

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
November 25, 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 28, 2008

B. Findings of Fact and Conclusions of Law:

- 08-09-DA/ Development agreement amendment/ Whitney.
- 08-08-SUP (Special Use Permit) Church of Jesus Christ of LDS
- Amendment to the City Code for Development Agreements concerning conceptual site plans Kuna City Code 5-14-3

3. OLD BUSINESS:

**A. 08-05-ZOA: Development Agreement (KCC 5-14-3): “Conceptual Site Plan” –
Continued from October 28, 2008**

4. NEW BUSINESS:

A. Discussion Only: Leon Baker – request to pursue certain land use actions that are thwarted by current City code regarding septic tanks.

B. 08-06-ZOA: Design Review Overlay District (KCC 5-4-6 / 5-4-7-1-3 / 5-4-9):

Recently Staff updated the design ordinance; however, not all sections were updated. Staff is adjusting the remaining section to bring the code in agreement with the ordinance and to establish consistency through code section. Additionally, new design review issues have been brought to our attention needing resolution. These being issues related to fencing and screening materials and height limitations associated with certain roof features.

C. 08-07-ZOA: District Overlay (KCC 5-2A): Staff is proposing a text amendment to revise the zoning overlay district; among the more significant changes to this text are the following: Expanding the overlay zone to include the Kuna Mora Road and its future alignments as well as future Highway 69 alignment to the south; Reduces the overlay district from ½ mile east and west aligning with the centerline of Highway 69 to ¼ mile; etc.

D. 08-08-ZOA: Meanings of Terms or Words (KCC 5-1-6-2): “Public Service Facility”
– Staff is revising the Meanings of Terms or Words: Public Service Facility term;

allowing the Cit full authority over all items that fall under municipal services. Approval shall be provided by the City's planning director's discretion.

- E. **08-03-S: Crimson Point North Subdivision:** Resubmission of subdivision due to expiration of preliminary plat.

- F. **08-13-SUP – Walgreens:** The controller is requesting a Special Use Permit and has successfully gone through the Design Review process for the placement of a 24 hour, 14,820 square foot retail store to include retail sales, a pharmacy, a single drive thru lane and health care clinic on a 1.69 acre parcel located at the SEC of Kuna Road and Kay Avenue. The current zoning is C-1. The placement of the Walgreens at this site required the council to rezone the property which was approved by Council November 18, 2008.

Landscaping will include sodded lawns, planting beds with shrubs and trees along Kuna Road and Kay Avenue in the required buffer. Sod, shrubs and trees are proposed along the east and south sides of the property as well to provide a buffer between future uses.

- G. **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