

**KUNA PLANNING AND ZONING COMMISSION MEETING
AGENDA
August 26, 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:

July 29, 2008

B. Findings of Fact and Conclusions of Law:

M-7 Developments Annexation, 08-06-AN/08-03-ZC/ 08-07-DA:

C. Time Extension: 08-05-TE: Season Creek Estates Preliminary Plat

3. OLD BUSINESS:

A. Election of Vice Chairman for Planning and Zoning

4. NEW BUSINESS:

A: Introduction of new Planner II, Troy Behunin.

B: Public Meeting: 08-09-SUP (Special Use Permit) – Sunshine Preschool

Property owner, Joy Cortez, at 2344 W. Cerulean Dr. within Crimson Point Subdivision is interested in opening a preschool within her residence and is requesting approval of a Special Use Permit under the Group Child Care Home definition to do so. Joy had taught preschool to her own children for the past three years, and wishes to offer her services to those within the neighborhood. Her home is located on a road with adequate parking and access; and neighbors are all aware of her interest in establishing a preschool within her residence. Joy wishes to provide a preschool that will accommodate up to twelve (12) throughout the day. Joy will be providing a three-course curriculum: School Fundamentals, Life Skills, and Life Science.

C: Public Meeting: 08-12-AN/ 08-14-DA/ 08-04-LLA – Annexation, Zoning upon Annexation, Development Agreement : In April of 2006 David and Lydia Durrant annexed a 34.5 acre parcel of land into Kuna that had been part of a 45.58 parcel of land in Ada County. The Durrant's initiated this land use action to accommodate the City of Kuna in its effort to construct a City sewer treatment plant. The portion of land that was annexed into the City was zoned Agricultural, which use provides limited development opportunity. The 11.27 acre that remained in the County is zoned RR (Rural Residential, with a ten acre minimum). The annexation caused a violation of the County's land use development rules, which require land divisions to front on public

streets and occur through lot split or subdivision procedure and noting that neither of these criteria was satisfied. Accordingly, this land use action, is in part is intended to cure this land division conflict. The applicant intends to annex the 11.27 acre parcel into the City and cure the conflict by consolidating the separated parcel through a record of survey process that legally describes the 45.5 acreage as a single parcel complemented by a lot line adjustment in accordance with City code 5-16-3. When the land was separated; two or more land parcels were created; thus the consolidation of this land will also necessitate the assignment of a new parcel number.

As a separate land use action, the Durrant's are splitting a 5.77 acre lot from a 74.83 parcel of land. The 74.83 parcel is located in Ada County but is contiguous to land in the City and is identified on the City's comprehensive land use map. The City assumes that the land is eligible for division through lot split, but the applicant must confirm the split opportunity or proceed through the subdivision process. The 5.77 acre of land that is to be divided from the 74.83 acre parcel will be annexed into Kuna through the Category "A" procedure process noted in Idaho Statute Title 50, Chapter 2 (50-222). The land will be annexed into the City for the purpose of constructing a LDS Church on the site located at the North East corner of Ten Mile Road and West Columbia Road. Both of these roads serve, or will serve, an arterial functionality, so access management control will be an important consideration in the evaluation of driveway entrances and internal site circulation. The annexation is subject to a development agreement. The land will be zoned C-1(Light Commercial). A Church requires a special use permit in a C-1 zone and a commercial use is also subject to design review. The special use permit and site design will occur as part of another land use action.

5. REPORTS:

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

6. CHAIRMAN/ COMMISSIONER DISCUSSION

7. ADJOURNMENT