

KUNA PLANNING AND ZONING COMMISSION MEETING

AGENDA

March 11, 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 26, 2008

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

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

Public Hearing: 07-03-DR (Design Review) / 07-09-DA (Development Agreement)
Cement Falls Subdivision Lot 1 & 2 Block 2

3. OLD BUSINESS:

A. **none**

4. NEW BUSINESS:

A. **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.

B. **Public Hearing: Arlene & Larry O'Leary** – 08-02-ZC (Rezone), 07-06-SUP (Special Use Permit)

This is an application for a rezoning of property located at 271 N Avenue B from "P" Public to "CBD" Central Business District and a Special Use Permit to allow for a bar/lounge for the purpose of serving alcohol located within the same building as a restaurant.

C. **Public Hearing: Joe & Kathy Guido/ Ironhorse Subdivision** – 08-02-AN (Annexation), 08-03-DA (Development Agreement)

This is an application for annexation of all but five (5) lots of the Ironhorse Subdivision located on the northwest corner of Ten Mile Road and Columbia Road. The properties are currently zoned "RR" Rural Residential and are being annexed with an "R-2" low density residential zoning designation. This is a class "A" annexation and includes a development agreement. **Requesting this item is tabled to the March 25, 2008 meeting in order to finalize the Development Agreement language.**

D. Public Hearing: Joe & Kathy Guido – 08-02-SUP (Special Use Permit)

This application is for a special use permit to allow for a riding stable to be located on Lot 21, Block 1 of the Ironhorse Subdivision. **Applicant's requesting that this item be pulled and will be re-published and considered on April 29, 2008.**

E. Public Hearing: – Design Review Committee 08-01-ZOA (Zoning Ordinance Addition and Amendment)

This application is to create a new Zoning Ordinance Chapter in the Kuna City Code for a Design Review Committee and associated amendments to the existing Design Review Overlay District Chapter to give the Design Review Committee authority to review Design Review applications. The amendment also designates the Planning & Zoning Commission as the appealing body.

5. REPORTS:

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

6. CHAIRMAN/COMMISSIONER DISCUSSION

7. ADJOURNMENT