

# KUNA PLANNING AND ZONING COMMISSION MEETING

# AGENDA

## April 8, 2008

KUNA CITY HALL COUNCIL CHAMBER, 763 W. AVALON  
7:00 p.m. – REGULAR COMMISSION MEETING

### 1. CALL TO ORDER AND ROLL CALL

Chairman Brian Stewart  
Vice-Chairman Justin Touchstone  
Commissioner Holly Kerfoot  
Commissioner David Case  
Commissioner Stephanie Wierschem

### 2. CONSENT AGENDA:

#### A. **Approved Minutes**

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR:  
March 25, 2008

#### B. **Findings of Fact and Conclusions of Law:**

**Troy Todd; Indian Creek Sports** – 07-12-ZC, Rezone, 07-15-DA,

### 3. OLD BUSINESS:

#### A. **Best Bath** – 08-01-SUP (Special Use Permit)

### 4. NEW BUSINESS:

A. **Public Hearing: 08-03-ZOA / Lot Split (LS) / Zoning Ordinance Amendment:** It has been brought to the City's attention that the current Lot Split Ordinance is insufficient and thus new language has been incorporated in this document for review and comment. Proposed language is underlined and language entertained for deletion has been stricken through.

B. **Public Hearing: 08-02-ZOA / Planned Unit Development (PUD) / Zoning Ordinance Amendment:** Kuna Planning and Zoning Department is proposing to amend the Planned Unit Development (PUD) Ordinance. A PUD is a type of development that allows for more flexible development practices than a standard subdivision proposal.

C. **Public Hearing: 08-02-AN (Annexation)/ 08-03-DA (Development Agreement) – Joe & Kathy Guido/ Ironhorse Subdivision:** This is an application for annexation of all but five (5) lots of the Ironhorse Subdivision located on the northwest corner of Ten Mile Road and Columbia Road. The properties are currently zoned "RR" Rural Residential and are being annexed with an "R-2" low density residential zoning designation. This is a class "A" annexation and includes a development agreement.

- Applicants/ property owners are requesting to table this item to the April 29, 2008 Planning and Zoning Commission meeting in order to work out details of the private sewer system, the annexation and development agreement.

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**D. Public Hearing: 07-04-AN (Annexation)/ 07-08-S (Subdivision)/ 07-06-DA (Development Agreement) – Criterion Orchards Subdivision:** This is an application for annexation with a zoning designation of “R-4” (Low Density Residential), “R-6” (Medium-Low Density Residential), “R-20” (High Density Multi-Family Residential), and “C-1” (Neighborhood Business); a subdivision consisting of 196.56-acres approximately with potential of 621 single-family residential lots, 263 multi-family residential units, one commercial lot, and 66 common lots; and a Development Agreement.

- Applicant and staff are requesting this be tabled to the April 29, 2008 Planning and Zoning Commission meeting in order to receive government agency comments from Ada County Highway District (ACHD).

**E. Public Hearing: 07-05-AN (Annexation)/ 07-09-S (Subdivision)/ 07-07-DA (Development Agreement) – Napa Vineyards Subdivision:** This is an application for annexation with a zoning designation of “R-6” (Medium-Low Density Residential), “R-20” (High Density Multi-Family Residential); a subdivision consisting of 246.74-acres approximately with potential of 622 single-family residential lots, 728 multi-family residential units, one school lot, and 53 common lots; and a Development Agreement.

- Applicant and staff are requesting this be tabled to the April 29, 2008 Planning and Zoning Commission meeting in order to receive government agency comments from Ada County Highway District (ACHD).

**5. REPORTS:**

P & Z DIRECTOR / STEVE HASSON  
CITY ATTORNEY / RANDY GROVE

**6. CHAIRMAN/COMMISSIONER DISCUSSION**

**7. ADJOURNMENT**