



**KUNA PLANNING & ZONING DEPARTMENT**  
**Action Report for June, 2020**

**Planning and Zoning Commissioners Consent Agenda**

- **Planning and Zoning Commission Meeting Minutes**
  1. May 26, 2020
  2. June 9, 2020
  
- **Findings of Fact and Conclusions of Law**
  1. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) – Corbin’s Cove Subdivision.
  2. Case No. 20-02-SUP (Special Use Permit) – Brauneisen In Home Daycare.
  3. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) – Malaspina Ranch Monument Sign.
  4. Case No. 20-01-OA (Ordinance Amendment) – Sign Ordinance.

*All consent agenda items above were approved.*

**Planning and Zoning Commission Public Hearings**

- **19-13-AN (Annexation)** – Black Rock Marketplace – Thomas J. Angstman, the applicant, requests annexation into the City of Kuna for approximately 40.80 acres, in order to develop the same lands utilizing 2 separate zones; the R-20 (High Density Residential) & C-2 (Area Commercial) zones. The R-20 (HDR) is proposed to be approx. 13.22 acres in size, and the C-2 (Commercial) is proposed to be approx. 27.45 acres. The applicant will propose multi-family housing units within the R-20 zone in the future, and Commercial uses will be proposed within the C-2 zone, in the future. The site is located at the hard NWC of Meridian and Deer Flat Roads in Kuna, ID 83634, Section 13, Township 2 North, Range 1 West; (APN: S1313449900). **(Staff requested this item be tabled to August 11<sup>th</sup> due to a noticing procedure violation by the applicant)**
  
- **19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review)** – Monarch Landing Subdivision – Mason & Associates, Inc. (applicant) requests Rezone, Preliminary Plat, Special Use Permit (SUP) and Design Review approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approx. 17.34 total acres from Agriculture (AG) to a C-3 Commercial (Service Commercial) zone. Applicant also requests preliminary plat approval in order to re-subdivide Lot 1, Block 1 of Tukila Meadow Sub into 15 total lots, and requests a SUP to place an approx. five (5) acre self-storage facility on the same site. The subject site is at SWC Linder and Hubbard Roads, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West (APN R8555340170).
  
- **20-01-SUP (Special Use Permit)** – 3040 W. Pear Apple In Home Daycare – Aimerine Uwineza, seeks Special Use Permit approval in order to operate an In-Home Childcare Facility in an existing residence. The site is located at 3040 W. Pear Apple Street, Kuna, ID 83634.
  
- **Northern Boundary Area of City Impact Expansion** – The City of Kuna requests consideration from the Planning and Zoning Commission for the expansion of Kuna’s most northern boundary of its Area of City Impact (ACI) Boundary and to forward a recommendation to City Council. This expansion, if approved, will align Kuna’s ACI with the City of Meridian’s ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.
  
- **Case No. 20-01-CPF (Combined Preliminary & Final Plat)** – Ensign No. 1 Combo Replat – Ensign No. 1 Combo Replat: Applicant requests approval for a Combined Preliminary & Final Plat for Lot 1, Block 1 of Ensign Subdivision No. 1. Applicant’s desires to divide this lot into two

pieces, thus providing another buildable lot, in this Commercial Subdivision within Kuna City. **(Staff requested this item be tabled to July 14<sup>th</sup> due to a noticing procedure violation by the applicant)**

- **19-09-S (Preliminary Plat) & 19-33-DR (Design Review)** – Corbin’s Cove Subdivision – Applicant, Gary McAllister, requests to subdivide approximately 6.00 acres in Kuna City Limits with Medium Density Residential Zoning into 22 total lots and has reserved the name *Corbin’s Cove Subdivision*. A Design Review application for the common area landscaping is included with this application. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; in Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.
- **20-02-SUP (Special Use Permit)** – Brauneisen In Home Daycare – Karla Brauneisen, seeks Special Use Permit approval in order to operate an In-Home Childcare Facility in an existing residence. The site is located at 727 North Katie Way, Kuna, ID 83634.
- **20-01-OA (Ordinance Amendment)** – Sign Ordinance – MAKING CERTAIN FINDINGS; AND AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND REPEALING CHAPTER 10 OF TITLE 5; AND AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10; AND PROVIDING A SEVERABILITY CLAUSE; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

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

#### **Planning and Zoning Commission Public Meetings**

- **20-09-DR (Design Review)** – Francis Dental Office – Jessica Petty requests design review approval for an approximately 2,940 square foot dental office located on N. School Avenue, future Lot 2 Block 1 of Redhawk Square, Kuna, ID 83634.
- **20-06-DR (Design Review) & 20-04-SN (Sign)** – Malaspina Ranch Monument Sign – Conger Group, request sign and design review approval for an approximately 32 square foot monument sign. The subject site is located at W. Walker Lane, Kuna, ID 83634 (APN# R3785270042).

