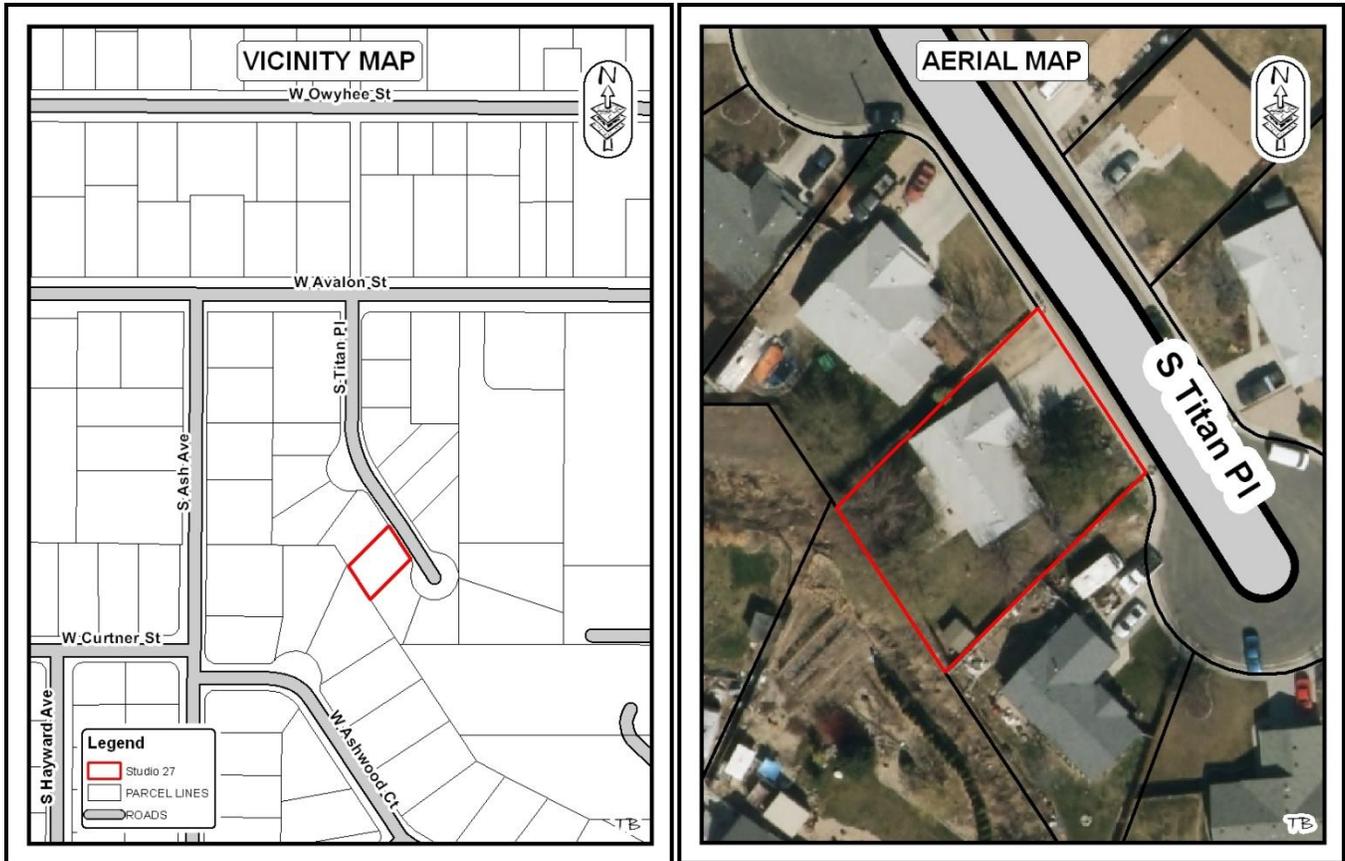
a. Notifications

- | | |
|---------------------------|------------------------------------|
| i. Neighborhood Meeting | November 11, 2013 (Zero Attendees) |
| ii. Agencies | January 8, 2014 |
| iii. 300' Property Owners | January 31, 2014 |
| iv. Kuna, Melba Newspaper | January 31, 2014 |
| v. Site Posted (Deadline) | February 11, 2014 |

B. Applicants Request:

Request from Studio 27 (Carrie Anson), for a Special Use Permit (SUP) to have an in-home salon located at 223 S. Titan Pl. (APN#: R8954410090).

