

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
August 26, 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 12, 2009

Facts and Findings, Conclusions of Law:

ADKINS 09-12-AN, 09-06-DA, 09-01-LS

09-04-ZOA – Lot Line Adjustment Text Amendment Kuna City Code 5-16-2

09-03-ZOA – Overlay District Ordinance Amendment Kuna City Code 5-2A

3. Old Business:

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.

This is a multiple annexation request that results, in part, from the fact the city of Kuna recently purchased 107 acres of land just north of Lake Hazel Road between Ten Mile on the west and Linder Avenue on the east.

The City purchased this land to provide a means of land application discharge of treated sewer waters associated with our new regional treatment plant that is about to start operation. Meantime, property owners in this immediate area have expressed an interest in annexing their lands into Kuna for development purposes.

Thus, it naturally follows there would be some level of annexation interest in proximity to this public land acquisition as evidenced by the multiplicity of annexation requests. The Rice and Beaudreau families also expressed an interest to annex their lands into Kuna concurrent with the City’s annexation pursuit, even though their lands are not located in vicinity of the City purchased property.

Therefore, the City staff determined to bundle the annexation requests into one large multiple annexation application with the understanding that each property owner’s land annexation and rezone request stands on its own merits.

Consistent with that observation, each annexation application will have its own public hearing and according to the following agenda format. It should be noted that an annexation is legislative action and the Planning and Zoning Commission as well as the City Council are free to discuss the merits of this application and its component parts with those who may approach them with questions or concerns. Staff is ready to assist the decision makers understand the nature of citizen's questions or concerns as they arise if called upon to assist in that effort.

It should be noted as a separate land use action - that is in process - the twenty (20) land parcels that collectively constitute these annexations request have been assigned land use designations on the City's Comprehensive Plan Future Land Use Map. These comprehensive plan land use designations agree with how these lands are predicted to develop at time of development application as reflected in the various accompanying development agreement.

Although there are several property owners included in this land use action; each land use action is presented based on its own merits and shall be approved individually and in a certain order.

1. City of Kuna – 09-01-AN / 09-03-ZC / 09-02-DA
2. Richard Sr. & Mary Jarvis – 09-02-AN / 09-04-ZC / 09-03-DA
3. Richard Jr. & Rebecca Jarvis – 09-03-AN / 09-05-ZC / 09-04-DA
4. David & Helen Tidwell – 09-04-AN / 09-06-ZC / 09-05-DA
5. Reed & Leah Jarvis – 09-05-AN / 09-07-ZC / 09-07-DA
6. Gary Herriott – 09-06-AN / 09-08-ZC / 09-08-DA
7. Doris Beaudreau – 09-07-AN / 09-09-ZC / 09-09-DA
8. Leland & Kim Rice – 09-08-AN / 09-10-ZC / 09-10-DA

5. REPORTS:

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

6. CHAIRMAN/ COMMISSIONER DISCUSSION

7. ADJOURNMENT