

Kuna Planning & Zoning Commission

September 12, 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 Gary O'Dell, and Holly Kerfoot, Attorney Randy Grove, City Engineer Keven Shreeve Interim P & Z Director Diana Sanders; and Planner Lisa Bachman.

Others Present:

Jeffrey Welker, Matt Schultz.

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

No Old Business items.

NEW BUSINESS

1. PUBLIC HEARING / 06-02-ZC REZONE / 06-05-DA DEVELOPMENT AGREEMENT / 06-05-S PRELIMINARY PLAT / SILVERTIP / LUKER RD

Interim Director Diana Sanders presented the applications: The site is located on the west side of Luker Road, north of King Road and contains 22 acres. The applicant is requesting approval for preliminary plat, rezone from an Agricultural zone to R-6 and R-2 zones and a Development Agreement. Proposed amenities include a 35-foot wide landscaped buffer along the southern boundary and a common area with playground equipment. Overall density is 3.68 dwelling units per acre, and the R-6 area is a participant in the L.I.D., and the R-2 area is not included.

Chairman Roth opened the public hearing at 7:05 p.m.

APPLICANT PRESENTATION:

The applicant, Matt Schultz, presented the applications: The proposed subdivision includes an R-6 zone (is an L.I.D. participant) and an R-2 zone (not included in the L.I.D). Existing natural features along the southern property boundary include several mature trees. A 35-foot buffer will be integrated in the area with the trees and will include a 5-foot paved pathway with some landscaping and 5-foot wrought iron fencing along both sides of the pathway. The common areas will be owned and maintained by the Homeowner's Association. The applicant stated several features included in the proposed subdivision:

- The proposed subdivision complies with the Comprehensive Plan designation of Medium Density Residential.
- 35-feet of right-of-way, a 20-foot wide landscaped buffer and vinyl fencing along Luker Road
- 5-foot tall wrought iron fencing along both sides of the 35-foot pathway

- Playground equipment, centrally located with pedestrian pathways leading to the common area
- “Silvertip” sign will be installed in the subdivision entrance
- There will be a total of 78 lots
- 2 accesses to the site have been approved by Ada County Highway District
- Will propose 16-inch overhang on the homes

DISCUSSION:

Commissioners discussed the following:

- Proposed density and zoning designation – R-2 and R-4 zones instead of R-2 and R-6
- 5-foot wrought iron fencing along the pedestrian pathway - as opposed to a 6-foot
- Right-of-way along Luker – why different from surrounding right-of-way
- Subdivision entrance features
- Color of fence
- Citizen letter sent in regarding the recent flood in the area from the canal
- Dust during construction concerns

SUPPORTS: Matt Schultz, 2127 s. Alaska Way, Meridian, ID 83642 (applicant)

NEUTRAL:

Becky Nehen, 681 E. Wild Lilac Ct.: Becky Nehen stated the recent flood in the area was significant, and it could happen again. Some of the basements in Wild Meadows subdivision were flooded. Suggested the applicant provide some green space between Wild Meadows and the proposed subdivision.

OPPOSES: None

APPLICANT REBUTAL:

Matt Shultz, applicant addressed the issues that were raised by the citizens and the Commissioners.

- Proposed density: The average lot size is approximately 6,300 square-feet. The proposed density is less than an R-6 zone will allow. The reason for an R-6 zone as opposed to an R-4 zone is based on the frontage requirements (R-4 is 66-feet and R-6 is 45-feet minimum frontage).
- Pathway fence height: The wrought iron will be between 5 - 5 ½-feet tall and is intended to not promote a visual disconnect.
- Right-of-Way along Luker – why different from surrounding right-of-way: There will be enough asphalt with the proposed right-of-way to accommodate 2-way traffic on Luker Road.
- Subdivision entrance features – is willing to install some 2 – 4-foot decorative rocks in addition to the proposed subdivision sign.
- Color of fence: Is willing to match the Wild Meadows fence color which is tan.
- Dust during construction concerns: Plans to have dust control during construction
- Flood risk/Drainage, etc.: Drainage will be retained on site and there will be seepage beds. Hopefully the site would improve the current drainage system in that area. The subdivision should not cause additional drainage problems.

Chairman Roth closed the public hearing at 7:37 p.m.

MOTION:

Vice Chairman Stewart moved to recommend approval to City Council for File # 06-02-ZC REZONE to an R-4 zone on the northern portion and an R-2 on the southern portion with all staff recommendations except for following changes in the development agreement and all agency comments be met, 06-05 DA DEVELOPMENT AGREEMENT, 06-05-S PRELIMINARY PLAT for Silvertip Subdivision with the following conditions:

