

Kuna Planning & Zoning Commission

June 13, 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; and Planner 1 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.

OLD BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING / 06-14-AN / MULTIPLE #4 ANNEXATION / LID:

Interim Director Diana Sanders stated the application was for multiple annexations which have all agreed to annex with an agricultural zone and will participate in the LID. Some may come back at a later date for rezone with a development agreement.

Chairman Roth opened the public hearing at 7:02 p.m.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Chairman Roth closed the public hearing at 7:02 p.m.

MOTION:

Commissioner Stewart moved to recommend approval to City Council for file # 06-14-AN MULTIPLE #4 for annexation with an agricultural zone and participation in the LID.

Commissioner O'Dell seconded and it passed unanimously.

2. PUBLIC HEARING / 06-15-AN / MULTIPLE #5 ANNEXATION / NON-LID

Interim Director Diana Sanders stated the application was for multiple annexations which all agreed to annex with an agricultural zone. There are 11 non lid participants and 1 participant who will participate in

the LID. Some parcels provided a path to the City sewer lagoons to allow for annexation into the city and routes to other parcels who did want to participate in the LID.

Chairman Roth opened the public hearing at 7:04 p.m.

SUPPORTS:

Dennis Vanderstelt, 2777 S. Swan Falls Rd, Kuna, ID, stated he owned Vanderstelt Dairy and he agrees with the annexation. Mr. Vanderstelt expressed he that the future plans for the City of Kuna are good and the City has a bright future.

NEUTRAL:

Lavar Thornton, 2800 S. Ten Mile, Kuna, ID 83634, requested to go on record with a request to maintain Conditions of Approval that Ada County placed on the sewer lagoons..

OPPOSES: None

Chairman Roth asked City Attorney Randy Grove about the conditions that were agreed upon with the county. Mr. Grove said he had not seen that information, however, would look into it. Mr. Grove stated his thoughts were the previous conditions were more of a requirement of EPA and DEQ and would be maintained as approved until future development or changes occur at the site.

Chairman Roth closed the public hearing at 7:11 p.m.

MOTION:

Commissioner Stewart moved to recommend approval to City Council for file # 06-15-AN MULTIPLE #5 annexation with an agricultural zone with the following conditions:

- Staff verify any previous approved conditions required for the sewer lagoons and discuss the requirements and conditions approved between Ada County and City of Kuna with City Council.
- Present information to City Council on the Conditions of Approval by Ada County for the sewer lagoons.

Commissioner Kerfoot seconded and it passed unanimously.

REPORTS

PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:

Diana Sanders reported the following information to the Commissioners:

- Total building permits issued for the month of May were 76. 42 new residential and 1 new commercial. The average square footage was 2234, and the average price was \$201,242.
- Comprehensive plan map amendments will be heard at the July 11, 2006 P & Z meeting.

The meeting to discuss an overpass for the railroad tracks was very encouraging. Members of city council, United Pacific Rail Road, representatives of ACHD, and a developer were present. Proposed sites were identified. A developer has stepped forward with possible financial assistance for the project and if that happens ACHD could move the project closer to the top of the project list. The Union Pacific is interested in providing some financial assistance also. Several locations were discussed with City Council recommending the intersection of N. Linder Rd, Swan Falls Rd, and E. Avalon Rd as the #1 location. Communities in Motion identified N. Linder Rd for an overpass location due to the elevations of

the land and has recommended it for a possible future 5 lane road. Keller & Associates will be looking at that site as a viable location before a study would be approved.

CITY ATTORNEY / RANDY GROVE:

Randy Grove reported the following information to the Commissioners:

- The Bond Council for the LID is taking more time, and would like to make sure all annexations are completed before proceeding with the resolution. It is also taking longer than thought due to more land being involved than anticipated, requiring additional engineering reworking. The delay should not be more than about 4 weeks.

CITY ENGINEER/KEVEN SHREEVE:

ABSENT

MINUTES

Chairman Roth recused himself due to being absent at the last meeting.

