

Kuna Planning & Zoning Commission

October 24, 2006

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

Those present:

Vice Chairman Brian Stewart, Commissioners Gary O'Dell, Justin Touchstone, and Holly Kerfoot, Attorney Randy Grove, Planner 2 Lisa Bachman, and Planner Tech Shawna Whitehead.

The Kuna Planning & Zoning meeting was called to order by Vice-Chairman Stewart at 7:00 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

OLD BUSINESS

NONE

NEW BUSINESS

A. PUBLIC HEARING / 06/08/SUP SPECIAL USE / REAL ESTATE SALES OFFICE / 2362 W. CERULEAN DR. Commissioner O'dell moved to table the application until the November 14, 2006 P&Z meeting. Commissioner Touchstone seconded the motion and it passed unanimously.

B. PUBLIC HEARING / 06/18/AN ANNEXATION / 06-09-DA DEVELOPMENT AGREEMENT / 2295 WEST COLUMBIA ROAD

Lisa Bachman presented the application. The site is located on the south side of Columbia, between Linder and Ten Mile. It contains approximately 1.79 acres. The applicant is requesting approval for annexation with an R-3 Zone and development agreement. The applicant will be requesting a lot split in the future for two single family residential lots. That application will be heard before City Council.

Chairman Stewart opened the public hearing at 7:16 p.m.

APPLICANT PRESENTATION:

The applicant, Eric Clark, requested annexation with an R-3 zone. The applicant is proposing a development agreement with the condition that dry lines will be constructed for future connection to City services. The developer will work with Central District Health District for septic systems that meet their requirements. The applicant disagrees with the ACHD recommendation, but will work with ACHD to resolve the issue.

SUPPORTS:

Eric Clark, P.O. Box 2504 Eagle, ID 83616 (applicant)

NEUTRAL: None

OPPOSES: None

Chairman Stewart closed the public hearing at 7:16 p.m.

MOTION:

Commissioner Touchstone moved to approve File # 06-09-DA to an R-3 zone with the following conditions:

Development Agreement amendments:

- Meet all Staff & agency recommendations
- Add 3.5 to the DA, Developer agrees to match the fence and berm with Chisum Valley Subdivision to the north
- Add 3.6 to the DA, Developer agrees to work with ACHD on the access to the proposed lots and will comply with ACHD conditions.
- Add 3.7 to the DA, Developer to provide an easement to the eastern property for access.

Commissioner Kerfoot seconded, and the motion passed unanimously.

MINUTES

October 10, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner O'dell moved to approve the Planning and Zoning Commission meeting minutes for October 10, 2006.

Commissioner Touchstone seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

NONE

REPORTS

CITY ATTORNEY / RANDY GROVE: Randy reported that the City is pursuing other options for financing of the LID. The City has been negotiating with several banks for financing. The letter of commitment should be completed within the next several weeks. Farmers & Merchants is no longer in the mix for financing. There are several banks that are competing for financing of the LID for the new sewer treatment facility.

PLANNING & ZONING DIRECTOR / DIANA SANDERS: Absent

CHAIRMAN DISCUSSION

- The Commission will meet at 6:30 P.M., November 14, 2006 to discuss the Design Review Ordinance.
- November 28, 2006, the Commissioners will discuss the PUD Ordinance.

ADJOURNMENT

Commissioner Touchstone moved to adjourn the meeting.

Commissioner Kerfoot seconded the motion and it passed unanimously.

Chairman adjourned the meeting at 7:45 p.m.

Brian Stewart, P & Z Vice-Chairman

ATTEST:

Shawna Whitehead
Planner Tech