



KUNA PLANNING & ZONING Department
Action Report for September, 2018

Planning and Zoning Commissioners Consent Agenda

- a. Planning and Zoning Commission Meeting Minutes for August 28, 2018.
- b. Planning and Zoning Commission Meeting Minutes for September 11, 2018.
- c. Findings of Fact and Conclusions of Law for 18-10-SUP; Small Wonders Daycare.
- d. Findings of Fact and Conclusions of Law for 18-02-S; Madrone Heights Subdivision.

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- **18-10-SUP (Special Use Permit)** – Small Wonders Daycare; Applicant, Tracey McRoberts, seeks Special Use Permit approval in order to operate a Group Childcare Facility in an existing residence. The site is located at 1403 North Antimony Place, Kuna, ID 83634.
- **18-02-S (Preliminary Plat) & 18-18-DR (Design Review)** – Madrone Heights Subdivision; On behalf of N Star Farm, LLC (the applicant), Kirsti Grabo with KM Engineering, requests approval to subdivide approximately 39.48 acres (previously zoned R-6) into 206 single home lots, an additional 27 common lots, and one shared driveway. Applicant has reserved the name Madrone Heights Subdivision. A Design Review application for the landscaping for the 27 common lots accompanies this application. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, Township 2 North, Range 1 West, B.M. (APN #: S1322438400.).

All items above were approved except for those listed as otherwise.

Planning and Zoning Commission Public Meetings

- **18-22-DR (Design Review)** – Walnut Creek Town Homes; The applicant, Daniel B. Zillner, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for five quadplex buildings, which includes 20 townhomes and landscaping, parking and lighting for two commercial lots. The sites are located on W Heartland Drive, Kuna, Idaho 83634 (APN# R3023310010 & R3023310220).
- **18-28-DR (Design Review)** – Accessory Building; the applicant, Mike Smith, requests approval from the Planning and Zoning Commission for a project consisting of four new 6,000 Square Foot (SF) buildings, to be built next to the existing buildings on the lot. The purpose is to provide spaces for start-up business that require between 1,500 and 6,000 SF. Four new buildings are proposed.
- **18-25-DR (Design Review) & 18-12-SN (Sign)** – D&B Supply; The applicant, Brad Marczuk with Larson Architects, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 46,546 square foot new commercial building to house a *D & B Supply* store with accompanying landscaping, lighting, parking lot and two monument signs; a 26'-8" high double-sided monument sign on Meridian Road, and a 12' – 1" high, double-sided monument sign on Deer Flat Road. The site is located at the southeast corner of Meridian and Deer Flat Roads, Kuna, Idaho 83634 (Current APN = S1419223152 – Until the plat records, then it will be Lot 3, Block 1).
- **18-24-DR (Design Review) & 18-10-SN (Sign)** – Multi-Tenant Commercial Building Sign; On behalf of Renny Wylie, the applicant, Dana Vance with Superior Signs, seeks design review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a sign for a recently approved multi-tenant commercial building. The site is located 1075 E. Kuna Road, Kuna, ID 83634 (Parcel No. R2373790020).

All items above were approved except for those listed as otherwise.

Planning and Zoning Approvals for Business License

- T2 Technology – 1180 S Rumney Ave.
- Pro Shoe Covers – 669 S Best Business Ave.

- Mike's Painting & Installation – 2223 N Maroon Ave.
- The Makerspace – 346 W. 4th St,

Planning and Zoning Cases Completed & Closed

- 18-10-SUP (Special Use Permit) – Small Wonders Daycare.
- 18-22-DR (Design Review) – Walnut Creek Townhomes.
- 18-28-DR (Design Review) – Accessory Building.
- 18-25-DR (Design Review) & 18-12-SN (Sign) – D&B Supply.
- 18-24-DR (Design Review) & 18-10-SN (Sign) – Multi-Tenant Commercial Building Sign.

Code Enforcement Cases

- See attached iWorq detailed report.



Case Activity Report

09/01/2018 - 09/30/2018

Case #	Activity Date	Activity Type	Description
276	9/28/2018	Complaint Received	Home owner called in. 5 sales this summer, but 3 were community events. Discussed license needs.
277	9/27/2018	Conversation	Renter called in to say they are getting rid of the dog anyway, so it will be a non-issue very soon. In the mean time they will try to keep the dog quiet at night.
277	9/25/2018	Sent Letter	Letter sent to property owner and current resident
277	9/25/2018	Complaint Received	I called in and lodged a Noise ordinance Complaint for this address 699 E Great Bear...It is a rental and they have dogs that they let outside after 11PM up to and including 5AM, for long periods of time and they constantly bark to get let back in..The renter just ignores them, and lets them bark until they are ready to let them back in. It wakes up several neighbors. There has been a lot of complaints by surrounding neighbors as well. We tried to approach them and they got mad, and told us to "Mind Our Own Business" and flipped us off. I don't want then knowing the my name and keep this anonymous. A copy needs to go to the owner or Property Mgmt Company. Cannot find out who that is. This is continuous and calling the Police will be our next step if once they receive this notification, it doesn't work.
270	9/24/2018	Sent Letter	Sent first notice
272	9/24/2018	Sent to Police	Got message from KPD, sofa gone
238	9/21/2018	Complaint	New notice sent to property owner
238	9/20/2018	Inspection	Inspection, Junk car covered, other un-registered car still visible
3	9/20/2018	Inspection	No change in cars
135	9/20/2018	Conversation	Emails between Planner and Developer to take care of weeds
270	9/20/2018	Complaint	Junk not moved
275	9/20/2018	Inspection	Weeds on south side of ditch bank
274	9/20/2018	Inspection	No issues found, pic attached
3	9/19/2018	Sent Letter	Notice returned, changed address and sent notice again
87	9/18/2018	Complaint Received	Logan called in to say they will get to the mowing this week or beginning of next.
134	9/18/2018	Conversation	Received email from Sage Dev, attached. Let them know they needed to keep the information coming.
273	9/17/2018	Conversation	Home owner called in to talk about notice. Answered questions and he will be in to get business license done.
275	9/14/2018	Complaint Received	The weeds on the south side of the ditch have grown so tall you can't see to get out of our driveway. I don't know who owns the property to contact them.
238	9/14/2018	Complaint	New complaint received