C. Vicinity and Aerial Maps:



D. History:

The applicant is proposing to open Studio 27 Salon, an in-home salon business, which provides a variety of services including cuts, colors and facial waxing. The salon will include one chair, one shampoo bowl and will only service one client at a time. The business is intended to be part-time and clients will be utilizing driveway parking spaces. The applicant is proposing to open the business Monday-Saturday (9-6 PM). The site is currently zoned Medium Residential (R-6) and an in-home salon land use requires a SUP to establish this type of business in this zone.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the submitted request.
2. **Surrounding Land Uses:**

North	R-6	Medium-Low Density Residential District – Kuna City
South	R-6	Medium-Low Density Residential District – Kuna City
East	R-6	Medium-Low Density Residential District – Kuna City
West	R-6	Medium-Low Density Residential District – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Parcel Size: .173 acres
- Zoning: Medium-Low Density Residential District (R-6)
- Parcel #: R8954410090

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff)
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

It currently has a residence on site with three (3) possible parking spaces and a six (6) foot wood fence around the backyard perimeter.

6. **Transportation / Connectivity:**

The site has frontage along South Titan Place to the north side of the parcel.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

8. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

9. **Agency Responses:**

The following agency returned comments: Central District Health Department and City Engineer (Gordon Law, P.E.). The responding agency comments are included with this case file.

The following agencies were notified, but did not comment: Ada County Development Services (Records and Street Naming), Ada County Assessor, Boise-Kuna Irrigation District, Boise Project Board of Control, Department of Environmental Quality (DEQ), Idaho Power, Intermountain Gas, J&M Sanitation, Kuna Rural Fire & Ambulance, Kuna School District, U.S. Post Office, Kuna Police Department, City Forrester (Natalie Purkey), and City Attorney (Richard Roats).

F. Staff Analysis:

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 13-10-SUP, subject to the recommended conditions of approval.

G. Applicable Standards:

1. Kuna City Code, Title 5 Zoning Regulations
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described below:

1. The proposed use for the site is consistent with the following Comprehensive Plan components:

2.0 – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

5.0 – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

Policy: Promote the expansion of home-based businesses in appropriately zoned areas.

6.0 – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Proposed Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The In-Home Salon complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site’s intended use.
4. The site is zoned R-6 and intended for use as an In-Home Salon by obtaining a Special Use Permit.
5. The site is physically suitable for the proposed use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use appears to not be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approved or deny this case.

11. The neighborhood meeting was held and the notice requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. The In-Home Salon is consistent with Kuna City Code.
2. The In-Home Salon meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for an In-Home Salon use.
4. The In-Home Salon is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The In-Home Salon is not likely to cause adverse public health problems.
6. The In-Home Salon is in compliance with all other ordinances and laws of the City.
7. The In-Home Salon is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for In-Home Salon purposes.
9. Based on the evidence contained in Case #13-10-SUP, this proposal appears to comply with Sections 5-3-2 and 5-1- 6-2 and of Kuna City Code.
10. Based on the evidence contained in Case #13-10-SUP, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby (approves or denies) Case No. 13-10-SUP, a Special Use Permit request by Studio 27 Salon, (Carrie Anson), (with or without) the following conditions of approval:

Recommended Conditions of Approval:

1. The applicant and/or owner shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - b.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
 - c.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
 - d.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated

until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.

2. Parking within the site shall comply with Kuna City Code (Except as specifically approved otherwise).
3. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer.
4. As requested by the applicant, the store will be open on a part-time basis Monday thru Saturday, 9-6PM weekly.
5. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.
6. In the event the uses or the buildings on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
7. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the planning and zoning commission.
8. All Local, State and Federal laws shall be complied with.

