



KUNA PLANNING & ZONING DEPARTMENT

Action Report for January, 2020

Planning and Zoning Commissioners Consent Agenda

- **Planning and Zoning Commission Meeting Minutes** for December 10, 2019.
- **Planning and Zoning Commission Meeting Minutes** for January 14, 2020
- **Findings of Fact and Conclusions of Law** for 19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review).
- **Findings of Fact and Conclusions of Law** for 19-05-SUP (Special Use Permit).

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- **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).
- **19-05-SUP (Special Use Permit)** – The applicant, Patricia Johnson, seeks special use permit approval in order to operate a home massage therapy business from an accessory structure located at 1195 West Castro Drive, Kuna, ID 83634 (APN: R6899690200).
- **19-10-AN (Annexation), 19-06-DA (Development Agreement), 19-01-PUD (Planned Unit Development), 19-06-S (Preliminary Plat) & 19-23-DR (Design Review)** - Ten Mile Creek, LLC, requests approval for Annexation, Planned Unit Development (PUD), Preliminary Plat, Development Agreement and Design Review. Applicant requests to annex approximately 761 ac. into Kuna City limits, with a variety of zones throughout the project; including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. This is a multi-phased, Master-Planned Development proposing up to 2,274 dwelling units (Single Family [1,886] and Multi-Family [388]). Applicant requests Preliminary Plat approval in order to subdivide approximately 477 of the 761.44 acres into 757 Single family and 136 Multi-family lots, 34 common lots, 7 commercial lots, one school lot and two public facility lots. The remaining lands (approx. 284 ac.) will be developed in the future with separate applications. The project site is in Sections 14, 15, 23 & 24, all in T2N, R1E, near the northeast corner of Cloverdale and Kuna Roads.
- **19-05-ZC (Rezone) & 19-04-SUP (Special Use Permit)** – B&A Engineers is requesting to rezone approximately 1.29 acres from “C-2” (Area Commercial) to “C-1” (Neighborhood Commercial) zoning district classification, additionally the applicant is seeking special use permit approval to operate a church in the existing building. The subject site is located at 763 W. Avalon St., Kuna, ID 83634 (APN: S1326120716).

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

Planning and Zoning Commission Public Meetings

- **None**

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

Planning and Zoning Approvals for Business License

- **None**

Planning and Zoning Cases Completed & Closed

- 19-05-SUP (Special Use Permit) – Patricia Johnson Massage Therapy.
- 19-16-FP (Final Plat) – Malaspina Ranch Subdivision No. 1.
- 19-17-FP (Final Plat) – Greyhawk Subdivision No. 9.
- 19-02-LLA (Lot Line Adjustment) – Freedom Fitness.
- 19-08-FP (Final Plat) – Memory Ranch Subdivision No. 3.
- 19-06-ZC (Rezone) & 19-07-S (Preliminary Plat) – Kern River Heights Subdivision.
- 19-07-ZC (Rezone) & 19-03-S (Preliminary Plat) – Robin Hood Subdivision.
- 19-02-OA (Ordinance Amendment) – Fencing & Open Space.

Code Enforcement Cases

- See attached iWorq detailed report.



Case Report

01/01/2020 - 01/31/2020

Case #	Case Date	Status	Case Description
388	1/23/2020	Open	Business activities within a residential zone
387	1/23/2020	Open	Business activities within a residential zone
386	1/21/2020	Open	Parked vehicle: Other
385	1/13/2020	Open	Outdoor storage of junk or debris
384	1/8/2020	Closed	Brushes, shrubs, trees, or fences blocking vision at street or driveway intersections
383	1/6/2020	Closed	Accumulation of junk, trash, or garbage
382	1/2/2020	Closed	Other Violations
381	1/2/2020	Closed	Parked vehicle: Other

Total Records: 8

2/3/2020



Case Activity Report

01/01/2020 - 01/31/2020

Case #	Activity Date	Activity Type	Description
389	1/28/2020	Complaint Received	Car has been setting on street for at least the last 9-12 months. I believe it has been reported before as well.
373	1/27/2020	Complaint Received	A trailer is parked at the corner of Bay Owl and N Sparrow Hawk that is blocking sight at the corner. It is there almost every day either hooked to a truck or not.
387	1/23/2020	Complaint Received	This is another business that I have to go pass in order to get home with in the subdivision. This business is a mechanic. Hours are late into the night and cars are parked out on the street before they can be put into the shop for repairs. There as been times when I have seen up to 10 cars in front of the house (some are personal). After the cars have been worked on he will test drive them up and down the street.
388	1/23/2020	Complaint Received	Business in a residential neighborhood with employees parking on the street and customers coming and going as late as 9:00 at night. Customers will park in front of the house facing the wrong direction and pulling away from the house from wrong side of the street. This is a busy intersection with in the subdivision with home owners coming and going . Having the extra traffic is problem.
385	1/22/2020	Sent Letter	1st Notice Sent

382	1/22/2020	Inspection	The basketball hoop has been removed from the sidewalk. Case closed
383	1/22/2020	Inspection	Vehicle parts have been removed from the property and the unregistered vehicle has been taken care of. Case closed
386	1/21/2020	Complaint Received	On East Snowy Owl Street between North Sparrow Hawk Ave and North Merlin Hawk Place
383	1/14/2020	Conversation	Spoke with the homeowner, says that the vehicle parts on the side yard have been removed and the unregistered Jeep has been taken care of. Will follow up with site visit.
384	1/13/2020	Conversation	Spoke with homeowner, the City will send out a crew to trim back the tree blocking the streetlight. Homeowner is aware that the City will not remove the trimmings from the property.
381	1/13/2020	Conversation	Spoke with the homeowner of 1090 E Rutherglen, the vehicle does not belong to them.
382	1/8/2020	Sent Letter	1st notice
383	1/8/2020	Sent Letter	1st notice to property owner and current resident.
383	1/8/2020	Inspection	Unregistered vehicle parked in front of the house, some visible junk leaned against the garage. Send 1st notice.
376	1/8/2020	Inspection	No trailer visible on property. Case closed
379	1/8/2020	Inspection	No unregistered vehicles parked in the driveway or on the street. Case closed

380	1/8/2020	Inspection	No sign of Atlas moving truck, will close case. If contacted by complainant again I will advise to call Kuna PD non dispatch line to report for fast response.
381	1/8/2020	Inspection	Vehicle parked on street in the same spot as pictures sent by the complainant. Send 1st notice.
373	1/8/2020	Inspection	Only one vehicle parked on the street parked in the direction of traffic. No violations at time of visit, If the complainant reports another complaint I will forward to Kuna PD. Case closed
382	1/8/2020	Inspection	Basketball hoop on sidewalk. Send 1st notice.
373	1/2/2020	Complaint Received	A Toyota truck plate # 1A767FE was parked on the sidewalk in front of this home. Every day there are vehicles and trailers parked on the corner in front of this home, usually facing the wrong direction and obstructing the sight at the corner. this is not being corrected despite my letters to the owner as I am the Association Manager for Birds of Prey. Please help me to correct this parking situation as it is a hazard.
381	1/2/2020	Complaint Received	Ford lightning has been parked across the street from 1090 Rutherglen for over a month now hasn't moved. If you could get it tagged ASAP that would be great.

Total Records: 22

2/3/2020