

**Kuna Planning & Zoning Commission Meeting
June 24, 2008**

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 Stephanie Wierschem, Commissioner Holly Kerfoot, Planning & Zoning Director Steve Hasson Attorney Randy Grove, Planner Tech I Maranda Schindel, and Planner Tech I Tracy Rushlow.

Absent: Chairman Brian Stewart, Commissioner David Case

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.

Consent Agenda

Commissioner Kerfoot motioned to approve the consent agenda of:

Planning and Zoning minutes:

May 27, 2008 and June 10, 2008

Facts and Finding and Conclusions of Law for:

08-02-TE Time Extension for Sailor Shore Meadows Sub

08-03-TE Time Extension for Sera Sole Subdivision

Crimson Point Pool and Clubhouse 08-03-SUP (Special Use Permit) 08-05-DR (Design Review)

08-04-SUP VICKI JARIVS Group Home Daycare

Commissioner Wierschem seconded, all approved. Vice Chairman Touchstone abstains from voting on all but the May 27, 2008 minutes.

OLD BUSINESS

NEW BUSINESS

A. Public Meeting: Taco Del Mar – 08-03-DR / 07-17-DA:

Maranda Schindel presented the application. The applicant is requesting design review and development agreement modification to construct two (2) commercial buildings on two adjoining land parcels located on the northwest corner of Avalon and Orchard roads. The parcels were recently rezoned from residential R-6 to commercial CBD. A development agreement accompanied the rezone. The applicant now wishes to develop the properties. The development agreement was constructed to require its amendment at time of property development; additionally, the buildings are subject to design review. Applicant wishes to construct retail and/or office space and two (2) restaurant spaces for commercial lease.

Applicant Rocco D'Orazio 4450 W Saddle Ridge Dr, Nampa ID. This project will eventually have two building on it. Building A, is being built first, which will house Taco Del Mar, The Saucy Rid, a BBQ place and a check cashing office. The colors are Spanish Sand" & "Charro" colored stucco, "Saltillo" colored roof and window frames, and cultured stone "Drystack LedgeStone".

Discussion:

Vice Chairman Touchstone; Will building B be of the same or similar materials and colors?

Applicant: Yes; Building B will be of the same materials and colors as we wish to keep the continuity.

Vice Chairman Touchstone motions to approve 08-03-DR and 07-17-DA amendment with the following conditions:

- Add to section 1.2.4: Building B will be constructed with similar materials and colors as building A.
- Meet all staff and agency requirements.
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Commissioner Kerfoot Seconded, all agreed, motion carried.

B. Public Meeting: Tomorrow Subdivision Apartments – 08-02-DR;

Maranda Schindel presented the project. The applicant is requesting design review approval to construct three (3) 4-plex apartment buildings located west of Kay Street north of Avalon Street within Tomorrow Subdivision No. 3. The buildings will feature four, 3 bedroom, 2 bathroom dwelling units. Each 12 unit apartment will be supported by 27 parking spaces (3 of which are ADA spaces). Each building is proposed to be clad with stucco and wood siding. This apartment complex will act as a transition between Kay Avenue and the single family dwellings within Tomorrow Subdivision.

Applicant Mark Sanders, Boise ID: There is not much else to say, Maranda has summed it up pretty well.

Vice Chairman Touchstone: Is there any fencing to keep the kids of the main street?

Applicant: No.

Vice Chairman Touchstone: Are those berms along the road?

Applicant: No those are drainage swales.

Planner Director Hasson; I just want to note that I think the soffits should be at least two feet (2') where now they are 1.6 feet and the fascia be a minimum of eight inches (8") where now it is six inches (6"), it would make the buildings more appealing.

Discussion:

Commissioner Kerfoot: I think that this is a good transition from the street to the housing development behind it and it is in a good location.

Vice Chairman Touchstone: Are there lights in the parking lot? I noticed ones on the buildings and I think they are a little to modern looking for the building type.

Applicant: No, there are lights on the buildings that shine into the parking lots.

Vice Chairman Touchstone: I think that there needs to have a light by the trash enclosure and maybe one for the parking lot.

Commissioner Kerfoot: Is there a park in this subdivision and is it close by?

Staff: There is a park in the subdivision and it is not far from the school on Hubbard and there is a park in the neighboring subdivision also.

Commissioner Wierschem: I wish there was more grass, it meets the bare minimum, but with kids and this being family oriented apartments, I wish there was more green area.

