



KUNA PLANNING AND ZONING COMMISSION
Agenda for November 18, 2015

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

SPECIAL MEETING
6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy

2. PUBLIC HEARING

- a. **14-01-ACI: Area of City Impact Map** – City of Kuna: A request by Kuna Planning and Zoning to define the boundaries of Kuna’s Area of City Impact; amending the Area of City Impact boundary in no way affects the current use or zoning of any individual property and is solely for the purpose of planning.

3. ADJOURNMENT



City of Kuna

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Web: www.cityofkuna.com

Planning and Zoning Commission Staff Report

To: Kuna Planning and Zoning Commission

File Number: Area of City Impact Map

Planner: Wendy I. Howell, Planning & Zoning Director

Hearing date: November 18, 2015

Applicant: Kuna Planning & Zoning Department
763 W. Avalon Road
Kuna, Idaho 83634

A. Course of Proceedings:

An Area of City Impact Map is a public hearing with Planning and Zoning Commission as the recommending body and City Council as the decision-making body. After which an application for negotiation of the area of City Impact will be filed with Ada County. This land use was given proper public notice and followed the requirements set forth in Kuna City Code (KCC), Title 5 and Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------|-------------------|
| i. Agencies | November 4, 2015 |
| ii. Kuna, Melba Newspaper | November 4, 2015 |
| iii. Kuna, Melba Newspaper | November 11, 2015 |

B. Request:

This request is to define the boundaries of Kuna's Area of City Impact. Amending the Area of City Impact boundary in no way affects the current use or zoning of any individual properties and is solely for the purpose of planning.

C. History:

The current area of city impact was approved in 1999 by Ada County, however it encompasses only a fraction of the City's area due to the tremendous amount of growth and annexation that has occurred since that time. Thus, the existing area of city impact boundary serves no functional purpose.

D. General Project Facts:

The City has been working in conjunction with developers that have proposed an industrial park generally located between South Cole Road and South Pleasant Valley Road and want to annex into the City of Kuna. The developer has worked with property owners and has created an annexation path for an industrial park. An Urban Renewal District is being considered for expansion of the needed services.

E. Plan Adoption Process:

The City's adoption process is as detailed below:

1. Public notice which includes a summary, date, time and place of the public hearing must be noticed in the official paper of the City. The publication shall be published 15 days prior to the Commission's public hearing. *Completed*
2. Notice of the amendment is sent to affected agencies that provide services within the planning jurisdiction, including the school district 15 days prior to the public hearing. *Completed*
3. After the Commission has concluded their public hearing process, they will make a recommendation to the City Council.
4. The Council's notification process is the same as the Commission's except, the legal notification includes the Commission's recommendation.
5. If the council makes a material change to the Commission's recommendation or to the amendment, further notice and hearing is required.
6. The amendment is not effective until the Council approves a resolution adopting it. A copy of the amended map shall accompany the resolution and be kept on file with the City Clerk.

F. Staff Analysis:

Kuna's Area of City Impact is being proposed to expand the City's Area of City Impact Map that includes land currently within the City's municipal boundary and lands outside the municipality contemplated for future annexation.

According to Idaho State Code in defining an area of city impact, the following factors shall be considered: 1) trade area; 2) geographic factors; and 3) areas that can reasonably be expected to be annexed to the city in the future.

- 1) Trade Area: A trade area can be defined as the region from which a City can expect the primary demand for specific product or service.

Kuna is rapidly becoming a full-service community whose range of commercial services continues to draw individuals from greater distances to accommodate their consumer and cultural needs. It is the goal of the City to create a self-sustaining and stronger community identity.

- 2) Geographic Factors: geographic factors are both natural and manmade. Natural Features can provide logical boundaries for an Area of City Impact such as bodies of water, landform and elevation changes. Manmade can be infrastructure that has been placed on the land such as structures including roads, bridges, canals, and buildings.

The proposed Kuna Area of City Impact boundary follows natural, political, and geographic boundaries. In most cases the Kuna Area of City Impact boundary follows roadways, survey section lines, and the boundary lines of other communities.

- 3) Areas that can be reasonably expected to be annexed into the City in the future:

Kuna has experienced tremendous growth in the past decade, and expects to experience similar growth rates into the near future. Kuna's municipal boundaries have expanded from 2.7 square miles in 2004 to 16.6 square miles in 2015.

