

Kuna Planning & Zoning Commission

FEBRUARY 14, 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:

Chairman Brian Roth, Commissioners Gary O'Dell, Justin Touchstone & Brian Stewart, Attorney Randy Grove, Interim Director Diana Sanders, and Planner Michelle Blackmer.

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

REPORTS

PLANNING & ZONING INTERIM DIRECTOR/DIANA SANDERS: Diana Sanders reported that there is going to be a town hall meeting on February 23, 2006, to receive input from the citizens of Kuna about Meridian's proposed area of impact. Fliers about the meeting were sent to property owners from Lake Hazel Road south to Kuna city limits, east of Linder Road to Eagle Road, and down to Kuna Mora Road. The proposed area of impact for Kuna is McDermott Road on the west, Eagle Road on the east, Barker Road on the south, and Lake Hazel Road on the north, which includes the Kuna Fire Department, the School District, and the Library District. Diana Sanders stated that we received letters of intent from property owners east of Meridian Road who want to be in the Kuna city limits. She informed the Commission of upcoming meetings, as follows:

- February 22, 2006, meeting for a Local Improvement District to construct the new wastewater treatment facility.
- February 28, 2006, a joint meeting with Kuna City Council and Meridian City Council.

The Commissioners were given copies of the ACHD five-year work program.

CITY ATTORNEY/RANDY GROVE: No report.

CITY ENGINEER/KEVEN SHREEVE: Absent.

MINUTES

January 31, 2006, Meeting Minutes:

Commissioner O'Dell – Pg. 2, under application discussion, add "Coulter" after Commissioner Mel.

Commissioner Touchstone moved to approve the January 31, 2006, meeting minutes with the correction. Commissioner Stewart seconded the motion and it passed unanimously.

KUNA PLANNING & ZONING MINUTES
February 14, 2006

OLD BUSINESS

1. DESIGN REVIEW/05-09-DR/KUNA LIFE CENTER/500 W. DEER FLAT RD.:

Diana Sanders reported that the applicant has come back with a new elevation and architectural plans on the building as requested by the Commission. The parking area and the lighting have remained the same.

APPLICANT PRESENTATION:

Dennis Durrant, 200 N. Baltic, explained that they had looked at the surrounding structures and businesses and changed the building design to flow better with the surrounding area. A porch area was added on the south side of the building. The west elevation will not include extra architectural features, but will have extensive landscaping. Dennis Durrant presented the colors of the building to the Commission:

- Sandstone will be added to the north, south, and east sides of the building.
- Accent panels will be a neutral tone and will be added to the north, east, and west sides of the building.
- The porch roof and trim will be a copper material.

Dennis Durrant stated that this would give the building an upscale look.

APPLICATION DISCUSSION:

The Commission commended the applicant for the changes to the elevations. This project will complement the City.

MOTION:

Commissioner Stewart moved to approve phase one of the Design Review for the Kuna Life Center, file #05-09-DR, as revised, with the following conditions:

- Meet all staff and agency requirements.

Commissioner Touchstone seconded the motion and it passed unanimously.

NEW BUSINESS

1. ORDINANCE AMENDMENT/DIMENSIONAL STANDARDS:

Chairman Roth opened the public hearing at 7:30 p.m.

Diana Sanders reported that this was a request by the Mayor and City Council to review the dimensional standards. The following items are the proposed changes:

- Garage setback will be removed.
- Changes to the street frontages in most zones.
- The lot size mix will be deleted.
- The 15' front setback will remain.
- Minimum sq. ft. will be deleted.

Diana Sanders stated that she researched other cities in the area (including Star, Meridian, and Eagle) and Ada County for their dimensional standards.

Commissioner Stewart asked what the setback on the garage would be if the 25' garage setback is removed. Diana Sanders stated that the garage would be a minimum 20' setback and the living area could be a 15' setback. Commissioner Stewart is concerned with the 20' setback for garages. There is a possibility that larger vehicles will block the sidewalk. The Commissioners discussed the following items:

- Side-entry garages.
- Garage setbacks.

Diana Sanders stated to the Commission that this would be a recommendation to the City Council. Chairman Roth asked about the changes in the maximum coverage of a lot. This would allow for larger homes on smaller lots and be more consistent with what other cities in the area allow.

SUPPORT:

None

OPPOSE:

None

NEUTRAL:

Tim Zamparini, 227 N. Buteo, stated that he does not want Kuna to look like Nampa and Caldwell. He feels that we should be setting our standards higher because people move to this town to get away from the higher density.

Commissioners were concerned that if the garage setback was 20', then the living space setback could also be 20'. Diana Sanders explained that the original intent of the garage setback was to encourage the living space to be placed in front of the garage. The builders are setting the homes at the 25' setback to meet the code. The present 15' rear setback requirement creates some problems for homeowners who want to construct a covered patio in the rear of the home.

Chairman Roth closed the public hearing at 8:03 p.m.

COMMISSIONER DISCUSSION:

The Commissioners discussed:

- Maintaining the 25' garage setback.
- Development Agreements requiring minimum square footage, only at annexation or re-zone.
- Infill projects and minimum square footage.
- Front setbacks of the garage and living area.
- Increasing the minimum square footage for homes.
- Separate criteria for new development versus existing properties.
- Overlay district for the older part of town.

Commissioner Touchstone stated that a 25' garage setback encourages residents to park large trailers, boats, and RV's in their driveways. If we want the garage to be set back further than the house, then we need to write a code which addresses this issue.

Diana Sanders stated to the Commission that there is a need for a variety of home sizes to accommodate not only larger homes, but also patio homes in Kuna. Chairman Roth suggested that we should add #5 in the notes to state a minimum 1,000 square feet per single family dwelling unit and a minimum 600 square feet per multi-family dwelling unit.

MOTION:

Chairman Roth recommended approval to the City Council for the dimensional standards amendment with the following conditions:

- Garage setback to remain a 25' minimum setback.
- R1, R5, and R16 should be removed from the document.
- Add #5 stating a minimum of 1,000 square feet per single family dwelling unit and a minimum of 600 square feet per multi-family dwelling unit.

Commissioner Stewart seconded the motion and it passed unanimously.

2. ORDINANCE AMENDMENT/ACCEPTANCE OF AN APPLICATION:

Diana Sanders reported that this ordinance will change the way we accept all applications. Instead of the applicant submitting 40 copies with the application, they will submit only one copy for review. Once the application has been thoroughly reviewed and any necessary changes made, the applicant will submit the additional copies. This will ensure that all applications are complete prior to the Commission's review. There is also an issue regarding final plats that needs to be addressed. City code does not state what happens to a final plat if it is never recorded. Randy Grove explained that there is nothing in our code, state code, or case law that addresses what happens to a preliminary plat once the final plat is approved or expires. Randy Grove stated that once the final plat is approved the preliminary plat should be void. Commissioner Touchstone wanted the issue addressed in the Ordinance. Chairman Roth opened the public hearing at 8:53 p.m.

SUPPORT:

None

OPPOSE:

None

NEUTRAL:

Tim Zamparini, 227 N. Buteo, no comment.

Chairman Roth closed the public hearing at 8:53 p.m.

MOTION:

Commissioner Touchstone moved to table the Acceptance of an Application Ordinance to the February 28, 2006, meeting to address the following:

- Adding the expiration of a preliminary plat once the final plat has been approved.
- Address the number of copies required by the applicant for submittal once the application is accepted.

Commissioner Stewart seconded the motion and it passed unanimously.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. 05-15-SUP/JENNIFER PROCTOR/1096 E. FOSSILSTONE CT./DAYCARE:

Commissioner Stewart moved to approve the Findings of Fact for file #05-15-SUP. Commissioner O'Dell seconded the motion and it passed unanimously.

2. 05-13-ZC/ROCKWOOD PROPERTIES/E. 2ND – 3RD ST.:

Commissioner Touchstone moved to approve the Findings of Fact for file #05-13-ZC. Commissioner O'Dell seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

The Commissioners discussed the following items concerning sign posting:

- The procedures for posting public signs.
- Size of signs (which projects should have the 11x17 sign and which projects should have the 4x4 sign).
- Neighborhood meeting requirements.
- Exhibit of appearance of signs.

The Commissioners wanted staff to research the postings of signs for commercial areas in other cities.

Chairman Roth reminded the Commissioners to be prepared to begin discussions for a design review amendment at the next meeting.

ADJOURNMENT

Commissioner Stewart moved to adjourn the meeting. Chairman Roth seconded the motion and it passed unanimously. Chairman Roth adjourned the meeting at 9:30 p.m.

Brian Roth, P & Z Chairman

ATTEST:

Michelle Blackmer, Secretary