

# Kuna Planning & Zoning Commission

## April 25, 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.*

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### Those present:

Chairman Brian Roth; Commissioners Gary O'Dell, Brian Stewart, and Holly Kerfoot;; Attorney Randy Grove; Engineer Keven Shreeve; Planner Lisa Bachman and Planner Molly Smith.

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.

Chairman Roth introduced new Commissioner Holly Kerfoot and Planner 1 Molly Smith.

Chairman Roth stated there were 8 Public Hearings and requested to move reports to the end of the meeting.

**MOTION:** Commissioner Stewart moved to postpone the reports to the end of the meeting. Commissioner O'Dell seconded and it passed unanimously.

## MINUTES

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

Commissioner O'Dell moved to approve the minutes. Commissioner Stewart seconded the motion and it passed unanimously.

## OLD BUSINESS

None

## NEW BUSINESS

### 1. TAUNAYA CHRISTIANSON / 06-02-SUP / SPECIAL USE PERMIT / 460 BLUE DR/ DAYCARE:

Planner II, Lisa Bachman presented the application for an in-home daycare located at 460 Blue Dr, Blue Sky Subdivision #1.

Chairman Roth opened the Public Hearing at 7:17 p.m.

### APPLICANT PRESENTATION:

Taunaya Christianson explained her reasons for wanting to operate an in-home daycare with a presentation of a packet that included copies of her state license and pictures of the home and playground area.

## **DISCUSSION:**

The Commissioners discussed concerns with picking up and dropping off children, parking problems, nap areas, and locks on gates for safety.

Ms. Christianson stated that the traffic has been addressed. She explained the nap procedure and confirmed there are inside locks on the fence gates.

## **SUPPORTS:**

Scott Webster, 505 Blue Sky Dr. ,Kuna ID. 83634, stated he has no problem with the extra traffic and that the daycare has been an improvement to the neighborhood.

Donna Webster, 505 Blue Sky Dr, Kuna, ID. 83634, stated she agreed with Scott Webster's testimony.

Shaelynn Henkel, 16860 Prairie Ln, Kuna, ID. 83634, had no comment.

Stephanie Cheny, 920 S. Wild Yucca Ave, Kuna, ID. 83634, stated she supports in-home daycares.

Chairman Roth closed the public hearing at 7:24 p.m.

The Commissioners discussed the following concerns:

- Vehicle parking, loading and unloading, and turning around in neighbors driveways.
- ACHD recommends no parking in the site triangle area.

**NEUTRAL: None**

**OPPOSES: None**

## **MOTION:**

Commissioner Stewart moved to approve file #06-02-SUP, for an in-home daycare with the following conditions:

- Staff to contact ACHD regarding "No Parking" signs to protect sight triangle.
- Applicant must notify clients not to turn around in the neighbors driveways.
- Meet all Staff recommendations.

Commissioner O'Dell seconded the motion.

Commissioner Stewart amended the motion with a requirement to have a copy of the daycare license on file in the P & Z file and to comply with all staff recommendations.

Commissioner O'Dell seconded and it passed unanimously.

## **2. PUBLIC HEARING/ANNEXATION – 06-05-AN, SMITH, 610 W. COLUMBIA RD**

Lisa Bachman presented the application for annexation.

Chairman Roth opened the public hearing at 7:33 p.m.

**SUPPORTS: None**

**NEUTRAL: None**

**OPPOSES: None**

Chairman Roth closed the public hearing at 7:33 p.m.

**MOTION:**

Commissioner Roth moved to recommend approval to City Council for file #06-05-AN for Annexation with the following conditions:

- Meet all staff recommendations.
- Remove pg. 5, section c, first bullet information about annexation creating a contiguous path.

Commissioner O'Dell seconded the motion and it passed unanimously.

**3. PUBLIC HEARING/ANNEXATION – 06-06-AN, MURPHY, S SCHOOL AVE**

Lisa Bachman presented the application for annexation.

Chairman Roth opened the public hearing at 7:39 p.m.

**SUPPORTS: None**

**NEUTRAL: None**

**OPPOSES: None**

Chairman Roth closed the public hearing at 7:39 p.m.

**MOTION:**

Commissioner Stewart moved to recommend approval to City Council for file #06-06-AN for annexation with the following conditions:

- Meet all staff recommendations.
- Reword pg. 5, section c, first bullet information from “create a contiguous path”, to “be utilized to finance a new sewer treatment plant for Kuna and participate in the LID.”

Commissioner O'Dell seconded the motion and it passed unanimously.

**4. PUBLIC HEARING/ANNEXATION – 06-07-AN, FREDERICKS, 8680 S. BLACK CAT RD**

Lisa Bachman presented the application for annexation.

Chairman Roth opened the public hearing at 7:43 p.m.

**SUPPORTS: None**

**NEUTRAL: None**

**OPPOSES: None**

Chairman Roth closed the public hearing at 7:44 p.m.

**MOTION:**

Commissioner Stewart moved to recommend approval to City Council for file #06-07-AN for annexation with the following conditions:

- Meet all staff recommendations.
- Reword pg 5, section c, first bullet information from “create a contiguous path“, to “be utilized to finance a new sewer treatment plant for Kuna.
- Participate in the LID.

Commissioner O'Dell seconded the motion and it passed unanimously.

## **5. PUBLIC HEARING/ANNEXATION – 06-08-AN, GORDON/ 1206 BLACK CAT RD**

Lisa Bachman presented the application for annexation.

