

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 26, 2013**

NOTE: These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.

| PZ COMMISSION MEMBER | PRESENT | CITY STAFF PRESENT: | PRESENT |
|-----------------------------------|---------|-------------------------------------|---------|
| Chairman Lee Young | x | Wendy Howell, Planning Director | x |
| Vice-Chairman Stephanie Wierschem | x | Troy Behunin, Planner II | x |
| Commissioner Dana Hennis | x | Travis Jeffers, Planning Technician | x |
| Commissioner Cathy Gealy | x | | |
| Commissioner Mike Bundy | x | | |

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at 6:00 p.m.

1. CONSENT AGENDA

A. Meeting Minutes – February 12, 2013

B. Findings of Fact, Conclusions of Law for Case No.s 12-03-SUP (Special Use Permit) and 12-04-DR (Design Review) – Profile Ridge Subdivision; Ridley’s Family Markets.

- Commissioner Gealy motioned to approve consent agenda; Commissioner Bundy second, all aye and motion carried 5-0.

3. OLD BUSINESS:

A. (Continued from February 12, 2013). 10-01-CPA- This is a request to update the Comprehensive Future Land Use Plan (text & map) to reflect the recent annexation and rezone approvals passed by Kuna City Council; to update any outdated information from 2010 to the present found within the Plan; to make for any changes the Ada County Board of Commissioners requested with regards to the text and maps; and the request to adopt all proposed maps displaying the reconfiguration of the proposed Area of City Impact boundary.

(Please contact the Planning and Zoning Department for a copy of the changes to the Comprehensive Plan)

Director Howell reported on the questions from the previous Planning and Zoning meeting. She confirmed the Kuna Mora Road alignment has not yet been determined on the Ada County Side due to budgetary constraints. The ROW width according to ACHD policy is 200’ total. Nampa Highway District along with Canyon Highway District has been working on the western alignment. Canyon Highway District has suspended their meetings on the western alignment. They had 18 potential connection points; however Nampa Highway District has adopted an alignment. Their alignment that

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would connect to Ada County is along Bowmont Road. Bowmont Road aligns with Kuna Mora Road. This alignment is not a part of ACHD 20-year plan. Phase two of the Kuna Mora Road plan was to look at a 7-mile segment of Kuna Mora Road from the Canyon County line east to Eagle Road and to evaluate potential alignment options. Commissioner Hennis wanted to know if anything in our current comprehensive plan needed to be updated to reflect the changes. The comprehensive plan only addresses the future housing proposed along the road. Commissioner Gealy expressed that there was a time when it was expected that this proposed development growth would happen along Meridian Road extending north to I-84. She recommended that we move this information from Existing Conditions to Future Conditions on the last paragraph of the first section to provide a more accurate representation within the comprehensive plan. She asked if it was possible to lump this into the section discussing the Kuna Mora Corridor Study. Planner, Behunin confirmed that there is proposed development and increased traffic loads within this area. There are also entitlements for Osprey Ridge, for example, which is still good and valid. Kuna Mora Road bisects part of that overall development. There are some 11,000 units alone in Osprey Ridge, which is only a small part of that corridor. Some of the developments not only have entitlement and development agreements, but also have paid into the sewer treatment plant. They have entitlements for a minimum of 3 units per acre. Director Howell stated that portions of the information would be rearranged within the Kuna Mora Corridor Study and/or future conditions sections within the plan.

COMPREHENSIVE PLAN UPDATES (Summarized)

The P&Z Commission, Director Howell and Planner Behunin went through each section of the updated data within the comprehensive plan. The issues addressed included grammatical, punctuation and minor text edits along with verification and explanation of statistical data throughout the plan. The purpose of this discussion was to provide clarification and consistency with the new updated data. The P&Z Commission provided individual feedback as well as group discussion on the updates.

Chairman Lee Young asked what the overall intent and necessity of the update was for. Director Howell stated that the intent of the meeting was to update the statistical data with the new numbers from the 2010 Census. Ada County requested changes to the text for clarification for the Area of City Impact (ACI) approval for the extension of the boundaries. The maps have been updated with the extension of the ACI boundaries. Updates and corrections to the plan will continue to take shape over next few weeks.

Commissioner Gealy said she was amazed that 40% of our population is under the age of 20. This statistic is significant as it directly affects our local economy. The majority of that demographic is enrolled in school and therefore not earning. She felt it was noteworthy because it could play a large role in planning for the future.

Commissioner Gealy asked Planner Behunin, why limit the development of future educational facilities to Highway 69? Planner Behunin explained that the language and designation within the plan isn't intended on limiting the location, but to encourage it in certain areas of the City because of location and availability of certain lands among other criteria.

Commissioner Gealy said she had concerns that we added a heavy industrial designation on page 100 and that it is not mentioned anywhere else in the plan. She asked why we would introduce those types of industries.

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Director Howell responded that Ada County requested that we add a definition within the plan for clarification purposes. No text content was changed, just definitions were added.

Commissioner Gealy is apprehensive that we've set aside 1,650 acres for industrial development and that the heavy industrial designation was being inserted into the plan without public input.

Director Howell explained that her understanding of the heavy industrial designation by Ada County within the plan was merely to add a specific definition distinguishing between the two different industries. The plan does not specifically designate what industrial areas will be used for each type of industry. It is simply added to give clarification to the different types. She will refer back to past notes and follow up with Ada County to gather additional information.

Commissioner Hennis is also concerned that the plan designates significant amounts of land to industrial uses. Will that lead to us becoming the heavy industrial area of the County? We need to perform background research as to where the acreage designation came from.

Director Howell will do some research.

Commissioner Gealy motions to table public hearing to the next P&Z Commission meeting on 03-12-2013. Commissioner Hennis seconds.

4. NEW BUSINESS:

None

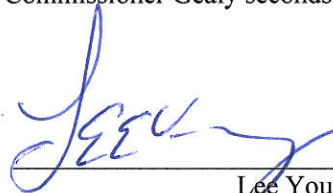
DEPARTMENT REPORTS

Director Howell provided a brief update to the commission as to the up and coming cases. The department has had two lot splits as well as a couple special use permits within the last month. The lot splits go to the Council for approval.

5. CHAIRMAN / COMMISSIONER DISCUSSION

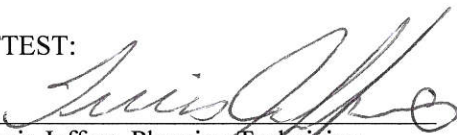
6. ADJOURNMENT

- Commissioner Hennis motions to adjourn at 8:10 PM; Commissioner Gealy seconds, all aye and motion carried 5-0.



Lee Young, Chairman
City of Kuna Planning Commission

ATTEST:



Travis Jeffers, Planning Technician
City of Kuna Planning Department