

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
May 27, 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 29, 2008

B. Findings of Fact and Conclusions of Law:

Stephanie's Daycare 07-04-SUP (Special Use Permit); Brothers 08-05-AN (Annexation), 08-06DA, (Development Agreement); Heinrich Property 08-04-AN (Annexation), 08-05(DA, Development Agreement); ABBOTT 08-03-AN (Annexation)/ 08-04-DA (Development Agreement)

3. OLD BUSINESS:

Crimson Point Pool and Clubhouse 08-03-SUP (Special Use Permit) 08-05-DR (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 Special Use Permit is required because neither a parking lot nor a community center (clubhouse) is outright permitted in an R-6 zone. A parking lot is prohibited in a residential neighborhood unless it is serving and accompanying a land use that is permitted. Thus the Special Use permit affords the placement of a community center (clubhouse) in an R-6 zone and the parking lot is permitted as an accessory use to the community center. A parking lot and most of the tot lot will be located to the west of the pool and clubhouse on L4B2. 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.

4. NEW BUSINESS:

A. Time Extension: Waters Edge/ Laketown Subdivision – Preliminary Plat:

This is an application for a one (1) year time extension on an approved preliminary plat with development agreement. The City Council approved the preliminary plat on November 24, 2003. The development agreement stated that the commencement of construction for the infrastructure was to take place within 365 days of the completion of the Hubbard (Danskin) lift station. The lift station was completed and brought on-line in mid-April 2007; therefore a time extension has been requested.

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- B. Public Meeting: Lisa and Dale Whitney 08-08-AN (Annexation) / 08-04-ZC (Rezone) / 08-09-DA (Development Agreement):** The applicant is requesting to annex into the City and rezone the property from an RR (Rural Residential – County) to a C-1 (Neighborhood Business District – City); to develop the site for a commercial purpose. The Applicants are residents of Kuna and feel that keeping their business within the City provides the community with a heating and air conditioning company who has the capacity to accommodate new and replacement services to include repair, emergency and maintenance services. This local service will be advantageous to Kuna citizens because many Boise companies charge Kuna out of area fees. The applicants are looking to change that and will offer Kuna customers a discount. Applicant has 10-17 employees and operates the business between the hours of 7:30 a.m. and 5:00 p.m. daily. Property currently accommodates for 4 employee parking spaces; however, the applicant intends to provide ten (10) additional parking spaces as part of general improvements to the business. About seven to ten (7-10) employees park their vehicles onsite during the work day, and five (5) take their vehicles home. Employees do not fill all of the businesses' parking spaces because they are out and about throughout the day.
- C. Public Meeting: M-7 Developments / Victor Clark 08-06-AN (Annexation) / 08-03-ZC (Rezone) / 08-07-DA (Development Agreement):** The applicant is requesting to annex a 68 acre parcel of land into the City and rezone it from an RR (Rural Residential – County) to a C-2 (Area Business District – City for future commercial use.
- D. Public Meeting: Dennis and Tracy Vander Stelt – 08-09-AN (Annexation)/ 08-12-DA (Development Agreement)/ 08-03-LLA (Lot Line Adjustment):**
The applicants are requesting to be annexed into the City of Kuna with an R-2 (Low Density Residential) designation with a Development Agreement and a lot line adjustment to expand their one (1) acre home site parcel into two (2) acres.
- E. Public Hearing: KSP Idaho – 08-10-AN (Annexation)/ 08-11-DA (Development Agreement):**
This an application for Annexation with a Development Agreement requesting a zoning designation of A (Agricultural). The property consists of approximately 427 acres and is located north of Kuna Mora Road and east of Cloverdale Road to the Five Mile Road future extension and is currently zoned RR (Rural Residential).
- F. Public Hearing: Joe & Kathy Guido/ Ironhorse Subdivision – 08-02-AN (Annexation)/ 08-03-DA (Development Agreement):** 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 tentative date of August 26, 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: 08-04-ZOA, Septic Tank/System Zoning Ordinance Amendment:**
The Kuna City Council amended the City’s subdivision ordinance in February of 2007 for purpose of prohibiting the installation of new septic tanks or septic systems within City limits. Recently, the City Council revisited that action, and after further consideration, has determined there may be certain limited circumstances where it is appropriate to install new septic tanks or septic systems in lieu of public sewer

connection on residentially zoned lands. Accordingly, the Council requested that staff identify these possible circumstances, craft them in the form of a zoning text amendment and schedule them for public hearing. As part of constructing this text amendment, staff relocate the City's septic tank policies from the subdivision section of City code to the special development section (Chapter 16) because that section of code is more in keeping with the nature of this land use application. Staff also relocated sewer policies from other sections of City code to ensure consistency of infrastructure and public health application. Kuna City Code 6-2-5 was also modified to provide for a septic tank inspection review process.

- H. Public Hearing: 08-01-CPA – Amendment to the City of Kuna Future Land Use Map:** The City is initiating an amendment to the City's Future Land Use Map to include the recent annexed lands of the Osprey Ridge Development as well as lands that have made or have expressed an interest to make application for annexation, as well as lands of interest to the City. The map amendment is for planning purposes only and does not affect the current zoning or use of any property.

5. REPORTS:

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

6. CHAIRMAN/ COMMISSIONER DISCUSSION

7. ADJOURNMENT