

KUNA PLANNING AND ZONING COMMISSION MEETING

AGENDA

February 26, 2008

KUNA CITY HALL COUNCIL CHAMBER, 763 W. AVALON
7:00 p.m. – REGULAR COMMISSION MEETING

1. CALL TO ORDER AND ROLL CALL

Chairman Brian Stewart
Vice-Chairman Justin Touchstone
Commissioner Holly Kerfoot
Commissioner David Case
Commissioner Stephanie Wierschem

2. CONSENT AGENDA:

A. **Approved Minutes**

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR:
February 12, 2008

B. **Facts and Findings and Conclusions of Law:**

07-10-ZC, Rezone, 07-17-DA, Development Agreement Audroc National LLC,
07-13-ZC, Rezone, 07-16-DA, Development Agreement, Chad Queen,

3. OLD BUSINESS:

- A. **Not a Public Hearing: A. tabled from 2-12-08 / 07-03-DR (Design Review) / 07-09-DA (Development Agreement) Cement Falls Subdivision Lot 1 & 2 Block 2** The applicant is requesting a design review with development agreement to construct two (2) commercial buildings located on lot 1 & 2, block 2 in the Cement Falls Subdivision off Wythe Creek Ct. and Kay Street. Previously the applicant sought and received approval for a commercial subdivision. The two lots in question are part of that subdivision. The lots have all the supplementary infrastructure, curb, gutter, sidewalks, roadways, etc. the land was also rezoned from residential R-4 to commercial C-3. A development agreement accompanied the rezone. The Commission and Council requested the development agreement be amended at time of development and the buildings are subject to design review. Applicant wishes to provide more retail and / or office buildings for lease to the community.

4. NEW BUSINESS:

A. **Public Meeting. Chad and Marisa Queen** 07-13-DR (Design Review)

The applicant is requesting the opportunity to install a canopy, sidewalk, and paved parking on an existing building at 368 E Avalon and a shared driveway with the adjoining property at 392 E Avalon. The applicant is proposing a light office at this location. This request is being reviewed according to Kuna City Code 5-4-2 which requires all new commercial and commercial remodeling of buildings to be subject to the City's design review process.

B. **Public Hearing: Mellin Properties** 08-01-AN (Annexation), 08-01-DA, Development Agreement)

The applicant is requesting to annex approximately 36.87 acres with a rezone to CDB (Central Business District) and R-6 (Medium Density Residential) with a Development Agreement. The project is located West of Linder, South of Deer Flat and North of Boise Street. Approximately 30.39 acres will be zoned CBD and 6.48 acres will be zoned R-6; 2.48 of the 6.48 acres will be townhouses and the remainder of approximately 4 acres of the R-6 will be donated to the City for open space, park expansion and future recreational use which may include the long sought after Boys and Girls Club project. This will be an infill project that will be phased over the course of several years and is expected to have key business and services for Kuna.

C. DISCUSSION: Discussion of the Design Review Ordinance

5. REPORTS:

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

6. CHAIRMAN/COMMISSIONER DISCUSSION

7. ADJOURNMENT