



KUNA PLANNING & ZONING Department
Action Report for October, 2018

Planning and Zoning Commissioners Consent Agenda

- a. Planning and Zoning Commission Meeting Minutes for September 25, 2018.
- b. Planning and Zoning Commission Meeting Minutes for October 9, 2018.
- c. Findings of Fact and Conclusions of Law for 18-04-AN & 18-03-S; Lugarno Terra Subdivision.
- d. Findings of Fact and Conclusions of Law for 18-01-S; Whisper Meadows Subdivision.
- e. Findings of Fact and Conclusions of Law for 18-11-SUP; Pinson's Muffler Shop.

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- **18-01-S (Preliminary Plat) & 18-07-DR (Design Review)** – Whisper Meadows Subdivision; Katie Miller, with Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval to subdivide approximately 73.50 acres (previously zoned R-6 and four lots within Chisum Valley Subdivision No. 1 and 2) into 310 single home lots, an additional 38 common lots, following the Comprehensive Plan of MDR and the Council approved conditions of approval from the recent rezone. This site is located at the NWC Linder and Columbia Roads. APN No's; R1393850100, R1693860010, R1693860290, R1693860280.
- **18-04-AN (Annexation), 18-03-S (Preliminary Plat) & 18-23-DR (Design Review)** – Lugarno Terra Subdivision; Billy Edwards, with Select Development and Contracting, LLC., requests to annex a 40-acre parcel on East Deer Flat Road into Kuna City Limits with an R-4 zoning designation and to subdivide the 40-acres into 134 total lots, consisting of 114 single family buildable lots, and 20 Common lots. The subject site is located at East Deer Flat Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN# S1418346600). Additionally, the applicant also requests to annex a 1.725-acre parcel into Kuna City Limits with an R-6 zoning designation. The subject site is located at 1919 East Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN# S1419223000).
- **18-11-SUP (Special Use Permit) & 18-27-DR (Design Review)** – Pinson's Muffler Shop; Applicant Darrell Pinson, requests special use permit approval in order to operate an automobile maintenance shop within the Central Business District. The subject sites are located at 156 and 120 West Main Street, Kuna, ID 83634, within Section 23, Township 2 North, Range 1 West; (APN# R5070000315 and R5070000350).

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

Planning and Zoning Commission Public Meetings

- **18-29-DR (Design Review)** – Arbor Ridge Villas; The applicant, Tim Eck, requests Design Review approval for eight four plex buildings (32 total units), accompanying open space and landscaping, lighting and parking lot on approximately 2.10 acres. The site is located on the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634 (APN# S1314244201).

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

Planning and Zoning Approvals for Business License

- O'Reilly Auto Parts – 933 N Meridian Road.
- Kuna Caves Storage – 1795 W. Deer Flat Road.
- JAG Brittany – 2053 W. Seldovia St.
- Books That Balance – 2111 N. Sparrow Hawk Ave.
- Johannsen CPA – 368 E. Avalon St.

Planning and Zoning Cases Completed & Closed

- 18-29-DR (Design Review) – Arbor Ridge Villas.
- 18-11-SUP (Special Use Permit) – Pinson’s Muffler Shop.
- 18-14-FP (Final Plat) – Greyhawk Subdivision No. 8.
- 18-16-FP (Final Plat) – Ensign Subdivision No. 2.
- 18-01-LS (Lot Split) – Tim Gordon.
- 18-02-LS (Lot Split) – Stephanie Cortez

Code Enforcement Cases

- See attached iWorq detailed report.



Case Activity Report

10/01/2018 - 10/31/2018

Case #	Activity Date	Activity Type	Description
279	10/23/2018	Complaint Received	More and more debris is accumulating on the driveway, nearly reaching the sidewalk. This started in July and has gotten worse and worse.
230	10/22/2018	Complaint Received	Neighbor called in to say RV parked on street for a few weeks now. Let them know I am already watching the house for other issues and will add that to my list.
275	10/19/2018	Conversation	Bill called to say all weeds along ditch done, asked if we would contact not only property owner but ditch company also when issues happen involving water ways.
278	10/18/2018	Complaint	This place is a junk yard
268	10/17/2018	Conversation	Complainant came in to ask if there is anything happening.
268	10/17/2018	Sent to Other Authority	Sent an email to 2 employees of the company that owns the property.
3	10/11/2018	Conversation	John came in again to talk. He is trying to get renter to follow the rules/codes but still having issues. He gave a timeline of conversations and asked if the City would share with him the pics taken to help him in a legal battle with the renter.
87	10/10/2018	Conversation	Neighbor came in to say weeds still there, no change. 2nd notice sent.
275	10/9/2018	Conversation	Received email from complainant saying the issue is resolved.
275	10/8/2018	Conversation	Prop mngr called in. He started working on the weeds but is hoping there is help from the ditch companies on issues like this. Told him to contact BPBoC for that answer.
275	10/5/2018	Conversation	Email received from property manager. He is going to have weeds taken care of.
275	10/4/2018	Conversation	Property manager called in to talk about issue, bad connection, said he would call back.
142	10/3/2018	Complaint Received	2 trailers & 5 cars blocking driveway - Merlin Hawk & Ardell yellow van black car on side of road. No bus lic & no dog lic
142	10/3/2018	Conversation	KPD visited site and talked to vehicle owners.
142	10/3/2018	Sent to Police	sent to KPD via email
134	10/2/2018	Complaint Received	Email from property management. Have someone to cut weeds, will get date tomorrow, also looking into chemical control options for weeds.
3	10/1/2018	Conversation	John came in to talk about the cars. He has given the dealer 2 weeks to clear out the back/east lot. He will make sure the cars stay on property.

Total Records: 17



Case Report

10/01/2018 - 10/31/2018

Case #	Case Date	Status	Case Description
279	10/25/2018	Open	Accumulation of junk, trash, or garbage
278	10/25/2018	Open	Accumulation of junk, trash, or garbage

Total Records: 2