

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

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**MEETING MINUTES  
Tuesday, February 24, 2015**

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| PZ COMMISSION MEMBER              | PRESENT        | CITY STAFF PRESENT:             | PRESENT |
|-----------------------------------|----------------|---------------------------------|---------|
| Chairman Lee Young                | Present        | Wendy Howell, Planning Director | Present |
| Vice-Chairman Stephanie Wierschem | Absent         | Troy Behunin, Senior Planner    | Absent  |
| Commissioner Dana Hennis          | Present        | Trevor Kesner, Planner I        | Present |
| Commissioner Cathy Gealy          | Present (late) |                                 |         |
| Commissioner Joan Gay             | Present        |                                 |         |

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

**Call to Order and Roll Call**

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

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**1. CONSENT AGENDA:**

- a. None

**2. NEW BUSINESS:**

- a. **13-05-SUP (Special Use Permit) amendment;** Boise Tactical- Justin Moore, d.b.a. Triple M Machine: The applicant is seeking SUP amendment approval for a light machining business use at 757 East Stagecoach Way in Kuna. The building is currently shared by “Calvary Chapel Church” and “Boise Tactical”. Boise Tactical has previously procured a Special Use Permit (13-05-SUP) for machining operations of the same nature which the applicant is proposing. This application is to amend the existing SUP in order to expand the use.

C/Young: If the applicant could come forward and please state your name and address for the record.

Justin Moore: Justin Moore, 1070 W Recess Way, Kuna. I plan to open my machine shop at 757 E. Stagecoach Way which is why I am applying for the special use permit amendment. I run CNC machines and I am trying to start a business over there so...

C/Young: Ok. And I see the amendment is for up to four (4) additional CNC machines?

Justin Moore: Yeah.

C/Young: Ok, so with the materials that you’ll be cutting through, there is no great amount of exhaust or are any of those materials flammable?

Justin Moore: No. It’s all water-based cutting of synthetics. You could probably put fires out with it if you wanted to.

C/Young: Ok.

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C/Hennis: Are you going into the Boise Tactical space, or is it going to be separated.

Justin Moore: It's in the space, but it's separate. It's in the space where...

C/Hennis: The old pizza place?

Justin Moore: Yes, that is the spot.

C/Hennis: Are you open for business hours or is it all just purely machine use?

Justin Moore: It's pretty much just machine use, but I try to keep, you know I hopefully don't want to work too many more hours than 40. We're not open to the public. I don't plan on doing that type of work so...

C/Young: Ok. Now I'll just ask; have you read the staff report and understand everything that is in that; all of the recommended conditions and that sort of thing?

Justin Moore: Yes I have. I was looking over that and yes.

C/Young: And you understand everything that's in that?

Justin Moore: Yup.

C/Young: Alright.

C/Hennis: Do you have to open up the public hearing?

C/Gay: And I didn't have anything. No questions.

C/Young: Ok. Thank you. Go ahead and have a seat and we'll have staff come up.

Trevor Kesner: Commissioners, for the record, my name is Trevor Kesner, Planner for the city of Kuna, 763 W. Avalon. I just wanted to follow up say that the applicant has followed all of the application procedures for noticing, he has posted the property, the application was deemed complete by staff. Staff views this use in this space as completely appropriate because next door there is an existing special use permit and this is just an expansion of that existing special use permit to do CNC machining in this zone. As the applicant has stated, he may have up to four (4) CNC machines. Boise tactical is obviously doing business of a nature for arms, gun powder, munitions and so forth. The applicant has stated that he might make some components for some tactical supplies, but that certainly is not his specialty; he is going to be making components for other things; a wide range of other components and other prototyping in this space. He is anxious to get up and going with his business and staff believes he would provide a fine addition to the Kuna business community. Staff supports everything in the report and I will stand for any questions you have.

C/Hennis: I should probably ask the applicant, during the public meeting, I mean the neighborhood meeting, were there any questions or concerns about this?

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Trevor Kesner: I will defer to the applicant on that.

C/Young: I don't think anybody showed up, did they?

C/Hennis: Yeah, there are people on the signup sheet that are listed. A whole bunch of people are listed.

Trevor Kesner: I believe this may have been more of an informative cocktail party after the meeting.

Justin Moore: All of those people were signed up after 8:00 p.m. and that was after the meeting was over.

*\*\*laughter\*\**

C/Hennis: Ok, gotcha. I just noticed all the people on the sign-in sheet and wanted to see if there were any concerns raised.

Trevor Kesner: Yes, they were signed up as being in attendance but there were no minutes from the meeting so I again would defer to the applicant, I don't think that there were any oppositions raised or any concerns brought.

C/Hennis: Ok. That's all the questions I had.

C/Young: Ok. Any other questions?

C/Gay: None.

C/Young: Ok. Thank you.

**3. PUBLIC HEARING:**

- a. Chairman Young opened the public hearing at 6:07 pm. Noting that no one was signed up to give testimony other than the applicant, the public hearing was closed 6:08 pm.

C/Young: I don't have anything that would give me pause.

Commissioner Gealy arrived at 6:08 pm.

C/Gealy: Good evening. Sorry to be late.

C/Young: I would stand for a motion.

C/Hennis: Commissioner, did you have any questions?

C/Gealy: I have no questions.

*Commissioner Hennis motions to approve the amendment to 13-05-SUP with the conditions stated in the staff report; Commissioner Gay Seconds, all aye and motion carried 4-0.*

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**4. DEPARTMENT REPORTS:**

Planning Director, Wendy Howell briefed the Commission on upcoming planning area extension proposals and comprehensive plan amendments. Also a lot-split ordinance amendment will be forthcoming.

Director Howell also stated that the Commission will be getting I-Pads to upload Commission packets for more efficient delivery of Commission information.

Director Howell also informed the Commission about recent legislative updates and proposed state bills which could potentially affect the city of Kuna.

**5. CHAIRMAN / COMMISSIONER DISCUSSION:**

a. None

**6. ADJOURNMENT:**

*Commissioner Gealy motions to adjourn at 6:17 pm; Commissioner Gay Seconds, all aye and motion carried 4-0.*

  
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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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