

# Kuna Planning & Zoning Commission

## April 10, 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:

Chairman Brian Stewart, Vice-Chairman Justin Touchstone, Commissioner David Case and Commissioner Wierchem. Planning and Zoning Director Diana Sanders, Attorney Randy Grove, and Planner Tech Tracy Rushlow.

Commissioner Kerfoot 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.

<b>OLD BUSINESS</b>
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None

<b>NEW BUSINESS</b>
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### 1. PUBLIC HEARING / 07-01-S/ PRELIMINARY PLAT / KAMI PLACE SUBDIVISION / LINDER ROAD

Diana Sanders presented the application. The applicant is requesting preliminary plat for an R-6 infill project of 9 buildable lots and 1 common lot on approximately 1.82 acres. The proposed density is 4.94 dwelling units per acre. The applicant is willing to comply with all staff standards and will place sidewalk on Linder according to Ada County Highway District. Ada County Highway District also requested the stub street be a standard stub instead of a rounded stub. The applicant will construct a snoopy turnaround in the subdivision.

#### APPLICANT PRESENTATION:

The applicant, Shawn Nickel, from SLN Planning introduced himself and said that his proposed project, Kamie Place has 1.82 acres with 9 buildable lots and 1 common lot. He gave Commissioners a revised plat with stub road changes. The change was okayed with the Fire Department. The location of property is north of 4<sup>th</sup> street on the west side of Linder. The applicant stated he would comply with all staff recommendations.

#### CHAIRMAN DISCUSSION:

Commissioner Case commented that on the common lot, Lot 1 Block 1, that it looked more like a buffer than a lot. He wanted to know about the 15' strip on the south and wondered what kind of homes were going to be built. Vice Chairman Touchstone wanted to know about storm drainage commenting that he didn't see any on site storage. Diana Sanders said that old parts of town have gravity irrigation. This subdivision would have pressurized irrigation. Chairman Stewart wanted to know if on the revised plat if the landscaping is addressed and what about the sidewalk. Chairman Stewart wanted to know if they moved the road will they still have room for all the landscaping. He also wanted to know if on the perimeter fencing if cedar is allowed. Diana Sanders said that there

is no code for perimeter fencing; they are not required to have a perimeter fence. A development agreement is not applicable for this development. The property is currently zoned R-6 and is not requesting a zone change. A development can only be required at annexation or re-zone of the property. Commissioner Case asked the applicant if he would be willing to do a vinyl fence. Chairman Stewart asked if they were proposing a subdivision sign.

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

**SUPPORT:**

Gale Howe, 565 Linder, is happy with all plans, but would like to know about fencing and if it's going to be vinyl. He was curious about the landscaping and what kind of landscaping is being proposed. He is glad it's not apartments.

Lorinda Howe, passed.

Curt Stoddard, 474 Linder, he wanted to know what kind of housing they are proposing. He wanted to know if they were going to be row houses or skinny things and if they were going to be low income.

Nathan Stoddard, passed.

Gary Jacobs, 461 Linder, he wanted to know about the irrigation and said that theirs is gravity. They will most likely be pressurized. Will we get pressurized?

**NEUTRAL:** None

**OPPOSE:** None

Chairman Stewart closed the public hearing at 7:25 p.m.

**APPLICANT RESPONSE:**

The applicant said that the common lot is an actual lot and is landscaped. The 15' strip on the south was quick claimed to the property owner abutting the property; he made a correction and said it was sold to the neighbor before the preliminary plat was accepted to the city per planning and zoning recommendations. On the type of homes, the applicant said he would have to refer to the builder but that they would be 1-2 story homes with trees and shrubs. In regards to the storm drainage, if you look at the plat on the south sidewalk the hatched area is that storage – ground composition is such that it will handle the water. The applicant thanks the neighbors for coming and said that the price for homes is about \$180,000 with no row houses. The fence on Linder would be vinyl but the perimeter fencing will be cedar. He wasn't sure about the irrigation. The applicant said that in regards to the landscaping, the staff report states what is to be done. One tree per buildable lot and other trees, shrubs and grasses on common lots and buffers. The applicant said that ACHD wanted more right-of-way so the sidewalk is moved into an easement within the landscaping, but the landscaping plans are basically the same. The applicant will construct vinyl fencing along the right-of-way, but cedar fencing will be constructed along the perimeter of the subdivision. The applicant said there would be a small sign but they didn't have anything drawn up yet.

