

Kuna Planning & Zoning Commission

July 25, 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, Commissioners Justin Touchstone, Gary O'Dell, 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 7:06 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

OLD BUSINESS

NONE

NEW BUSINESS

1. PUBLIC HEARING / 06-06-SUP IN HOME DAYCARE / TRACEY MCROBERTS / 1119 N. CAMBRICK

MOTION:

Commissioner Stewart moved to table # 06-06-SUP IN HOME DAYCARE / TRACEY MCROBERTS / 1119 N. CAMBRICK to the August 29, 2006 meeting.

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

2. PUBLIC HEARING / 06-08-ZC REZONE / 06-06-DA DEVELOPMENT AGREEMENT / 06-09-S PRELIMINARY PLAT / ARRORYO INDIO/ ARDELL

Planner II Lisa Bachman stated the application was for Arroryo Indio preliminary plat and rezone approval, with a development agreement, for 221 single dwelling units on approximately 80.942 acres. The property was recently annexed into the City with an agricultural zone and is a part of the Local Improvement District for the new wastewater treatment plant.

The applicant is proposing to rezone the site to an R-4 zone. The proposed zoning designation complies with the comprehensive plan.

The applicant is proposing two accesses on W. Hubbard Rd. located on the north property line, one access on N. Black Cat Rd and one access on W. Ardell Rd. The applicant proposes amenities to include a greenbelt pathway along the Indian Creek, which meanders in a north-south direction through the site.

The applicant has requested the site specific condition No. 04, Page 12 of the staff report be modified to require an open fence instead of a vinyl fence along the residential properties abutting the greenbelt.

Chairman Roth opened the public hearing at 7:10 p.m.

APPLICANT PRESENTATION:

The applicant, Chris Hobbs representing Pinnacle Engineering, stated that he was in agreement with the Staff conditions of approval with exception to the closed fencing along the greenbelt pathway. He would like to propose wrought iron open fencing.

DISCUSSION:

Commissioners discussed the following:

- Open green spaces
- Open wrought iron fencing along Indian Creek pathway
- Greenbelt path through life estate parcel
- Landscaping
- Bridge development and trust for construction of a bridge on Hubbard Rd.
- Pedestrian pathways with connectivity throughout subdivision
- Larger lots along greenbelt
- Ditch maintenance
- Specific playground equipment

SUPPORTS: None

NEUTRAL: Debra Wiscomb, 4387 W. Hubbard Rd. stated she owns property at the end of W. Hubbard Rd. Ms. Wiscomb is not opposed with the development, however, has concerns with future traffic.

OPPOSES: None

Chairman Roth closed the public hearing at 8:54 p.m.

MOTION:

Commissioner Touchstone moved to recommend approval to City Council for File # 06-08-ZC REZONE to an R-4 zone with all staff recommendations except for following changes in the development agreement and all agency comments be met, 06-06 DA DEVELOPMENT AGREEMENT / ARRORYO INDIO/ARDELL, 06-09-S PRELIMINARY PLAT for Arroryo Indio Subdivision with the following conditions:

- Developer to install fence along their portion of Ardell Road to match the fence at Crimson Point Subdivision to the South.
- Developer to build a pedestrian bridge across Indian Creek to connect proposed Lobo and Vaquaro Streets with the approval from the Board of Reclamation within the pathway easements (minimum 20' easements).
- Lots abutting Indian Creek shall be 1/3 acre minimum in size.
- Developer to install a road barrier at the life estate property on proposed Pelea Rd.
- Developer to provide 5' wide asphalt pedestrian walkway at undeveloped portion of Hubbard Road to connect the green belt to the side walks on both the west and east sides of Indian Creek.
- Developer to install approved landscape islands and stone subdivision signs at the entrances to the subdivision on Hubbard in Phase 2 and Back Cat Rd in Phase 2 with approved landscaping.
- Developer to provide a park space with playground equipment within Phase #1, Block 4, Lots 39 & 40 to be approved by staff.

- Developer to provide 10' wide landscaped pedestrian easements with a 5' wide asphalt path from common space to Phase 1, Block 4, Lots 39 & 40 to provide connection to the Indian Creek greenbelt.
- Developer to participate in Hubbard bridge trust to be held by City of Kuna with funds refunded to developer if/when ACHD constructs bridge with ACHD funds.
- Developer to install 6 foot wrought iron fencing along Indian Creek greenbelt.
- Developer to designate easements as pedestrian pathways and provide 5 foot paved paths at easements with a vinyl fence of 4 foot solid base/2 feet lattice top abutting easements.
- Developer to designate easements as pedestrian pathways and provide 5 foot paved path at easements with vinyl 4 foot solid base/2foot lattice fence abutting easements.
- Green belt and landscaping to continue through life estate along Indian Creek.
- Developer to provide in open space, general playground equipment to include a basketball court with hard paved surface and a tot lot to include maintenance free swings and slides approved by City Staff.

Commissioner Kerfoot seconded and it passed unanimously.

4. PUBLIC HEARING / 06-04-ZC REZONE /06-02-DA DEVELOPMENT AGREEMENT // 06-06-S PRELIMINARY PLAT / GRAYHAWK / HUBBARD-ARDELL

MOTION: Commissioner Stewart moved to table file #06-04-ZC REZONE /06-02-DA DEVELOPMENT AGREEMENT / GRAYHAWK /HUBBARD-ARDELL and file #06-06-S PRELIMINARY PLAT / GRAYHAWK / HUBBARD-ARDELL to the August 8, 2006 P & Z meeting.

Commissioner O'Dell seconded and it passed unanimously.

REPORTS

PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:

Mrs. Sanders commented on the following:

- Planner II Lisa Bachman and she attended the Northwest Community Development Institute Conference for a week.
- Attendance at City of Meridian's Comprehensive Plan Meeting. They are planning on coming down HWY 69, ½ mile between Linder and Meridian Rd., down to Hubbard Rd to the east. Their next meeting will be in September.
- Tour with Board of Control concerning pathways. There was very constructive discussions addressing issues of concern with pathways.

CITY ATTORNEY / RANDY GROVE:

Mr. Grove commented that the tour that Mrs. Sanders and Mr. Shreeve attended with the Board of Control was a follow up from a meeting with Boise Project to work with the City on an overall global development plan to deal with ditch landscaping and drainage.

CITY ENGINEER / KEVEN SHREEVE: NONE

MINUTES

July 11, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner O'Dell did not vote on the Approval of Minutes due to being absent at the July 11, 2006 meeting

Commissioner Stewart moved to approve the minutes as written.

Commissioner Touchstone seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

Commissioner O'Dell did not vote on the Findings of Facts/Conclusions of Law due to being absent at the July 11, 2006 meeting.

Commissioner Stewart moved to approve the Findings of Facts/Conclusions of Law for:

1. 06-01-CPA / COMPREHENSIVE PLAN MAP AMENDMENT
2. APPLEWOOD MASTER PLAN / 06-03-S PRELIMINARY PLAT / APPLEWOOD #1 & #2
3. 06-01-ZC / 06-04-DA DEVELOPMENT AGREEMENT / 06-04-S PRELIMINARY PLAT / PAWNEE CREEK / DEERFLAT RD.

Commissioner Touchstone seconded the motion, and it passed unanimously.

CHAIRMAN DISCUSSION

The Commissioners discussed public records and the archiving of commissioner notes.

ADJOURNMENT

Commissioner Stewart moved to adjourn the meeting.

Commissioner Touchstone seconded the motion and it passed unanimously.

Chairman adjourned the meeting at 9:55 p.m.

ATTEST:

Brian Roth, P & Z Chairman

Molly Smith
Planner I