

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

**MEETING MINUTES
Tuesday, February 25, 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	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	x	Troy Behunin, Planner II	<i>Not Present</i>
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Joan Gay	x		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSENT AGENDA

- a. Meeting Minutes for February 11, 2013
- b. **13-09-SUP** (Special Use Permit) – **Allison Jones** In-Home Group Childcare Findings of Fact and Conclusions of Law.

Commissioner Gealy motioned to approve consent agenda; Commissioner Hennis seconds, all aye and motioned carried 5-0.

2. OLD BUSINESS:

None

3. PUBLIC HEARING

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

For the record, Travis Jeffers, Planner Technician, 763 West Avalon Street in Kuna. Tonight's application before you is a Special Use Permit (SUP) request from Carrie Anson to operate a salon in her home located at 223 South Titan Place in the Valley Heights Subdivision.

An in-home salon business as described in Kuna City Code (5-3-2 and 5-1-6-2) under 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.*

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The business operations for Studio 27 Salon will take place Monday through Saturday from 9:00 am until 6:00 pm. The site is currently zoned Medium-Low Density Residential (R-6) and an in-home salon use requires a SUP to establish this type of business in this zone. The parcel currently has a residence on site with three possible parking spaces and a six foot wood fence around the backyard perimeter.

The applicant, Carrie Anson is proposing to open the salon and provide 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 in nature and all potential clients will be utilizing the existing driveway parking spaces.

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.

All required procedural items have been completed as shown in the staff report. 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 forth in the staff report.

No questions for staff.

Carrie Anson, 223 South Titan Place in Kuna, Idaho explained that her business at this point is part-time in nature as she has another job at Toni Beauty School Tuesday, Wednesday and Thursday. The salon hours will most likely be evenings Tuesday through Thursday and all day Friday and Saturday with an occasional Monday. Carrie plans to offer mostly hair services. There will only be one chair and therefore only one client at a time, unless appointments slightly overlap. There will be a maximum of two vehicles parked at the house at any one time and they will be utilizing the two available driveway parking spaces on-site.

Chairman Young asked Carrie if she had read all of the staff report and agency comments and if she was okay with those recommendations and conditions of approval. Carrie explained that she had read the packet information and was okay with the proposed conditions.

No further questions for the Applicant

Public Testimony opened at 6:06 pm.

In Favor:

Roland Fisher, located at 220 South Titan Place in Kuna is an adjacent neighbor of Carrie and was originally concerned about the excess traffic and potential parking congestion along the street the home-base business could create, but after hearing the staff presentation and applicant testimony he better understands the request and is okay with it. He and his wife, Claudia had not heard about the request until tonight and so they had concerns. They recently moved to the neighborhood and it appears the previous owner was sent the neighborhood meeting invitation and the neighbor notice from the City.

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Claudia Fisher, located at 220 South Titan Place in Kuna asked the Planning and Zoning Commission if the applicant failed to abide by the conditions as set forth by the City of Kuna and the responding agencies what would happen? What would happen if more traffic and cars were coming than expected? C/Young responded to Claudia explaining that she could file a code enforcement complaint with the City and the City would take care of the issue.

Public Testimony closed at 6:10 pm.

Before any further discussion, Director Howell informed the Commissioners that if they wish to restrict the number of clients at any one time that they need to make it a condition of approval for the Special Use Permit. Otherwise, the City will have a difficult time enforcing such a request.

Commissioner Gealy motioned to approve 13-10-SUP, (Special Use Permit) for an In-Home Salon with the conditions of approval as detailed in the staff report.

Commissioner Hennis second the motion for discussion. Chairman Young explains that once the second is achieved then they can have a discussion on amending the motion. Commissioners discuss adding the condition of approving the SUP with the condition to limit the number of customers at any one time to two. Commissioner Gealy feels that an extra condition is unnecessary in this case because the likelihood of several clients being at the house at any one time is unlikely. The salon will only have one fully equipped station; she said that it might give the neighbors some peace-of-mind. C/Hennis also felt that it would be prudent to encourage a condition to limit parking to off-street to relieve the on-street parking from congestion.

Planner Technician, Jeffers responded to C/Hennis's concerns over parking off-site and explained that such a condition is already set forth within the staff report and is currently a requirement for an in-home business to provide ample off-street parking. The applicant is providing a minimum of three off-street parking spaces on site, which is sufficient for up to two clients at any one time.

C/Gealy felt that we could not require that people not park on the street because it is a public street, but that we could ask that the applicant provide sufficient parking for her clients off-site.

C/Hennis asked how we amend the motion after previously putting it forth for approval. What is the process for legally amending the approval?

Director Howell explained that anyone can make an amended motion at this time, and then a second is needed, and then discuss the motion. This would then require a role call for that motion.

Commissioner Hennis moved to amend the motion for 13-10-SUP, (Special Use Permit) for an in-home salon to include a requirement to limit the number of customers to no more than two at a time. Motion failed due to no second.

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Chairman Young explained that because a second to the amended motion failed, we move back to the original motion.

The Commissioners voted 4-1 (Hennis Opposed) approving the original motion to approve 13-10-SUP, (Special Use Permit) for an in-home salon with the conditions of approval as detailed in the staff report. Motion carries.

3. DEPARTMENT REPORTS:

None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

None

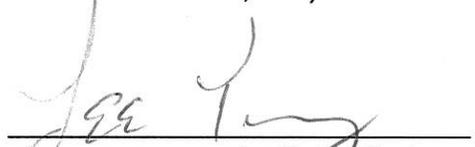
5. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 6:20pm; Vice Chairman Wierschem seconds, all aye and motion carried 5-0.

ATTEST:



Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department



Lee Young, Chairman
Kuna Planning and Zoning Commission