

Kuna Planning & Zoning Commission

May 09, 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, Justin Touchstone, and Holly Kerfoot;; Attorney Randy Grove; Interim P & Z Director Diana Sanders; Planner II Lisa Bachman and Planner 1 Molly Smith.

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.

Chairman Roth explained that since the resignation of Mel Coulter, a vice-chairman was needed. Chairman Roth opened the nominations. Commissioner Touchstone nominated Commissioner Stewart as vice-chairman. Commissioner O'Dell seconded the nomination. The Commissioners unanimously voted Commissioner Stewart as vice-chairman.

Chairman Roth stated there were four Public Hearings and a Design Review, and requested to move reports to the end of the meeting.

MOTION:

Commissioner Touchstone moved to postpone the reports to the end of the meeting. Commissioner O'Dell seconded and it passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

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

Planner II, Lisa Bachman stated that the parking modification and re-stripping of spaces have been addressed and a building permit has been applied for.

APPLICANT PRESENTATION:

Ron LaFee stated that he was remodeling the former Fresh Express building into a Real Estate office. They are only remodeling the inside of the building and showed samples of signs and paint colors.

DISCUSSION:

Chairman Roth asked if the door facing Zamzow's would be for employees. Ron LaFee stated that the door would be for the employees only.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

MOTION:

Commissioner Stewart moved to approve file #06-04-DR, for a Realty office named Pro Reality located at 290 W. Main St with the following conditions:

- Meet all Staff recommendations.

Commissioner O'Dell seconded and it passed unanimously.

2. PUBLIC HEARING / 06-03-SUP (DAYCARE) / DANIELLE WHITLOCK / 701 N. MOONSCAPE

Diana Sanders presented the application for an in home daycare for a maximum of 12 children in an area zoned R-6. Hours of operation would be 7:00am to 7:00pm, Monday through Friday. The applicant has 4 children enrolled at this time.

Chairman Roth opened the public hearing at 7:17 p.m.

APPLICANT PRESENTATION:

Ms. Whitlock stated she has been approved for the state license. She has passed all safety and health department inspections. The applicant will only be using the ground level of the home due to the fire district requirements.

DISCUSSION:

Commissioner Odell questioned the number of children possible.

Diana Sanders stated that the State issued the numbers per square footage.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Chairman Roth closed the public hearing at 7:29 p.m.

MOTION:

Commissioner Stewart moved to recommend approval to City Council for file #06-03-SUP for an in home day with the following conditions:

- Meet all staff recommendations.
- Maximum of 6 children enrolled.

- Provide a copy of the State daycare license to the P & Z staff for their file.

Commissioner Touchstone seconded the motion and it passed unanimously.

3. PUBLIC HEARING / 06-04-SUP (DAYCARE) / BOBI TUCKER / 1311 W. WHEAT CT

Diana Sanders presented the application for an in home daycare located at 1311 W. Wheat Ct. with a maximum enrollment of 6 children. All state and city requirements have been met and a state license has been issued. The daycare is in an R-6 zone and has the hours of 6:00am – 6:00pm, Monday through Friday.

Chairman Roth opened the public hearing at 7:34 p.m.

APPLICANT PRESENTATION:

Ms. Tucker stated she has been operating her daycare for a year, and had not been aware of being in violation with the city until she received the letter from the P & Z department. She had complied with all state requirements.

DISCUSSION:

Commissioner Touchstone asked questions in regards to hours of operation, door and fence locks, area of house used for daycare, and description of backyard.

Ms. Tucker stated that children get dropped off starting at 6:00 am. All doors and fences have locks. The backyard contains grass and is fully fenced with a patio including a trampoline for the children.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Chairman Roth closed the public hearing at 7:40 p.m.

MOTION:

Commissioner Stewart moved to recommend approval to City Council for file #06-04-SUP for an inhome daycare located at 1311 W. Wheat Ct. with the following conditions:

- Meet all staff recommendations.
- Provide a copy of the state license to the P & Z department for their files.

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

4. PUBLIC HEARING/ANNEXATION – 06-10-AN/ REDCLIFF / DEER FLAT -HWY 69

Diana Sanders presented the application for annexation with an agriculture zone to be included in the LID.

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

APPLICANT PRESENTATION: None

DISCUSSION: None

Diana Sanders stated there is some confusion due to the neighborhood meeting that the developers have already had. It was explained that this application is to be zoned agricultural. Concerns with any other development for this property would be addressed at a later date when the application is submitted to the City.