DATED this ____ day of _____, 2014

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department



City of Kuna
Planning & Zoning Department

City of Kuna
763 W. Avalon St,
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

Agency Transmittal

January 08, 2014

Notice is hereby given; the following action is under consideration by the City of Kuna:

FILE NUMBER	13-10-SUP (Special Use Permit) - Carrie Anson - <i>In Home Salon</i>
PROJECT DESCRIPTION	Applicant is requesting approvals for a SUP to have a Salon in her home. The hours will be approximately from 9 A – 6 P, Monday through Saturdays. The salon will only have one client at any time. Services offered will be cuts, coloring and facial waxing.
SITE LOCATION	223 Titan Place. Kuna, Idaho
APPLICANT/ REPRESENTATIVE	Studio 27 Salon Carrie Anson 223 Titan Place Kuna, Idaho 83634 208.284.5488 Keri_beri_86@hotmail.com
SCHEDULED HEARING DATE	Tuesday, February 25, 2014 6:00 P.m.
STAFF CONTACT	Troy Behunin, Senior Planner Troy@cityofkuna.com Phone: 922-5274 Fax: 922-5989
<p>We have enclosed information to assist you with your consideration and response. No response within 15 business days will indicate you have no objection or concerns with this project. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 p.m. or as soon as it may be heard located at Kuna City Hall 763 W. Avalon Kuna, ID 83634.</p>	

Dec. 16, 2013

Planning and Zoning,

The included Commission & Council Review Application is a request for a Special Use Permit to open a salon in my home at 223 S. Titan Place in Kuna. I would offer hair cutting and coloring services as well as facial waxing to one client at a time. This in-home business will not create unpleasant sounds or odors, or significantly impact traffic in the local neighborhood.

This salon will offer services to the community that allow me to work within the city of Kuna, provide services within walking distance of local residents, and contribute to the local Kuna economy.

Upon approval of the Special Use Permit, we will apply for and secure the appropriate building permits to construct the salon.

Thank you for considering my proposal.

Sincerely,



Carrie Anson
223 S. Titan Place
Kuna, ID 83634
208-284-5488
keri_beri_86@hotmail.com

VICINITY MAP



W_Owyhee_St

W_Avalon_St

S_Titan_Pl

S_Ash_Ave

W_Curtner_St

S_Hayward_Ave

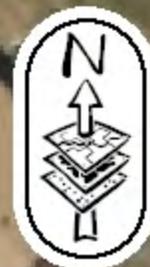
W_Ashwood_Ct

Legend

-  Studio 27
-  PARCEL LINES
-  ROADS

TB

AERIAL MAP



S Titan Pl



DEC 20 2013

CITY OF KUNA



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Only For Office Use Only	
File Number (s)	13-10-SUP
Project name	ANSON SALON
Date Received	20 DEC 2013
Date Accepted/Complete	
Cross Reference Files	—
Commission Hearing Date	25 FEB 2014
City Council Hearing Date	—

Contact/Applicant Information

Owners of Record: <u>Carrie A Anson</u>	Phone Number: <u>208-284-5488</u>
Address: <u>223 Titan Place</u>	E-Mail: <u>keri_beri_86@hotmail.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Carrie A Anson</u>	Phone Number: <u>208-284-5488</u>
Address: <u>223 Titan Place</u>	E-Mail: <u>keri_beri_86@hotmail.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>223 Titan Place</u>
Site Location (Cross Streets): <u>W. Avalon st. & S. Titan Place</u>
Parcel Number (s): _____ R8954410090
Section, Township, Range: <u>2N1W26 (Valley Heights Sub)</u>
Property size : <u>.173</u>
Current land use: <u>Residential</u> Proposed land use: <u>SUP</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Studio 27 Salon

General description of proposed project / request: In Home Salon - Carrie Anson

Type of use proposed (check all that apply):

Residential

Commercial

Office

Industrial

Other Special Use Permit

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Residence

Any existing buildings to remain? Yes No

Number of residential units: 1 Number of building lots: 1

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other In Home Salon in Single Family dwelling

Minimum Square footage of structure (s): 1111 sq. ft. salon- 113 sq. ft.

