



KUNA PLANNING & ZONING Department
Action Report for January, 2019

Planning and Zoning Commissioners Consent Agenda

- a. Planning and Zoning Commission Meeting Minutes for December 11, 2018.
- b. Planning and Zoning Commission Meeting Minutes for January 8, 2019.
- c. **Findings of Fact and Conclusions of Law** for 18-05-AN (Annexation), 18-06-S (Preliminary Plat) & 18-34-DR (Design Review) – Red Cloud Subdivision.
- d. **Findings of Fact and Conclusions of Law** for 18-07-AN (Annexation) & 18-05-ZC (Rezone) – Bodahl-Stiner Annexation and Rezone.

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- **18-07-AN (Annexation) & 18-05-ZC (Rezone)** – Bodahl-Stiner Annexation. The applicant, Tim Eck, requests to annex approximately 39.56 acres into Kuna City with an R-6 zoning, and to rezone approximately 38.98 acres from agricultural to commercial. The sites are located at the southwest corner of Hubbard and Ten Mile Roads, the site addresses are 3925 and 3625 West Hubbard Road and 3003 N Ten Mile Road, Kuna, Idaho; In Section 15, Township 2 North, Range 1 West; (APN# S1315120800, S1315120700 & S1315110051.)
- **18-06-ZOA (Zoning Ordinance Amendment)** – Multi-family; An Ordinance of The City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to Amending subsection 2 of section 6 of chapter 1 of title 5 Kuna City Code by the addition of the following: “data processing facility”, “office (home occupation),” “repair service,” research and development business,” and “research and development facility” to “meanings of terms or words”; Amending section 2, chapter 3, title 5 of the Kuna City Code, regarding the definition book titled, “a planners dictionary” utilized for land use definitions; the official schedule of zoning district regulations and the “land use table” therein; and amending designations of the zoning district permitted land uses and designations of land uses within zoning districts that require a special use permit; and making technical amendments to the “land use table footnotes”; Adding chapter 5, title 5 of the Kuna City Code, by adding a new section 7 by recodifying section 5-5-6 to section 5-5-7 without any amendment to the provisions therein; Amending chapter 5, title 5 by the addition thereto of a new section 6 providing for zoning regulations for solid waste enclosures and locations; Amending section 3, chapter 9, title 5 titled “parking space requirements” making technical amendments to the parking space requirements for apartments and multi-family dwellings developments; Amending section 12 of chapter 17, title 5 titled “buffer areas; common lots” providing for design requirements and adding design requirements for apartments and multi-family developments; Providing a severability clause Directing the city clerk; and Providing an effective date.
- **18-06-AN (Annexation), 18-08-S (Preliminary Plat) & 18-35-DR (Design Review)** – Ledgestone Subdivision; On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific requests to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).
- **18-07-S (Preliminary Plat)** – Arbor Ridge Villas Subdivision; On behalf of Endurance Holdings, LLC., B&A Engineers requests to subdivide approximately 2.1-acres into eleven (11) total lots, consisting of eight (8) buildable multi-family lots, and three (3) common lots and has reserved the name Arbor Ridge Villas Subdivision. The subject site is located on the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN# S1314244201).

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

Planning and Zoning Commission Public Meetings

- | |
|---|
| <ul style="list-style-type: none">• None |
|---|

<i>All items above were approved except for those listed as otherwise.</i>
--

Planning and Zoning Approvals for Business License

- | |
|---|
| <ul style="list-style-type: none">• Happy Dogs, LLC – 333 Ave C, Suite 4.• Rocky Road Chip Repair – 1180 N School Ave.• Brenda Schaefer Photography – 346 W 4th St.• Mountain Clymers LLC – 2394 N Corktree Way. |
|---|

Planning and Zoning Cases Completed & Closed

- | |
|--|
| <ul style="list-style-type: none">• 18-03-V (Variance) – Deserthawk No. 4. |
|--|

Code Enforcement Cases

- | |
|---|
| <ul style="list-style-type: none">• See attached iWorq detailed report. |
|---|



Case Activity Report

01/01/2019 - 01/31/2019

Case #	Date	Type	Description
230	1/28/2019	Complaint Received	Neighbor stopped by to complain about mess in backyard. Showed pics but did not share. Entire backyard is filled with junk. New letters sent to resident and owner.
134	1/23/2019	Complaint Received	email from contact: Thank you Lisa. I have appreciated your willingness to get in there and work on solutions as soon as you hear from me. It is refreshing from the normal responses I get. I'll note that in the case and leave it alone for a while before heading out there again or when you let me know you've checked it.
290	1/22/2019	Inspection	Address not real
290	1/22/2019	Complaint Received	Truck with flat tires, has not been moved in 4 months. Unlicensed, tan, Ranger pickup.
291	1/22/2019	Complaint Received	Fridge with no lock on it near street.
289	1/11/2019	Complaint Received	Nathan called in. Not his, comes from backyard neighbor (county)
289	1/11/2019	Sent to Other Authority	Sent complaint to Ada County asking for assistance
288	1/11/2019	Conversation	Took DR requirements into office and pointed out area of interest to office manager to discuss with Dr when back in office.
121	1/11/2019	Inspection	There is a trailer and a few cars, but she and I talked about it in Aug of 2017. There is some "junk" in front of west side of duplex, will call her about this.
121	1/11/2019	Conversation	Talked to Francine. Let her know the junk in the front of the west side needs cleaned up. Son moved out, she is already getting it cleaned up and ready to rent.
283	1/11/2019	Inspection	No issue with vehicles
284	1/11/2019	Inspection	No issue with vehicles
288	1/10/2019	Inspection	Watched sign for about 2 minutes. There are firework style animation and moving words.
288	1/10/2019	Complaint Received	(See attachment for complaint)
288	1/10/2019	Conversation	Called, talked to office manager about issue. Dr is the one that changes sign and out of office until 1/14.
123	1/10/2019	Conversation	Talked to Bright Star. Informed them of the issue and they will cut the weeds back.
280	1/8/2019	Complaint Received	Talked to Catherine. They will have the RV's moved and get a permit for the fence. They are considering de-annexation of the property also.

289	1/8/2019	Complaint Received	Warning letter sent
289	1/7/2019	Complaint Received	Neighbors have a rooster inside their chicken coop that crows at all hours of the night. The chicken coop is in the North East corner of their back yard. They don't let it put in the yard but it's constantly crowing usually starting at about 3am.
134	1/2/2019	Conversation	Email from contact: Thanks for letting us know. We had been told it had ben done by a farmer that we have worked with previously. We have come out and looked and called a man who leases dirt from us on the highway. He is in Mexico but has sent us to another person who is here and can hopefully get the bigger weeds by the neighbors fence lines and so forth. Ill let you know if he can get to it right away and we will personally check up this time to make sure its happened. We have also called others so if this doesn't work hopefully we can find someone else. The bigger weeds are mostly located along the homes fence lines, probably growing up more there because of additional irrigation. Thank you, Lisa Wanner



Case Report

01/01/2019 - 01/31/2019

Case #	Case Date	Status	Case Description
291	1/22/2019	Open	Accumulation of junk, trash, or garbage
290	1/22/2019	Open	Parked vehicle: Other
289	1/10/2019	Closed	Farm animals in residential areas
288	1/10/2019	Open	Other Violations