The annexation effort has left the City's boundary line rather irregular. The proposed Kuna ACI boundary attempts to square up and smooth out the City's edge and create a future municipal boundary that maximizes service delivery efficiency.

The City of Kuna has worked diligently with Compass and Ada County Highway Department to align our Street Circulation Plan and to include the proposed impact boundary area. The Street Circulation Plan was a part of the Council's approval of the Comprehensive Plan on August 18, 2015.

Kuna also has Facility Planning Studies for water, wastewater and pressurized irrigation will be updated when the areas of city impact boundaries have been approved through Ada County. Storm drainage facilities are handled by Ada County Highway District through seepage beds. Kuna handles on-site drainage the same way.

Kuna Fire District owns the Station No. 2 building at Five Mile and Kuna Road and has future plans to have this facility staffed as the need arises. Kuna Police is contracted through Ada County. As the city limits expand Kuna will need to add staff to the police services to support future growth and the safety requirements.

The City has discussed doing a new comprehensive plan that utilizes public input to define the goals, objectives, and policies for the community. The anticipated start date is in 2016. Additionally, the City is in the beginning stages of planning a Park Master Plan, which will then be incorporated in the future into the Comprehensive Plan.

The purpose of the expansion of the impact boundary is to include most of the existing city limits within the impact area. The City intends for the area of city impact map to be a guide to future development within the City.

It is important to note, the proposed Kuna Area of City Impact boundary does not overlap any other area of city impact boundaries, nor are we aware of any concerns raised by other municipalities about our proposed boundary.

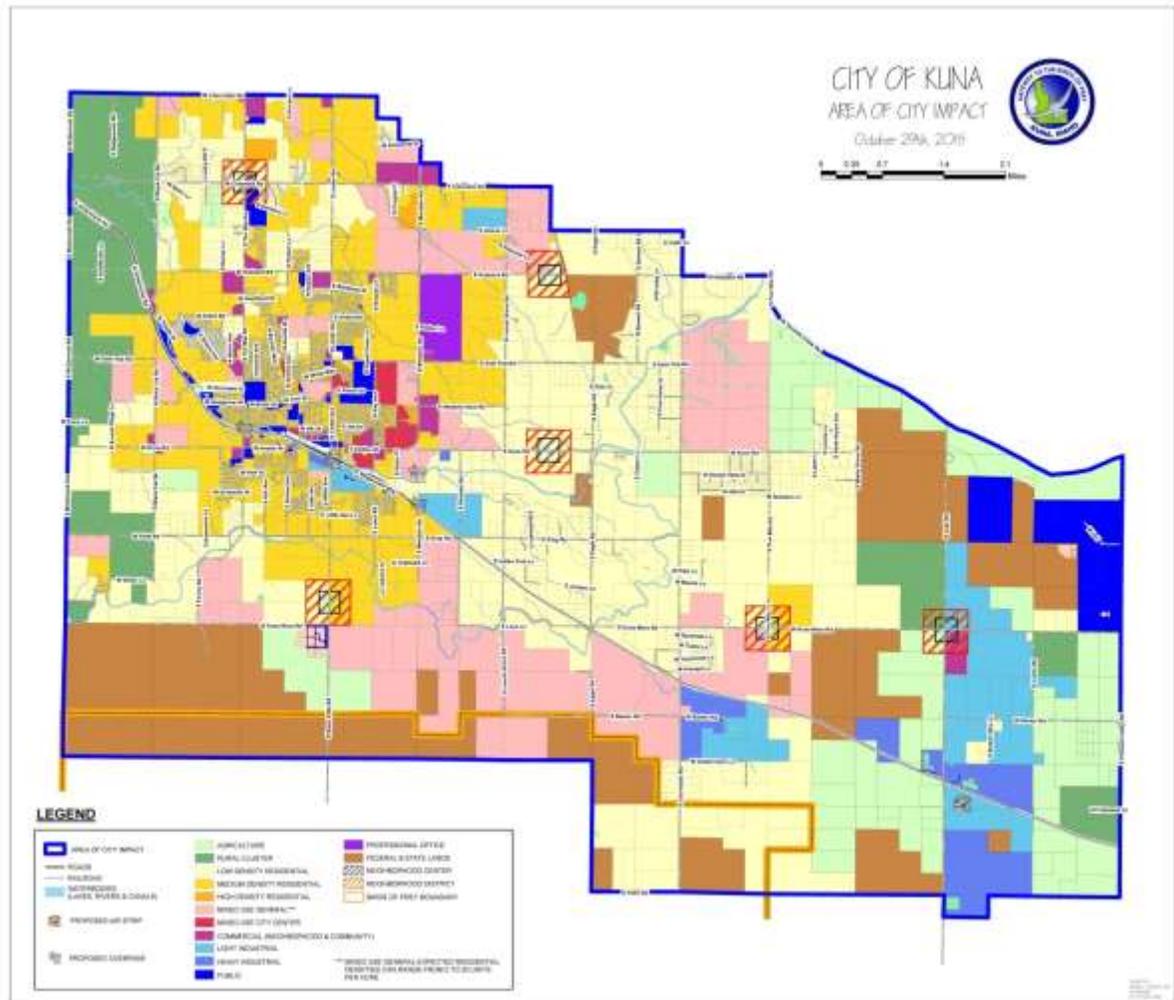
The Comprehensive Plan and Area of City Impact Map will be submitted to Ada County Commissioners for approval upon approval by Kuna City Council.

