

Kuna Planning & Zoning Commission

May 30, 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:

Commissioners Gary O'Dell, Brian Stewart, Justin Touchstone, and Holly Kerfoot; Attorney Randy Grove; Engineer Keven Shreeve; Interim P & Z Director Diana Sanders; Planner II Lisa Bachman, and Planner 1 Molly Smith.

Chairman Brian Roth was absent.

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.

Vice Chairman Stewart stated there were quite a few public hearings and explained the procedures to the public.

OLD BUSINESS

None

NEW BUSINESS

1. DESIGN REVIEW / 06-02-DR / DESIGN RESOURCES / GODSIL SUBDIVISION:

Planner II, Lisa Bachman stated the application was for a design review for office space in Godsil Subdivision.

Vice Chairman Stewart opened the public hearing at 7:03 p.m.

APPLICANT PRESENTATION:

Rocky Towle stated that the original construction will be 2 shells and designs will be submitted at a later time. Mr. Towle addressed the handicap parking and landscape buffer issues.

DISCUSSION:

Commissioner Touchstone asked about a site plan and placement of the HVAC units. Mr. Towle explained that he was not sure at this time where it will be. Commissioner Touchstone inquired about the placement and hiding of the trash enclosures. Mr. Towle stated that he would check with the proper agencies for proper placement and enclosures and lighting for on site.

Commissioner Touchstone requested that Mr. Towle match the stone on the columns and entry and the stucco of the daycare that is adjacent. Mr. Towle stated he would match the daycare on all 4 sides.

Commissioner Touchstone questioned Mr. Towle about the landscape buffer in concerns with what kind of trees and shrubbery. Mr. Towle said he would check with P & Z Staff as to the requirements for the project. Commissioner requested that the trees be a minimum of 2 inch caliber and 6 foot minimum height for trees. Commissioner requested that the lower band portion of the building to match the building across the street.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

MOTION:

Commissioner Touchstone moved to recommend approval to City Council for file # 06-02-DR for Godsil Subdivision with the following conditions:

- Screen HVAC unit
- Meet all Staff requirements
- A minimum of 2 inched around and 6 feet in height for trees
- Add stone to all corner columns
- Paint lower stucco band to match adjacent building stone
- Install trash screens on 3 sides of trash enclosure with durable material

Vice Chairman Stewart seconded and it passed unanimously.

2. PUBLIC HEARING / SPECIAL USE / 06-05-SUP/ LDS CHURCH / S. LINDER

Lisa Bachman stated the application is for a special use on 10.52 acres that has been annexed with an agriculture zone for an LDS Church.

Vice Chairman Stewart opened the public hearing at 7:15 p.m.

APPLICANT PRESENTATION:

Chuck Christianson representing Quadrant Consulting stated he agreed with the staff report and conditions. Mr. Christianson stated the design is the standard plan for the LDS churches. The exterior of the main church and the maintenance building are matching brick. There is a 30x 60 foot pavilion in the NW corner with lights and the trash enclosure is to the South. Mr. Christianson is working with United Water to extend water to the site.

DISCUSSION:

Vice Chairman Stewart asked about zoning changes. Interim Director Diana Sanders explained there is no zoning change required for the special use for a church.

SUPPORTS:

Chuck Christianson stated he was in support of the project as explained in his presentation.

NEUTRAL: None

OPPOSES: None

Chairman Roth closed the public hearing at 7:18 p.m.

3. DESIGN REVIEW / 06-03-DR/LDS CHURCH/ S. LINDER RD

APPLICANT PRESENTATION: NONE

DISCUSSION:

Vice Chairman Stewert asked about the sewer plan. Mr. Christianson stated than when available they will connect to city sewer. The church has preliminary approval from Central Health District for their initial sewer plan.

Vice Chairman Stewert asked about landscaping for the area. Mr. Christianson stated there would be sod and shrubs in the main area. The ballfield would be seeded.

Commissioner Touchstone questioned the future of retention ponds. Mr. Christianson stated that there is additional land purchased for future expansion. There are no specific plans at this time. Ada County required a purchase of 10 acre lots at the time of purchase, the parcels is now annexed into the City of Kuna.

Vice Chairman Stewert asked about maintenance for the extra 5 acres. Mr. Christianson explained that there is the possibility of leasing that portion of the property.

MOTION:

Commissioner Touchstone moved to approve file #06-05-SUP for an LDS Church on the west side of Linder between Hubbard Rd and Columbia Rd.

Commissioner Kerfoot seconded the motion and it passed unanimously.

MOTION:

Commissioner Touchstone moved to approve file #06-03-DR for the LDS church with the following conditions:

- Meet all Staff conditions
- Maintain additional 5 acres.

