

**Kuna Planning & Zoning Commission Special Meeting
January 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:

Chairman Brian Stewart, Commissioner Holly Kerfoot, Commissioner David Case, Commissioner Stephanie Wierschem, Planning & Zoning Director Steve Hasson, Planner II Stacey Yarrington, Planner Tech Tracy Rushlow.

Vice-Chairman Justin Touchstone, Attorney Randy Grove, were 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.

Consent Agenda

Approve minutes for Planning and Zoning Commission meetings on January 8, 2008 and Special Meeting on January 22, 2008.

Facts and Findings and Conclusions of Law for 07-03-SUP/ 07-09-DR Bank of the Cascades

Commissioner Case motion to approve minutes January 8, 2008 and Special Meeting on January 22, 2008 and Findings of Fact and Conclusion's of Law for 07-03-SUP/07-09-DR
Commissioner Wierschem second, all approve motion carried.

Amend agenda: Application 07-06-SUP O'Leary Firehouse Bar/ Lounge be pulled due to no information found to support that the property went through re-zone from Public to CBD.

OLD BUSINESS

Not a public hearing, continued from January 8, 2008. 07-10-AN/ 07-17-DA Osprey Ridge Partners and Origin Properties LLC.

Planner II Stacey Yarrington: the workshop that was held on January 22, 2008 for the development agreement worked out most of the issues. The draft you have now reflects a few changes and a map that defined the properties that are being annexed into the City. Addressing the concerns about the comprehensive plan. Half of the property is under the comprehensive plan map but the other half is not. The applicant will have to apply for a comprehensive map plan amendment to address this and this will be a long process. It is not something that will just happen over night. The applicant will have to provide master development plans, there will be a lot of public input, have neighborhood meetings and it will have to go through several public hearings as well. Right now we are looking at annexation of a designation of "A" agricultural, no building can be done on that zoning designation. We are looking out for the City. We have included into the Development Agreement that they have to do a comp plan map amendment as well as other sticking points, like providing public services and water rights. We have included those agencies that like the fire department, police, library, schools, etc and ask for their input as to what they would need. The agencies have given us feedback and the applicants have agreed to work with the City and these agencies to see that these needs are met or a comprise satisfactory to all at the time of development and not put all on the burden on the City and the citizens of Kuna for these public services.

Commissioner Kerfoot: With two partners working together, how do you perceive them working together for the foreseeable future, long-term?

Planner II Stacey Yarrington: Pretty well, each of these partners have large amounts of property, so they will need to work together to have something that will complement each other. If they had come in as a bunch of smaller parcels we as the City would have a hard time making things flow, come together in a good package and would end up with a Hodge-podge of things and we would not have much control on how it was developed and would not be able to bring in a good product.

Commissioner Case: Would like to thank the staff for all the hard work they have done and the consideration that they took in ensuring that the City was taken care of. There are people who want it and people who don't, and the sad part is one side is going to win over the . This will have a long term effect and again this is a long term process. This annexation does not give anyone carte blanche to start throwing up houses any which way they want. We need to refine what we want to do with our community and we have listened to you and we are trying to make a decision best for the City of Kuna.

Chairman Stewart: This process has been going on for several years and we have not taken this process lightly. We have not taken your concerns lightly and we hope that you will continue to voice your opinion in this process and others that affect the community. It is nice to see so many turn out as usually we do not have anyone show up for the hearings and we value your opinion and want to hear from the community.

Commissioner Case motioned to recommend approval of 07-10-AN/ 07-17-DA Osprey Ridge Partners and Origin Properties LLC. to the City Council.

Chairman Stewart Second. Chairman Stewart asked for roll call:

Commissioner Kerfoot: opposed

Chairman Stewart: yeah

Commissioner Case: yeah

Commissioner Wierschem: yeah
motion carried.

NEW BUSINESS

none

REPORTS

none

CHAIRMAN DISCUSSION

Chairman Stewart: about the e-mail on the Transportation meeting?

Planner Director Hasson: on February 6, 10-2 the Department Director of Highway Districts wants to meet and talk about the relationship between Kuna and ADCH, land use planning and transportation, Blue print for good growth, roadway capitalization , number of roadway profiles and what is reasonable for Kuna so that what the meeting is going to be about.

ADJOURNMENT

Chairman Stewart moves to adjourn the meeting at 7:40 pm
Commissioner Case seconds, all agree meeting adjourned.

Brian Stewart, P & Z Chairman

ATTEST:

Tracy Rushlow
Planner Technician