



**KUNA PLANNING & ZONING DEPARTMENT**  
**Action Report for October, 2019**

**Planning and Zoning Commissioners Consent Agenda**

- **Planning and Zoning Commission Meeting Minutes** for September 24, 2019.
- **Planning and Zoning Commission Meeting Minutes** for October 8, 2019.
- **Findings of Fact and Conclusions of Law** for 19-25-DR (Design Review) & 19-13-SN (Sign).
- **Findings of Fact and Conclusions of Law** for 18-33-DR-A (Design Review Amendment) & 18-17-SN-A (Sign Amendment).
- **Findings of Fact and Conclusions of Law** for 19-26-DR (Design Review) & 19-11-SN (Sign).

*All consent agenda items above were approved.*

**Planning and Zoning Commission Public Hearings**

- **19-02-OA (Ordinance Amendment)** – Open Space and fencing; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:
  - MAKING CERTAIN FINDINGS; AND
  - REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND
  - AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND
  - AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND
  - REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND
  - AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND
  - AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND
  - AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND
  - PROVIDING A SEVERABILITY CLAUSE; AND
  - DIRECTING THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.
- **19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review)** – Chotika Subdivision; Don Veasey (owner) requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (33 buildable lots, 5 common lots). The subject sites are located at 642 S. Ash St. and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835). (**Continued to December 10, 2019**).
- **19-07-ZC (Rezone), 19-03-S (Preliminary Plat) & 19-14-DR (Design Review)** – Robinhood Subdivision; The applicant, JUB Engineers, on behalf of M3 Companies (Owner), requests approval to rezone approx. 25.08 acres and subdivide approx. 37.61 acres into 137 total lots. This site is located near the NEC of Cloverdale and Kuna Roads, Kuna, Idaho, in Section 22, Township 2 North, Range 1 East (APN #'s S1422212410; S1422212000; S1422233700).

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

**Planning and Zoning Commission Public Meetings**

- **19-26-DR (Design Review) & 19-11-SN (Sign)** – Select Development & Contacting, LLC requests approval of design review for an approximately 1,610 square-foot clubhouse,

playground, pool and monument sign, within Lugarno Terra Subdivision located on E. Deer Flat Rd, Kuna, Idaho 83634. (APN: S1418346610).

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

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

- Books That Balance – 2111 N. Sparrow Hawk Ave.
- Dawson Corn Dog – 2656 N Destiny Ave.
- D&B Supply Co. – 1845 E. Deer Flat Rd.
- Coates Computer Consulting – 366 S. Saddlerock Ave.

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

- 19-25-DR (Design Review) & 19-13-SN (Sign) – Wendy's.
- 18-33-DR-A (Design Review Amendment) & 18-17-SN-A (Sign Amendment) – Winfield Springs Monument Sign.
- 19-26-DR (Design Review) & 19-11-SN (Sign) – Lugarno Terra Amenity area.
- 19-04-ZC (Rezone) – Kuna Rural Fire District.
- 19-10-FP (Final Plat) – Patagonia No. 4.
- 19-11-FP (Final Plat) – Patagonia No. 5.
- 19-06-FP (Final Plat) – Lete Commercial No. 1
- 19-12-FP (Final Plat) – Ashton Estates No. 3
- 19-13-FP (Final Plat) – Silver Trail No. 4.
- 19-14-FP (Final Plat) – Winfield Springs No. 4.

#### **Code Enforcement Cases**

- See attached iWorq detailed report.



# Case Report

10/01/2019 - 10/31/2019

Case #	Case Date	Status	Case Description
372	10/30/2019	Open	Brushes, shrubs, trees, or fences blocking vision at street or driveway intersections
371	10/24/2019	Closed	Parked vehicle: Other
370	10/22/2019	Closed	Persons living in recreational vehicles
369	10/17/2019	Closed	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
368	10/16/2019	Closed	Accumulation of junk, trash, or garbage
367	10/15/2019	Closed	Business activities within a residential zone
366	10/15/2019	Open	Parked vehicle: Other
365	10/10/2019	Closed	Brushes, shrubs, trees, or fences blocking vision at street or driveway intersections
364	10/7/2019	Open	Accumulation of weeds, or open areas of dry vegetation
363	10/7/2019	Open	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
361	10/2/2019	Closed	Accumulation of weeds, or open areas of dry vegetation
360	10/2/2019	Closed	Accumulation of weeds, or open areas of dry vegetation
359	10/2/2019	Closed	Accumulation of weeds, or open areas of dry vegetation

Total Records: 13

11/13/2019



# Case Activity Report

10/01/2019 - 10/31/2019

Case #	Activity Date	Activity Type	Description
369	10/31/2019	Conversation	The vehicle in question is licensed and operative. The owners will do their best to move the car more regularly so that neighbors see that it is an operating vehicle. Case closed
372	10/30/2019	Complaint Received	Street sign is being blocked by a tree.
95	10/30/2019	Conversation	Spoke with Candace the manager of the Kuna Caves Storage facility. She said that the weeds will be taken care of surrounding the house section of the parcel. And a tractor will be brought in for behind the house. She will contact the city when that is scheduled so I will conduct a follow up site visit.
341	10/29/2019	Inspection	The weed piles are still sitting at the front of the property and the public hearing sign has not been removed as requested over e-mail. A notice will be mailed to the property owner.

