

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
December 9, 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 David Case
Commissioner Stephanie Wierschem
Commissioner Carl Trautman

Choose a new Vice Chairman for Planning and Zoning Commission

2. CONSENT AGENDA:

A. Approved Minutes:

November 25, 2008

B. Findings of Fact and Conclusions of Law:

- **08-05-ZOA:(KCC 5-14-3): “Conceptual Site Plan”** Amendment to the City Code for Development Agreements concerning conceptual site plans Kuna City Code 5-14-3
- **08-03-S: Crimson Point North Subdivision:** Resubmission of subdivision due to expiration of preliminary plat.
- **08-13-SUP Special Use Permit– Walgreens:**

3. OLD BUSINESS:

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.

Commission Discussion Only

4. NEW BUSINESS:

- A. 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.
- B. 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.
- C. 08-09-ZOA: License Nontransferable (KCC 3-4-7): “General License Provisions”**
– This text amendment is offered as a public safety measure and as a good business practice. The amendment provides some basic public oversight to assure that when a business relocates to a new Kuna address – the new location can meet the City’s land use and building code requirements through business license evaluation. It also assures the business owner will pay appropriate City fees for public services rendered. The City has experienced circumstances where a business moved to a new location that did not allow for that business operation and yet the business owner continued to rely upon their City granted business relocated in Kuna to assure the use at the new location is in compliance with City requirements.
- D. 08-10-ZOA: Subdivision Regulations: Subdivision Approval Procedure (KCC 6-2-3): “Preliminary Plat” and (KCC 6-2-4): “Final Plat” –**
This text amendment attempts to resolve certain issues associated with the subdivision platting process, and specifically: clarifying subdivision text language; clarifying information required for preliminary and final plat submission; qualifying the time frame a preliminary and final plat is valid; extending the preliminary and final plat validation time frame from one year to two; and proving a protocol for a preliminary and final plat time extension.

5. REPORTS:

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

6. CHAIRMAN/ COMMISSIONER DISCUSSION

7. ADJOURNMENT