- Development Agreement amendments:
- 3.1.3: The Developer shall construct a playground on Lot 1, Block 4 similar to Exhibit 14 and to be approved by Planning and Zoning staff. The playground equipment shall be maintained by the Homeowner's Association.
 - 3.1.4: The Developer shall construct a 5-foot-wide asphalt pathway within Lot 21, Block 1, as 35-foot-wide common area along the south boundary line at the rear of lots ~~20-36~~ 22-36, Block 1 as shown on Exhibit B.
 - 3.1.7: The Developer shall construct parallel ~~5-foot high~~ 6-foot tall wrought iron fences on ~~either both sides~~ of the common area described in 3.1.4, including the west property line along Block 1, Lot 36, and the south boundary of Block 1, Lot 37. Developer may install 4-foot solid, 2-foot lattice, tan vinyl fence abutting the residential lots rather than wrought iron.
 - 3.1.9: Developer shall construct a 6-foot-high ~~white or~~ tan vinyl fence along the Luker Road frontage and along the south property line of Block 1, Lots 10 & 13, south property line of Block 4, Lots 2-4, and the western property line of Block 4, Lot 4 to match the color and style of Wild Meadows fencing.
 - Add - 3.1.11: Developer to construct a 4-foot solid, 2-foot lattice fence along the east and west property line of Block 3, Lot 7 , along the west and south property line of Block 1, Lot 20 and Block 1, Lot 22.
 - Add – 3.1.12: Developer shall provide a minimum 16-inch overhang on all building structures.
 - Add – 3.1.13: Developer shall provide a rock and water feature within the subdivision entrance.

Vice-Chairman Stewart seconded, and the motion passed 3-0:

Chairman Roth – Yes
 Brian Stewart – Yes
 Holly Kerfoot – Yes
 Gary O'Dell - No

2. DESIGN REVIEW / 06-06-DR / BERNARD FISHER CITY PARK

Interim Director Diana Sanders stated the application is for new restrooms to be built in the City Park. The existing restrooms will be demolished.

DISCUSSION:

Commissioners discussed the following:

- Proposed color of paint
- Paved surface from the parking area to the restrooms

Diana Sanders stated the restrooms will be natural colors.

MOTION:

Vice Chairman Stewart moved to approve File #06-06-DR DESIGN REVIEW with the following condition:

- Provide a paved surface from the edge of pavement to the new restroom facility.

Commissioner Kerfoot seconded and it passed unanimously.

REPORTS

PLANNING & ZONING INTERIM DIRECTOR / DIANA SANDERS:

Ms. Sanders reported the building permit information for August 2006:

- 24 total building permits issued
- 4 building permits - new residential
- 2 building permits – new commercial
- Average Home size for new residential – 2,659 square-feet
- Average Construction Value for new residential - \$242,955.00

Staff is currently working on Design Review, Landscaping and the Highway 69 Overlay ordinance revisions and they will be ready for the Commission to review soon.

CITY ATTORNEY / RANDY GROVE:

Mr. Grove stated that the City Council had a protest meeting for the LID for the new sewer treatment facility last week and there were no protests. Next week the LID should be formed and funding should be available within weeks.

CITY ENGINEER / KEVEN SHREEVE:

Nothing to report.

MINUTES

August 29, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Vice Chairman Stewart moved to approve the Planning and Zoning Commission meeting minutes for August 29, 2006 with the following amendments:

- Page 3, first bullet, change from “Construct a minimum of 16” overhang on all homes” to “Construct a minimum of 16” roof overhang on all structures”.
- Page 5, under Chairman Discussion, second bullet, change from “Commissioner O’Dell suggest that staff requests that if a canal goes through the subdivision, the Commissioners would like to see wrought iron fencing” to “Commissioner O’Dell suggested that staff recommend to developers that if a canal goes through the subdivision, they would like to see wrought iron fencing”.

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

FINDINGS OF FACTS/CONCLUSIONS OF LAW

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

Vice Chairman Stewart moved to approve the Findings of Facts, Conclusions of Law for 06-06-SUP.

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

2. 06-07-ZC REZONE / 06-05-DA DEVELOPMENT AGREEMENT / 06-07-S PRELIMINARY PLAT / TIMBERMIST / HUBBARD-LINDER

Vice Chairman Stewart moved to approve the Findings of Facts, Conclusions of Law for 06-07-ZC, 06-05-DA and 06-07-S with the following amendment:

- Page 11, under F, 3rd bullet, change from "Construct a minimum of 16" overhang on all homes" to "Construct a minimum of 16" roof overhang on all structures".

Commissioner Kerfoot seconded the motion and it passed unanimously.

3. 06-06-ZC REZONE / 06-03-DA DEVELOPMENT AGREEMENT / 06-08-S PRELIMINARY PLAT / KROMANN/ TEN MILE

Vice Chairman Stewart moved to approve the Findings of Facts, Conclusions of Law for 06-06-ZC, 06-03-DA and 06-08-S with the following amendment:

- Page 10, under Planning and Zoning Commission Recommendation, second bullet, change from "Provide planters to be raised with a rock wall and be constructed away from the fence" to "Provide planters to be raised with a rock wall and be constructed away from the fence along Ten Mile Rd. "

Commissioner O'Dell seconded the motion and it passed unanimously

CHAIRMAN DISCUSSION

The Commissioners discussed:

- Vice Chairman Stewart stated he thinks the meetings are going well and appreciates the thoroughness of the proposed Development Agreements recently being submitted.
- Commissioner O'Dell said he felt Silvertip rezone should have been approved as presented with an R-6 zone and the Commission should have allowed the applicant to rebut the zoning designation concern.

ADJOURNMENT

Vice-Chairman Stewart moved to adjourn the meeting.

Commissioner Kerfoot seconded the motion and it passed unanimously.

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

ATTEST:

Brian Roth, P & Z Chairman

Lisa Bachman
Planner II