*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**

- 20-06-DR (Design Review) & 20-04-SN (Sign) – Malaspina Ranch Monument Sign.
- 20-02-SUP (Special Use Permit) – Brauneisen In Home Daycare.
- 20-08-FP (Final Plat) – Cazador Subdivision No. 2.
- 20-10-FP (Final Plat) – Red Cloud Subdivision No. 1.
- 20-01-LLA (Lot Line Adjustment) – Gordon Lot Line Adjustment No. 1.
- 20-02-LLA (Lot Line Adjustment) – Gordon Lot Line Adjustment No. 2.

#### **Code Enforcement Cases**

- See attached iWorq detailed report.



# Case Report

06/01/2020 - 06/30/2020

Case #	Case Date	Status	Case Description
423	6/23/2020	Open	Persons living in recreational vehicles
422	6/30/2020	Open	Accumulation of junk, trash, or garbage
421	6/21/2020	Closed	Parked Vehicle: Disabled
420	6/17/2020	Closed	Accumulation of weeds, or open areas of dry vegetation
419	6/15/2020	Closed	Parked vehicle: Other
418	6/10/2020	Closed	Accumulation of weeds, or open areas of dry vegetation
417	6/10/2020	Open	Accumulation of weeds, or open areas of dry vegetation
416	6/9/2020	Open	Accumulation of weeds, or open areas of dry vegetation
415	6/9/2020	Closed	Parked vehicle: Other
414	6/8/2020	Closed	Business activities within a residential zone

413	6/2/2020	Closed	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
412	6/2/2020	Closed	Parked vehicle: Other

Total Records: 12

7/2/2020



# Case Activity Report

06/01/2020 - 06/30/2020

Case #	Activity Date	Activity Type	Description
421	6/30/2020	Inspection	The vehicle has been tagged.
422	6/30/2020	Inspection	Junk in driveway and inoperable trailer parked in street.
419	6/30/2020	Inspection	Vehicle was not out on the street and the violating address is for sale.
420	6/24/2020	Inspection	No weeds on the property are out of conformance of KCC.
421	6/24/2020	Inspection	Vehicle has no front plates, rust and weeds growing under and around it. Will forward to KPD.
418	6/24/2020	Inspection	Weeds have been removed.
412	6/24/2020	Inspection	No KCC violations
416	6/24/2020	Inspection	Property appears to be in the process of cleanup.

417	6/24/2020	Inspection	Yard work is being conducted, most of the weeds are ripped up. Site just needs to be cleared.
419	6/24/2020	Inspection	The commercial vehicle was not parked out on the street.
417	6/22/2020	Conversation	Spoke with ■■■ the husband of the homeowner. He has been pulling weeds and is in process of digging up the yard.
416	6/18/2020	Conversation	Spoke with ■■■ over the phone. She has began pulling the weeds and will call next week with updates on her progress. Her neighbor is helping her move the wooden crates because she cannot lift them.

420	6/17/2020	Complaint Received	accumulation of weeds and vegetation. has not been taken care of all summer.
418	6/17/2020	Sent Letter	2nd Notice
417	6/17/2020	Sent Letter	2nd Notice
416	6/17/2020	Sent Letter	2nd Notice
419	6/16/2020	Inspection	Commercial van parked on street.
417	6/16/2020	Inspection	The level of weeds has not changed.
418	6/16/2020	Inspection	The level of weeds has not changed.
415	6/16/2020	Inspection	The trailer has been hitched to a vehicle per the request of Sgt. Keen of KPD.
416	6/16/2020	Inspection	No change to weed levels or junk.
397	6/16/2020	Inspection	The yard has been cleaned up significantly since the last inspection.
413	6/16/2020	Inspection	The utility trailer has been removed from the street. The wood has been taken out of the yard.
414	6/16/2020	Inspection	No sign of business activity on second site inspection.