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

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

4. PUBLIC HEARING/ANNEXATION – 06-13-AN/ LAYNE THORNTON / BLACK CAT -KUNA RD

Diana Sanders presented the application for annexation of 139 acres with an agricultural zoning.

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

APPLICANT PRESENTATION: NONE

DISCUSSION: NONE

SUPPORTS:

Bill Clark, 3543 W. Ambrosia Ln, Kuna, ID stated he was in favor of the annexation, however had concerns regarding the end result. He stated he was worried about all the annexations with no future plans for the areas.

NEUTRAL:

Margo Whale, 3333 W. Ambrosia Ln, Kuna, ID stated she read Kuna’s mission statement and has no concerns with annexations in the agricultural area, however is concerned with the possibility of too many subdivisions that may be developed. Ms. Whale requested to look into more parks and connectivity between areas of town. Ms. Whale also stated she liked the standards of the small town and rural area.

Charles Whale, 3333 W. Ambrosia Ln, Kuna, ID stated he has worries in regards to the airstrip that was developed and approved in 1990 through Ada County.

Cheryl McCord, 3543 W. Ambrosia Ln, Kuna, ID stated she supports the LID and likes the idea that the developers will be paying for some infrastructure. Ms. McCord stated she would like to see open spaces with dense housing, walkways, bike paths, and designated connectivity. She suggests that Kuna needs a “plan” with a map designating above concerns with ordinances in place.

OPPOSES:

Ken Fisher, 845 S. Black Cat Rd, Kuna, ID stated he lives adjacent to the airfield, and recognized that the airfield, pig farm, and dairy in the area all pre-existed before he moved there. Mr. Fisher stated he is against uncontrolled development, and requested more public input for expansions.

Diana Sanders stated that packets with all agenda items are sent to numerous agencies for notification. There were no comments forwarded to the City. Ms. Sanders stated that there have been no forced annexations.

Vice Commissioner Stewert commented that these annexations are coming in with an agricultural zoning. There may be certain areas that will present development plans and some that will not.

Keven Shreeve explained the history of the LID. Mr. Shreeve stated that the LID was used for financing the sewer plant. That some key developers were contacted and then others came forward with a request to join in the LID.

Vice Chairman Stewert closed the public hearing at 7:55 p.m.

MOTION:

Commissioner O’Dell recused himself as he lives nearby.

Commissioner Touchstone moved to recommend approval to City Council for file #06-13-AN for annexation with an agricultural zoning non LID.

Commissioner Kerfoot seconded the motion and it passed unanimously.

Vice Chairman Stewert commended the public for their comments.

5. PUBLIC HEARING/ANNEXATION / 06-12-AN, MULTIPLE #3

Diana Sanders presented the application for annexation of 517 acres with an agricultural zoning with inclusion in the LID.

APPLICANT PRESENTATION: None

DISCUSSION:

Vice Chairman Stewert asked if all of the annexations were in the new proposed impact area. Ms. Sanders confirmed.

Chairman Roth opened the public hearing at 8:00 p.m.

SUPPORTS: None

NEUTRAL:

Charles Whale, 3333 W. Ambrosia Ln, Kuna, ID stated that one of the parcels for annexation sits at the approach to the airport and hopes the City will honor the existence of the airport.

OPPOSES:

Terry Shannon, 3701 W. Ambrosia Ln, Kuna, ID stated he is ok with the goals of the annexations, however dislikes the process of possibly ignoring the long term goals, such as having no current comprehensive plan on record. Mr. Shannon stated he hopes that all the government agencies work together on future development.

Margo Whales, 3333 W. Ambrosia Ln, Kuna, ID stated she is opposed to the grouping of annexations.

Arnold Watkins, 3001 Ardell, Kuna, ID stated that an irrigation box is in the middle of the road bwtween the Ball property and his property and at some time it would have to be dealt with.

Diana Sanders stated that when a development is proposed that would be the time to address the airfield and the irrigation box.

Randy Grove stated that the City is conceding very little in the proposed offer of 3 units per acre in regards with the annexations. This was an option extended to developers for their help pay for the new sewer plant. Mr. Grove explained that the growth has warranted additional infrastructure and that the City of Kuna had not planned for or saved dollars for future growth.

Diana Sanders explained that properties that are affected are posted and published to agencies along with any property within 300 feet of subject property. Notice is put on the Kuna City Hall reader board, Post Office, Paul's Grocery Store, and the US Bank.

Chairman Roth closed the public hearing at 8:25 p.m.

MOTION:

Commissioner Kerfoot moved to recommend approval to City Council for file #06-12-AN for annexation with an agricultural zoning and inclusion in the LID.

Commissioner Touchstone seconded the motion and it passed unanimously.

REPORTS

PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:

Diana Sanders reported the following information to the Commissioners:

- An application for expansion of the El Gallo Giro restaurant and requested for approval without a Design Review. They are proposing an 800 square feet addition. Currently they are leasing the building. There are no changes to the exterior of the building.

Vice Chairman Stewert recommended to not requiring a design review for the addition to the El Gallo Giro restaurant with the condition that there is no modification to the exterior/facade.

Commissioner Touchstone seconded the motion and it passed unanimously.

CITY ATTORNEY / RANDY GROVE:

Randy Grove reported the following information to the Commissioners:

- The purchase of the property for the new sewer plant closed 2 weeks ago. The City of Kuna owns 10 acres on Ten Mile Rd south of Lake Hazel with access to Ten Mile Rd. The Resolution of Intent is delayed for approximately a month for legalities to conclude. When complete, financing will need to be in place. Keller has started pre-design plans.
- He has not found much information for guidelines to use for consent agendas. There is not anything to prohibit consent agendas. A draft with bylaws for a consent agenda for developments with no testimonies and unanimous agreement will be drawn up and presented to the Commissioners as an example for comments.

CITY ENGINEER / KEVEN SHREEVE:

Keven Shreeve reported the following information to the Commissioners:

- Issued an invitation to the May 31, 2006 Town Hall Meeting for general discussion of a recreational district and a presentation by the YMCA. There will be question and answer.

MINUTES

May 9, 2006, Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Touchstone stated a correction in the motion to recommend nomination of Commissioner Stewert to Vice Chairman on page 1. Commissioner O'Dell made the nomination, not Commissioner Touchstone and Commission Touchstone seconded, not Commissioner O'Dell.

Commissioner Kerfoot moved to approve the minutes with the following correction:

- "Commissioner O'Dell made the nomination and Commission Touchstone seconded."

Commissioner Touchstone seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

1. **DESIGN REVIEW**, 06-04-DR / PRO REALTY / 290 W. MAIN

Commissioner Touchstone moved to approve the Findings of Facts, Conclusions of Law for 06-04-DR. Commissioner O'Dell seconded the motion, and it passed unanimously.

2. **SPECIAL USE**, 06-03-SUP / DAYCARE/DANIELLE WHITLOCK / 701 N. MOONSCAPE.

Commissioner O'Dell moved to approve the Findings of Fact for 06-03-SUP Commissioner Kerfoot seconded the motion and it passed unanimously.

3. **SPECIAL USE**, 06-04-SUP / DAYCARE/BOBI TUCKER / 1311 W. WHEAT CT

Commissioner O'Dell moved to approve the Findings of Fact for Annexation 06-04-SUP.
Commissioner Touchstone seconded the motion and it passed unanimously.

4. **ANNEXATION**, 06-10-AN / REDCLIFF / DEER FLAT-HWY 69

Commissioner Touchstone moved to approve the Findings of Fact for Annexation 06-10-AN.
Commissioner Kerfoot seconded the motion and it passed unanimously.

5. **ANNEXATION**, 06-11-AN / SMART / 1590 MEADOWVIEW

Commissioner Kerfoot moved to approve the Findings of Fact for Annexation 06-11-AN.
Commissioner O'Dell seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

Commissioner Touchstone stated he had explored and found that there are different documents, forms and applications for design reviews from other cities. The City Codes are fairly vague with elevations, themes, and other restrictive requirements. It was commented that it might be a good idea to look at the City of Moscow's design review requirements. Diana Sanders requested an email from the Commissioners with thoughts and ideas of overlays, districts with designs, and other brainstorming for design review requirements.

Keven Shreeve discussed the issue of an overpass and financing for a recreational district.

Vice Chairman Stewert requested for the Commissioners to have some design review comments ready for compilation by the last meeting in June for discussion at the July 11, 2006 Planning & Zoning meeting. Commissioner Kerfoot stated that the end result should be the "recommended look" of what the City of Kuna should have for an end result. The design review should have the defining specifics in writing. Diana Sanders stated that the current adopted comprehensive plan was never converted to match the city codes.

Commissioner O'Dell requested clarification that the agendas and minutes were on the City of Kuna website. Diana Sanders confirmed that the minutes are put on the website after the Commissioners have adopted them. Diana Sanders commented that all the City Codes are on the website also.

Keven Shreeve stated that some of the citizens have misunderstandings or are misinformed about development issues. Commissioner Touchstone stated that the Development Agreement is the only document that the City has at this time to control open spaces and connectivity through the city and subdivisions. Commissioner Touchstone commented he would like to see connectivity with paths in and out of subdivisions.

ADJOURNMENT

Commissioner Touchstone moved to adjourn the meeting. Chairman Kerfoot seconded the motion and it passed unanimously.

Vice Chairman Stewert adjourned the meeting at 9:36 p.m.

ATTEST:

Brian Stewert, P & Z Vice-Chairman

Molly Smith
Planner I