G. Area of City Impact Boundaries:

1. The Current Area of City Impact Boundaries was approved in 1999 by Ada County:



2. The Proposed Area of City Impact Boundaries:



3. Legal Description For Kuna’s Proposed Area of City Impact Boundaries:

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Road and S McDermott Road,
 Thence south 7.5 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;
 Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;
 Thence south 1.5 miles to a point in the center of the E Poen Road;
 Thence east 4 miles along the E Poen Road alignment;
 Thence south ¼ mile along S Cole Road;
 Thence east ½ mile to the alignment of S Broken Sky Lane;
 Thence north along said alignment ¼ mile to the alignment of E Poen Road;
 Thence east 1 ½ miles to the alignment of S Pleasant Valley Road;
 Thence north along said S Pleasant Valley Road 5.0 miles more or less to the intersection of W Tenmile Creek Road;
 Thence in a northwesterly direction for 4.94 miles more or less to the intersection of W Hubbard Road;
 Thence west 1 mile along W Hubbard Road to the intersection of S Cloverdale Road;

Thence north 0.5 miles along S Cloverdale Road;
Thence west 1.5 miles to the center of Section 8, Township 2 North Range 1 East;
Thence north 0.5 miles to a point in the center of E Columbia Road;
Thence west 1 ¼ miles along E Columbia Road to the intersection of S Bryker Lane;
Thence north ¼ of a mile;
Thence west ¼ of a mile to the centerline of S Meridian Road;
Thence north along said centerline of S Meridian Road ¼ of a mile;
Thence west ¼ of a mile;
Thence north ¼ of a mile;
Thence west ¼ of a mile;
Thence north ¼ of a mile to a point in center of W Lake Hazel Road;
Thence west 3.5 miles along W Lake Hazel Road to the Point of Beginning;
Said area contains 79.70 square miles more or less.

H. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

I. Comprehensive Plan Analysis:

5.0 Economic Development

Policy: Recruit industrial businesses for a business park south of Kuna Mora Road and east of Cloverdale Road.

6.0 Land Use

Policy: Adopt a future land use plan and map that reflects the needs and adopt a comprehensive land use plan, area of city impact map, and planning area map that reflect the needs and values of the community and guides future growth in a manner consistent with the community's vision. The following strategies should be employed as part of this policy effort.

- Community-based residential development,
- Revitalization and strengthening of downtown,
- Development of designated commercial areas and employment centers,
- Utilization of self-sustaining neighborhood-focused development patterns,
- Preservation of open space and small-scale agriculture operations as an interim land use.
- Proactive planning for new residential, commercial, and industrial growth and overall City expansion.

Objective 5.3: Improve Kuna's opportunity to secure jobs by promotion of the Union Pacific Railroad Line and other transportation systems.

Policy: Site lands for industrial purpose along the Union Pacific Railroad Line such as Kuna Mora Road, South Cole Road and Highway 69 to facilitate manufacturer's transportation access to the marketplace.

8.0 Public Services, Facilities, and Utilities

Objective 1.1: Plan for future growth in advance of demand for public services.

