

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
October 28, 2008**

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

1. CALL TO ORDER AND ROLL CALL

Chairman Justin Touchstone
Commissioner Holly Kerfoot
Commissioner David Case
Commissioner Stephanie Wierschem
Commissioner Carl Trautman

2. CONSENT AGENDA:

A. Approved Minutes:

October 14, 2008

B. Findings of Fact and Conclusions of Law:

08-10-SUP (Special Use Permit) – **Naoma Babbitt: Loving Kids Daycare**
08-08-ZC/ 08-18-DA/ **Re-zone and Development Agreement/ Blacks Creek LTD**

3. OLD BUSINESS:

3. NEW BUSINESS:

A. Public Hearing: 08-09-DA/ Development agreement amendment/ Whitney.

B. Public Hearing: Amendment to the City Code for Development Agreements concerning conceptual site plans Kuna City Code 5-14-3

C: Public Hearing: 08-08-SUP (Special Use Permit) Church of Jesus Christ of LDS, North-east corner of Ten Mile Road and Columbia Road. The applicants have recently annexed and rezoned the property from RR (Rural Residential) in Ada County to C-1 (Neighborhood Business District) in City of Kuna. The applicants are seeking approval of the construct of a 16,558 square foot church building and adjacent parking lot. Kuna City Code requires that churches in a C-1 zone have a special use permit. All commercial type uses are subject to Design Review.

The proposed building will be used primarily on Sunday's to accommodate up to 300 occupants. The building is designed to fit within the surroundings of light commercial and residential architecture.

The Napa Vineyards is to be tabled until November 25, 2008 due to the ACHD report must go to their Commission , therefore their staff report will not be done and sent to the City of Kuna until after their Commission hearing.

D. Public Hearing: Napa Vineyards Subdivision Phases 1-9: File Nos. 07-05-AN/ 07-09-S/ 07-07-DA (Annexation, Subdivision and Development Agreement) this application is for an Annexation with a zoning designation of R-6 (medium-low density residential), R-20 (high density multi-family residential), C-1 (light commercial) and C-3 (service business district) a

Subdivision consisting of several phases and a Development Agreement. With the exception of the commercial sites, the project is consistent with the Comprehensive Land Use Map. The site consists of approximately 241 total acres. This project will include 657 single-family buildable lots, one multi-family lot consisting of 624 units, one senior housing lot consisting of 74 units, one assisted living lot consisting of 144 units, one school site consisting of 11.89-acres, and 38 common lots consisting of 29.94-acres or 12.4%. This project shows four swimming pool locations within the subdivision. At build-out, this site will have a combined unit total of 1,499 livable units.

The property has the Mason Creek Feeder along the northeastern boundary and the Painter Lateral along the northwestern boundary. There are two half-mile roads located within this project, Kay Street extends from Hubbard Road to Columbia Road along the western boundary and the proposed E Mason Creek Road is the north/south half-mile designation. Hubbard Road and Columbia Road are mile corridors. There is also a frontage/ backage road shown as the S Red Ruby Avenue. This property is not a part of the Local Improvement District for the North Sewer Waste Treatment Facility and will be required to purchase connections made available through the EDU Transfer Registry when the North Waste Water Treatment Facility come on line.

5. REPORTS:

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

6. CHAIRMAN/ COMMISSIONER DISCUSSION

7. ADJOURNMENT