

# Kuna Planning & Zoning Commission

## June 27, 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, Vice Chairman Brian Stewart, Commissioners Gary O'Dell, Justin Touchstone, and Holly Kerfoot; Attorney Randy Grove; Interim P & Z Director Diana Sanders; Planner II Lisa Bachman, and Planner I Molly Smith.

The Kuna Planning & Zoning meeting was called to order by Chairman Roth at 7:04 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

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| <b>OLD BUSINESS</b> |
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None

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| <b>NEW BUSINESS</b> |
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### 06-05-DR / BUCKAROO LEATHER / SHORTLINE INDUSTRIAL PARK

Planner II Lisa Bachman stated the application was for a 6053 sq ft warehouse for leather product distribution in Shortline Park. She stated that the application was missing information regarding the trash enclosure on the site plan.

**APPLICANT PRESENTATION:** Dion Zimmerman, Payette, ID representing the owners stated that the owner purchased the site with hopes of developing the entire site in the future. Mr. Zimmerman stated that he had reviewed the Staff's Facts and Findings and is in agreement with majority of findings and will coordinate with staff for the trash enclosure. Mr. Zimmerman commented that he would like to keep the option of an access from Luker Rd on the table for the future development.

**DISCUSSION:** Commissioner Touchstone asked the representative if the applicant was willing to have a shared access off of Shoreline, or will he be requesting an entrance on Luker Rd now or in the future. Mr. Zimmerman stated that the applicant would like to reserve the option of utilizing an access off of Luker with future development of the site. Planner Lisa Bachman supports the 2 entrances on Shoreline and does not recommend allowing access on Luker Rd at this time.

William Young, Project Manager, Eagle ID stated there has been no discussion with the property owner. of subdividing the property,

Commissioner Stewart asked if any fencing was planned. Mr. Zimmerman stated that they had no plans for fencing at this time. Interim Director Diana Sanders stated that the property to the South has submitted a design review that does include a fence, which abuts to this property.

The Commission discussed:

- The pros and cons of having a future access on Luker Rd.
- Site landscaping.
- Road buffer landscaping.
- Fencing.

**SUPPORTS: None**

**NEUTRAL: None**

**OPPOSES: None**

**MOTION:**

Commissioner Stewart moved to approve file # 06-05-DR with the following conditions:

- Remove F, 2, to read: bullet item 2. “Unimproved Future Development area: The unimproved future development site shall obtain access from the two accesses that are approved with this application.”
- Remove F, 3, bullet item 2. “10 foot wide landscaped buffer along Luker Rd (east of property line). The buffer appears to consist of grass (sod).”
- Add to F, 5. Construct a chain link fence along Luker Rd with privacy slats, matching adjacent fence.
- All other staff conditions.

Commissioner O’Dell seconded and it passed unanimously.

**2. APPLEWOOD MASTER PLAN**

Interim Director Diana Sanders requested to table discussion until July 11, 2006.

**SUPPORTS: None**

**NEUTRAL: None**

**OPPOSES: None**

**MOTION:** Commissioner Stewart moved to table Applewood Master Plan until July 11, 2006.

**3. PUBLIC HEARING / 06-03-S / PRELIMINARY PLAT/APPLEWOOD #1 AND #2**

Planner II Lisa Bachman stated errors and issues with the plat and recommended continuing to a future date to provide time to address the issues.

Chairman Roth opened the public hearing at 7:59 p.m.

**APPLICANT PRESENTATION: NONE**

**SUPPORTS: NONE**

**NEUTRAL: NONE**

**OPPOSES: NONE**

**DISCUSSION:** City Attorney Randy Grove stated that the applicant had been notified by P & Z staff that Applewood #1 and #2 would be continued and the applicant approves.

**MOTION:**

Commissioner Stewart motioned to continue the public hearing for file #06-03-S for Applewood preliminary plat to the July 11, 2006 meeting.

Commissioner Kerfoot seconded the motion and it passed unanimously.

