

# Kuna Planning & Zoning Commission

## January 30, 2007

**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:

Vice Chairman Justin Touchstone, Commissioners Gary O'dell and Holly Kerfoot. Planning and Zoning Director Diana Sanders, Attorney Randy Grove and Planner Tech Shawna Whitehead.

Chairman Stewart was absent.

The Kuna Planning & Zoning special design review ordinance meeting was called to order by Vice Chairman Touchstone at 6:47 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

### DESIGN REVIEW ORDINANCE WORKSHOP

The Vice Chairman and Commissioners discussed the large scale retail establishment design review. The Vice Chairman recommended deleting the commercial definition to only have one definition for industrial and commercial. In the document, he is recommending that there only be one category which would apply to anything over the 24,999 square feet. Throughout the document make changes regarding the wording Category 1 and Category 2. In the Procedures section all the standards are mandatory. The guidelines explain what those standards are. Vice Chairman Touchstone also recommended that in the design review for CBD and Commercial incorporate the language for facades greater than 75 feet in length as identified under article one aesthetic character. Under back sides for minimum landscaping standards incorporate the fence language from the pathway fencing. Diana Sanders will make the revisions and start the ordinance for the public hearing process.

Commissioner O'dell moved to close the special meeting. Commissioner Kerfoot seconded the motion and it was unanimous.

### OLD BUSINESS

None

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#### 06-09-DR / LARRY HANSEN / SANDSTONE PLAZA

Diana Sanders presented the application. The applicant is requesting Design Review approval to remodel an existing 2,200 square-foot building and add on 2,100 square-feet to the existing building. The existing building was previously a daycare. The site is located east of the newly constructed Chiropractic office, on Lots 1-4, Block 15 in the Kuna Townsite, Avenue E. The proposed business is primarily office space, retail and/or service commercial which is a permitted use a CBD Central Business District zone with Design Review approval. Staff has some concerns about parking. The applicant is proposing 78 improved and 28 unimproved parking spaces. The 28 unimproved spaces do not meet current city code.

**APPLICANT PRESENTATION:**

The applicant, Larry Hansen, said that this is a continuation of Sandstone Plaza. He agrees with the facts and findings of staff except on the parking and trash enclosure issues. He says he has 90 improved parking spaces. One problem with the parking is that he doesn't own the middle of the parking lot so it has been hard for him to finish everything. He has counted a total of 164 parking spaces with cross parking agreements. He states that 90 spaces are improved and 74 are semi-improved. His plan is to remodel the daycare and attach it to the chiropractor's office. When the building is finished it will appear as one building. They have two trash enclosures already on site. They have one large trash receptacle behind the main building that is enclosed on three sides and another small receptacle located in the front of the building.

**CHAIRMAN DISCUSSION:**

The Vice Chairman and Commissioners had some discussion about exactly what improved parking was and were able to clarify. Vice Chairman Touchstone wanted to know what the building was going to be made of and wondered what the existing trash receptacles were enclosed with. He also wondered if there was room for more trash containers. He asked if there was parking next to the trash receptacles because of the potential damage from cars to chain link and privacy slats around enclosures that make for unsightliness. There were questions regarding the parking issue and the discrepancy of number of stalls. Commissioner Kerfoot wanted to know about the street lights and if the trees were going to stay.

**APPLICANT REBUTTAL:**

The applicant, Larry Hansen, said that the building would be made of frame with asphalt shingles and a black roof. It would also include stucco stone, wainscoating and glass to tie in with the look of the other buildings. The applicant said that the trash receptacle was enclosed with chain link and privacy slats and not located in an area where it would be damaged by cars. There is a light pole right in front of it and a handicapped parking stall on the side of the trash enclosure where it is not accessible to cars. He has pictures of the parking spaces and doesn't know why there is a discrepancy on the number of stalls. He has a total of 90 improved spaces, 5 handicapped spaces and 74 unimproved spaces. He is reluctant to change the layout of the parking lot right now because of the need for parking on Friday and Saturday nights. He said he would do 8 more improved spots and wanted to work with Idaho Pizza to try and have the lot paved. The applicant states that he has two large double headed light fixtures in the lot that have been there for 30 years. There is another light that he installed by the chiropractor's office, and a city street light they want to move. They also want to install another light off Avenue E. There are two large maple trees that he wants to keep in place and there are two trees on 4<sup>th</sup> street which are within the setbacks. They want to relocate 3 light poles, and plan to install curb, gutter, and sidewalks.

**MOTION:**

Commissioner Kerfoot moved to approve the 06-09-DR / Larry Hansen / Sandstone Plaza with the following conditions.

- Meet all staff and agency requirements.
- Parking requirement be met according to City Code
- Staff to verify number of approved parking spaces
- Trash container enclosed on 3 sides with 4" in height.

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

**AMENDED MOTION:**

Commissioner Kerfoot moved to amend her previous motion to approve the 06-09-DR / Larry Hansen / Sandstone Plaza with the following conditions:

- Meet all staff and agency requirements
- Parking requirement be met according to City Code.
- Staff to verify number of approved parking spaces.
- Trash enclosure to be kept as originally proposed.

