

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 12, 2013**

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.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	<i>Absent</i>	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Mike Bundy	x		

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at 6:03pm

1. CONSENT AGENDA

- a. Meeting Minutes – October 8, 2013

Commissioner Gealy motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 3-0.

Commissioner’s Wierschem and Hennis were absent from the October 8th meeting and therefore did not vote.

2. OLD BUSINESS:

None

3. PUBLIC MEETING

None

4. PUBLIC HEARING

- A. **13-02-AN** (Annexation) and **13-01-DA** (Development Agreement) **Sharon L. Fisher Annexation**; represented by **SLN Planning** (Shawn Nickel) - The applicant is requesting that their 1.14 acre lot be annexed into the City of Kuna with a C-1 (Neighbor Business District) designation from its current Ada County zoning of RUT (Rural Urban Transitional). Also requested is a Development Agreement to guide future development.

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Travis Jeffers, Planner Technician, Kuna Planning and Zoning at 763 W. Avalon St. in Kuna. The applicant is requesting that their 1.14 acre parcel located at 450 E. Deer Flat Rd. across from Kuna High School be annexed into the City with a C-1 (Neighbor Business District) designation. The parcel is currently zoned RUT (Rural Urban Transitional), which is an Ada County zone designation. The property is contiguous to Kuna City limits, which is required to be annexed.

The applicant is also requesting a development agreement accompany the application to guide future development. Until future development occurs, the Applicant wishes to continue its current usage as a residential rental property. Staff does not view this use as a health or safety issue and/or an impact to the surrounding properties, any more than it has to date. At any point in the future, should the property, and/or the uses expand or enlarge the building or use – any nonconforming uses shall cease and the property will be subject to the necessary land use processes to bring the property into conforming status. Staff would recommend that site access is limited to its historic access points, until the site further develops.

Staff Analysis:

This request was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. Staff has determined this application complies with the Kuna Comprehensive Plan and Future Land Use Map (FLU); and forwards a recommendation of approval subject to the recommended conditions of approval set forth in the staff report.

The Planning and Zoning Commission has the authority to recommend that this case be approved or denied, to the City Council.

Commissioner Gealy asked Staff to explain the email from Boise/Kuna Irrigation District as it relates to Sharon Fisher's property responsibilities. Senior Planner, Troy Behunin with Kuna Planning and Zoning located at 763 W. Avalon St. in Kuna explained that an ordinance will need to be created when annexation into the City takes place. Sharon Fisher will need to pool her rights into the Kuna Municipal Irrigation District in order for Kuna to take possession.

No further questions for staff.

Shawn Nickel with SLN Planning located at 1589 N. Estancia Pl. in Eagle, Idaho represents Sharon Fisher in this request. Ms. Fisher's property is surrounded by incorporated city parcels on all sides. The applicant wishes to annex her property into the City with a C-1 zoning designation and continue to use the property as a residential rental until it is sold at a future date uncertain to a developer. The C-1 zoning designation would allow the greatest flexibility to develop a mixture of uses should the property be sold in the future.

Chairman Young asked if the Applicant has read and understands all of the requirements set forth in the Staff Report and the Development Agreement. Shawn and Sharon confirmed that they understood and approved of the conditions.

No further question for representative, Shawn Nickel.

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Public testimony opened at 6:10pm and closed at 6:11pm. No additional testimony was presented.

*Commissioner Bundy motioned to approve **13-02-AN (Annexation) and 13-01-DA (Development Agreement) Sharon L. Fisher Annexation**; with the conditions as outlined in the staff report; Commissioner Hennis seconds, all aye and motioned carried 4-0.*

- B. 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); Randy VanderWerff represented by ULC Management (Bob Unger) - Applicant is requesting the following:**
- a. PUD approval for a Lot totaling 2.07 total acres,
 - b. Approval to change the current zoning from M-1 to R-8,
 - c. Approval of a Development Agreement to guide development,
 - d. Preliminary plat approval for 16 connected-townhome lots,
 - e. Design Review approval for the Townhomes & Landscaping.

