



KUNA PLANNING & ZONING DEPARTMENT
Action Report for July, 2020

Planning and Zoning Commissioners Consent Agenda

- **Planning and Zoning Commission Meeting Minutes**
 1. June 23, 2020
 2. July 14, 2020

- **Findings of Fact and Conclusions of Law**
 1. Case No. 19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review) – Monarch Landing Subdivision.
 2. Case No. 20-01-SUP (Special Use Permit) – 3040 W. Pear Apple Street In-Home Daycare.
 3. Case No. 20-09-DR (Design Review) – Francis Dental Office.
 4. Case No. 20-01-CPF (Combination Preliminary & Final Plat) – Ensign Subdivision No. 1

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- **19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) – Patagonia East, Ridge & Lakes Subdivisions – Westpark Companies**, requests annexation of approximately 163.60 acres into Kuna and to apply the following zones; R-4, R-6 and R-8. Applicant also requests preliminary plat approval in order to subdivide the approx. 163.60 acres into 574 total lots including a school site. The proposed gross density is 3.28 DUA, and the proposed net density is approximately 4.26 DUA with 12.4% (20.29 ac.) of common space. The project site is in Sections 7, 8, & 17 all T2N, R1E, on the northwest, northeast and southeast corner of Locust Grove and Hubbard Roads, Kuna, Id. 83634. **(Kuna Planning and Zoning staff requested this item be tabled to a date certain due to non-receipt of final agency comments).**

- **20-01-CPF (Combined Preliminary & Final Plat) – Ensign Subdivision No. 1 – Emmett Partners, LLC** requests Preliminary Plat & Final Plat Combination Plat (Short Plat) request to Re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to subdivide Lot 1, Block 1 of Ensign Subdivision No. 1, into two pieces in this *Commercial* Subdivision within Kuna, City, ID 83634, Section 24, Township 2 North, Range 1 West; (APN: R2404320010).

- **20-01-S (Preliminary Plat) – Fossil Creek Subdivision – The applicant, Gem State Planning, LLC** requests preliminary plat approval to subdivide approx. 66.75 acres into 283 total lots. The proposed gross density is 4.07 DUA (Dwelling Units/Ac.) with 12.6% usable open space for a total 8.4 acres (ac.) of open space. This is a revision to a previously approved pre plat site plan. The site is near the Southwest Corner (SWC) of Deer Flat and Ten Mile Road. Kuna, ID 83634; within Section 22 T2N, R1W, B.M., APN No's: S1322212401, S1322120900, S1322121200 and S1322121300.

- **20-01-AN (Annexation), 20-03-S (Preliminary Plat) & 20-07-DR (Design Review) – LedgeStone South – Trilogy Development, Inc and Gem State Planning** request to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200). **(Kuna Planning and Zoning staff requested this item be tabled to a date certain due to non-receipt of final agency comments).**

- **19-11-AN (Annexation), 19-29-DR (Design Review) & 19-08-S (Preliminary Plat)** – Ashton Estates East – Kuna East, LLC and KM Engineering requests to annex one 38.47-acre parcel into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 38.47 acres into 200 total lots (175 buildable lots, 25 common lots). The subject site is located at 2320 East Meadow View Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419241000).

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

Planning and Zoning Commission Public Meetings

- **20-02-DR (Design Review)** – Fossil Creek Subdivision – Applicant requests Design Review approval for parcels located one quarter mile west of the Deer Flat and Ten Mile intersection, APN's: S1322212401, S1322120900, S1322121200 and S1322121300.

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

Planning and Zoning Approvals for Business License

- Operation Mushroom – 1308 W Ryegrass Ct.
- Slideways Idaho – 287 W Shortline St, Suite 104.
- Clancy Creations, LLC – 371 W Main St, Suite 100.

Planning and Zoning Cases Completed & Closed

- 20-01-SUP (Special Use Permit) – 3040 W. Pear Apple St. In-Home Daycare.
- 20-09-DR (Design Review) – Francis Dental Office.
- 20-09-FP (Final Plat) – Delores Subdivision.
- 20-11-FP (Final Plat) – Ledgestone Subdivision No. 1.
- 20-12-FP (Final Plat) – Journey's End Subdivision No. 3.

Code Enforcement Cases

- See attached iWorq detailed report.



Case Report

07/01/2020 - 07/31/2020

Case #	Case Date	Status	Case Description
443	7/31/2020	Open	Accumulation of junk, trash, or garbage
442	7/31/2020	Open	Accumulation of junk, trash, or garbage
441	7/30/2020	Open	Parked vehicle: Other
440	7/23/2020	Open	Accumulation of weeds, or open areas of dry vegetation
439	7/19/2020	Open	Parked Vehicle: Disabled
438	7/16/2020	Open	Accumulation of weeds, or open areas of dry vegetation
437	7/14/2020	Open	Persons living in recreational vehicles
436	7/13/2020	Closed	Irrigation Flooding
435	7/10/2020	Open	Accumulation of weeds, or open areas of dry vegetation
434	7/9/2020	Open	Accumulation of junk, trash, or garbage

