



**KUNA PLANNING & ZONING Department**  
**Action Report for November, 2018**

**Planning and Zoning Commissioners Consent Agenda**

- a. Planning and Zoning Commission Meeting Minutes for October 23, 2018.
- b. Planning and Zoning Commission Meeting Minutes for November 13, 2018.

*All consent agenda items above were approved.*

**Planning and Zoning Commission Public Hearings**

- **18-12-SUP (Special Use Permit Modification), 18-03-ZC (Rezone) & 18-31-DR (Design Review)** – Kuna CTE High School; Wayne Thowless with LKV Architects, (on behalf of Kuna School District No. 3), requests a rezone approval for a approx. 60 acres, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot CTE High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the New School, parking lot, landscaping and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads.
- **18-05-S (Preliminary Plat) & 18-26-DR (Design Review)** – Lete Commercial Subdivision; The applicant, Inaki Lete, requests to subdivide approximately 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 Common lots and has reserved the name Lete Commercial Subdivision. A Design Review application for site landscaping, and an addition to an existing on-site mini storage facility, which features eight (8) additional storage buildings on approximately 4.93-acres, accompanies this application. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056).
- **18-03-AN (Annexation), 18-01-CPM (Comprehensive Map Change), 18-04-ZC (Rezone), 18-02-PUD (Planned Unit Development), 18-04-S (Preliminary Plat) & 18-20-DR (Design Review)** – Falcon Crest Subdivision; Scott Wonders with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 996 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and one private road. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

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

**Planning and Zoning Commission Public Meetings**

- **18-31-DR (Design Review)** – Dynamite Subdivision; The applicant, Biltmore Company, requests Design Review approval to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking on approximately 4.716 acres. The site is located at 500 W Deer Flat Rd, Kuna, ID 83634.
- **18-32-DR (Design Review) & 18-16-SN (Sign)** – MRS Properties Multi-Tenant Sign; The applicant, Michael Smith, requests Design Review approval to install a multi-tenant sign located at the site address 679 S Best Business Ave.
- **18-33-DR (Design Review) & 18-17-SN (Sign)** – Winfield Springs Pool House and Sign; Bill Stanton, with Toll Brothers, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct one pool house, one pool and one playground with an accompanying parking lot. Additionally, the applicant seeks Design Review approval to construct two illuminated monument signs. The project is for Winfield Springs Subdivision on E Deer Flat Road, Kuna, Idaho 83634 (APN# S1313428000).

- **18-37-DR (Design Review)** – Freedom Fitness; Richard Wilmot, with ALC Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct a *Freedom Fitness* gymnasium with accompanying landscaping, lighting and a parking lot. The project is within Ensign Commercial Subdivision No. 2 at 821 North Meridian Road, Kuna, Idaho 83634 (APN# S1324142215).

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

#### **Planning and Zoning Approvals for Business License**

- Nails By Amy – 102 E. 2<sup>nd</sup> St.
- Essex Mortgage – 492 E. Whitbeck St.

#### **Planning and Zoning Cases Completed & Closed**

- 18-33-DR (Design Review) & 18-17-SN (Sign) – Winfield Springs Pool House and Sign.
- 18-32-DR (Design Review) & 18-16-SN (Sign) – MRS Properties Multi-Tenant Sign.
- 18-31-DR (Design Review) – Dynamite Subdivision.
- 18-37-DR (Design Review) – Freedom Fitness.
- 18-01-CPF (Combination Preliminary and Final Plat) – Kelleher Subdivision No. 2.
- 18-01-A (Appeal) & 18-12-DR (Design Review) – Kelleher Subdivision No. 2.
- 18-17-FP (Final Plat) – Winfield Springs No. 2.
- 18-02-V (Variance) – J. Scott Dowdy.

#### **Code Enforcement Cases**

- See attached iWorq detailed report.



# Case Report

11/01/2018 - 11/30/2018

Case #	Case Date	Status	Case Description
286	11/27/2018	Pending	Fence Issues
285	11/13/2018	Closed	Farm animals in residential areas
284	11/13/2018	Open	Parked vehicle: Other
283	11/13/2018	Open	Parked vehicle: Other
282	11/9/2018	Pending	Other Violations
281	11/9/2018	Pending	Accumulation of junk, trash, or garbage
280	11/9/2018	Pending	Other Violations

**Total Records: 7**



# Case Activity Report

11/01/2018 - 11/30/2018

Case #	Activity Date	Activity Type	Description
282	11/27/2018	Sent Letter	1st notice sent to owner and resident
286	11/27/2018	Sent Letter	1st notice sent
285	11/13/2018	Conversation	Thank you for the info. I'm almost certain it's coming from W Secluded Ct. there is one house next to me I'm 1852 and it's the house directly next to me on the east they have chickens but I do not believe a rooster. This morning standing outside listening I was almost positive it's behind our house from one of those two houses that's on Secluded.
285	11/12/2018	Complaint Received	There is either a rooster next door to our house or behind us on Seclusion Ct that has a rooster that is right in our back yard crowing at 3am 4am 5am. We know its not the neighbor directly next door to us (east side) of us and almost a 100% sure its coming off Seclusion (which I don't know if they are in city limits or not) but its driving us and our kids insane. Please help!
283	11/10/2018	Complaint Received	Silver Toyota Camry, Oregon plates that are expired, don't know who the owner is. Been sitting there for months now.
284	11/10/2018	Complaint Received	Vehicle has not moved for over a week. Black Hyundai Tiburon. Plate number 1AGU126.
3	11/9/2018	Inspection	Only one small utility trailer in empty east side field.
87	11/9/2018	Inspection	Weeds still there, excavation equipment on site.
123	11/9/2018	Inspection	Weeds still not cut back.
134	11/9/2018	Inspection	Weeds there in all fields behind sub.
238	11/9/2018	Inspection	Car still in driveway.
252	11/9/2018	Inspection	Still stuff/Junk in front of house.
270	11/9/2018	Inspection	All junk removed from site
273	11/9/2018	Inspection	Some personal items out front, but no longer looking like running a business in front yard.
280	11/9/2018	Inspection	Fence added to prop, storing many trailers in side yard next to Deer Flat, as many as 6 horses on property and other farm animals.
281	11/9/2018	Inspection	Junk observed when out on other inspections in Sept. Still there weeks later.
282	11/9/2018	Inspection	non-permitted fence, w/ access to Linder

**Total Records: 17**