

Kuna Planning & Zoning Commission

April 11, 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, Brian Stewart, 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 7:00 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:

- March 2006 building permit information:
49 building permits issued:
New residential: 21
New commercial: 2
Average home size: 2,448 square-feet
Average home value: \$201,576.00
- The Mayor will issue a Certificate of Appreciation to Mel Coulter for his time served on the Planning and Zoning Commission at the May 2, 2006, City Council meeting.
- The City of Meridian's neighborhood meeting to determine who the public identifies with (Kuna or Meridian) is scheduled for Wednesday, April 12th at 6:00 p.m. at Mary McPherson Elementary.

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

- Negotiations for the new sewer treatment plant site should be finalized soon and may be final by the next Kuna City Council meeting.

CITY ENGINEER / KEVEN SHREEVE: Absent

MINUTES

March 28, 2006, Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Touchstone said there needs to be a space between the two words "see" and "the" at the bottom of page 6. Commissioner Stewart moved to approve the March 28, 2006

KUNA PLANNING & ZONING MINUTES
April 11, 2006

meeting minutes as corrected. Commissioner O'Dell seconded the motion and it passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. CREEKSIDE / SANDSTONE – RECONSIDERATION DESIGN REVIEW FOR CROSS ACCESS PARKING AGREEMENT:

Diana Sanders explained that the request by the applicant of the Creekside Lounge is to remove the condition that was placed on their Design Review application to provide cross access and cross parking with the adjacent Sandstone Plaza. The Sandstone Plaza was only conditioned to provide cross access, and not cross parking. The owner of Sandstone Plaza has indicated they do not have a problem with that condition being removed for the Creekside Lounge.

The Commissioners asked staff if the parking will still meet Kuna City Code for both entities. Diana Sanders said both entities will still meet parking requirements. Commissioner Stewart moved to approve the request to eliminate the cross-parking requirement for the Creekside Lounge. Commissioner Touchstone seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

1. ANNEXATION – 06-03-AN & DEVELOPMENT AGREEMENT – 06-01-DA:

Commissioner Touchstone moved to approve the Findings of Facts, Conclusions of Law for 06-03-AN & 06-01-DA. Commissioner Stewart seconded the motion, and it passed unanimously.

2. ANNEXATION – 06-02-AN:

Commissioner O'Dell moved to approve the Findings of Facts, Conclusions of Law for 06-02-AN. Commissioner Touchstone seconded the motion, and it passed unanimously.

CHAIRMAN DISCUSSION

Diana Sanders recommended the Planning & Zoning Commission and the City Council should have a joint workshop to go over public hearing procedures and meetings. A Councilman and the City Attorney attended a Planning & Zoning conference and have provided some materials from that meeting that could be helpful in a joint meeting.

Chairman Roth said the Commissioners attended a City of Boise Planning & Zoning Commission meeting to observe. Chairman Roth and the Commissioners said the Boise Planning & Zoning Commission handled business efficiently.

The possibility of having a consent agenda was discussed for Kuna Planning & Zoning Commission meetings. The Commission also shared some Boise City staff reports for Kuna staff to review. The Commission and staff discussed various City Codes that need to be changed and whether or not staff should make a recommendation of approval or denial in the staff reports.

Chairman Roth adjourned the meeting at 7:50 p.m.

ATTEST:

Brian Roth, P & Z Chairman

Diana Sanders
Interim Planning & Zoning Director