9.0 Transportation

Policy: Increase Kuna's employment opportunities as a means to reduce commuter trips.

Policy: Annex contiguous properties requesting City services.

Objective 2.2: Prepare to accommodate service demands without unnecessary delay by coordinating the design and delivery of services with rate and type of growth. Obtain the tools necessary to fund needed increases in operations and capital.

Policy: Support the Kuna Rural Fire Protection District in the location and construction of new facilities necessary to retain or improve emergency response time.

Policy: Plan for additional police staffing to support future growth and safety requirements.

Policy: Increase Kuna's employment opportunities as a means of reducing commuter trips.

J. Proposed Findings of Fact:

1. Kuna Planning and Zoning Commission accepts the facts outlined in the staff report, public testimony and the supporting exhibits.
2. Public notices were published in the Kuna Melba News on November 4, 2015 and November 11, 2015 in anticipation of the Planning and Zoning Commission meeting. The notices providing a summary of the request, date, time, and the place of the public hearing.
3. Affected agencies were notified November 4, 2015.
4. All procedural items have been completed in accordance with Idaho Code and Kuna City Code.
5. The map matches the City of Meridian's impact area boundary.
6. The Area of City Impact Boundaries Map for the City of Kuna was last approved by Ada County in 1999.
7. The Area of City Impact Map identifies projected land uses.
8. The extension of this boundary in no way affects the current use or zoning of any individual properties and is solely for the purpose of planning.

K. Proposed Conclusions of Law:

1. The Planning Area Map has been prepared indicating projected land uses.
2. This extension amendment appears not detrimental to the health, safety and general welfare of the public.
3. The map amendment is consistent with the Comprehensive Plan.
4. The planning area extension amendment will advance the public interest and be a benefit to the City of Kuna.

L. Proposed Order of Decision:

The Council should consider the evidence and testimony presented at the meeting prior to rendering its decision.

Note: This proposed motion is for approval or denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

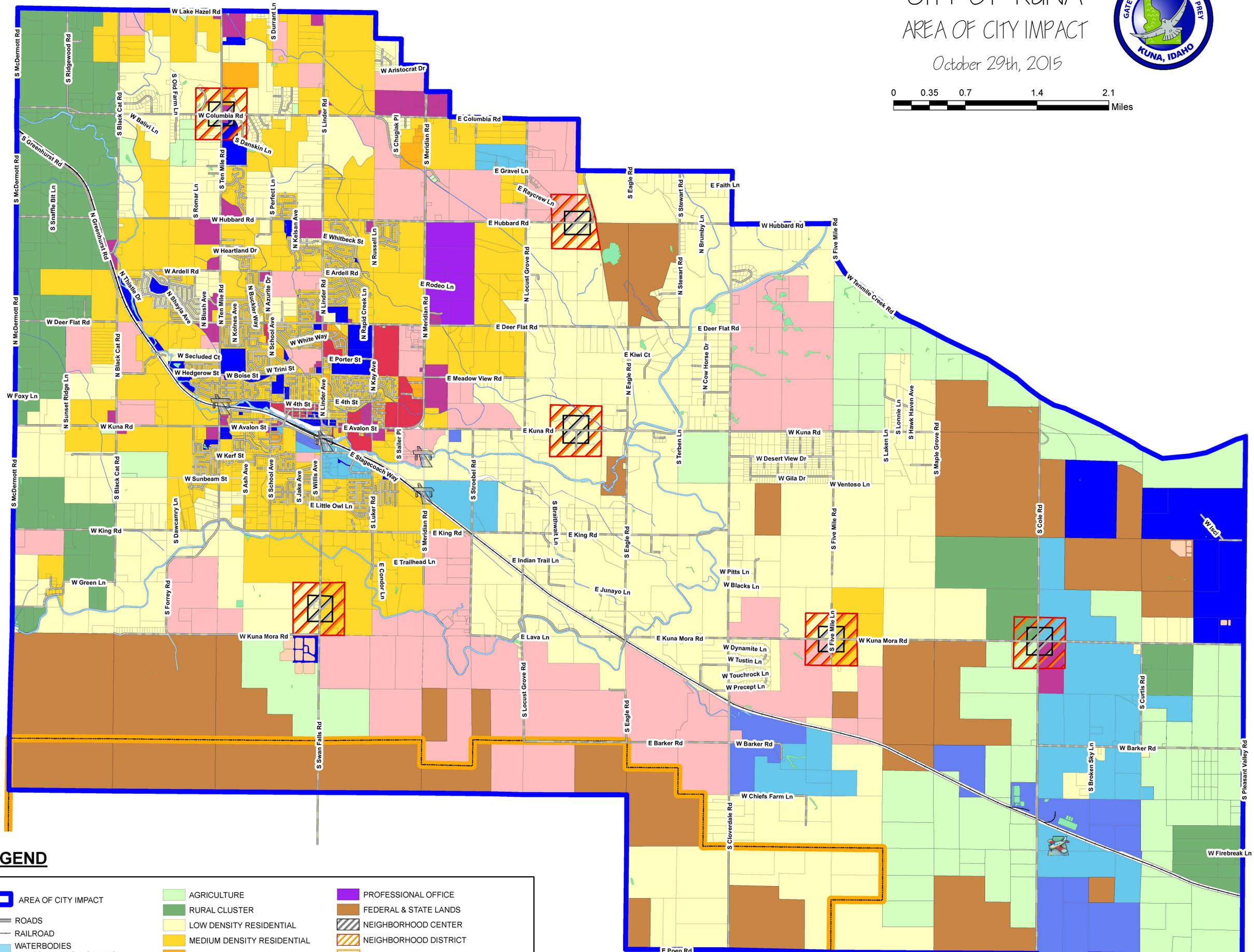
Based on the facts outlined in staff's report and the public testimony (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (approval or denial) of Case No. 2015-ACIM, the area of city impact map boundaries as described herewith: Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Road and S McDermott Road; Thence south 7.5 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West; Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East; Thence south 1.5 miles to a point in the center of the E Poen Road; Thence east 4 miles along the E Poen Road alignment; Thence south ¼ mile along S Cole Road; Thence east ½ mile to the alignment of S Broken Sky Lane; Thence north along said alignment ¼ mile to the alignment of E Poen Road; Thence east 1 ½ miles to the alignment of S Pleasant Valley Road; Thence north along said S Pleasant Valley Road 5.0 miles more or less to the intersection of W Tenmile Creek Road; Thence in a northwesterly direction

