

Kuna Planning & Zoning Commission

July 11, 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, Vice Chairman 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 I Molly Smith.

The Kuna Planning & Zoning meeting was called to order by Chairman Roth at 7:09 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

OLD BUSINESS

1. APPLEWOOD MASTER PLAN

Planner II Lisa Bachman stated the application was for a site that was recently annexed into the City of Kuna with an R-6 zone and a development agreement. The site is approximately 257 acres located on the east side of Ten Mile Rd, South of Columbia Rd and North of Hubbard Rd, with amenities of a 12 acre school, 2 swimming pools, 8-acre public park, fire station site, and pedestrian pathways. One of the conditions was to provide a master site plan prior to the preliminary plats submittal. The proposed master site plan submitted does comply with the development agreement conditions imposed by the City Council.

APPLICANT PRESENTATION: Jim Jewett, 1516 Carol St, Meridian, explained the specific inclusions of the proposed master plan and addressed the following required conditions of the development agreement:

- Density pods are in accordance with the new zoning ordinance allowing a maximum of 771 lots.
- Buffer plan for transitioning with existing interior lots in Danskin Ridge Subdivision phases 1-5 with a minimum of ½ acre lots will be presented in preliminary plats.
- Proposed master plan includes an 8-acre park site and a 12 acre elementary school site with the greatest density located around the school.
- Proposed master plan includes a 30 foot wide pedestrian path and landscape overlay.
- Proposed fire station site will be donated; it is adjacent to existing well that currently services the area.

Mr. Jewett explained the future development for the upper northeast corner is proposed to allow for an alley loaded development, rather than a traditional development.

Mr. Jewett stated there were 2 changes to note on the proposed master plan:

- There are two existing irrigation wells in the proposed park area.
- A second clubhouse and pool were added.

Mr. Jewett stated that he did not have a copy of the traffic study, however the traffic study is complete and the traffic engineer was present to address any questions.

DISCUSSION: Commissioner Touchstone asked Mr. Jewett about roundabouts. Mr. Jewett turned the question over to his traffic engineer, Mr. Dan Thompson.

Dan Thompson, Engineer, Mr. Thompson stated that some roundabouts are not pedestrian friendly; this developer has proposed stamped raised concrete crosswalks at every entrance into the roundabout with signage for pedestrians. Mr. Thompson stated that a roundabout at the school area would function very well with the additions previously stated.

Commissioner Touchstone asked what was proposed for existing private road Perfect Lane. Mr. Jewett stated that he owns half of the road area of the current Perfect Lane, which will be a continuation of the existing mid-mile road (School Ave.). Mr. Jewett proposed to trust fund for his 50% or build the road which would allow Perfect Lane to exist to service the existing homeowners until the other half was constructed when the property to the east is developed. Bollards will be constructed on the north entrance to Perfect Lane until the road is constructed to ACHD standards.

Commissioner Stewart discussed the specific landscaping for this project. Mr. Jewett stated that along Ten Mile Rd. there will be a 30' landscaped buffer with a berm. The landscaping will include fencing in accordance with the City Code. The main entrances will have a monument with the subdivision name and landscaping in accordance with the City requirement for collector roads. Mr. Jewett stated that natural vegetation and trees will be planted within 15-20 feet of the Hubbard Drain.

Mr. Jewett stated that the four drainage ponds will feature a flowing waterfall with rockery and trees. He stated that decorative rockery foot bridges are planned for crossing the drainage ditch.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

MOTION:

Commissioner Stewart moved to recommend approval to City Council of Applewood Master Plan with the following conditions:

- Meet all staff and government agency requirements.
- Provide an updated master plan with the applicant and commission amendments and conditions that were presented at the meeting.
- Discuss conditions with ACHD for the roundabout in the intersection of the north-south and east-west collector.
- Roundabout constructed of designated crosswalk changing material.
- Applicant shall provide agreement with ACHD for the construction of the north-south collector (School Street, aka Perfect Lane) to include curb, gutter, sidewalks and pavement with bike lanes.

- Applicant shall implement the Traffic Impact Study and the Ada County Highway District report as a part of the master plan.
- Install (and designate on the amended proposed master plan) pathways between the density pods, to the new LDS church site to the east and between the Fire Station and the R2 pod area.
- Construct a foot bridge to connect Applewood No. 2 and Applewood No. 1 over the greenbelt area.

