

**Kuna Planning & Zoning Commission Meeting
July 29, 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 Holly Kerfoot, Commissioner Carl Trautman
Planning & Zoning Director Steve Hasson, Planner Tech I Maranda Schindel, and Planner Tech I
Tracy Rushlow.

Absent: Commissioner Wierschem, Commissioner David Case, City Attorney Randy Grove

The Kuna Planning & Zoning meeting was called to order by Vice Chairman Touchstone at 7:10
p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

Consent Agenda

Commissioner Kerfoot motioned to approve the consent agenda, Vice Chairman Touchstone
seconds, all approve, and motion carries.

Planning and Zoning minutes:
July 8, 2008

Facts and Finding and Conclusions of Law for:

Porter Property, 08-11-AN, 08-13-DA, 08-05-ZC

08-07-SUP / 08-09-DR / 08-03-TB Ray's Dog House

08-06-SUP / 08-06-DR – Kuna Alternative High School

OLD BUSINESS

none

NEW BUSINESS

- A.** Introducing new Planning and Zoning Commissioner: Planner Director Steve Hasson introduced new Planning and Zoning Commissioner Carl Trautman.
- B.** Picking new Chairman/Vice Chairman: Commissioner Kerfoot motioned to nominate Vice Chairman Touchstone as the new Chairman, Commissioner Trautman seconds, all approve. Justin Touchstone is now Planning and Zoning Chairman. Chairman Touchstone motions to wait until August 26 on choosing a Vice Chairman until the rest of the Commissioners are present. Commissioner Kerfoot seconds, all approve motion carries.
- C.** 08-06-AN (Annexation) / 08-03-ZC (Rezone) / 08-07-DA (Development Agreement): Planner Maranda Schindel presented the project. The applicant is requesting to annex a 14.8 acre parcel of land into the City and rezone it from an RR (Rural Residential – County) to a C-2 (Area Business District – City for future commercial use. The applicant does not have any immediate plans to develop. The property resides on Kuna Meridian Road (Highway 69), which has an overlay district that requires the application of certain landscape, pathways, lighting and buffer techniques. The annexation request is in accordance with the adopted Comprehensive Plan.

I would like to add exhibit 15, a letter from the City of Meridian protesting the annexation of this property, as they claim it is in their planning area and therefore in their jurisdiction.

Commissioner Trautman asked applicant is he understood 3.1.13.4: Where it states :Owner hereby voluntarily, knowing and intentionally waives the rights and privileges set out in Idaho Code §67-6511(d) that might prohibit the City from rezoning the property over the Owner's objection within four (4) years after granting the zone designation(s) sought in this current application.

Applicant: Yes I understand.

Applicant Victor Clark: 2800 S Eagle Road, Kuna. As Maranda stated, we just want to annex in at this time we don't know exactly what or when we will develop. We checked out both cities and Kuna had more to offer than Meridian, services will be available sooner from Kuna, and Kuna's comp plan map had the zoning designation that we wanted for that property.

Open Public Hearing: 7:40 pm

Support: none

Neutral: none

Oppose: none

Close Public Hearing at 7:41 pm

Discussion:

Commissioner Trautman: Are there any legal ramifications with the annexation that Meridian could take?

Applicant: My lawyer checked into the situation, it is not in there impact area, so it is not a issue and it was my decision to decide which City I wanted to annex into. Meridian made certain promises a couple of years ago when they were first looking at this area and since then those promises have gone by the wayside.

Commissioner Kerfoot motions to recommend approval to the City Council of 08-06-AN (Annexation) / 08-03-ZC (Rezone) / 08-07-DA (Development Agreement) with the following changes:

- Change in the staff report the correct acreage to the correct size of 14.8; make the correction of the typo error from the ACHD report to state no curb, gutter and sidewalk are required.
- Meet all staff and agency requirements.

Commissioner Trautman seconds, all approve, motion carries.

REPORTS

Planner Director Hasson: Before you are some of the code enforcement issues that we have, including some of the pictures of the area. I believe that you should be aware of them also. Building permit activity is pretty steady, we are meeting or exceeding last year's activity.

City Attorney Grove: Not in attendance

CHAIRMAN DISCUSSION

Chairman Touchstone: I would like to go on record stating that we appreciated Brian Stewart's contribution to the Planning and Zoning Commission and we would like to thank him for doing such a great job.

Commissioner Kerfoot: I think that we have some communication issues with City Council. Maybe we should start having a monthly joint meeting with them to discuss concerns or express concerns on the direction that the City is going. We need to increase lines of communication with the City Council, I think that it would alleviate some of the issues that we are coming up against.

ADJOURNMENT

Commissioner Kerfoot motions to adjourn the meeting at 8:15 pm
Chairman Touchstone seconds, all approve, motion carries.

Justin Touchstone, Chairman

ATTEST:

Tracy Rushlow Planner Technician