

Kuna Planning & Zoning Commission

March 13, 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.*

Those present:

Chairman Brian Stewart, Commissioner David Case, Holly Kerfoot, Stephanie Wierschem. Planning and Zoning Director Diana Sanders. Vice-Chairman Touchstone was absent.

The Kuna Planning & Zoning meeting was called to order by Chairman Stewart at 7:00 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

OLD BUSINESS

None

NEW BUSINESS

1. REVIEW PLANNED UNIT DEVELOPMENT ORDINANCE

Diana Sanders explained that a planned unit development is a special use. It allows flexibility for a development. Open space and a variety of housing, and possibly a commercial area is allowed. The present PUD is a confusing process. There are several developments that are proposing to apply for the planned unit development and the City needs to update the ordinance. There may be a density bonus at the Commissions discretion. Chairman Stewart asked the Commissioners to review the draft ordinance and bring their comments back for the next meeting in March. Diana explained how to read the ordinance. If it is struck through, it will be taken out of the ordinance and if it is underlined, it is new language that is being proposed.

REPORTS

PLANNING & ZONING DIRECTOR DIANA SANDERS: Diana welcomed the new Commissioner Stephanie Wirschem. Diana explained the proposed south corridor on Kuna Mora road to the Commissioners. It will be an expressway with up to six lanes. There are developers willing to fund the overpass. They will be compensated by extraordinary fees from ACHD. There were 23 building permits issued in February, 11 new residential, with an average home size of 2,243 sq. ft., average price of \$212,105. There has been an appeal filed on the Design Review : 06-10-SUP / 06-12-DR / LASTING IMPRESSIONS CHILD CARE CENTER / 321 W. 4th St. & 310 W. 4th St. We are working with the applicant and the person that filed the appeal to resolve the issue. The Commission may need to reconsider the Findings of Facts and Conclusions of Law to reflect the changes, if the appeal is withdrawn.

CITY ATTORNEY RANDY GROVE: Absent

MINUTES

February 27, 2007 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Kerfoot moved to approve the Planning and Zoning Commission meeting minutes for February 27, 2007.

Commissioner Case seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

1. 06-13-ZC / 06-12-DA / 06-15-S / FALCO CATENA / SWAN FALLS ROAD

Commissioner Case moved to approve the Findings of Facts and Conclusions of Law. Commissioner Kerfoot seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

- Chairman Stewart explained that he will not be at the next meeting.
- Chairman Stewart welcomed the new Commissioner Stephanie Wisrchem.
- Chairman Stewart asked the Commissioners to make sure that the entrances of the Subdivisions be addressed in their motions.

ADJOURNMENT

Commissioner Kerfoot moved to adjourn the meeting.

Commissioner Wierschem seconded the motion and it passed unanimously.

Chairman Stewart adjourned the meeting at 7:30 p.m.

Brian Stewart, P & Z Chairman

ATTEST:

Diana Sanders
P&Z Director