Commissioner Touchstone seconded and it passed unanimously.

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

Planner II Lisa Bachman stated the application was for Applewood #1 & #2 preliminary plat, for approximately 158 single dwelling units on 61 acres currently zoned R-6 with a development agreement. The applicant is proposing one access on Hubbard Rd. located on the south property line and one access on a new east/west collector street. One concern the applicant has is in the requirement to construct curb and gutter on Hubbard Rd. and Ten Mile Rd.

APPLICANT PRESENTATION:

The applicant stated that most of the information in the Master Plan previously discussed pertains to Applewood #1 & #2 Preliminary Plat. Construction of the curb & gutter for the Arterial Roads was asked to be waived at this time. Mr. Jewett explained the issue of engineering the road to ACHD standards if the curb and gutter are required. ACHD Impact Fees should cover the improvements.

DISCUSSION:

Commissioners discussed the following:

- Perimeter fencing, r-o-w fencing
- Landscaping
- Round-a-bouts
- Pedestrian pathways
- Density placement

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

MOTION:

Commissioner Stewart moved to approve file # 06-03-S Preliminary Plat for Applewood #1 and #2 with the following conditions:

- Meet all staff and government agency requirements.
- Provide a landscape plan to staff.
- Install a pedestrian pathway between Applewood No. 2 and Applewood No. 1 across the Hubbard Beal Drain through the common area, Lot 13 Block 8.
- Construct the east-west collector with curb, gutter, sidewalk, bike lanes and enough room to provide three lanes (turn lane) at the intersections.
- Install a berm with landscaping and a 6-foot vinyl fence at the southeast entrance on Hubbard, and along the perimeter property line of Lot 1 Block 6.
- Not require the applicant to construct curb and gutter on Hubbard and Ten Mile.

Commissioner Touchstone seconded and it passed unanimously.

Chairman Roth called for a 5 minute recess.

Chairman Roth called the meeting back to order at 9:05pm.

3. PUBLIC HEARING / 06-01-ZC / 06-04-DA / 06/04/S PRELIMINARY PLAT / PAWNEE CREEK / DEER FLAT RD.

Planner II Lisa Bachman stated the application was for a rezone to an R-6, development agreement and a preliminary plat, for approximately 41 lots on 12.98 acres currently zoned Agricultural and is a part of the LID. Amenities include a greenbelt pathway along Indian Creek on the south and west property lines. The applicant has requested that condition on page 11, #4 under staff site improvements be modified to allow the 4 foot fence and 2 foot berm as they originally proposed.

Ms. Bachman commented the applicant has requested to comply with ACHD's original recommendation to construct Deer Flat Rd for 1000 feet to the Crimson Point subdivision west entrance and landscape the remainder of the 300 feet. Staff recommends that applicant construct entire street abutting the site for consistency with Crimson Point requirements. Deer Flat Rd. is proposed in the Kuna Comprehensive Plan to connect to the west in the future.

Ms. Sanders stated that Crimson Point Subdivision was required to construct the street the entire length of the subdivision. It will connect to the green belt and Deer Flat Rd. to the west in the future.

APPLICANT PRESENTATION:

Gavin King, 3921 Naples, Meridian, developer, presented a diagram of the proposed fence along Deer Flat Rd. The applicant is requesting Deer Flat Rd. not be constructed along the entire site. ACHD originally required only a portion of Deer Flat Rd. be constructed. ACHD has since revised their report, Lisa Bachman reported.

William Weaver, 5797 Bogart Ln., Boise, is the engineer for the project. Mr. Weaver stood for question in regards to the fencing and road construction.

SUPPORTS: NONE

NEUTRAL: NONE

OPPOSES: NONE

DISCUSSION:

The Commissioners discussed the following:

- Main entrance location.
- Pathway fencing.
- Deer Flat Rd. construction.
- Fencing along Deer Flat Rd.

Chairman Roth closed the public hearing at 9:07p.m.