Vice Chairman Touchstone: Looking at the color lay out; I think that they should have architectural asphalt shingles to break it up a bit. Are the buildings all going to be the same color?

Staff: No. Building A and C are going to be Sandy Lane” & “Gristmill” colored stucco, “Asphalt Shingles - Black” colored roof, “Solo White” colored siding and stucco trim, wood siding, trim and fascia, and “White” vinyl window frames and building B is going to be Mogul Mauve” & “Stone Freize” colored stucco, “Asphalt Shingles – Black” colored roof, “Solo White” colored siding and stucco trim, wood siding, trim and fascia, and “White” vinyl window frames.

Commissioner Kerfoot motions to approve 08-02-DR – Tomorrow Subdivision Apartments wit the following conditions:

- Soffits will be a minimum of two feet (2’).
- Fascia will be a minimum of eight inches (8”).
- Shingles will be architectural asphalt shingles.
- There will be two (2) lights added, one between building B&C and one by the trash enclosure.
- Lights on the building will be more acceptable in style with the buildings.

Commissioner Wierschem seconds, all approve, motion carries.

C. Public Hearing: Feist, 08-07-AN, 08-08-DA, 08-05-SUP:

Planner Technician Tracy Rushlow presented the application. The applicant is requesting to annex in approximately 14.72 acres with a zoning designation of Agricultural with a development agreement and a Special Use Permit for the existing farmers market/ agritainment. The land is located west of Linder and south of Lake Hazel.

The applicant would like to continue to operate a farmers market and associated agritainment activity on the property. Agritainment is an agricultural characterization of agricultural based outdoor activities where country fair types of food/ concessions are used to lure the public to the farm to purchase farm products. Currently activities for the agritainmnet consist of straw bale maze, corn maze, hayrides, inflatable’s, (astro jumps and slides), barrel train rides and food concessions.

The farmers market is relied upon to sell the harvested agricultural produce.

The agritainment will be initiated from September to mid November which coincides with the pumpkin patch/ Maze activities. The property features a new barn that was constructed to provide for the concessions, preparation of food, storing, weighing and selling of produce as well as to produce traditional farm uses.

Staff supports this application recommends approval subject to the conditions and recommendations in the staff report and the development agreement.

Applicant: Randy Fiest, Linder Road, We have been doing the pumpkin patch for a number of years and wish to continue. Kuna was more conducive to helping us keep going than the county was.

We are required 12 parking spots, which are graveled, but there is enough parking for about 150-200 cars on dirt-grass area. Parking has never been an issue. There is usually very little dust problem concerning the parking. I have a light by the entrance I just never had it on much, but I can make sure that it meets the standards you want and make sure the entrance is lighted at night or dark out.

The public is not allowed in the barn, just outside at the windows for concessions or paying/weighing of products. The barn, besides the before mentioned uses is also used as a shop and storage for seed, tools etc.

Vice Chairman Touchstone: I think that we need to strike 3.1.22 in the development agreement, as it does not relate to this application.

Open public hearing at 8:23
Neutral-none
Support-none
Oppose-none
Close public hearing at 8:23

Discussion:

Vice Chairman Touchstone: other than striking out 3.1.22 in the development agreement and to have the applicant work with staff on lighting the entrance and demarking the parking I am fine with this application.

Commissioner Wierschem: I have been out to the pumpkin farm and there has not been a problem with parking. My children enjoyed going out there.

Vice Chairman Touchstone motions to approve the Special Use Permit, 08-05-SUP, and **recommends to City Council** approval for the annexation, and development agreement for the file #08-07-AN, 08-08-DA, with the following conditions:
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1. Meet all staff and agency requirements.
2. Strike section 3.1.22 in the Development Agreement.
3. Work with staff on the lighting for the entrance and the demarking of the gravel parking area.

Commissioner Wierschem seconds, all approve motion carries.

REPORTS

Planner Director Hasson: Just that the Council has selected 13 people for the steering committee for the Comp Plan.

City Attorney Grove: None

CHAIRMAN DISCUSSION

Vice Chairman Touchstone: when is the next meeting with CRSA?

Staff: It is July 9th, at 6pm. Hope to see you all there.

ADJOURNMENT

Vice Chairman Touchstone adjourn the meeting at 8:35 pm

Justin Touchstone, Vice Chairman

ATTEST:

Tracy Rushlow Planner Technician