



KUNA PLANNING & ZONING Department
Action Report for March 2018

Planning and Zoning Commissioners Consent Agenda

- a. Planning and Zoning Commission Meeting Minutes for February 27, 2018.
- b. Planning and Zoning Commission Meeting Minutes for March 13, 2018.
- c. Findings of Fact and Conclusions of Law for 18-02-SUP; Silver Trail Elementary addition.
- d. Findings of Fact and Conclusions of Law for 18-03-SUP; Kuna High School addition.
- e. Findings of Fact and Conclusions of Law for 18-04-SUP; Reed Elementary addition.
- f. Findings of Fact and Conclusions of Law for 18-05-SUP; Mercury Cell Towers
- g. Findings of Fact and Conclusions of Law for 18-06-SUP; Teed School Building addition.

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- a. **18-06-SUP Modification (Special Use Permit) & 18-06-DR (Design Review)** – Teed School Building; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit to add a single story, 19,100 square foot addition to the east side of the school. For purposes of adding up to eight classrooms, a new kitchen and cafeteria. Applicant also seeks Design Review approval for the additional square footage. This request proposes to return Teed back to a middle school. This site is located on the south side of Porter Street, between Linder Road and Kay Street, Section 24, T2N, R1W, Boise Meridian, Ada County, Idaho. Address is 441 E. Porter Street, Kuna, within Section 24, T2N, R1W, B.M. (A.P.N. # S1324233623).
- b. **18-05-SUP (Special Use Permit)** – Mercury Towers, New Cell Tower, Monopole; Applicant, Aaron Gunn with Mercury Towers, requests Special Use Permit approval in order to install a 120' monopole Wireless Communication Facility (WCF), at 7460 S Linder Road. This site is located near the northeast corner of Linder Road and Columbia Road.
- c. **17-08-ZC (Rezone), 17-12-S (Pre Plat) and 18-09-DR (Design Review)** – Redhawk Square; A request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop 12 commercial lots, including three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. School Ave., Kuna, Idaho, in Section 23 T2N, R1W. – Tabled from March 13, 2018.

All items above were approved except for those that were removed or tabled to a date certain.

Planning and Zoning Commission Public Meetings

- a. **18-08-DR (Design Review)** – Multi-Tenant Commercial Building; The applicant, James Wylie seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 4,026 square foot multi-tenant commercial buildings, accompanying landscaping, lighting and parking lot within the Empty Pockets Subdivision. The site is located at 1075 East Kuna Road, Kuna, Idaho 83634 (APN #: R2373790020).
- b. **18-05-DR (Design Review)** – Linder Road Duplexes; Rob TeBeau, on behalf of The Housing Company, requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a project consisting of five duplex buildings, (yielding ten dwelling units) with an accompanying private driveway similar to other multi-family developments. The applicant is proposing six additional off driveway parking stalls and landscaping for DRC approval. The site is located at 445 & 483 N. Linder Rd., Kuna, ID 83634 (APN #: S1323417277 & S1323417298).

All items above were approved except for those that were removed or tabled to a date certain

Planning and Zoning Approvals for Business License

- CDN Photography LLC – 554 E Merino St.
- Excellent Quality Commercial Cleaning – 466 W Willow Dale Way.
- Gem State Mobile Detailing – 1991 W Deserthawk Dr.
- Body and Soul – Sun Kissed Jewelry – 514 E Full Moon.
- Theos Innovation – 1420 W Hubbard Rd.
- Clancy Creations – 840 N Windflower Ave.

Planning and Zoning Cases Completed & Closed

- 18-02-SUP (Special Use Permit) – Silver Trail Elementary addition.
- 18-03-SUP (Special Use Permit) – Kuna High School addition.
- 18-04-SUP (Special Use Permit) – Reed Elementary addition.
- 18-05-SUP (Special Use Permit) – Mercury Cell Towers.
- 18-06-SUP (Special Use Permit) – Teed School Building addition.
- 18-08-DR (Design Review) – Multi-tenant commercial building.
- 18-05-DR (Design Review) – Linder Road Duplexes.
- 18-01-ZOA (Zoning Ordinance Amendment) – Easements.
- 18-02-ZOA (Zoning Ordinance Amendment) – Private Roads.

Code Enforcement Cases

- See attached iWorq detailed report.

Monthly Activity Report - March 2018

Case #	Activity Date	Activity Type	Description
194	3/29/2018	Inspection	Weeds cut down, but mattress moved to street in neighborhood next to field. See pics. Ltr sent to Diocese.
53	3/29/2018	Inspection	Car still visible, but moved. Fence not put in yet.
218	3/29/2018	Inspection	Semi not parked there.
219	3/29/2018	Inspection	Pics taken, field being used as storage yard.
219	3/28/2018	Complaint Received	Planner left voicemail to call back about issues.
199	3/22/2018	Sent Letter	Ltr sent to home and company addresses
219	3/14/2018	Complaint Received	Planner to contact land owner to try to resolve issue.
199	3/13/2018	Complaint Received	I work for Northern Star and we manage Chapparosa HOA. We have received numerous complaints about this home and the HVAC business they are operating. I know that you have already looked into it and they told you that they just store things and they technically aren't operating their business there but the neighbors just sent us pictures of a UPS Semi making a huge delivery to this home. They are asking us to see if you can look into this again. Their extra vehicles and debris from their boxes and such are causing a nuisance to all that live in that area.
219	3/12/2018	Complaint Received	"Yellow storage unit, semi truck cab, 3 semi truck beds, terry travel trailer, green industrial semi dump trailer, bulldozer, tow-able dirt vacuum, tow-able industrial compressor, several large cement blocks, piles of building construction material, misc. odds and ends."
67	3/9/2018	Complaint Received	Sent email to company Friday, extra sign removed over weekend.
150	3/6/2018	Inspection	Weeds gone, trash gone. Close case.
194	3/6/2018	Inspection	No change.
67	3/6/2018	Inspection	drove by and 2 feather signs again. Sent email via website.
213	3/6/2018	Inspection	Vehicle moved to driveway.
215	3/6/2018	Inspection	No trailer found.
216	3/6/2018	Conversation	Karen came in to get a fence permit so the car has something around it.
217	3/6/2018	Inspection	cars and trailers are behind structure, for the most part.
218	3/6/2018	Inspection	Semi parked on street. Over 10,000 lbs, needs ltr snt.

Opened Cases - March 2018

Case #	Case Date	Status	Case Description
219	3/12/2018	Open	Other Violations
218	3/6/2018	Closed	Parked vehicle: Other