**CHAIRMAN DISCUSSION:**

The Commissioners discussed their concerns over the cedar fencing due to the disrepair over time. Chairman Stewart wanted to know if they could recommend vinyl. Diana said that they could request, but not require vinyl perimeter fencing unless the ordinance is changed.

**MOTION:**

1. Vice Chairman Touchstone moved to recommend approval to City Council of 07-01-S / PRELIMINARY PLAT / KAMI PLACE SUBDIVISION / LINDER ROAD with the following conditions:
  - Meet all staff and agency requirements.
  - Applicant to submit a new landscaping plan to reflect ACHD requirements for Linder Rd., and to reflect the change on the stub road.

Commissioner Case seconded, and the motion passed unanimously.

<b>REPORTS</b>
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**PLANNING & ZONING DIRECTOR DIANA SANDERS:** Diana met with the School board about new subdivisions coming into the city and requested that the school be involved to acquire school sites, before the subdivision has approval. Diana gave the board maps of preliminary plat subdivisions and the number of lots associated with each. The building permits were up as you can see per report. Chairman Stewart wanted to know if they could incorporate an impact fee written in a development agreement that goes directly to the schools. Randy said that it would have to be a separate tax and will check into. Chairman Stewart asked if when they go through a development plan if there was a sub code that allows providing for impact fees for public facilities. Randy said that there was and he would have to do some more checking. Diana said that they were setting up joint meetings with Meridian City Council to discuss the area of impact. The comp plan is in for review with the county. Chairman Stewart wanted to know what was going on with the Charter School and had they applied for any building permits. Diana said there have been no updates yet.

**CITY ATTORNEY RANDY GROVE:** Randy Grove had nothing to report.

<b>MINUTES</b>
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**March 27, 2007 Kuna Planning & Zoning Commission Meeting Minutes:**

Chairman Stewart asked to be excused as he was not at the last meeting.  
Commissioner Case moved to approve the Planning and Zoning Commission meeting minutes for March 27, 2007.  
Vice Chairman Touchstone seconded the motion and it passed unanimously.

<b>FINDINGS OF FACTS/CONCLUSIONS OF LAW</b>
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**1. MODIFY FINDINGS FOR 06-12-DR / LASTING IMPRESSIONS CHILD CARE CENTER / 310 W. 4TH**

Due to the appeal the banquet facility has been withdrawn and the appeal was dropped. The Findings of Facts have been modified to reflect the change and to include the number of classrooms. Vice Chairman Touchstone moved to approve file numbers: 06-15-ZC / 06-14-DA / 06-10-SUP / 06-12-DR as modified. Chairman Stewart seconded the motion and it passed unanimously.

## CHAIRMAN DISCUSSION

- The Commissioners talked about possibly changing the fencing ordinance and maybe putting together a template for a development agreement that spells out what they always end up discussing for example:
  - 3.1.1 – addressing fencing
  - 3.1.2 – playground equipment, etc.That way if it doesn't apply they could just put not applicable. For those who have never submitted a development agreement before, this would give clarity and save time at the meetings. Springhill development agreement was a good template to use. Commissioner Wiershem asked about building permit report and asked what things were and what they meant. Commissioner Case said he wanted the Commissioners to know that he is considering running for the school board.

## ADJOURNMENT

Chairman Stewart moved to adjourn the meeting.

Commissioner Case seconded the motion and it passed unanimously.

Chairman Stewart adjourned the meeting at 8:40 p.m.

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Brian Stewart, P & Z Chairman

ATTEST:

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Diana Sanders  
P&Z Director