- 4. PUBLIC HEARING / 06-01-ZC REZONE / PAWNEE CREEK / DEERFLAT RD**
- 5. PUBLIC HEARING / PRELIMINARY PLAT / PAWNEE CREEK / DEERFLAT RD**

Chairman Roth stated that both public hearings will be done together.

Planner II Lisa Bachman stated she found inconsistencies from ACHD staff report regarding Deer Flat Rd and recommends continuing the public hearing for file #06-01-ZC, Rezone, Development Agreement and Preliminary Plat for Pawnee Creek Subdivision to the July 11, 2006 meeting.

Chairman Roth opened the public hearing at 8:03 p.m.

**APPLICANT PRESENTATION: NONE**

**SUPPORTS: NONE**

**NEUTRAL: NONE**

**OPPOSES: NONE**

**DISCUSSION:** City Attorney Randy Grove stated that the applicant had been notified by P & Z staff about the continuance and the applicant approves.

**MOTION:**

Commissioner Stewart motioned to continue Public Hearing 06-01-ZC, for Pawnee Creek rezone and preliminary plat to the July 11, 2006 meeting.

Commissioner O Dell seconded the motion and it passed unanimously.

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| <b>REPORTS</b> |
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**PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:**

Diana Sanders reported the following information to the Commissioners:

- Zoning maps with the new annexation and current zoning in Kuna city limits.
- Compile notes on the comprehensive plan for discussion at a future meeting, once the Commissioners submit their comments.
- There was a proposal from a community member with ideas about themes for the City.
- Packets included information on ethics and open meeting regulations for review.

**CITY ATTORNEY / RANDY GROVE:**

Randy Grove reported the following information to the Commissioners:

Mr. Grove stated there are no provisions to dealing with continuing a public hearing. He stated that rules in the Local Land Use Planning Act should be adopted by the Kuna City Council. The current rules apply

to public hearings before city council and do not meet some or most of the objectives to the Local Land Use Planning Act. After checking the Commission bylaws, he found there are rules about conduct of public hearings. His opinion is that they are vague, and plans to investigate and then create some standard rules that would apply to the conduct of public hearings for the P & Z Commission and the City Council to be place in a city ordinance. He will draft proposals and submit to both the Commission and the City Council for approval from both bodies.

The LID process is waiting for the last annexations to take place. The bond council requires that the annexations all be complete before the City Council adopts their resolution of intent. The resolution of intent should be presented at the 2<sup>nd</sup> meeting in July 2006.

Commissioner O Dell asked if Ada County recognizes our current area of impact. Ms. Sanders stated that the City of Kuna has not negotiated the new area of impact with Ada County due to the Master Water, Sewer and Pressurized Irrigation plan was not complete in 2003, when the City adopted the comprehensive plan. The current recognized area of impact from Ada County is Ardell to the north, ½ mile west of Ten Mile Rd, ¼ mile east of Meridian Rd, and King Rd to the south. The area of impact is a negotiated area with Ada County, and the current agreement with Ada County and the state law allows for annexation outside of our current area of impact.

**CITY ENGINEER / KEVEN SHREEVE: ABSENT**

## **MINUTES**

### **June 13, 2006 Kuna Planning & Zoning Commission Meeting Minutes:**

Commissioner O Dell moved to approve the minutes as written:

Commissioner Kerfoot seconded the motion and it passed unanimously.

## **FINDINGS OF FACTS/CONCLUSIONS OF LAW**

### **1. 06-14-AN / MULTIPLE #4 ANNEXATION / LID**

Commissioner Touchstone moved to approve the Findings of Facts, Conclusions of Law for 06-14-AN.

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

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

Commissioner Touchstone moved to approve the Findings of Facts, Conclusions of Law for 06-15-AN.

Commissioner Roth seconded the motion and it passed unanimously.

**CHAIRMAN DISCUSSION**

The Commissioner need to send their input for the Design Review overlay so a meeting can be set up.

**ADJOURNMENT**

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

Chairman adjourned the meeting at 8:15 p.m.

ATTEST:

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Brian Roth, P & Z Chairman

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Molly Smith  
Planner I