for 4.94 miles more or less to the intersection of W Hubbard Road; Thence west 1 mile along W Hubbard Road to the intersection of S Cloverdale Road; Thence north 0.5 miles along S Cloverdale Road; Thence west 1.5 miles to the center of Section 8, Township 2 North Range 1 East; Thence north 0.5 miles to a point in the center of E Columbia Road; Thence west 1 ¼ miles along E Columbia Road to the intersection of S Bryker Lane; Thence north ¼ of a mile; Thence west ¼ of a mile to the centerline of S Meridian Road; Thence north along said centerline of S Meridian Road ¼ of a mile; Thence west ¼ of a mile; Thence north ¼ of a mile; Thence west ¼ of a mile; Thence north ¼ of a miles to a point in center of W Lake Hazel Road; Thence west 3.5 miles along W Lake Hazel Road to the Point of Beginning; Said area contains approximately 79.70 square miles more or less.

CITY OF KUNA

AREA OF CITY IMPACT

October 29th, 2015



LEGEND

AREA OF CITY IMPACT	AGRICULTURE	PROFESSIONAL OFFICE
ROADS	RURAL CLUSTER	FEDERAL & STATE LANDS
RAILROAD	LOW DENSITY RESIDENTIAL	NEIGHBORHOOD CENTER
WATERBODIES (LAKES, RIVERS & CANALS)	MEDIUM DENSITY RESIDENTIAL	NEIGHBORHOOD DISTRICT
PROPOSED AIR STRIP	HIGH DENSITY RESIDENTIAL	BIRDS OF PREY BOUNDARY
PROPOSED OVERPASS	MIXED USE GENERAL ***	
	MIXED USE CITY CENTER	
	COMMERCIAL (NEIGHBORHOOD & COMMUNITY)	
	LIGHT INDUSTRIAL	
	HEAVY INDUSTRIAL	
	PUBLIC	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

November 6, 2015

Trevor Kesner
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 14-01-CIM AREA OF CITY IMPACT MAP

The Idaho Transportation Department has reviewed the referenced request to amend the area of City Impact map application. ITD has the following comments:

1. ITD has no objection to the requested application.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov
