

# Kuna Planning & Zoning Commission

## March 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; Vice-Chairman Mel Coulter; Commissioners Gary O'Dell, and Justin Touchstone; Attorney Randy Grove; Interim Director Diana Sanders and Planner Lisa Bachman.

The Kuna Planning & Zoning meeting was called to order by Chairman Roth at 7:05 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

## REPORTS

**PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:** Diana Sanders reported the following information to the Commissioners:

- Annexations will continue with an "A" (agricultural) zone and an R-6 zone with a Development Agreement.
- There has been interest and agreeable participants in the proposed L.I.D.

**CITY ATTORNEY / RANDY GROVE:** Randy Grove reported the following information to the Commissioners:

- There is a new legislative bill (number 779) being introduced to change Idaho State Code regarding annexations.
- The City is currently working on the specifics for the L.I.D. A decision will be made shortly to determine if the L.I.D. will be the funding mechanism for the new sewer treatment plant.

**CITY ENGINEER / KEVEN SHREEVE:** Not present.

## MINUTES

### February 28, 2006, Kuna Planning & Zoning Commission Meeting Minutes:

Commissioners' had the following changes to the meeting minutes:

- Pg. 3, 4<sup>th</sup> bullet in motion for Mountain Steel Fabrication: change "*At applicant's discretion, enlarge front parking spaces to provide greater access to the first parking space (as deemed necessary as long as meets City Code)*" to "*Remove the southern*

*parking space and at the applicant's discretion, enlarge the front parking spaces to provide greater access to the first parking space (as long as it meets City Code)"*

- *Pg. 8, under "Neutral" for Galiano Subdivision: change "his property would be grandfathered in." to "his property would be grandfathered in, until such time that the property is developed."*
- *Pg. 9, under "Motion" for Galiano Subdivision, line one: change "Chairman Roth moved to approve" to Chairman Roth moved to recommend approval".*
- *Pg. 9, under "Motion" for Galiano Subdivision, line three: change "Chairman Roth moved to approve" to Chairman Roth moved to recommend approval".*
- *Pg. 9, under "Motion" for Galiano Subdivision, bullet # 2 and bullet #7: add "as agreed to by the developer".*
- *Pg. 6, under "Sewer Capacity / Late Comers Fees" for Sadie Creek Subdivision, line three: change "applicant will need to apply for sewers on to "applicant will need to apply for sewer connections".*

Commissioner O'Dell moved to approve the meeting minutes with corrections. Commissioner Touchstone seconded the motion and it passed unanimously.

## **OLD BUSINESS**

### **DECISION / ORDINANCE AMENDMENT / ACCEPTANCE OF AN APPLICATION**

Interim Director Diana Sanders explained that the neighborhood meeting requirement was added to the document at the Commissioners request. The following concerns were addressed:

- *The number of copies required. Page 2, Date of Application Acceptance, allows for the director to set the number of copies which allows for the appropriate govt. agencies to receive copies.*
- *How long before submittal of an application is the neighborhood meeting required? On the neighborhood meeting form that will be submitted with an application, states that the neighborhood meeting cannot exceed 6 months prior to submittal. The applicant will be required to obtain a radius mailing list from the City for the notice. The applicant will be required to submit a sign-up sheet from the neighborhood meeting with the application.*
- *Posting of signs. The posting of sign ordinance will need to be approved prior to the addition of this requirement for the applicant to post signs could be required.*
- *Decision by the Director section changing the language.*
- *Decision by the Commission, #4 (D), Should state "the applicant shall be given written findings of fact & conclusion of law", instead of "the Commission shall". #2 (B). should be changed to "that additional information necessary", instead of "that additional hearings are".*
- *Appeal process – City Attorney will work on the language.*

Commissioner Touchstone moved to table the Application Procedure Ordinance until the posting of signs ordinance comes before the Planning & Zoning Commission. Chairman Roth seconded the motion and it passed unanimously.

## **NEW BUSINESS**

No New Business

## FINDINGS OF FACT/CONCLUSIONS OF LAW

**1. DESIGN REVIEW / 06-01-DR / MOUNTAIN STEEL FABRICATION / 658 E. ACCESS RD.:**  
Commissioner Coulter moved to approve the Findings of Fact for the Mountain Steel Fabrication Design Review. Commissioner O'Dell seconded the motion and it passed unanimously.

**2. SPECIAL USE / 06-01-SUP / RONAE MARTINEZ / 1245 N. FORTY NINER AVE. / DAYCARE**

Commissioner Coulter moved to approve the Findings of Fact for the Special Use with the change on pg. 3, bullet #1 to read "chain lock", instead of safety lock". Commissioner O'Dell seconded the motion and it passed unanimously.

**3. ANNEXATION, PRELIMINARY PLAT / 05-08-AN, 05-12-S / SADIE CREEK SUBDIVISION / E. LUKER RD.**

Commissioner Touchstone moved to approve the Findings of Fact for Sadie Creek Subdivision, annexation and preliminary plat. Commissioner Coulter seconded the motion and it passed unanimously.

**4. ANNEXATION, PUD, PRELIMINARY PLAT / 06-01-AN, 06-01-S, 06-01-PUD / GALIANO ESTATES SUBDIVISION / 2604 N. TEN MILE RD.**

- Commissioner Touchstone moved to approve the Findings of Fact for Galiano Subdivision, annexation, preliminary plat and planned unit development, with the change on page 14, #2, should read "shall meet", not "shall be meet", and page 12, bullet #3, should read "Agree to participate in the proposed L.I.D., as agreed to by developer", bullet #7, should read "Minimum of 2,200 square-foot homes on all residential lots, as agreed to by developer".

Commissioner Coulter seconded the motion and it passed unanimously.

Chairman Roth called for a five-minute break at 8:34 p.m. and reconvened at 8:40 p.m.

## CHAIRMAN DISCUSSION

Posting of signs Ordinance (11-15-5) was discussed with the following changes:

- Delete, A a.1., maintenance requirements include..., 3. Flashing and/or animated signs..., 6. Design...
- 9. should require to be on laminated paper.
- 9. should show an example of the sign.
- Proof of Posting, should be submitted to the P&Z Director, not the City Clerk.
- Remove neighborhood Meetings.

Design Review was discussed and staff will provide the Commission with the design book from eagle. The Commissioners need to identify the changes to the Design Review Code and submit the changes to staff. Staff will compile the information for the Commissioners to review.

Meeting procedures were discussed to help the Commissioners conduct the meetings in an orderly fashion. Chairman Roth asked the Commissioners to attend other entities Planning & Zoning meetings to help the Commission look at improving their meetings.

**ADJOURNMENT**

Commissioner Coulter moved to adjourn the meeting. Chairman Roth seconded the motion and it passed unanimously. Chairman Roth adjourned the meeting at 10:20 a.m.

ATTEST:

\_\_\_\_\_  
Brian Roth, P & Z Chairman

\_\_\_\_\_  
Diana Sanders,  
Interim P&Z Director