

**Kuna Planning & Zoning Commission Meeting
March 31, 2009**

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 David Case, Commissioner Wierschem, Commissioner Sanders, Commissioner James, Director Steve Hasson, Planner II Troy Behunin, and Planner Tracy Rushlow

Absent: City Attorney Grove, Vice Chairman Carl Trautman

The Kuna Planning & Zoning meeting was called to order by Chairman Case at 7:05 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

Consent Agenda

Chairman Case opened the meeting at 7:05 pm

Planning and Zoning minutes:

February 10, 2009

Facts and Findings, Conclusions of Law:

09-01-SUP (Special Use Permit) –O’Leary’s “ARLENE Building”

Commissioner Sanders motion to approve the consent agenda from March 10, 2009

Commissioner Wierschem seconded, all approved, motion carries. Chairman Case abstains from voting.

OLD BUSINESS

None

NEW BUSINESS

09-01-RZ, 09-01-DA, City of Kuna, Avalon

Planner Tracy Rushlow presented the application. Note: This is a small parcel of land that is owned by the City of Kuna. The aim is to rezone it consistent with its Comprehensive Plan Designation and then have it surplussed and appraised for sale purpose.

The applicant is requesting to rezone the property located at 758 W Avalon from R-6, Medium Resident to C-1, Light Commercial. At this time the City has no plans to develop the property. The rezone is subject to a development agreement. The development agreement has been crafted so that any development would have to come before the Commission and Council with a development agreement amendment.

Planner Director Hasson: This property is owned by the City and at one time had a home on it. Since this area is in a transition from residential to light commercial, we felt that the best use for this property would be neighborhood commercial. We have gone through the uses and narrowed it down to what we felt would best fit the size and locations of the property from allowed uses. So in the development agreement those uses are listed that we feel are compatible. So as part of your deliberation I would like you to look over those uses and see if those uses are compatible to the area and make any changes you feel that are not compatible.

On properties this size and location what we would also like to see is a shared driveway. If and when the properties on either side develop they will need to come to a shared agreement to have a shared driveway to keep accesses limited on an arterial.

Commissioner James: What if they want to develop the land with a use that is not in the development agreement? What do they do then?

Planner Director Hasson: We would amend the development agreement if it is a compatible use.

Commissioner Wierschem: Does this comply with the current and future comp plan?

Staff : yes it complies with both the current and future comp plans for designation of Commercial.

Open public hearing at 7:18 pm.

Neutral: none

Oppose: none

Support: none

Close public hearing at 7:18pm

Commissioner Discussion: Commissioner Sanders: I think it is a good idea; Commissioner Wierschem and James, I have no concerns. Chairman Case: This is a main thoroughfare and I can see that it will be eventually commercial so I think that this is also a good idea.

Commissioner Wierschem recommends approval to City Council of file # **09-01-RZ, 09-01-DA, City of Kuna**, rezone to a C-1 and development agreement with the following conditions:

- **Meet all staff and agency requirements.**

Commissioner James seconds, all agree, motion passes.

REPORTS

Planner Director Steve Hasson: The comp plan will be coming before you soon after a few tweaks to the maps. There is an issue with Idaho Power wanting to run large power lines, 500,000 k-volt, through a portion of the area to the south, right through Osprey Ridge, a portion of the ponds. They have not contacted us until today and they have been working on this for 2-3 years. This is something that we are currently trying to figure it out.

Also tomorrow night there is a special meeting to see if the City wants to purchase 106 acres north of Lake Hazel for the disposal of water from the treatment plant, but it also will be a great area for a regional park and give us a chance to do something for our citizens. This property will address our waste water needs. We would immediately get the paper work started to get it annexed into the City.

The City has slowed down some from the previous years but there is still a lot going on. Compass has put out there projections for the growth of last year and Kuna grew last year at the same rate as Boise, we had 1000 new families move in, the same amount that Boise did, that gives you some clue on how fast this area is growing.

City Attorney Grove: No report

CHAIRMAN DISCUSSION

Commissioner Case: I sent everyone

an e-mail about changing that first meeting at the first of the month due to conflicts with the school board meetings. I asked everyone to consider changing the day; we have to stay within the same week because of the time frame of things having to go to City Council. Steve also brought up a couple of other things that we should also discuss, like maybe changing the time to maybe 6 pm and having both meetings on the same day of the week instead of just changing the first meeting date and instead of the second and last week having the second and fourth week. Carl is not hear and his preference is Wednesday night, and Thursday is his second preference.

Staff: Thursday's is when Design Review meets so that night is out.

Commissioner Sanders: Why cant we just have one meeting a month, for example the stuff we heard at the last meeting and this one could have been combined, and I don't mind staying a little later.

Planner Director Hasson: It is more driven by the development community. We are under certain statutory obligations to have a decision in a certain time frame and noticing obligations. If we don't have anything before you or we do not need to meet, we will only meet once a month, but we have to have the discretion to meet more than once a month to meet those obligations.

Chairman Case: I am looking toward Wednesday nights; the only drawback is there seems to be a lot of family activities held on Wednesday nights, so thoughts?

Commissioner James: My schedule is driven by T-ball games and such, and I like the second and fourth weeks of the month, makes it easier to remember, but other than that I do not have any preferences.

Commissioner Wierschem: I don't have a preference.

Chairman Case: Ok then I would throw out that we move the meetings to the second and fourth Wednesdays of the month at six o'clock.

Commissioner Sanders: Have we checked with the City Attorney?

Planner Director Hasson: I have checked it out with him and there is no problem.

Chairman Case: Just to let you know I did check it out with the City and staff to make sure that there were no procedural problems and to see if it violated any rules which it does not.

Chairman Case motions to move Planning and Zoning meetings to the second and fourth Wednesdays of the month at 6:00pm starting in the month of May, 2009

Commissioner James second, all approve, motion carries

ADJOURNMENT

Commissioner Sanders motions to adjourn at 8:01 pm

Commissioner Wierschem seconds, all approve, motion carries.

David Case, Chairman

ATTEST:

Tracy Rushlow Planner