Chairman Roth opened the public hearing at 7:47 p.m.

### **SUPPORTS:**

Jim Buchanan, 1200 Black Cat Rd, Kuna, ID 83634, stated his property is adjacent to the proposed annexation and he supports the project.

Tim Gordon, 1206 N. Black Cat Rd, Kuna, ID 83634, stated he supports the annexation.

Chairman Roth closed the public hearing at 7:50 p.m.

**NEUTRAL: None**

**OPPOSES: None**

### **MOTION:**

Commissioner Stewart moved to recommend approval to City Council for file #06-08-AN for annexation with the following conditions:

- Reword pg 5, section c, first bullet information from “create a contiguous path“, to “be utilized to finance a new sewer treatment plant for Kuna.
- Revise comp plan designation to “medium density residential”
- Participation in the LID.

Commissioner Kerfoot seconded the motion and it passed unanimously.

## **6. PUBLIC HEARING/ANNEXATION – 06-09-AN, LEE/ HWY 69**

Lisa Bachman presented the application for annexation.

Chairman Roth opened the public hearing at 7:54 p.m.

**SUPPORTS: none**

**NEUTRAL:**

Layne Dodson, PO Box 70, Boise, ID, 83707 stated Idaho Power owns the property to the SW and wanted to disclose to the City the future substation currently approved through the County.

Chairman Roth closed the public hearing at 7:56 p.m.

**OPPOSES: None**

**MOTION:**

Commissioner Stewart moved to recommend approval to City Council for file #06-09-AN for Annexation with the following conditions:

- Meet all staff conditions.
- Reword pg 5, section c, first bullet information from “create a contiguous path”, to “be utilized to finance a new sewer treatment plant for Kuna”.
- Participate in the LID.

Commissioner O'Dell seconded the motion and it passed unanimously.

**7. PUBLIC HEARING/APPLICATION PROCEDURES ORDINANCE**

Lisa Bachman presented the ordinance for Application Procedure updates.

Chairman Roth opened the public hearing at 8:01 p.m.

**SUPPORTS: none**

**NEUTRAL: None**

**OPPOSES: None**

Chairman Roth closed the public hearing at 8:14 p.m.

**DISCUSSION:**

Commissioners discussed revisions for neighborhood meeting section and forms to be provided by City of Kuna. Planner II, Lisa Bachman stated that the corrections had already been made in the proposed ordinance.

**MOTION:**

Commissioner Roth moved to recommend approval of the updated ordinance for Application Procedures with the following revisions:

- Pg. 2, Section B, #5 – (Form provided by City of Kuna)
- Pg 10, Section G, #2, F – (Form provided by City of Kuna)
- Correct numbers sequentially.

Commissioner Stewart seconded the motion and it passed unanimously.

**8. PUBLIC HEARING, SIGN POSTING ORDINANCE**

Lisa Bachman presented the ordinance for Sign Posting.

Chairman Roth opened the public hearing at 8:36 p.m.

**SUPPORTS: none**

**NEUTRAL: None**

**OPPOSES: None**

Chairman Roth closed the public hearing at 8:37 p.m.

**DISCUSSION:**

Commissioner Stewart commented on making sure the signs are all consistent with size of letters and wording.

**MOTION:**

Commissioner Stewart moved to recommend approval for the Sign Posting Ordinance with the following revisions:

For the Conditional Use Permit Public Hearing Signs:

7. In lieu of the above conditions, conditional use permit applications for "group childcare homes", annexation and preliminary plat applications that contain less than five (5) acres of land and variance/rezone/comprehensive plan amendment and variance applications for parcels of land less than three (3) acres in size, a sign consisting of one eleven inch by seventeen inch (11" x 17") piece of laminated paper mounted to a rigid surface of at least equal size, or other material stating the name of the applicant, a statement concerning the proposed development, and the date, time and location of the public hearing.

An example of the required sign specification is set forth below:

<p><b>1"-----PUBLIC HEARING NOTICE</b></p> <p><b>3/4"-----Before the Kuna Planning and Zoning Commission</b></p> <p><b>3/4"----When: May 9, 2006 at the Kuna City Hall – 763 W. Avalon</b></p> <p><b>Varies-----PURPOSE: Annexation and Zoning- You-Name-It Subdivision- Zoning R-4, Subdivision Preliminary Plat, 7.66 acres, 29 lots, single family dwelling, 1 lot open space/drainage w/ landscaped entryway.</b></p> <p><b>3/4"-----LOCATION: SW corner of Second St. and State St.</b></p>
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Commissioner Roth seconded the motion and it passed unanimously.

**REPORTS**

**PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:** ABSENT

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

- Explained the procedures for the notices for the LID, including requirements needed to compile and complete the resolution and ordinance adoption.

**CITY ENGINEER / KEVEN SHREEVE:** Keven Shreeve reported the following information to the Commissioners:

- Clarified steps to proceed with the LID, timeline, and completion.
- Discussed the new sewer connection commitments and new pond activity in the existing sewer facility.
- Gave an update on the Meridian/Kuna Neighborhood meeting. A summary of the meeting has been requested.

<b>ADJOURNMENT</b>
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Commissioner Stewart moved to adjourn the meeting. Commissioner O'Dell seconded the motion and it passed unanimously.

Chairman Roth adjourned the meeting at 9:17 p.m.

ATTEST:

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Brian Roth, P & Z Chairman

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Molly Smith  
Planner I