

WHITE & SMITH, LLC

MEMORANDUM

Ada County, ID



To: Mark Perfect, Planning and Zoning Administrator, Development Services
From: White & Smith, LLC
Date: April 8, 2021
Re: ZOA Listening Session 5 Notes

MEETING ATTENDEES

On April 7, 2021, the Consultant Team – White & Smith, LLC (Mark White and Rhys Wilson) joined staff to discuss issues and concerns about the Ada County Zoning Ordinance.

- Mark Perfect
- Brent Moore
- Brianna Bustos
- Jace Hellman (Kuna Planning and Zoning Director)

NOTES BY QUESTION

Discussion

The Consultant Team noted the following discussion points.

- What is working well with the existing Zoning Ordinance?
 - Code works well with agricultural preservation
 - A lot of the districts in the ACI are rural residential, rural transition, rural preservation so not major development zoning districts.
 - Does well because lots of agriculture land there.
 - Provides for some residential, facilitates continuation of agriculture uses.
- What is not working well with the existing Zoning Ordinance?
 - Occasional
 - Compatibility
 - Where are the challenges?

- City rapidly growing, they get denser development next to low density rural residential county development or future designations so can have incompatible uses.
- Kuna has accepted comp plans from 1998 so city needs to be a better partner on dealing with boundaries.
- Always opportunity for annexation, have made point to commission and council that annexation is part of state code where if you dot your I's cities can say yes or no or delay development.
 - Annexation will continue, reopen conversations about where.
 - We will see different annexation pattern in future.
- Are there any specific design standards that the County needs to tune up?
 - Commercial development
 - Don't believe a zone like that exists in the ACI
 - Most is residential and lower density.
 - May have a few industrial, but mostly low density residential.
 - They like curb, gutter, and complete streets
 - Transportation action plan will address desires of county, ACHD, etc.
 - Cant recall when they had a full blown residential development.
 - 2 ACIs (area A & B) – one mostly annexed, rest uses county comprehensive plan so more rural and zoned rural.
 - Biggest thing with Kuna is to update their comprehensive plan so we're in alignment.
 - Not much commercial in any ACI, code requires anything like that to have municipal water and sewer so annexation has to happen first.
 - For smaller projects with occasional subdivision with private road, outbuildings.
 - A lot of what Kuna gets are special use permit for outbuildings are places designated low density, already a match in those low density areas that won't have services for awhile.
 - A little 3 lot subdivision, 5 acre lots is hard because nitrate priority area.
 - Not much concern because not much they will do re improvements, city improvement standards are different than short plats (maybe preserve ROW, provide sidewalks, etc.).
 - lots of existing county subdivisions don't have sidewalks, maybe improve by requiring them.
 - Now if they are required by ACHD that applies, agreement with ACHD to enforce their conditions.
 - HOA would maintain most of that, county has tried to keep away from that due to HOA maintenance issues.

- Most is preserving easements, deferred agreement, etc to avoid missing opportunity in transportation mobility area.
 - Areas where its not the right time and they use development agreement to preserve the area for a sidewalk.
- Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?
 - Agritainment not an issue in Kuna
 - Wireless
 - They are working on those, population flowing into Kuna so on cusp of small cell coming in and looking for ways to regulate.
 - Need to prepare for how to handle.
 - They had a FLUM and comprehensive plan approved that they go off of.
 - Industrial area to the east, active interested parties looking to develop – eastern portion will have some industrial projects (in ACI B with boundary approved, land uses not approved by county).
 - One joist manufacturing project preparing to develop to match big users out there.
 - Long history of large annexations there where industrial surrounded by agriculture.
 - For larger users would be away from growing residential and have separation of uses instead of flex space next to residential.
 - Not too many concerns with uses.
- Are there any standards, topics or innovations missing from the current Zoning Ordinance?
 - Still getting familiar with other community's zoning codes, and what happens in the city is different from what happens in county.
 - Set up for pedestrian corridors.
 - More progressive standards, buffers, sidewalks may not make sense in a more rural environment.
- Are zoning application processes meeting the needs of staff and the development community?
 - No problems – looking to county as model for some things like the interactive map (easiest and most transparent way to show what is happening).
- What should the primary outcome of the Zoning Ordinance update be?
 - We're all in the same boat – county provides services throughout the county.
 - One outcome, you can't stop growth or human migration and stopping would cause housing costs to skyrocket, so establish the quality and hold development to a higher standard.
 - Shift from quantify to quality.

- Quality = a year and a half ago started requiring a given % of usable open space (not buffers, but pathways, things like that).
- Development is hopping on board and providing gathering places for communities

APPENDIX A: QUESTION LIST

Note: this list may be updated as the project moves forward.

1. What is working well with the existing Zoning Ordinance?
2. What is not working well with the existing Zoning Ordinance?
3. Are there any specific design standards that the County needs to tune up?
4. Are there any uses that are a concern, or that the Zoning Ordinance should do a better job of accommodating?
5. Are there any standards, topics or innovations missing from the current Zoning Ordinance?
6. Are zoning application processes meeting the needs of staff and the development community?
7. What should the primary outcome of the Zoning Ordinance update be?