

**KUNA PLANNING AND ZONING COMMISSION MEETING  
AGENDA  
September 9, 2009**

**KUNA CITY HALL COUNCIL CHAMBER, 763 W. AVALON  
6:00 p.m. – REGULAR COMMISSION MEETING**

**1. CALL TO ORDER AND ROLL CALL**

Chairman David Case  
Commissioner Stephanie Wierschem  
Vice Chairman Carl Trautman  
Commissioner Stan Sanders  
Commissioner Curt James

**2. CONSENT AGENDA:**

**Minutes: August 26, 2009**

**Facts and Findings, Conclusions of Law:**

**3. Old Business:**

**A. 09-02-SUP (Special Use Permit) – Kuna Commercial Mall**

The Developer was approved for construction of a multi-tenant commercial building in January of 2006; however, Kuna City Code (KCC) states see **KCC 5-12-1: D: “Expiration of Zoning Permit: If the work described in any zoning permit has not begun within one year from the date of issuance thereof, said permit shall expire; said permit shall be revoked by the Director; and written notice thereof shall be given to the persons affected. (Ord. 570, 6-11-2001).** A Special Use Permit and Design Review are both zoning permits and they have expired and Mr. Wylie was advised he would have to submit a new application.

**4. NEW BUSINESS:**

**A. 08-14-SUP (Special Use Permit) Amendment – Les Schwab Tire Center – Applicant requests to be TABLED to September 23, 2009 – Applicant was unable to post property in time.**

In February of 2009, Commission approved the special use permit for Les Schwab Tire Center to be located within Profile Ridge Subdivision off Deer Flat and Hwy 69. The Developer is requesting special use permit approval again for a 12,000 square foot commercial building to provide a retail and auto-service center for tires, wheels and related products, as well as front-end alignment, brakes and shock absorber services, (no engine repair, no oil changes) on a new location. The proposed site is located on a parcel which will go before City Council to request approval for a Lot Split, following Commission decision; dividing the parcel into two, leaving Les Schwab Tire Center on the western section of the split parcel.

**B 09-03-SUP (Special Use Permit) LDS Church**

A 3200 square foot building located at 1553 W Boise Street was originally built as a Seminary for high school students associated with the Church of Jesus Christ of LDS. Subsequently, the building was leased out as office space for the Kuna School District who has since relocated. The building has come back into the possession of the Church of Jesus Christ of LDS, who intends to utilize it as a Singles Meetinghouse. With the use reverting to a church, a Special Use Permit is required. Since there is not adequate parking on site to satisfy the City’s parking standards, the applicants intent is to lease land from the

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adjoining Kuna Cemetery District to address its parking needs. This site is zoned "P" (Public) and parking lots are permitted in "P" zoning.

The lease arrangement affords the Church use of this off site parking facility until such times as the Kuna Cemetery District expands into this area, at that time the Church will need to acquire other parking space. Thus, the approval of this special Use Permit should have a sunset provision that it expires when the Cemetery District reclaims the site

**5. REPORTS:**

P & Z DIRECTOR / STEVE HASSON  
CITY ATTORNEY / RANDY GROVE

**6. CHAIRMAN/ COMMISSIONER DISCUSSION**

**7. ADJOURNMENT**