

**KUNA PLANNING AND ZONING COMMISSION MEETING  
AGENDA  
June 24, 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:  
May 27, 2008 and June 10, 2008**
- B. Findings of Fact and Conclusions of Law:  
08-02-TE Time Extension for Sailor Shore Meadows Sub  
08-03-TE Time Extension for Sera Sole Subdivision  
Crimson Point Pool and Clubhouse 08-03-SUP (Special Use Permit) 08-05-DR  
(Design Review)  
08-04-SUP VICKI JARIVS Group Home Daycare**

**3. OLD BUSINESS:**

**4. NEW BUSINESS:**

- A. Public Meeting: Taco Del Mar – 08-03-DR / 07-17-DA:** The applicant is requesting design review and development agreement modification to construct two (2) commercial buildings on two adjoining land parcels located on the northwest corner of Avalon and Orchard roads. The parcels were recently rezoned from residential R-6 to commercial CBD. A development agreement accompanied the rezone. The applicant now wishes to develop the properties. The development agreement was constructed to require its amendment at time of property development; additionally, the buildings are subject to design review. Applicant wishes to construct retail and/or office space and two (2) restaurant spaces for commercial lease.
- B. Public Meeting: Tomorrow Subdivision Apartments – 08-02-DR:** The applicant is requesting design review approval to construct three (3) 4-plex apartment buildings located west of Kay Street north of Avalon Street within Tomorrow Subdivision No. 3. The buildings will feature four, 3 bedroom, 2 bathroom dwelling units. Each 12 unit apartment will be supported by 27 parking spaces (3 of which are ADA spaces). Each building is proposed to be clad with stucco and wood siding. This apartment complex will act as a transition between Kay Avenue and the single family dwellings within Tomorrow Subdivision.
- C. Public Hearing: Feist, 08-07-AN, 08-08-DA, 08-05-SUP:** The applicant is requesting to annex approximately 14.72 acres with a rezone to "A" the Agricultural zone, with a Development Agreement and a Special Use Permit for the existing farmers

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market/agritainment. The land is located west of Linder, South of Lake Hazel. The applicant has and would like to continue to operate a farmer's market and associated agritainment activity on the property. Agritainment is an agricultural marketing approach wherein agricultural based outdoor activities and a "country fair" type of foods/concessions are used to lure the public to the farm to purchase farm products. The farmers market is relied upon to sell the harvested agricultural produce. The agritainment will be initiated from September to mid November which coincides with the pumpkin patch/ maze activities in the fall. A new barn has been constructed to provide for the concessions, preparation of food, storing, weighing and selling of produce, as well as to produce traditional farm uses.

**5. REPORTS:**

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

**6. CHAIRMAN/ COMMISSIONER DISCUSSION**

**7. ADJOURNMENT**