



**KUNA PLANNING & ZONING Department  
Action Report for June 2018**

**Planning and Zoning Commissioners Consent Agenda**

- a. Planning and Zoning Commission Meeting Minutes for May 22, 2018.
- b. Planning and Zoning Commission Meeting Minutes for June 12, 2018.
- c. Findings of Fact and Conclusions of Law for 18-01-AN; Cortez Annexation.
- d. Findings of Fact and Conclusions of Law for 18-02-AN & 18-02-CPF; Dynasty Estates Sub. No. 2.
- e. Findings of Fact and Conclusions of Law for 18-08-SUP & 18-15-DR; PI Stem Academy.

*All consent agenda items above were approved.*

**Planning and Zoning Commission Public Hearings**

- a. **18-01-AN (Annexation)** – Cortez Annexation; The applicant, Stephanie Cortez, requests approval to annex approximately 3.06 acres located at 760 S. School Avenue, Kuna, Idaho with an R-2 residential zoning designation.
- b. **18-02-AN (Annexation) & 18-02-CPF (Combination Pre-Plat & Final-Plat)** – Dynasty Estates Sub. No. 2; Applicant requests to annex approximately 10.001 acres into Kuna City with an R-2 (Low Density Residential), residential zone, and to subdivide the property into two single family residential lots through the combined preliminary and final plat process and have reserved the name Dynasty Estates Subdivision No. 2 with the County. This is a request for re-subdivision of Lot 5, Block 1, of Dynasty Estates Subdivision. The site is located at the southwest corner (SWC) of Linder and Lake Hazel Roads, site address is 4400 W Linder Road, Meridian, Idaho, In Section 2, T 2 N, R 1 W, APN #: R2004170050.
- c. **18-08-SUP (Special Use Permit) & 18-15-DR (Design Review)** – PI Stem Academy; On behalf of PISA Land holdings, Brett Jensen with Ensign Development (applicant), requests SUP approval in order to place a new school (PiStem Charter Academy) at the southeast corner of Hubbard and future School Avenue in Kuna. Applicant seeks to add three (3), 60' X 60' manufactured buildings (approx. 3,600 square feet/ea.) for classroom and school purposes, a parking lot, a bus drop-off and to add improvements to two roadways. A Design Review application is included with this request. The site address is 2275 W. Hubbard Rd.
- d. **18-01-CPF (Combination Preliminary and Final Plat) & 18-12-DR (Design Review)** – Kelleher Sub. No. 2; On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests approval to subdivide approximately 1.96 acres through the combination preliminary plat & final plat process into nine lots, consisting of eight multi-family lots and one common lot and have reserved the name Kelleher Subdivision No. 2. A Design Review application for eight four-plex buildings, parking, lighting and landscaping accompanies this application. The subject site is located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080). – **Tabled to July 10, 2018.**
- e. **18-01-PUD (Planned Unit Development Modify)** – Timbermist PUD Modification; On behalf of Toll ID I, LLC, the applicant Becky McKay with Engineering Solutions, LLC, requests approval for PUD Modification, in order to measure street side yard setbacks from public Rights-of-Way, rather than from edge of sidewalk as required in KCC 5-3-3(9). This affects four (4) lots total in the Timbermist Subdivision; Lots 5 & 11, Block 9 in Sub No. 2, and Lot 23, Blk 10 & Lot 16, Blk 9 in Sub No. 3. The site is near the northeast corner (NEC) of Hubbard and Linder Roads, Kuna, Idaho, within Section 14, Township 2 North, Range 1 West; APN No's: R8461160290, R846116230, R8461170020 and R8461170360.

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

**Planning and Zoning Approvals for Business License**

- Earthwise Medic LLC - 2210 N Rubine Ln.
- Kuna Myofascial Center – 672 E Whythe Creek Ct, Ste 103.
- All Day Motors LLC – 240 N Linder Rd..

**Planning and Zoning Cases Completed & Closed**

- 18-08-SUP (Special Use Permit) & 18-15-DR (Design Review) – PI Stem Academy.
- 18-08-FP (Final Plat) – Memory Ranch Sub. No. 2.
- 18-11-FP (Final Plat) – Patagonia Sub. No. 3.
- 18-10-FP (Final Plat) – Silvertrail Sub No. 3.
- 18-01-ZC (Rezone) – Thistle Farm and Vanderkooy Farm, LLC's.

**Code Enforcement Cases**

- See attached iWorq detailed report.

Monthly Cases Opened Report  
June 2018

| Case # | Case Date | Status  | Case Description                                       |
|--------|-----------|---------|--|
| 239    | 6/26/2018 | Pending | Parked vehicle: Other                                  |
| 238    | 6/19/2018 | Open    | Accumulation of junk, trash, or garbage                |
| 237    | 6/11/2018 | Open    | Accumulation of weeds, or open areas of dry vegetation |

### Monthly Code Enforcement Activity Report - June 2018

| Case # | Activity Date | Activity Type      | Description  |
|--------|---------------|--------------------|--|
| 234    | 6/1/2018      | Sent Letter        | sent warning letter  |
| 233    | 6/1/2018      | Sent Letter        | 1st letter sent  |
| 230    | 6/1/2018      | Complaint Received | 1st notice sent  |
| 236    | 6/1/2018      | Sent Letter        | 1st notice sent  |
| 234    | 6/7/2018      | Conversation       | Talked to home owner. Son's car, earning money to fix and sell vehicle. Will take a little time, but will get done.  |
| 233    | 6/7/2018      | Conversation       | Talked to Home Owner. Selling house so they will get it all cleaned up anyway. Let her know I'll check it again in a week or so and when I see it done I will close the case.                |
| 231    | 6/11/2018     | Conversation       | Called in, left voicemail. Weeds sprayed. Will pull next and plant veggies from backyard garden.   |
| 237    | 6/11/2018     | Inspection         | Drove by and lot if full of weeds.   |
| 237    | 6/11/2018     | Complaint Received | This is ongoing and requires monthly maintenance to keep the weeds from becoming a fire hazard. It is a code violation as well as a violation of the HOA requirements for this neighborhood. |
| 230    | 6/12/2018     | Complaint Received | 2nd complaint recieved   |
| 216    | 6/13/2018     | Conversation       | They sent an email. Fence to go up w/in 2 weeks  |
| 238    | 6/19/2018     | Complaint Received | junk vehicle in driveway, lack of yard maintenance, accumulation of junk on driveway   |
| 236    | 6/19/2018     | Inspection         | Owner called in about renter's trailer. Drove by, it is removed from street.   |
| 239    | 6/26/2018     | Complaint Received | see attached complaint   |
| 239    | 6/26/2018     | Sent to Police     | Sent to KPD, got response the RV was tagged to be moved.   |
| 227    | 6/28/2018     | Complaint Received | Received notice from Ada County that the tires have been removed.  |
| 53     | 6/29/2018     | Inspection         | The roofing company is gone. The property is for sale.   |
| 216    | 6/29/2018     | Inspection         | Fence up   |