419	6/15/2020	Complaint Received	[REDACTED] I tool truck, commercial truck parked everyday in residential area for more than two hours at a time. Parked over weekend for three consecutive days. Kuna police have spoken to him already. Also washes and charges vehicle in public highway. Conducts business from truck in residential area. I have video surveillance and too many photos available. Also works in truck after 9pm making excessive noise. I would like a citation to be given and to continue to be given until the violator stops breaking the law.
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413	6/10/2020	Conversation	Spoke with [REDACTED] the owner of the property. His relatives are currently living at the house. There is no fireplace in the home so the amount of wood being cut is likely being used commercially. I made him aware that law enforcement has been involved with the current residents.
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413	6/10/2020	Conversation	<p>██████████ (current resident) came into City Hall. She said that the wood splitter will be removed from the property and the front yard will be kept clean. She also noted that ██████████ has harassed her and made false accusations about her to the Kuna Police Department. I advised that if she felt threatened by the situation to speak with KPD through the non-emergency dispatch line.</p>
417	6/10/2020	Sent Letter	1st Notice
418	6/10/2020	Sent Letter	1st Notice
397	6/10/2020	Sent Letter	1st Notice
416	6/10/2020	Sent Letter	1st Notice
415	6/9/2020	Inspection	<p>The trailer is parked in the street, unable to determine the owner. Forward to KPD.</p>
414	6/9/2020	Inspection	No sign of business activity.

397	6/9/2020	Inspection	Junk has accumulated, old dishwasher is sitting on the sidewalk in front of the property.
416	6/9/2020	Inspection	Large amounts of weeds and junk on the driveway.
418	6/9/2020	Inspection	Heavy accumulation of weeds
417	6/9/2020	Inspection	Heavy accumulation of weeds
415	6/9/2020	Complaint Received	Trailer has been sitting on the corner of east Chapparosa Dr. and North snow hawk Ave. and hasn't moved for about a month now. The license plates number is [REDACTED]
416	6/9/2020	Complaint Received	Giant wooden boxes in Driveway, a lot of cats , overgrown grass and weeds.
413	6/4/2020	Sent Letter	1st Notice Owner and Current Resident
412	6/4/2020	Sent Letter	1st Notice Resident and Owner

397	6/2/2020	Complaint Received	Perform acts of disturbing the peace every morning and night. They don't take care of their house, pull their weeds. They rev their engines in front of all of our neighbors houses and work on their vehicles in the street taking up most of the road. They park on the side-walk where no one can walk passed and have junk and debris on the sidewalk, currently a fridge. Have garbage and junk in front yard and side of house resulting in their trash ending up in my yard. They have their friends over at 12:00 at night with their loud trucks on and bright LED lights shinning in my house. Their trucks are far over the noise amount
411	6/2/2020	Inspection	Could not see any farm animals from Amity. The property is located down a private lane. I will email [REDACTED] to see if he can send photos of the animals.
412	6/2/2020	Inspection	Trailer is parked out on street.

413	6/2/2020	Inspection	Trailer across the street is unregistered, inoperable and piled with wood. Also a significant amount of wood with a wood splitter in the front yard.
413	6/2/2020	Complaint Received	<p>Illegal firewood processing plant/business in front yard. Log splitter runs non-stop. Garbage in back yard is all the way to the top of the fence. Illegal burning.</p> <p>Abandoned RV in driveway. Trailer on street has been sitting at curb with no plate or registration for months.</p> <p>People squatting in homemade shed in back yard. Previous complaint was 8/2019. Is this the correct department to contact or should I reach out to the city council?</p> <p>Neighbor has made death threats to me and police were contacted.</p>

414	6/2/2020	Complaint Received	These guys are operating a business from their home, blaring music to the point it is shaking our windows and pictures inside our home.
412	6/1/2020	Complaint Received	Apparently the 8 adults <b>in the house aren't</b> enough. This trailer has been here for three weeks. The gentleman leaves on Friday and comes back Sunday and lives in it all week. The police had to be called because of a woman screaming at midnight <b>on weekday . It's not a short term park. It's not</b> theirs simply setting to <b>be taken on vacation, it's</b> actively hooked to power and there is a man and woman habitating. Would it be to much to ask them to put some clothes on when they run from the camper into the house too please?

Total Records: 48

7/2/2020