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

**PUBLIC HEARING / 06-17-AN / MILLER**

Diana Sanders presented the application. The site is located at 1805 West Columbia Road. The cross streets are Linder and Columbia. The applicant is proposing annexation from the county RR zone into the city with an A (agricultural) zone and an R-2 zone. The applicant's request meets city code and meets the comprehensive plan requirement.

**APPLICANT PRESENTATION:**

The applicant, Jim Jewett, introduced himself and said it was a pretty standard application so unless the Commissioners had questions for him he didn't have anything further.

Vice Chairman Touchstone opened the public hearing at 7:46 p.m.

**SUPPORT:** None

**OPPOSE:** None

**NEUTRAL:** None

Vice Chairman Touchstone closed the public hearing at 7:46 p.m.

**CHAIRMAN DISCUSSION:**

The Vice Chairman and Commissioners had no questions.

**MOTION:**

Commissioner O'dell made a motion to recommend approval for / 06-17-AN / MILLER as presented. Commissioner Kerfoot seconded the motion and it passed unanimously.

**PUBLIC HEARING / RECONSIDERATION / HUBBLE HOMES / 06-09-SUP / 1059 S. SARAH / TEMPORARY SALES OFFICE**

Diana Sanders presented the application. The applicant is presenting a special use approval for a temporary Sales office located at 1059 S. Sarah, Lot 3 Block 12 and a Model Home located at 1075 s. Sarah Ave., Lot 4 Block 12, in Ryan meadows Subdivision. Ryan Meadows Subdivision is an approved subdivision, with single family residential. The applicant is requesting a special use for showcasing model homes in the Ryan Meadows Subdivision.

**APPLICANT PRESENTATION:**

The applicant, Rick Lett, introduced himself and said he was open to any questions.

Vice Chairman Touchstone opened the public hearing at 7:51 p.m.

**SUPPORT:** None

**OPPOSE:** None

**NEUTRAL:** None

Vice Chairman Touchstone closed the public hearing at 7:51 p.m.

**CHAIRMAN DISCUSSION:**

Commissioner Kerfoot talked about parking in the area and wanted to know if the sales office and the model home were the only things going into the subdivision.

**MOTION:**

Commissioner O'dell moved to approve the / Reconsideration / Hubble Homes / 06-09-SUP / 1059 S. Sarah / Temporary Office as presented. Commissioner Kerfoot seconded the motion and it passed unanimously.

**REPORTS:**

**Planning and Zoning Director Diana Sanders /** Diana reported that they have had conversations with the schools and the library district about mitigating shortfalls and when developers come in with no school sites they would be required to write a check to schools or the libraries. Ada County and Elmore County do this and it is a possibility for the County. This would be a guarantee that developers would pay for their subdivisions. Diana mentioned that they had the updates for the Code Books so that if the Vice Chairman and Commissioners could leave the books, our office would update the books for them. There will be a new Planner Tech starting on Thursday. Our office is getting ready for submittal of the new comprehensive plan for Kuna.

**City Attorney, Randy Grove /** Randy reported that he attended an AIC workshop in Boise on Saturday January 27, 2007. There is some latitude on improving mitigation fees for developments but the City could explore other mitigation fees for subdivisions. Vice Chairman Touchstone asked if he could get rid of his old P&Z packets and Randy said that if all the notes that were written on them were public knowledge they were fine to get rid of, but if they were not, he should hold on to them for three years.

**APPROVE MINUTES:**

Planning and Zoning Commission Meeting Minutes for January 9, 2007. Vice Chairman Touchstone commented that in the last minutes he wasn't concerned about the tear down of fences when new homeowners moved it but the rebuild of a 6 foot fence.

Commissioner O'dell makes a motion to approve the January 9, 2007 minutes with correction as noted. Commissioner Kerfoot seconded the motion and it passed unanimously.

<b>FINDINGS OF FACTS/CONCLUSIONS OF LAW</b>
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**06-01-DR / CEMENT FALLS / YOUNG CONSTRUCTION**

Vice Chairman Touchstone moved to approve the findings of facts and conclusions of law for 06-01-DR. Commissioner Kerfoot seconded the motion and it passed unanimously.

**06-12-S / 06-10-ZC / 06-11-DA / SPRINGHILL / LAKE HAZEL, COLUMBIA & LINDER**

Commissioner Kerfoot moved to approve the findings of facts and conclusions of law for 06-12-S / 06-10-ZC / 06-11-DA / Springhill / Lake Hazel, Columbia & Linder. Commissioner Kerfoot seconded the motion and it passed unanimously.

<b>CHAIRMAN DISCUSSION</b>
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- The Vice Chairman and Commissioners discussed making sure that the applicants that have proposed design reviews and improvements for their businesses are following through with them and that we are keeping track of this and holding the people accountable.

<b>ADJOURNMENT</b>
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Commissioner O'dell moved to adjourn the meeting.

Commissioner Kerfoot seconded the motion and it passed unanimously.

Vice Chairman Touchstone adjourned the meeting at 8:16 p.m.

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Justin Touchstone, P&Z Vice-Chairman

ATTEST:

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Shawna Whitehead  
Planner Tech