20	10/29/2019	Inspection	There has been some level of weed removal on the property. There are still some parts of the lawn that need care.
95	10/29/2019	Inspection	Weeds are still present on the property. A second notice will be sent.
358	10/29/2019	Inspection	The trees are no longer impacting the site triangle. There is clear visibility at the intersection of School and Gold. Case closed
363	10/29/2019	Inspection	fence construction has not moved forward since the time of my last site inspection.
364	10/29/2019	Inspection	No change in the level of weeds. A third notice will be sent
371	10/29/2019	Inspection	There is no trailer parked in front of or near the property of complaint. Case closed
370	10/29/2019	Inspection	There is no longer an RV parked on the street after notice was sent last week. Case closed
367	10/29/2019	Inspection	No business vehicles parked out on the street. Case closed
370	10/24/2019	Complaint Received	An RV Trailer has been parked for over 2 weeks on the street. It is on a corner which makes it difficult to see oncoming traffic.

371	10/24/2019	Complaint Received	RV parked on the street for over 72 hours
370	10/23/2019	Sent Letter	1st Notice
369	10/23/2019	Sent Letter	1st Notice
365	10/23/2019	Inspection	Trailer has been moved out of the intersection sight triangle.
366	10/23/2019	Sent Letter	Follow up notice to August meeting at City Hall.
364	10/23/2019	Sent Letter	2nd Notice
361	10/23/2019	Inspection	Weeds have been removed.
360	10/23/2019	Inspection	Weeds have been removed.
95	10/23/2019	Sent Letter	1st Notice
95	10/22/2019	Inspection	Weeds on property in front of house.
20	10/22/2019	Conversation	Spoke with Mary. Her weed eater is broken but is seeking help and will try to take care of the weeds this weekend.
363	10/22/2019	Inspection	Fence construction has begun.
364	10/22/2019	Inspection	Weeds still remain a week after sending out the first notice. Have not been contacted by the property owner.
368	10/22/2019	Inspection	No rock pile or accumulation of any other junk over two inspections. Case closed
370	10/22/2019	Inspection	RV is parked on corner in front of house. Cord does appear to be running power from the house.

367	10/21/2019	Conversation	Received an email from the current resident. They will be moving the equipment into the backyard of the house.
370	10/21/2019	Complaint Received	A RV has been parked on the street for several weeks with extension cord going to it from the house. It is a hazard as it is blocking the site line at the corner and obstructing traffic.
95	10/21/2019	Conversation	Herb Horen came in. Weeds have become overgrown. The Uhauls in the dirt will no longer be a concern as Troy explained to him that the City allows it.
369	10/18/2019	Inspection	Inoperative vehicle parked in front of the house.
368	10/18/2019	Inspection	No rock pile or accumulation of junk on site.
365	10/16/2019	Sent Letter	1st Notice
367	10/16/2019	Sent Letter	1st Notice
20	10/16/2019	Sent Letter	2nd Notice
364	10/16/2019	Sent Letter	1st Notice
365	10/15/2019	Inspection	White trailer parked on corner impacting vision triangle.
359	10/15/2019	Inspection	Weeds have been cut. Case closed
367	10/15/2019	Inspection	Work Vehicles parked in front of the house.
363	10/9/2019	Sent Letter	1st Notice
20	10/9/2019	Sent Letter	1st Notice

341	10/9/2019	Conversation	Spoke with complainant a majority of the weeds have been taken care of but still have some weeds encroaching upon fence line.
361	10/7/2019	Conversation	Spoke with homeowner, weeds should be taken care of by next week, will conduct site visit for follow up.
363	10/4/2019	Complaint Received	
364	10/4/2019	Complaint Received	
337	10/4/2019	Conversation	Business location is under construction, hopes to be moved in by the end of the month.
20	10/4/2019	Complaint Received	Weeds and junk
337	10/2/2019	Sent Letter	1st Notice
358	10/2/2019	Sent Letter	1st notice return to sender
361	10/2/2019	Sent Letter	1st Notice
359	10/2/2019	Sent Letter	1st Notice
360	10/2/2019	Sent Letter	1st Notice
345	10/1/2019	Inspection	Inoperative vehicle has a new set of tires and has been cleaned up. Case closed
348	10/1/2019	Inspection	Weeds have been removed. Case closed
355	10/1/2019	Inspection	Cleanup has begun in from yard and weeds have been removed, will check back on progress of cleanup.

356	10/1/2019	Conversation	Irrigation is being shut off for the rest of the year until next spring at which time home owner will make contact with plan to resolve water nuisance with neighbor. Case closed
358	10/1/2019	Inspection	Trees have gotten worse.

Total Records: 58

11/13/2019