

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
June 10, 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

B. Findings of Fact and Conclusions of Law:

Waters Edge/ Laketown Subdivision – Preliminary Plat

Lisa and Dale Whitney 08-08-AN (Annexation) / 08-04-ZC (Rezone) / 08-09-DA (Development Agreement)

Dennis and Tracy Vander Stelt – 08-09-AN (Annexation)/ 08-12-DA (Development Agreement)/ 08-03-LLA (Lot Line Adjustment

KSP Idaho – 08-10-AN (Annexation)/ 08-11-DA (Development Agreement):

08-04-ZOA, Septic Tank/System Zoning Ordinance Amendment

08-01-CPA – Amendment to the City of Kuna Future Land Use Map

C. 08-02-TE Time Extension for Sailor Shore Meadows Sub

This is an application for a one (1) year time extension on an approved preliminary plat. The City Council approved the preliminary plat on July 7, 2007. The applicant is asking for time extension due to Empty Pockets Subdivision diversion of their drainage water upon their site and other jurisdiction and delays associated with their review and comments and the corrections undertaken for compliance.

D. 08-03-TE Time Extension for Sera Sole Subdivision:

This is an application for a one (1) year time extension on an approved preliminary plat. The City Council approved the preliminary plat on May 15, 2007. The applicant is asking for the extension to accommodate the groundwork required for the project such as soil testing, engineer paperwork and joint venture adjustments.

3. OLD BUSINESS:

Crimson Point Pool and Clubhouse 08-03-SUP (Special Use Permit) 08-05-DR

(Design Review) The applicant is requesting a Special Use Permit approval for pool, clubhouse, tot lot and a 12 stall parking lot located on lots 3&4, block 2 of Crimson Point Subdivision. A Special Use Permit is required because neither a parking lot nor a community center (clubhouse) is outright permitted in an R-6 zone. A parking lot is prohibited in a residential neighborhood unless it is serving and accompanying a land use that is permitted. Thus the Special Use permit affords the placement of a community center (clubhouse) in an R-6 zone and the parking lot is permitted as an accessory use to the community center. A parking lot and most of the tot lot will be located to the west of the pool and clubhouse on L4B2. The parking lot will accommodate 11 standard parking

spaces and one (1) handicap space and be compliant with ADA (American's with Disability Act) standards. The pool and 2673 square foot clubhouse will be located on lot 3 block 2.

4. NEW BUSINESS:

A. Public Hearing: 08-04-SUP VICKI JARIVS Group Home Daycare. Property owner, Vicki Jarvis, at 1028 N Pyrite Place is interesting in opening a group daycare within her residence and is requesting approval of a Special Use Permit to do so. Vicki has many years of experience in child care and feels she can offer a valuable service to her community. Her home is located on a corner lot within a cul-de-sac with adequate parking and access; neighbors all aware of her interest in establishing a daycare within her residence. Vicki wishes to provide a daycare that will accommodate seven to twelve children depending on age. Vicki wishes to provide home child cared in order to provide more personal attention, love and guidance in a small family setting not found in larger centers.

B. Public Hearing: M-7 Developments / Victor Clark 08-06-AN (Annexation) / 08-03-ZC (Rezone) / 08-07-DA (Development Agreement): The applicant is requesting to annex a 68 acre parcel of land into the City and rezone it from an RR (Rural Residential – County) to a C-2 (Area Business District – City for future commercial use).

5. REPORTS:

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

6. CHAIRMAN/ COMMISSIONER DISCUSSION

7. ADJOURNMENT