197	9/14/2018	Conversation	Called Tyson to let him know his new bus lic change is being denied because KCC 5-5-4 says no commercial vehicle deliveries for home occ. He called back a little bit later to say he talked to his attorney and we cannot deal with code enforcement on a complaint only basis, it must be all or nothing. Told him he has brought an attorney into it and so he must now deal with our attorney. Passed him onto the Clerk's office.
245	9/13/2018	Sent Letter	Final notice sent
269	9/13/2018	Inspection	drive by today and the islands are in good standing, weeds gone and bushes trimmed.
197	9/13/2018	Conversation	Called and left a voicemail about the box truck blocking the street. Tyson called back. Discussed situation. He is attempting to modify his home occ license.
123	9/13/2018	Sent Letter	notice 2 sent
87	9/13/2018	Sent Letter	notice sent
3	9/13/2018	Sent Letter	new notice sent, ownership changed to brother
274	9/13/2018	Complaint	Long complaint note, see attached
273	9/13/2018	Inspection	No business license found either.
273	9/13/2018	Sent Letter	notice sent
271	9/13/2018	Conversation	Talked to Utilities Director. He is ok with stepping out of the issue with the actions that have been taken by the upper property owner.
272	9/13/2018	Sent Letter	notice sent
273	9/12/2018	Inspection	Storage of commercial things (doors, paint equipment, etc) in plain view.
270	9/12/2018	Inspection	Patio chairs w/o pads on sidewalk, bed boards and pallets by garage. Check again next inspections.
272	9/12/2018	Inspection	sofa present
87	9/12/2018	Inspection	Weeds back
3	9/12/2018	Inspection	A few cars are gone from last time, but the vehicles that have been there for years are unmoved.
123	9/12/2018	Inspection	No change in weeds
169	9/12/2018	Inspection	Multiple temporary signs and too many Uhauls for parking area
169	9/12/2018	Sent Letter	Sent first notice
197	9/12/2018	Complaint Received	Around 3pm a box truck delivered vending machines to the house, blocking the street and sidewalks on both sides for about 15 mins. 2 individuals complained sending 4 pics, the only pic on the second complaint is the same pic as the first complaints' 4th pic.
267	9/12/2018	Inspection	Pop Trailer folded up and parked for storage
269	9/12/2018	Inspection	weeds in landscape islands
255	9/12/2018	Inspection	weeds gone
256	9/12/2018	Inspection	weeds gone
257	9/12/2018	Inspection	weeds gone
258	9/12/2018	Inspection	weeds gone
259	9/12/2018	Inspection	weeds gone
261	9/12/2018	Inspection	no sounds or sight of animals

245	9/12/2018	Inspection	No change in property
271	9/11/2018	Conversation	Wade called in, as well as emailed. He had cut back from watering 2x a day for 15 mins to 1x a day for 15 mins. in addition to having already planted new trees. He kept talking about natural flow and state law. It is end of season and watering will end soon anyway. Willing to talk, as long as solution is not altering property.
270	9/10/2018	Complaint	complaint 2
272	9/10/2018	Complaint	Large sectional couch and ottomans on sidewalk
134	9/10/2018	Sent Letter	New 1st notice sent
134	9/10/2018	Complaint	Received complaint thru email from public works
262	9/7/2018	Complaint	Planner to contact property owner to cut weeds
271	9/7/2018	Complaint	2nd notice sent
254	9/6/2018	Inspection	Drive by, weeds gone
271	9/6/2018	Sent to Other Authority	Public Works asked to have one more letter then they would watch the house for wasting of water and knock on door or shut off water.
250	9/6/2018	Inspection	Drive by, clean up done
271	9/5/2018	Complaint Received	Wade called in. He said he would not change anything and said he didn't want another notice from the City.
252	9/4/2018	Conversation	Mayor came by saying home owner emailed him about letter received. Has issues with HOA mngmt company. Wants to dissolve the HOA to get rid of the mngmt. DA, Final and Prelim Plats (1&2), and FoF/CoL all avail.
230	9/4/2018	Conversation	Josh Black called in to update on situation. J&M has been dumping nearly daily. There are weeds in burm and junk in trailer that needs to go to dump. They will get to it within the next couple weeks.
269	9/4/2018	Conversation	Steve, land owner, called in. Family Dollar lost their landscaper and didn't replace them quickly. They received the email sent via Family Dollar website and are working with District and Regional Mngrs to get landscape issues taken care of.

Total Records: 63



Case Report

09/01/2018 - 09/30/2018

Case #	Case Date	Status	Case Description
277	9/25/2018	Closed	Noise Issues
276	9/24/2018	Closed	Other Violations
275	9/14/2018	Pending	Accumulation of weeds, or open areas of dry vegetation
274	9/13/2018	Closed	Accumulation of junk, trash, or garbage
273	9/13/2018	Pending	Other Violations
272	9/10/2018	Closed	Accumulation of junk, trash, or garbage

Total Records: 6