

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

**MEETING MINUTES
Tuesday, March 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	x	Troy Behunin, Planner II	
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 6:05 p.m.

1. CONSENT AGENDA

A. Meeting Minutes – February 26, 2013

Commissioner Hennis motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 5-0

3. OLD BUSINESS:

A. (Continued from February 12, 2013). 10-01-CPA- This is a request to update the Comprehensive Future Land Use Plan (text & map) to reflect the recent annexation and rezone approvals passed by Kuna City Council; to update any outdated information from 2010 to the present found within the Plan; to make for any changes the Ada County Board of Commissioners requested with regards to the text and maps; and the request to adopt all proposed maps displaying the reconfiguration of the proposed Area of City Impact boundary.

(Please contact the Planning and Zoning Department for a copy of the changes to the Comprehensive Plan).

Director Howell addressed the council with the previously requested updates and informed them that the additional changes and concerns have been properly addressed. The industrial sections of the plan have not been changed because the language and definitions currently reflect the cities updated zoning ordinance. Moderate industrial has been changed to heavy industrial for clarification purposes.

Chairman Young felt the M-2 industrial zoning for heavier uses and M-1 light manufacturing were adequately covered throughout the Comprehensive Plan. Page 77, Section 6.3, the 109 acres is just referring to the existing zoned areas for industrial and not what is currently listed on the Future Land Use

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(FLU) map. The 109 acres does not reflect the total number of acres needed for future industrial growth. The 1650 acres of designated industrial is based on the Future Land Use map.

Commissioner Gealy and Commissioner Hennis pointed out that Page 69 reads that the amount of designated industrial land needed once we reach 31,100 in population would be approximately 107 acres. What we are projecting is 10x that amount. Director Howell stated that the 1650 acres was what the community originally requested and thus that was how the land use map was approved. These areas are what is designated on the map and does not dictate actual zoning.

Commissioner Gealy's concern is that the City has a clearly defined area of impact and these heavy industrial areas are outside of that. The City met and decided that these outside areas would be designated for heavy industry uses. She felt that these designations and decisions were made without the proper input from the people most affected.

Director Howell confirmed that input was given over an extended period of time by citizens. Also, that this input was a strong contributor in defining the current area of city impact. The Comprehensive Plan designation does not change the zoning of the land. It's purely a guide for future growth.

Vice Chairman Wierschem explained that a professional company was brought in to do a study of the land and to provide the City with expertise. Also, during that approximate nine (9) month period citizens gathered to provide their input. It was by all means a collaborative effort. This is simply a guide, a work in progress and it is not intended for dictating future use.

Commissioner Hennis had concerns that such a large area has been designated, far beyond what the City is projected to need in the future. It also potentially places unfair restrictions on land owners and creates a disadvantage from changing future zoning. It could require changing the Comprehensive Plan.

Director Howell expressed understanding, but ultimately any changes to the plan beyond statistical data would require public input and therefore need to be addressed at a future date.

Commissioner Bundy requested changes on page 42 regarding Fremont Peak Elementary. The statistical data needs to be changed from 266 to 287.

Commissioner Bundy motions to approve 10-01-CPA including both text and maps to council; Vice Chairman Wierschem seconds, all in favor 4-1. Let the record reflect that Commissioner Gealy opposes.

4. NEW BUSINESS:

None

5. DEPARTMENT REPORTS

Wendy discussed the pending cases: 1) SUP, 2) Daycare, 3) Plats Coming Up.

6. CHAIRMAN / COMMISSIONER DISCUSSION

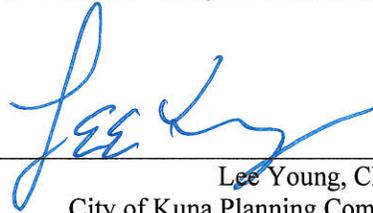
Commissioner Gealy explained that the Idaho Department of Correction has six (6) prisons and all of them have a physical Kuna address.

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7. ADJOURNMENT

- Commissioner Hennis motions to adjourn at 6:36 PM; Commissioner Gealy seconds, all aye and motion carried 5-0.



Lee Young, Chairman
City of Kuna Planning Commission

ATTEST:



Travis Jeffers, Planning Technician
City of Kuna Planning Department