433	7/8/2020	Closed	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
432	7/2/2020	Closed	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
431	7/7/2020	Closed	Farm animals in residential areas
430	7/6/2020	Open	Farm animals in residential areas
429	7/9/2020	Closed	Parked vehicle: Other
428	7/6/2020	Open	Accumulation of weeds, or open areas of dry vegetation
427	7/7/2020	Open	Persons living in recreational vehicles
425	7/3/2020	Closed	Accumulation of weeds, or open areas of dry vegetation
424	7/3/2020	Closed	Noise Issues

Total Records: 19

8/3/2020



Case Activity Report

07/01/2020 - 07/31/2020

Case #	Activity Date	Activity Type	Description
442	7/31/2020	Complaint Received	dumpster, mattresses, inoperable car in driveway plus trash. Weeds, tree obstructing sidewalk, personal property in front yard.
443	7/31/2020	Complaint Received	Boat parked across street not licensed. Personal property and equipment in driveway and yard.
441	7/30/2020	Complaint Received	Camp Trailer has been parked on the street for over 3 weeks, and has become a recurring issue.
422	7/29/2020	Conversation	Spoke with [REDACTED] (homeowner). He plans to have both of the trailers off of the street by the end of the week.
434	7/29/2020	Conversation	Spoke with [REDACTED] from Allen Property Management. Let her know that I will be going out to do a follow up site inspection to make sure that [REDACTED] has followed through with the truck.
435	7/28/2020	Conversation	Spoke with [REDACTED] (property owner). He will be coming to town next week to speak with the tenant [REDACTED] of the property.

427	7/27/2020	Conversation	Spoke with ██████████ about the state of the property. He said that one trailer is in the process of getting redone and that the RV is not being lived in it is used for camping by one of the residents. He also mentioned that there was an altercation between some residents and a neighbor on the 4th of July and he believes that the complaint may be a form of retaliation.
434	7/24/2020	Conversation	Spoke with ██████████ the current resident. The truck is operative and she will work on getting the hood back on the vehicle within the next week.
430	7/24/2020	Conversation	Spoke with ██████████ a neighbor of the ██████████. They do not speak English so he called in to discuss the second notice. He said that he would call in when the rooster has been removed from the property.
440	7/23/2020	Complaint Received	Weeds growing up several feet at the entrance to Ashton Estates. It's an eyesore and possible fire hazard when vegetation dries out.
422	7/21/2020	Sent Letter	2nd Notice
435	7/21/2020	Sent Letter	1st Notice
427	7/21/2020	Sent Letter	1st Notice
437	7/21/2020	Sent Letter	1st Notice
434	7/21/2020	Sent Letter	1st Notice
430	7/21/2020	Sent Letter	2nd Notice

423	7/21/2020	Conversation	Spoke with [REDACTED] this morning, the RV generator was on and the AC was running. She also sent over two photos of a clack car that is parked directly adjacent to the RV that she said has been coming and going.
20	7/20/2020	Conversation	Spoke with [REDACTED]. The weeds have become overgrown once again and broken down cars are shuffling in and out.
439	7/19/2020	Complaint Received	Silver Ford Mustang hasn't moved in weeks. License plate [REDACTED].
417	7/16/2020	Inspection	No further progress on the yard cleanup.
422	7/16/2020	Inspection	Junk still in driveway and junked vehicles still parked on the street.
423	7/16/2020	Inspection	After speaking to [REDACTED] on the phone I drove by the church for an inspection. There was no clear visual evidence that someone was currently inhabiting the RV.
425	7/16/2020	Inspection	Lawn looks good and weeds have been removed.

428	7/16/2020	Inspection	The left side if the yard has been weeded and mowed. A portion of the right side has been cleaned but there is still a significant level of weeds. Vehicles still present on lawn.
434	7/16/2020	Inspection	Inoperative vehicle parked in the driveway.
437	7/16/2020	Inspection	Trailer parked on street in front of the house.
435	7/16/2020	Inspection	It was difficult to identify the problem area from Meridian Road. Could not observe narrowing of Mason Creek Road because it is a private lane.
438	7/16/2020	Complaint Received	Blue Ford Bronco abandoned on street. Expired Plates [REDACTED] Weeds make up a large majority of the lawn
428	7/14/2020	Conversation	Spoke with [REDACTED]. He said that he has knocked down most of the weeds and is actively in the process of the re-doing the front yard. Will be conducting follow up site inspections to make sure that progress is being made.
437	7/11/2020	Complaint Received	Person or persons living in recreational vehicle(s) one is parked in front of address the other across the street both have been there since the 1st of July.

423	7/7/2020	Conversation	Pastors █████ stopped in to discuss issue. Will be working with Pastor at another church to see about visiting evangelist staying in Meridian until he begins service with them on 08.01.20. Has been notified that individual cannot live within a recreational vehicle for more than 7 days within a 30 day interval. They will update us as they come up with a plan. █████
423	7/1/2020	Sent Letter	1st Notice
422	7/1/2020	Sent Letter	1st Letter

Total Records: 33

8/3/2020