Gross density (DU/acre-total property): .173 Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____

Proposed Lighting: _____

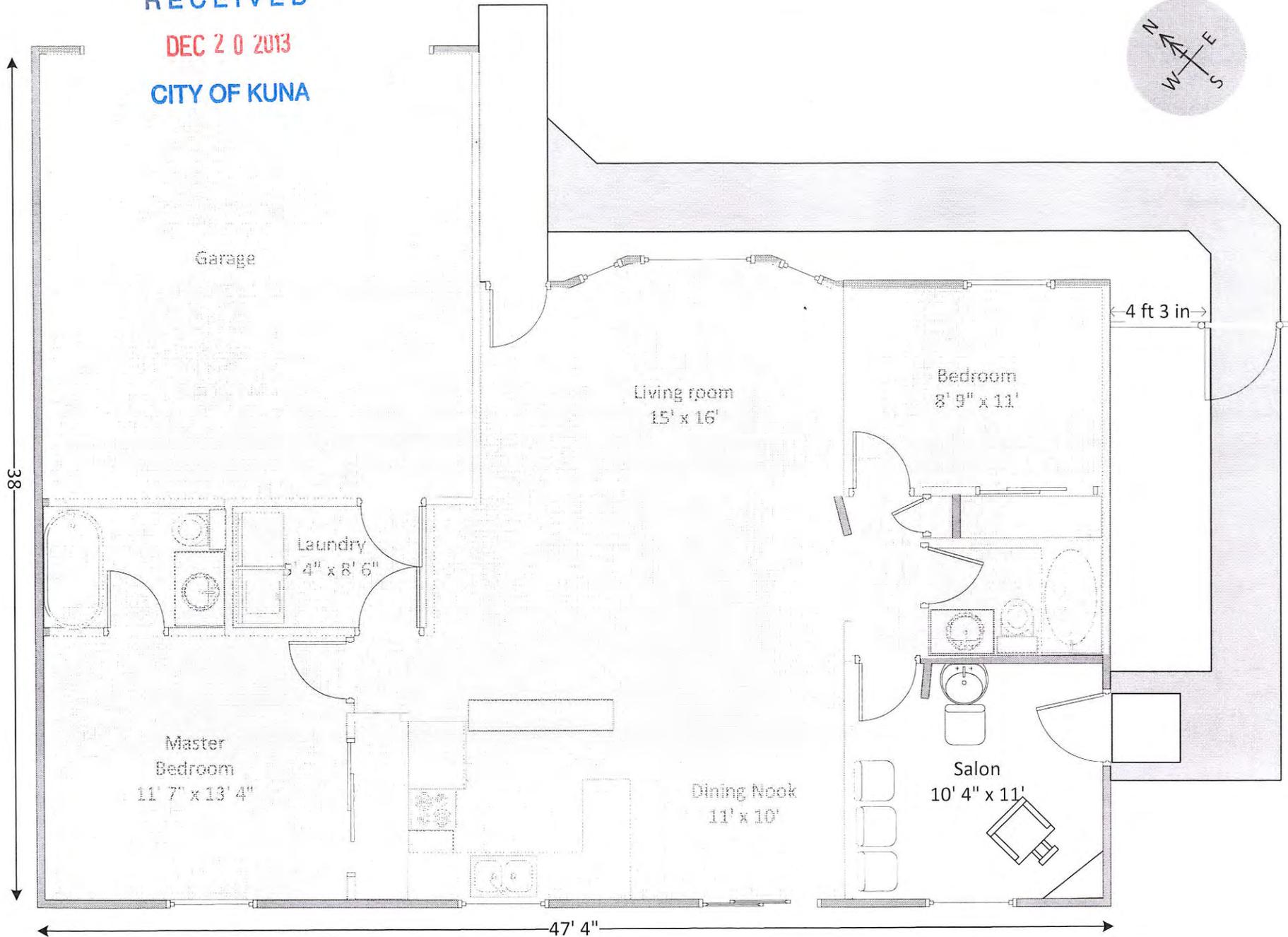
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Carrie Anson Date: 12/20/13