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The application before you is specifically stated above and the representative tonight on behalf of the Applicant, Randy VanderWerff is Bob Unger with ULC Management. The applicant is requesting PUD approval for a parcel totaling 2.07 total acres, which is already in the Kuna City limits and part of an existing subdivision. The PUD request allows them flexibility in development. He also asks for approval to change the current zoning from M-1 to R-8. This request is also subject to approval of a Development Agreement, which is intended to guide development. Randy is also requesting preliminary plat approval for 16 connected-townhome/duplex lots. The request tonight requires design review approval for the townhomes and landscaping. The Applicant will be adding open space and a walking path that could link to the nearby City Park in the Sadie Creek subdivision as part of its PUD contribution. In exchange the Applicant is asking to reduce the overall lot frontage size to be 29.3 feet in width.

The Applicant must go through the subdivision process because the lot he purchased is currently a part of the Sadie Creek subdivision. This request was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. The contributing government agencies were notified.

The Planning and Zoning Commission has the authority to recommend that this case be approved or denied, to the City Council.

Questions for staff:

C/Bundy asked to clarify that the Applicant is requesting and R-8 and not an R-6, which is referenced in the staff report. P/Behunin explained that yes they are seeking and R-8 designation and that the R-6 reference was an error in the report.

No further questions for staff.

Bob Unger with ULC Management located at 6104 N. Gary Lane. Boise, ID 83714. Bob handed out a materials list and showed the Planning and Zoning Commission a PowerPoint presentation depicting the site plan and design renderings for the proposed development. The overall designs may vary slightly from the presentation,

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but will be quality construction including: granite countertops, hardwood floors, 30+ year architectural and copper roofs, tile and stucco siding. The color scheme will be complimentary natural earth tones. Each unit will be roughly 1500sf, 3 bedroom, 2 or 3 bathroom and will be a total of 16 units.

Water and drainage will be retained on site. Pressurized irrigation (PI) is already present at the sight. The applicant does not have any issues with the conditions of approval as set forth in the Staff Report, Development Agreement and those returned by outside agencies. The Applicant feels that the R-8, multi-family development would provide a good buffer for the nearby Sadie Creek community and for the surrounding uses.

Questions for Representative:

Chairman Young asked if they were proposing a landscape buffer. Bob explained that they would have a 3' berm. C/Young asked what type of fencing would be within the development. Bob stated that the fencing would be a 6' vinyl product that would match the nearby Sadie Creek Subdivision. Chairman Young then asked if they were going to be doing an entry feature at the front of the community. Bob suggested that although they have not planned on an entry feature, but would be open to doing something to differentiate the new community's entrance as long as they can maintain the City's vision triangle requirements. It could be some sort of rock-type sign at the entrance.

C/Bundy asked about the City Forrester's recommendation of changing some of the pear trees out with a better species. Bob said that they would be willing to work with the City Forrester to find alternatives that may be more favorable.

No further question for representative, Bob Unger.

Public testimony opened at 6:32pm and closed at 6:32pm.

Commissioner Hennis motioned to approve 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); with the conditions as outlined in the Staff Report, Development Agreement and given the condition to work with the City Forrester and to include an entry feature into the community; Commissioner Bundy seconds, all aye and motioned carried 4-0.

3. DEPARTMENT REPORTS:

None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

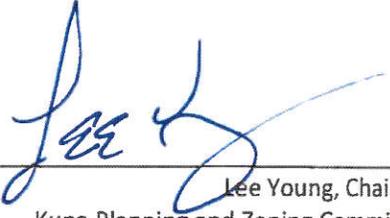
None

5. ADJOURNMENT:

- *Commissioner Hennis motions to adjourn at 6:36pm; Commissioner Gealy seconds, all aye and motion carried 4-0.*

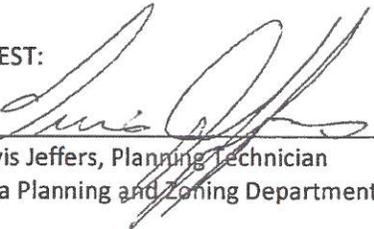
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department

