

**Kuna Planning & Zoning Commission Special Meeting  
February 12, 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, Vice-Chairman Justin Touchstone, Commissioner Holly Kerfoot, Planning & Zoning Director Steve Hasson, Attorney Randy Grove, City Engineer Gordon Law, Planner Tech Maranda Schindel, Planner Tech Tracy Rushlow.

Commissioner David Case, Commissioner Stephanie Wierschem, 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 29, 2008

Chairman Stewart motion to approve minutes January 29, 2008

Commissioner Kerfoot second, all approve motion carried.

**OLD BUSINESS**

none

**NEW BUSINESS**

**Public Meeting/Hearing: Cement Falls Subdivision Lot 1 & 2 Block 2 - 07-03-DR (Design Review) / 07-09-DA (Development Agreement)**

Planner Technician Maranda present the project. The applicant is requesting a design review with development agreement to construct two (2) commercial buildings located on lot 1 & 2, block 2 in the Cement Falls Subdivision off Wythe Creek Ct. and Kay Street. Previously the applicant sought and received approval for a commercial subdivision. The two lots in question are part of that subdivision. The lots have all the supplementary infrastructure, curb, gutter, sidewalks, roadways, etc. the land was also rezoned from residential R-4 to commercial C-3. A development agreement accompanied the rezone. The Commission and Council requested the development agreement be amended at time of development and the buildings are subject to design review. Applicant wishes to provide more retail and / or office buildings for lease to the community.

Applicant Mike Young, Boise ID, Staff pretty summed it up. We are trying to provide a quality and unique product to Kuna. The buildings are different but we wanted some variety and not carbon copies of everything else. We go above what is required for our properties because we want a good product that has our name on it.

Public Hearing open at 7:71pm

Support: Tim Gordon Blackcat Rd Kuna. I am in support of this project. The buildings look good and they do a great job on their site with the color's, style and landscaping of the buildings. It will be real assets to Kuna.

Neutral-none

Opposed-none

Close public hearing at 7:22pm

Discussion:

Commissioner Kerfoot: What about parking, is it adequate? I know there is a lot of street parking at Lava Falls.

Staff: They meet the minimum requirements. They have 60 combined parking stalls with three of those handicapped. They will share a shared drive and some of the parking.

Vice Chairman Touchstone: what about the trash enclosure? It says under 1.16 vinyl or solid walls on three sides. Vinyl is not a good idea it breaks to easy especially if some one runs into it. Would like that changed to solid wall with chain link gate.

Chairman Stewart> For the record I have seen these rendering and discussed them before. We used them as demonstrations for interviews for a committee. The buildings are both nice, but the grey one does not match the current surrounding area and where I believe there is a place for it, I don't think this is it. Where the other buildings are warm in color this one is cold and metallic looking as a lot of the new architecture can be.

Vice Chairman Touchstone: It is a departure from the other ones and I have concerns that it will look out of place with the surrounding buildings. The other buildings are done in warm colors and this one is cold. I like the style.

Commissioner Kerfoot: I like the assortment of styles. It is something different and gives the community a fresh look. Maybe if he changed the colors a little would you be willing to give it a chance. I think this would work just fine.

Chairman Stewart: I don't know, the style is modern and so different than the others.

Vice Chairman Touchstone; the other buildings are also that way. A different angle, curves, the thing that brings them together is the colors. I like the style but maybe if the colors were changed to reflect warmer tones it would look just fine.

Chairman Stewart: Would you be open to the possibility of a color change? Or do you want us to decide know with a possible of denial? We could table it to give you a chance to bring in other color possibilities say maybe 2 other color renderings.

Applicant: Yes I can change the color.

Chairman Stewart; Motion to table 07-03-DR (Design Review) / 07-09-DA (Development Agreement) until 2-26-08 .

Commissioner Kerfoot seconded.

**Public Hearing: Audroc National LLC, 07-10-ZC, Rezone, 07-17-DA, Development Agreement**  
Planner Technician Tracy Rushlow present the project. The applicant is requesting to rezone the property with a development agreement at 392 E Avalon and 117 N Orchard from R-6, Medium Resident to CBD, Central Business District in order to establish commercial buildings to include a restaurant. The property to the west, 368 E Avalon is rezoning at the same time with this application. The applicant will have a shared drive with 368 E Avalon and will be going through Design Review for new construction to the lots and a shared drive.

Applicant: Eddy Franklin Boise ID. Staff pretty well said it all. We will remove the current buildings and put in two new commercial buildings with parking and landscaping. Access will be a shared drive with 368 E Avalon the property to the west and access off of Orchard so we have flow through the project and to help control traffic. Currently there is a daycare operating on 392 E Avalon and there was one previously one at 117 Orchard.

Open Public Hearing: 7:48

Support: Marisa Queen, 473 E. Bay Owl Dr., Kuna: the corner lot is currently vacant and does not look good. We own the property directly west of this and will be sharing a drive. We want to make it a nice business development .

Chad Queen, 473 E. Bay Owl Dr, Kuna ID: Any development would be a positive aspect. The corner lot looks pretty sad. With the daycare next to us there is a lot of traffic that backs out into the roadway and it is not safe. With the shared drive and the other access off of Orchard it will make traffic flow, be safer and help reduce the entrances on Avalon. We are coming in for design review before you soon for remodeling of the current building to make it more appealing and to change the looks so it does not look like a pre-fab home which it is. We will be adding in parking and a sidewalk also.

Lisa Thornton: no comment here just for support.

Neutral; none

Oppose: none

Close hearing at 8:00

Discussion: Commissioner Kerfoot: it says 8 foot sidewalk on Avalon in one spot and in another 5 foot? And I believe there is a type-o on 3.1.12 that needs to be fixed.

