



KUNA PLANNING & ZONING DEPARTMENT

Action Report for August, 2019

Planning and Zoning Commissioners Consent Agenda

- **Planning and Zoning Commission Meeting Minutes** for July 23 11, 2019.
- **Planning and Zoning Commission Meeting Minutes** for August 13, 2019.
- **Findings of Fact and Conclusions of Law** for 19-21-DR (Design Review) – Panda Express.
- **Findings of Fact and Conclusions of Law** for 19-15-DR (Design Review) – Downtown Tabby.
- **Findings of Fact and Conclusions of Law** for 19-03-SUP (Special Use Permit) – Johns In-Home Salon.
- **Findings of Fact and Conclusions of Law** for 16-13-DR (Design Review) – Winfield Springs Landscape Modification.

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- **19-05-ZC (Rezone) & 19-03-S (Preliminary Plat)** - Athleta Subdivision; The applicant, Epic Development Idaho, LLC, requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential) zone; and to subdivide the approx. 4.11 acres into 63 total lots (single-family home lots & common lots) and have reserved the name *Athleta Subdivision*. A Design Review Application for the common areas and buffer landscaping accompanies this application. The site is near the northwest corner of Ten Mile Road and Crenshaw Street, Kuna, Idaho in Section 15, Township 2N, Range 1W, APN #: S1315449223.
- **19-08-AN (Annexation), 19-04-S (Preliminary Plat) & 19-19-DR (Design Review)** - Indian Creek at Crimson Point Subdivision; ACME, LLC requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). A Design Review application proceeded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).
- **19-04-ZC (Rezone)** - Kuna Rural Fire District; On behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from an "A" (Agriculture) zoning district classification to a "P" (Public) zoning district classification. The subject site is located at the southwest corner of South Cloverdale Road and East Kuna Road, Kuna, ID 83634 (APN: S1428111010).

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

Planning and Zoning Commission Public Meetings

- **16-13-DR Modification (Design Review)** – Winfield Springs Design Review Modification; On behalf of Sterling Ranch HOA, Coleman Homes requests approval of a design review modification to the landscape buffer. The site is located near the northwest corner of Meridian Road and Deer Flat Road. Kuna, Idaho 83634. (APN # S1313428000).

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

Planning and Zoning Approvals for Business License

- Top Mark Roofing – 1916 N. Duck Hawk Ave.
- Auto Group of Idaho – 126 Bridge Ave.
- Salt and Earth – 618 S Stibnite Ave.
- Complete Home Inspections, Inc. – 513 N Franklin Ave.
- MS Auto Repair, LLC – 2188 N Rubine Ln.
- Desta, LLC – 1577 N Linder Rd.
- Event Services of Idaho – 350 S. School Rd.

Planning and Zoning Cases Completed & Closed

- 19-21-DR (Design Review) – Panda Express.
- 19-15-DR (Design Review) – Downtown Tabby Addition.
- 19-03-SUP (Special Use Permit) – Johns In-Home Salon.
- 16-13-DR (Design Review) – Winfield Springs Landscape Modification.
- 19-03-FP (Final Plat) – Ardell Estates No. 3.
- 19-01-AN (Annexation) – Guido Annexation.
- 19-01-FP (Final Plat) – Lugarno Terra Subdivision.
- 19-04-AN (Annexation) – Washburn Annexation.
- 19-02-AN (Annexation), 19-01-ZC (Rezone) & 19-01-S (Preliminary Plat) – Greyhawk West Subdivision.
- 19-01-LS (Lot Split) – Washburn Lot Split.

Code Enforcement Cases

- See attached iWorq detailed report.



Case Report

08/01/2019 - 08/31/2019

Case #	Case Date	Status	Case Description
342	8/28/2019	Open	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
341	8/23/2019	Open	Accumulation of weeds, or open areas of dry vegetation
340	8/22/2019	Open	Accumulation of junk, trash, or garbage
339	8/19/2019	Closed	Parked Vehicle: Disabled
338	8/14/2019	Closed	Parked vehicle: Other
337	8/13/2019	Pending	Business activities within a residential zone
336	8/12/2019	Closed	Parked vehicle: Other
335	8/5/2019	Closed	Parked vehicle: Other

Total Records: 8



Case Activity Report

08/01/2019 - 08/31/2019

Case #	Activity Date	Activity Type	Description
294	8/28/2019	Sent Letter	
340	8/28/2019	Sent Letter	
341	8/28/2019	Sent Letter	
342	8/26/2019	Complaint Received	Abandoned car on street for several months.
341	8/23/2019	Complaint Received	Weeds going over to my property.
340	8/22/2019	Complaint Received	Front yard and side yard covered in junk car parts and scrap metal/wood. Utility trailer in front yard has no tires and sitting on blocks of wood surrounded by pallets. Backyard is 4 feet deep in garbage, trash and weeds. There are piles of old dried and rotting fence boards everywhere. 8 foot pieces of plywood have been attached to the fence in various places. Two outbuildings have been "constructed" in last 2 months out of scrap material with no permits and within inches of the property line/fence. There is a fire pit where they burn the plastic off of copper wire which creates toxic fumes at night when they do their burning. I am deathly afraid an ember from their fire pit will start a fire and with all the spilled chemicals (oil, antifreeze, petroleum products) and dried wood it will burn for days. We have contacted the fire Marshall and he
278	8/20/2019	Sent Letter	
33	8/20/2019	Sent Letter	New property owner address
327	8/20/2019	Sent Letter	Different property owner address
334	8/19/2019	Conversation	Spoke with Lanise. Weeds are located in backyard and are scheduled to be taken care of. Case closed
336	8/19/2019	Inspection	Semi truck cab has been moved. Case closed
338	8/19/2019	Inspection	Boat moved. Case closed

339	8/19/2019	Inspection	Car was moved. Case closed
339	8/19/2019	Complaint Received	The vehicle is causing a risk by being parked on the corner. It has been sitting there since late last night.
338	8/14/2019	Complaint Received	Large boat sitting on Yukon St. for a couple of weeks which is blocking the view of the intersection of Yukon and Saddlerock. Also, they have a horse trailer and tractor parked to the side.
336	8/14/2019	Sent Letter	1st Notice
334	8/14/2019	Sent Letter	2nd notice
278	8/14/2019	Sent Letter	
337	8/13/2019	Complaint Received	Running a plumbing business out of a resident. 3 Business vans parked in front of home. Employees Park in front and on empty lot. Get in the Vans and leave for the day. Vans are parked every night. Home owners that live around and next door complain about the 1677 Afton driveway is where product is sorted.
336	8/12/2019	Complaint Received	Semi Truck Cab parked in driveway for about two weeks.
326	8/8/2019	Conversation	Meeting set with owner of All Valley Motors on 8.12.19 at city hall to discuss solutions to parking issues.
250	8/8/2019	Conversation	The lot is for sale were just forwarded the notice to the new address. Darius will be out to make sure the lot is cleaned up by the end of the month.
33	8/7/2019	Sent Letter	
250	8/7/2019	Sent Letter	
327	8/7/2019	Sent Letter	
335	8/7/2019	Sent Letter	
333	8/7/2019	Sent Letter	
334	8/7/2019	Sent Letter	
335	8/5/2019	Complaint	
330	8/5/2019	Conversation	No business activity is occurring and front yard is being cleaned up. Case closed.
331	8/5/2019	Conversation	Received a call from the owner, he has spoken with neighbors and is
332	8/5/2019	Conversation	Lots are preparing for development. Case closed

Total Records: 32