

Kuna Planning & Zoning Commission

March 27, 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:

Vice-Chairman Justin Touchstone, Commissioner David Case, Holly Kerfoot, Stephanie Wierschem. P&Z Director Diana Sanders & Attorney Randy Grove.
Chairman Brian Stewart was absent.

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

OLD BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING / DESIGN REVIEW ORDINANCE

Diana Sanders explained the history of the design review. The Commissioners held several workshops on the design review and have been working on the ordinance for about three months. The current ordinance does not give staff or the Commission direction for Design Review. The new ordinance has standards for the different commercial and industrial zones. The Commission wanted to see standards for the old downtown Central Business district, Central Business district, Commercial and Industrial areas. A part of the design review covers large scale commercial developments such as big box developments. Currently the City does not have regulations for the big box developments. Diana said she would stand for questions. Vice-Chairman Touchstone stated that he was working with staff for definitions to accompany the design review ordinance. The Commission wanted to move the ordinance forward with the understanding that as the ordinance is put into place, the Commission will want to review the results and make changes as necessary.

Vice-Chairman Touchstone opened the public hearing at 7:10 p.m.

SUPPORT: Larry Hansen, 1880 E. Rodeo Ln. Larry was pleased with the document and supports the changes to the design review ordinance totally. He would like to see restrictions in the old town Central Business District for benches, trash receptacle, planters and bike racks so there is consistency in the downtown area. He supports the City of Boise standards. He was pleased with the regulations for big box developments and encourages securitization of those developments. He asked for clarification on page 7 and page 9 under orientation to a public sidewalk or plaza. He would like a definition for the wording of public. He would like to have the definition reflect that it can be public access, not necessarily public owned.

NEUTRAL: None

OPPOSE: None

Vice-Chairman Touchstone closed the public hearing at 7:25 p.m.

CHAIRMAN DISCUSSION:

Commissioner Case wanted to address Mr. Hansen’s concern for the public sidewalk definition on page 7 and page 9 under orientation. Randy Grove suggested that public be removed and replaced with “oriented to a publicly maintained or privately owned but open to public use”. Commissioner Wierschem discussed the streetscape for the old town Central Business District. Vice-Chairman Touchstone recommended that the Commission set up a workshop with the businesses in old town to address the standards regarding streetscape. After the workshop the ordinance could be amended. The Commission may want to create a book for acceptable building materials.

MOTION:

Commissioner Kerfoot moved to recommend approval to City Council for the Design Review Ordinance with the following changes:

- “oriented to a publicly maintained or privately owned but open to public use” throughout the document were it contains the word “public”.
- Remove any reference to the KASD book.

Commissioner Case seconded the motion, and it passed unanimously.

REPORTS

PLANNING & ZONING DIRECTOR DIANA SANDERS: The 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. has been withdrawn. The Commission will need to reconsider the Findings of Facts and Conclusions of Law to reflect the changes at the next meeting.

CITY ATTORNEY RANDY GROVE:

MINUTES

March 13, 2007 Kuna Planning & Zoning Commission Meeting Minutes:

Commissioner Case moved to approve the Planning and Zoning Commission meeting minutes for March 13, 2007.

Commissioner Kerfoot seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

CHAIRMAN DISCUSSION

The Commissioners discussed the Planned Unit Development Ordinance. Diana explained the history of the PUD. Commissioners discussed

- Infill projects

- A pre-application application to reflect the statement that a pre-application conference is not an approval.
- The Commission will need to get any comments or proposed changes to Diana prior to the next meeting, so the document can be finalized and move through the process for adoption.
- Commissioner Kerfoot asked about the proposed regional park on Eagle Road, which includes Hubbard Lake. Randy grove explained that the City is looking to discharge the sewer effluent into Hubbard Lake, it would not be a City park. The City is also looking at a possible discharge into Indian Creak or a seasonal permit for discharge into the New York Canal.

ADJOURNMENT

Commissioner Case moved to adjourn the meeting.

Commissioner Kerfoot seconded the motion and it passed unanimously.

Vice-Chairman Touchstone adjourned the meeting at 8:25 p.m.

Justin Touchstone, P & Z Vice-Chairman

ATTEST:

Diana Sanders
P&Z Director