Staff: originally it was going to be eight foot, as Avalon is a collector road, but on the comp plan it shows a 8 foot on the south side of the road, and ACHD, request more feet on the north side to provide a bike lane, which is what a 8 foot sidewalk normally would be for. And to preserve some of the mature canopy, staff felt the comprise was better to have a 5 foot sidewalk and save the trees then remove the trees for a 8 foot sidewalk. And the other spot if you read says 5 foot on Orchard, which one of the properties faces.

Planner Director Hasson: We had the discussion with ACHD meeting last week and it was a good one. They wanted to make Avalon a five lane road, but this is not necessary. A 3 lane road plan is all that is needed. We want to make it friendlier for the downtown area, where pedestrian traffic is welcome and five lanes will not be the way to do it. Truck traffic will have to be routed elsewhere but that is also in the comp plan discussion.

Chairman Stewart motioned to recommend 07-10-ZC, Rezone, 07-17-DA, Development Agreement to City Council with type-o fixed in development agreement.

Vice Chairman Touchstone second, all approve motion carries.

**Public Hearing: Chad Queen, 07-13-ZC, Rezone, 07-16-DA, Development Agreement**

Planner Technician Tracy Rushlow present the project. The applicant is requesting to rezone the property with a development agreement at 368 E Avalon from R-6, Medium Resident to CBD, Central Business District in order to establish an office for American Family Insurance. The properties to the east, 117 Orchard and 392 E Avalon are rezoning at the same time with this application. The applicant will have a shared drive with 342 E Avalon and will be going through Design Review for improvements to the lot and shared drive.

Applicant: Chad Queen 473 E Bay Owl Drive: as I stated earlier, we are improving the lot to put in Insurance Company in an existing building that my wife and her partner will run. It was originally a home but we are putting some improvements on it to make it look more professional and business friendlier and not a look like a track home. It will have parking with a 1 handicap parking, and the parking is in the front and rear of the building and a shared drive with 392 E Avalon which will cut down on traffic stops and entrances on Avalon, and sidewalk. We will be providing about 20 feet of the shared driveway on our side with the remainder of the 30 feet (10 feet) required taken from 392 E Avalon.

Chairman Stewart: is any business going in there right now? We need to see the design review before any business can be operated in there.

Applicant: no, we have moved some stuff in and they are rearranging things but the business is not open yet. We repainted and did the floors.

Vice Chairman Touchstone: wasn't that property rezone already?

Staff: that property had a special use for a daycare, but they never fulfilled conditions and that application fell down.

Planner Director Hasson: I believe what had happened was the previous owner had applied for and was approved for a special use permit, but never fulfilled the conditions and the special use fell down. When the property was sold, the Queens were told that it came with a special use so they could operate a business in it. They bought it in good faith believing that the special use was good. When they found out it was not, they have been going through the process to remedy that situation. And they have been cooperative and I thank them for that. They have worked out a shared drive with their neighbors to the east, saved a tree in the front, which ACHD was not real receptive of, by winding the sidewalk around it. It is very important to save mature canopy where we can; not only for ambience but dignity as well.

Open Public Hearing: 8:20

Chuck Tookey, Boise, I am the engineer on this project and I am in support of the project. This will enhance the community and clean up that corner considerable. The traffic should be better managed with the shared drive and be a asset to the community.

Support: Marisa Queen- just here for support

Lisa Thornton-just here for support

Neutral-none

Oppose-none

Close public hearing: 8:20

Discussion: none

Vice Chairman Touchstone motions to recommended to City Council 07-13-ZC, Rezone, 07-16-DA, Development Agreement for approval.

Commissioner Kerfoot: seconds, all approved.

Citizen Report: Margo Whales, Ambrosia, Kuna ID;

**PRESENTATION BY MARGO WHALE REGARDING ESTABLISHING A VISION AND**

**POSITIONING FOR THE CITY.** Ms. Whale offered, at no expense to the City, to lead a series of 5, 45-minute sessions with the Mayor, City Council and others to facilitate development of a vision of what Kuna would look like in the future in July of 2007. Ms Whale has had several workshops with the community at large since that presentation and she provided the same presentation to the Planning and Zoning Commission on what the people in the community want for their community. She gave several examples of what kind of vision the people want and some ideas on how to accomplish those goals.

The Planning and Zoning Commission thanked her, said they are listing to the community and with the new changes coming, the Design Review Board, new comp plan coming in maybe some of those goals can be implemented or even started.

## REPORTS

**Planner Director Hasson:** The City has picked CRSA from Salt Lake City to do the comp plan. The City Council must still approve the contract but we believe that they will be the best firm to do the job. In addition to the comp plan update and capital improvements plan and the 14 parts that need to be addressed we have asked them to put together a downtown revitalization plan and public safety/ emergency preparedness plan and work with another firm, BBC, on a fiscal impact analysis to determine fees.

We also attend a workshop last Saturday, all the staff attended as well as two Planning and Zoning Commissioners, Ms. Kerfoot and Wierschem. It was a good workshop on the planning process from start to end and I enjoyed it. I would like to do more of those workshops and have the Planning and Zoning Commission attend if they can.

I would like to also clarify about annexation. The City is not or has it annexed any property illegally. Under Idaho statute 50-222 category A and with a partnership with Ada County Commissioners the property we have annexed has been legal.

**City Attorney Grove:** No reports

## CHAIRMAN DISCUSSION

none

**ADJOURNMENT**

Chairman Stewart moves to adjourn the meeting at 9:10 pm  
Vice Chairman Touchstone seconds, all agree meeting adjourned.

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Brian Stewart, P & Z Chairman

ATTEST:

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Tracy Rushlow  
Planner Technician