Zoning Ordinance Amendment

Listening Session Notes

**April 7, 2021**

Attendees: Jace Hellman (Kuna)

**What is and isn’t working well with the existing zoning ordinance?**

Jace said that the County’s rural zoning designations within the Kuna Area of City Impact worked well at preserving agricultural lands. However, he noted that as Kuna develops, this can also result in there being incompatible rural uses adjacent to higher-density urban development within the City.

Jace also said he would like to see the County adopt Kuna’s most recent Comprehensive Plan for use within the Kuna Area of City Impact, so that development would be compatible with Kuna’s future land use goals.

**Are there any specific design standards that the County needs to tune up?**

Jace said that Kuna was generally okay with the large-lot, rural subdivisions the County was doing within the Kuna Area of City Impact in areas where city services were not available. However, he also noted that this was a high-nitrate area, and as such, new septic systems should be limited.

Jace said he would like the County to require sidewalk with more of its subdivisions, or easements for future sidewalks and roadways where applicable, in order to improve future connectivity and mobility.

**Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?**

Jace said he would be supportive of “agritainment” uses within the Code which would provide additional economic opportunities for agricultural properties.

Jace said that Kuna was currently working on development standards for cell towers and antennas, as they are expecting to receive an increased number of applications for these facilities in the future. He said he would be glad to collaborate with the County on its standards.

Jace noted that Kuna is currently planning for there to be some fairly intensive industrial uses near the southeast corner of its Area of City Impact, and so that it would be important for the County to discourage new residential development in this area.

**Are there any standards, topics or innovations missing from the current Zoning Ordinance?**

Jace said he would like the County to consider improved landscape and buffering standards where appropriate. He felt this may not be as much of a concern within rural areas.

**Are zoning application processes meeting the needs of staff and the development community?**

Jace said he really liked the interactive map Ada County includes with its transmittals, and that Kuna was working on a similar application.

**What should the primary outcome of the zoning ordinance update be?**

Jace said that municipalities aren’t necessarily able to stop growth or prevent people from moving from one region to another, but that they are able to affect the quality of new development. He noted that Kuna has improved its design standards, which have included requiring more usable open space, parks, pathways and other amenities with new subdivisions which has resulted in higher quality developments within the City. He encouraged the County to consider similar measures within its Code.