SUPPORTS: None

NEUTRAL:

John Bruce, 1352 Albacore, Kuna, ID, stated his property abuts the proposed annexation property. His concerns are with the changes that will be made after the annexation.

Karla Bruce, 1352 Albacore, Kuna, ID, stated her concerns were the same as Mr. Bruce.

OPPOSES: None

Chairman Roth closed the public hearing at 7:53 p.m.

MOTION:

Commissioner Touchstone moved to recommend approval to City Council for file #06-10-AN for annexation with an agricultural zoning with inclusion in the LID.

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

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

Diana Sanders presented the application for annexation of 18.12 acres with an agricultural zoning with inclusion in the LID.

Chairman Roth opened the public hearing at 7:55 p.m.

APPLICANT PRESENTATION: None

DISCUSSION:

Commissioner Stewart stated that this is the first property being annexed on the East side of Kuna-Meridian Rd.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

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

MOTION:

Commissioner Touchstone moved to recommend approval to City Council for file #06-11-AN for annexation with an agricultural zoning and inclusion in the LID.

Chairman Roth seconded the motion and it passed unanimously.

REPORTS

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

- There were 61 building permits issued in April 2006. 22 new residential and 2 commercial. The average square foot per home was 2,218 sq. ft. and an average value of \$181,350.
- The deadline for applications to be included in the LID will be May 17, 2006, for timely processing.
- The commissioners were requested to turn in their code books for updating.
- Discussed the request for information for design review regulations. Commissioner Touchstone has forwarded his comments to Diana.

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

- The purchase agreement for the new sewer site has been received. Closing date will be on Friday, 5/19/2006, with the signing to be at City Hall, 12:00 p.m.

CITY ENGINEER / KEVEN SHREEVE: Absent

MINUTES

April 25, 2006, Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Touchstone abstained due to his absence at the April 25, 2006 meeting. Commissioner Stewart moved to approve the minutes with the following correction:

- Removal of "6 inch letters" in 5-1-5B, A, 1, a, 6.

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

FINDINGS OF FACTS/CONCLUSIONS OF LAW

Commissioner Touchstone abstained due to his absence at the April 25, 2006 meeting.

1. **SPECIAL USE PERMIT**, 06-02-SUP (DAYCARE) TAWNIA CHRISTIANSON – 460 BLUE SKY

Commissioner Touchstone moved to approve the Findings of Facts, Conclusions of Law for 06-02-SUP. Commissioner Stewart seconded the motion, and it passed unanimously.

2. **ANNEXATION**, 06-05-AN, SMITH/ 610 W. COLUMBIA RD.

Commissioner Stewart moved to approve the Findings of Fact for Annexation 06-05-AN. Commissioner O'Dell seconded the motion and it passed unanimously.

3. **ANNEXATION**, 06-06-AN, MURPHY / SOUTH SCHOOL AVE

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

4. **ANNEXATION**, 06-07-AN / FREDERICKS / 8680 S. BLACK CAT RD
Commissioner Stewart moved to approve the Findings of Fact for Annexation 06-07-AN. Commissioner O'Dell seconded the motion and it passed unanimously.
5. **ANNEXATION**, 06-08-AN / GORDON / 1206 BLACK RD
Commissioner Stewart moved to approve the Findings of Fact for Annexation 06-08-AN. Commissioner Kerfoot seconded the motion and it passed unanimously.
6. **ANNEXATION**, 06-09-AN / LEE / HWY 69
Commissioner Stewart moved to approve the Findings of Fact for Annexation 06-09-AN. Commissioner O'Dell seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

Commissioner Touchstone discussed concerns with letting the public know that the Commissioners do review files and base decisions on information they receive. Diana Sanders commented that she has heard complimentary statements that some of the public felt positive about the Commissioners commitment to issues.

Commissioner Kerfoot questioned if any daycares have been denied in Kuna. Diana Sanders commented that usually all conditions are met. Chairman Roth stated that the city approves in home daycares and that they are good viable options for children in the area. Commissioner Kerfoot stated that there seem to be a lot of in home daycares coming to the Commissioners. Diana Sanders stated the reason is because of letters sent to in home daycares that had not been aware of City regulations, however, are taking steps to become compliant.

Commissioner Touchstone said he had forwarded a copy of the "City of McCall's" PUD application to Diana to review the regulations. Diana said that most of the city's forms are in the process of being updated.

ADJOURNMENT

Commissioner Stewart moved to adjourn the meeting. Chairman Roth seconded the motion and it passed unanimously.

Chairman Roth adjourned the meeting at 8:55 p.m.

ATTEST:

Brian Roth, P & Z Chairman

Molly Smith
Planner I