MOTION: Commissioner Touchstone moved to recommend approval of file # 06-01-ZC REZONE / 06-04-DA DEVELOPMENT AGREEMENT / 06-04-S PRELIMINARY PLAT for Pawnee Creek. Subdivision with the following conditions:

- Meet all staff and agency conditions.
- Provide pedestrian path along Lot 27, Block 4 and Lot 4, Block 4 with landscaping and fences along pathways 4-foot solid and 2-foot lattice.
- Construct perimeter fence along Indian Creek and greenbelt along lots abutting greenbelt.
- Improve Deer Flat Road the entire length of the site with curb, gutter and a 5-foot wide meandering sidewalk.
- Construct a 6-foot tall vinyl fence along Deer Flat Road to match the Crimson Point fence.
- Coordinate the park fence with Fossil Creek.

Commissioner Kerfoot seconded and it passed unanimously.

NEW BUSINESS

1. PUBLIC HEARING / 06-01-CPA / COMPREHENSIVE PLAN MAP AMENDMENT

Interim Director Diana Sanders stated citizen requests were considered when proposing amendments to the comprehensive plan future land use map. Some of the areas north of the proposed area of impact, that were recently annexed, did not have a zoning designation. Ms. Sanders explained in detail the areas of changes.

Chairman Roth opened the public hearing at 11:07 p.m.

SUPPORTS: Ralph Mellin, 4500 N. Tumbleweed Ln., Boise, ID 83713 stated he owns 36 acres NE of Linder and Boise Ave and is in support of the map amendment for his property.

Robert Haggett, 789 State St., Eagle, was not present.

NEUTRAL: Al Van Vooren, 6485 S. Ten Mile Rd, Meridian, stated he recommends postponing any changes in the Comprehensive Plan future land use map until road classification of major roadways be identified.

Steve & Deb Johnson, 6801 Linder, Kuna, were not present.

OPPOSES: Lavar Thornton, 2800 S. Ten Mile Rd, Kuna, stated that he would like to see medium density on his property located on S. Swan Falls Rd.

David Ferguson, 3430 W. Lake Hazel Rd, Kuna 83634 stated he owns 58 acres on Ten Mile and Lake Hazel. He and his wife bought the property for rural living and oppose the density shown on the map.

John Stone, 8100 Obadiah Ln., Meridian, was not present.

Chairman Roth closed the public hearing at 11:31pm

DISCUSSION: Interim Director Diana Sanders stated that the Comprehensive Map Amendment is a tool for future land use, not a rezone. Ms. Sanders said that as growth and change come to the city, map amendments can be requested every six months. The areas that have recently been annexed need to have a designation on the future land use map. Lake Hazel is proposed to be a five lane road in the future according to Communities in Motion. The City will be revising the current Comprehensive Plan, adopted in 2003, but there are requests to be considered in the proposed map amendment. The current comprehensive plan shows medium density residential along Hwy 69. Commercial could be provided

through the PUD process, but would only allow 10% to be developed into Commercial. The City currently limits access on Hwy 69 and encourages frontage or backage roads in the developments.

MOTION:

Commissioner Stewart recommended approval of file # 06-01-CPA / Comprehensive Plan Map amendment for approval to City Council with the following changes on the map:

- 200' of Commercial on Hwy 69, not the residential designation.
- High density abutting the commercial along Hwy 69.
- Medium density on Columbia replacing the proposed high density residential.
- Low density on the corner of Lake Hazel and Linder replacing medium density.
- Low and medium density on the property by the proposed sewer facility location.
- Medium density along Ten Mile R. Replacing the high density and low density replacing the medium density adjacent to the proposed low density.
- Medium density for the property to the east of the current sewer lagoons, on the east side of Swan Falls Rd.

Commissioner Kerfoot seconded the motion and it passed unanimously.

REPORTS

PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS: NONE

CITY ATTORNEY / RANDY GROVE: NONE

CITY ENGINEER / KEVEN SHREEVE: NONE

MINUTES

June 27, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Stewart moved to approve the minutes as written:

Commissioner Touchstone seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

1. 06-05-DR / BUCKAROO LEATHER / SHORTLINE INDUSTRIAL PARK

Commissioner Stewart moved to approve the Findings of Facts, Conclusions of Law for 06-14-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 workshop can be set up.

ADJOURNMENT

Commissioner Stewart moved to adjourn the meeting.

Commissioner Kerfoot seconded the motion and it passed unanimously.

Chairman adjourned the meeting at 12:05 a.m.

ATTEST:

Brian Roth, P & Z Chairman

Molly Smith
Planner I