May 30, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Touchstone moved to approve the minutes with the following corrections:

- Correct spelling of “Stewert” to “*Stewart*” on numerous pages.
- Pg 1, #1, Paragraph 2 – delete “*Vice Chairman Stewert opened the public hearing at 7:03 p.m.*”
- Pg 1, #1, Paragraph 5 – change “daycare” to *columns*”
- Pg 2, Paragraph 1 – change “Commissioner requested that the trees be a minimum of 2 inch caliber and 6 foot minimum heights for trees. Commissioner requested that the lower band portion of the building to match the building across the street.” to “Commissioner *Touchstone* requested that the trees be a minimum of 2 inch *caliper* and 6 foot minimum heights for trees. Commissioner *Touchstone* requested that the lower band portion of the building to match the *stone color.*”
- Pg 2, Motion, Bullet 3 – change “inched caliber” to “*inch caliper*”
- Pg 2, Motion, Bullet 5 – change “adjacent building stone” to “*stone color.*”
- Pg 2, Last sentence - Change “Chairman Roth” to “*Vice Chairman Stewart.*”
- Pg 3, Section 3, Paragraph 3 – Change “retention ponds” to “*expansion for the church.*”
- Pg 3, Section 3, Paragraph 4 – Change “extra 5 acres” to “*extra acres.*”
- Pg 3, Section 3, Motion – Delete “5.”
- Delete “*Chairman Roth closed the public hearing at 7:30 p.m.*”
- Pg 3, Section 4, 2nd sentence – Change “Chairman Roth opened the public hearing at 7:44p.m.” to “*Vice Chairman Stewart* opened the public hearing at 7:44 p.m.”
- Pg 5, 2nd sentence – Change “Chairman Roth opened the public hearing at 8:00 p.m.” to “*Vice Chairman Stewart*” opened the public hearing at 8:00 p.m.”
- Pg 5, Paragraph 10 - Change “Chairman Roth” closed the public hearing at 8:25 p.m.” to “*Vice Chairman Stewart*” closed the public hearing at 8:25 p.m.”
- Pg 6, 1st paragraph – Change “Stewert recommended” to “*Stewart moved to*”

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

FINDINGS OF FACTS/CONCLUSIONS OF LAW

Chairman Roth recused himself from voting.

1. **DESIGN REVIEW** / 06-02-DR / DESIGN RESOURCES / GODSIL SUBDIVISION
Commissioner Stewart moved to approve the Findings of Facts, Conclusions of Law for 06-04-DR.
Commissioner Touchstone seconded the motion, and it passed unanimously.

2. **SPECIAL USE** / 06-05-SUP / DESIGN REVIEW / 06-03-DR / LDS CHURCH / S.LINDER

Commissioner Stewart moved to approve the Findings of Facts, Conclusions of Law for 06-05-SUP and 06-03-DR.

Commissioner Kerfoot seconded the motion and it passed unanimously.

3. **ANNEXATION** / 06-13-AN / LAYNE THORNTON / BLACK CAT – KUNA RD

Commissioner O'Dell recused himself from voting.

Commissioner Touchstone moved to approve the Findings of Fact for Annexation 06-13-AN as non-LID.

Commissioner Stewart seconded the motion and it passed unanimously.

4. **ANNEXATION**, 06-12-AN / MULTIPLE #3 ANNEXATION

Commissioner O'Dell recused himself from voting.

Commissioner Kerfoot moved to approve the Findings of Fact for Annexation 06-12-AN.

Commissioner Touchstone seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

Interim Director Diana Sanders stated that the Commissioners were requested to email what overlays districts to propose for design review. She suggested using the Comprehensive Plan as a tool to update and make changes. Ms. Sanders stated that downtown business owners have requested to have some discussion and input into the downtown overlays. It was requested that the Commissioners reply to Ms. Sanders by the next meeting with overlays that the Commission would look at the meeting.

Commissioner Touchstone suggested considering the current Comprehensive Plan for a guideline to start.

Ms. Sanders stated she would organize the sections of the current Comprehensive Plan and the Commissioner's requested overlays for easier discussion. This information will be included in the next P & Z packets along with an 11 x 17 city map for review.

ADJOURNMENT

Commissioner Stewart moved to adjourn the meeting.

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

Chairman Roth adjourned the meeting at 7:45 p.m.

ATTEST:

Brian Roth, P & Z Chairman

Molly Smith
Planner I