

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
April 29, 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:
April 8, 2008

B. Findings of Fact and Conclusions of Law: 08-03-ZOA / Lot Split (LS) / Zoning Ordinance Amendment/ 08-02-ZOA / Planned Unit Development (PUD) / Zoning Ordinance Amendment/ Best Bath – 08-01-SUP (Special Use Permit)

3. OLD BUSINESS:

4. NEW BUSINESS:

A. Public Hearing: Stephanie's Daycare 07-04-SUP (Special Use Permit)

Property owner, Stephanie Pearson, at 1554 W. Ryegrass Ct. is interesting in opening a daycare within her residence and is requesting approval of a Special Use Permit to do so. Stephanie has many years of experience in child care and feels she can offer a valuable service to her community. Her home is located within a quiet cul-de-sac; with neighbors all aware of her interest in establishing a daycare within her residence. As a 10-year resident of Kuna, she has cared for many of her surrounding neighbors children on occasion, and the idea of a home daycare within the subdivision has come up many times. Stephanie wishes to provide a daycare that will accommodate a maximum six (6) children including her child. In order to provide more personal attention, love and guidance in a small family setting not found in larger centers.

B. Public Hearing: Brothers 08-05-AN (Annexation), 08-06DA, (Development Agreement) the applicant is requesting to annex approximately 2.18 acres with a rezone to C-1 (Light Commercial) with a Development Agreement. The project is an infill and is located on W Deer Flat, East of Linder. The applicant will also participate in a Comp Plan Map Amendment to change the designated area to C-1 (light Commercial) from R-8 (High Density Residential) so that it corresponds with the adjoining property.

C. Public Hearing: Heinrich Property 08-04-AN (Annexation), 08-05(DA, Development Agreement): The applicant is requesting to annex approximately .6 acres with a rezone to C-1 (Light Commercial)) with a Development Agreement. The property is and infill and is

located on the south east corner of Deer Flat and Linder. The applicant has no immediate plans for any development.

The applicant will also participate in a Comp Plan Map Amendment to change the designated area to C-1 (light Commercial) from R-8 (High Density Residential) so that it corresponds with the adjoining property.

D Public Hearing: ABBOTT 08-03-AN (Annexation)/ 08-04-DA (Development Agreement): The applicant is requesting to annex approximately .86 acres with a rezone to C-2(Medium Commercial) with a Development Agreement. The project is located East Linder, and South of Deer Flat. This will be an infill and the applicant is proposing to convert the existing buildings to a daycare center and a dance studio which will be required to go through Design Review. The applicant will also participate in a Comp Plan Map Amendment to change the designated area to C-2 (Medium Commercial) from R-8 (High Density Residential) so that it corresponds with the adjoining property.

E. Crimson Point Pool and Clubhouse08-03-SUP (Special Use Permit)

This will be an infill and the applicant is proposing to convert the existing buildings to a daycare center and a dance studio which will be required to go through Design Review. The applicant is requesting a Special Use Permit approval for pool, clubhouse, tot lot and a 12 stall parking lot located on lots 3&4, block 2 of Crimson Point Subdivision. A parking lot and most of the tot lot will be located to the west of the pool and clubhouse on lot 4 block 2. The parking lot will accommodate 11 standard parking spaces and one (1) handicap space and be compliant with ADA (American's with Disability Act) standards. The pool and 2673 square foot clubhouse will be located on lot 3 block 2.

F. 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 May 13, 2008 Planning and Zoning Commission meeting in order to work out details of the private sewer system, the annexation and development agreement.

G. 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.

H. 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.

5. REPORTS:

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

6. CHAIRMAN/COMMISSIONER DISCUSSION

7. ADJOURNMENT