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DEC 20 2013

CITY OF KUNA



Project:
Studio 27 - In-Home Salon

Address:
223 South Titan Pl, Kuna, Idaho 83634

Owner:
Carrie Anson

Scale:
3/16in = 1ft

Page 1 of 2

RECEIVED
DEC 20 2013
CITY OF KUNA

November 2, 2013

Hello Neighbors,

My name is Carrie Anson. I live at 223 Titan Place. I am notifying all of my neighbors to inform you that I will be opening a salon in my home. The approval process through the City of Kuna will take a few months for permits and licensing. During this period, you will be informed of a Planning and Zoning Meeting concerning my request for a Special Use Permit where comments from the community will be welcome.

My salon will have one chair, one shampoo bowl, and will service one client at a time. I will be working at another job while taking clients on the side. This part-time salon will not generate any odors or fumes, excessive traffic on the street, or excessive noise. My clients will be parking their vehicle in my driveway and there will only be one car at a time. Clients will be requested not to make U-turns or park on the street.

Feel free to attend a meeting at my residence where I will explain my business plan and answer any questions on Monday, November 11, 2013 from 6:00 PM to 7:00 PM. Also feel free to e-mail or call me with any questions or concerns.

Thank you!

Your neighbor,



Carrie Anson
(208)-284-5488
carriestudio27@gmail.com

DEC 20 2013

CITY OF KUNA



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: SUP

Date and time of neighborhood meeting: Nov. 11 2013

Location of neighborhood meeting: 223 Titan Pl Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: .173

Subdivision Name: Valley Heights Lot: _____ Block: _____

Site Address: 223 Titan Pl. Kuna ID, 83634 Tax Parcel Number(s): _____

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Marrie A Anson
Address: 223 Titan Pl. City: Kuna State: ID Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Marrie A Anson Business (if applicable): _____
Address: 223 Titan Pl. City: Kuna State: ID Zip: 83634

PROPOSED USE:

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

In Home Salon

APPLICANT:

Name: Marrie A Anson

Address: 223 Titan Pl.

City: Kuna State: FD

Zip: 83634

Telephone: 208-284-5488 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code.

Marrie Anson

Signature: (Applicant)

Date 12/20/13

SIGN IN SHEET

PROJECT NAME: _____

Date: _____

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<i>No Attendees</i>	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
9	_____	_____	_____	_____
10	_____	_____	_____	_____
11	_____	_____	_____	_____
12	_____	_____	_____	_____
13	_____	_____	_____	_____
14	_____	_____	_____	_____
15	_____	_____	_____	_____
16	_____	_____	_____	_____
17	_____	_____	_____	_____
18	_____	_____	_____	_____
19	_____	_____	_____	_____
20	_____	_____	_____	_____
21	_____	_____	_____	_____
22	_____	_____	_____	_____
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25	_____	_____	_____	_____
26	_____	_____	_____	_____
27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Carrie Anson Salon
223 Titan Place
13-10-SUP

DATE: January 9, 2014

The City Engineer has reviewed the Special Use Permit request of the above applicant dated January 9, 2014. It is noted that the request relates to the applicant's intent to operate an in-home Salon at 223 Titan Place. Based on the information provided with the application, the City Engineer concludes there is no reason for him to comment on the application.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 13-10-SUP

Conditional Use #

Preliminary / Final / Short Plat

Section 26

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JAN 16 2014

KUNA CITY CLERK

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
waste flow characteristics
bedrock from original grade
other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage
community sewage system
community water well
interim sewage
central water
individual sewage
individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage
community sewage system
community water
sewage dry lines
central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment
swimming pools or spas
child care center
beverage establishment
grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. We have no objections as long as facility is connected to City services.

Reviewed By: [Signature]
Date: 1/10/14