



## KUNA PLANNING & ZONING DEPARTMENT Action Report for August, 2020

### Planning and Zoning Commissioners Consent Agenda

- **Planning and Zoning Commission Meeting Minutes**
  1. July 28, 2020
  2. August 11, 2020
  
- **Findings of Fact and Conclusions of Law**
  1. 19-11-AN (Annexation), 19-08-S (Preliminary Plat) and 19-29-DR (Design Review) – Ashton Estates East.
  2. 20-01-V (Variance) – Harry Knox Lot Split.
  3. 20-01-AN (Annexation), 20-03-S (Preliminary Plat) and 20-07-DR (Design Review) – LedgeStone South Subdivision.
  4. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) – Patagonia East, Ridge & Lakes Subdivision.
  5. 20-03-SUP (Special use Permit) & 20-13-DR (Design Review) – Eagle Christian Church.
  6. 20-01-ZC (Rezone), 20-02-S (Preliminary Plat) & 20-05-DR (Design Review) – Sera Sole Subdivision.
  7. 19-13-AN (Annexation) – Blackrock Marketplace/Village.

*All consent agenda items above were approved.*

### Planning and Zoning Commission Public Hearings

- **20-01-AN (Annexation), 20-03-S (Preliminary Plat) & 20-07-DR (Design Review) –** LedgeStone South Subdivision – 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).
  
- **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.
  
- **20-13-DR (Design Review) & 20-03-SUP (Special Use Permit) –** New Eagle Christian Church – Rennison Design seeks a Special Use Permit (SUP) to construct and operate a new church. The property is located at the northwest corner of W. Ardell Road and N. Ten Mile Road (APN: S1315142250). The applicant also seeks design review approval for an approximately 16,983 square foot church building, parking lot and landscaping.
  
- **20-01-V (Variance) –** Harry Knox Lot Split – The applicant is seeking approval of this Variance request, in order to create parcels smaller than the minimum lot size permitted within the Central Business District through the Lot Split Process for Ada County Assessor's Parcel No. R5070001086.

- **20-01-ZC (Rezone), 20-02-S (Preliminary Plat) & 20-05-DR (Design Review)** – Sera Sole Subdivision – Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22 acres in Kuna City, from Agriculture (Ag.) TO the R-6 (Medium Density Residential) zoning district and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025).
- **19-13-AN (Annexation)** – Blackrock Market Place/Village – SH69 Holdings, LLC requests approval to annex approximately (approx.) 40.82 acres (ac) into Kuna City limits in order to develop the same lands utilizing 2 separate zones; the R-20, High Density Residential (HDR) & C-2 (Area Commercial) zones. The R-20 HDR is proposed to be approx. 13.22 ac in size, and the C-2 (Commercial) is proposed to be approx. 27.45 ac. 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-northwest corner of Meridian and Deer Flat Roads in Kuna, ID 83634, Section 13, Township 2 North, Range 1 West; (APN: S1313449900).

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

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

- **20-15-DR (Design Review)** – Patagonia Pool House – Celeste Valle of Breckon Land Design requests Design Review approval to construct a pool house, one pool, and accompanying parking lot with 15 parking spaces, two of which are ADA accessible; on future Lot 1, Block 18 (APN: S1407427955) of Patagonia No. 7.
- **20-08-SN (Sign) & 20-17-DR (Design Review)** – Kuna Dental Automated Monument Sign – Apex Signs, request sign and design review approval for an approximately 100 square foot, freestanding, automated monument sign with illumination. The subject site is located at 935 N Linder Road, Kuna, ID 83634 (APN# S1323142310).

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

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

- SBK Recycle LLC – 689 E. Access Rd., Suite 130.
- J. Mills Transportation – 1151 W. Sagwon Dr.
- Great Clips – 1327 N. Meridian Rd., Suite 110.
- Web Options LLC – 2063 N. Mauve Ave.
- Little Critters Daycare – 727 N. Katie Way.
- Klean & Ready Laundry LLC – 488 Marteeson Ave.
- Initial Point Property Management – 398 W. Main St.
- Initial Point Real Estate – 398 W. Main St.
- Event Services of Idaho – 1225 E. Timber Trail Dr.
- My Family Doula – 2063 N. Mauve Ave.
- Dapper Dan's Barbershop – 102 2<sup>nd</sup> St., Suite B.
- Crow's Nest Tattoo – 1029 E. Kuna Rd., Suite 201.
- Toodle Loo Auction – 708 E. Wythe Creek Ct., Suite 101.

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

- 20-15-DR (Design Review) – Patagonia Pool House.
- 20-17-DR (Design Review) & 20-08-SN (Sign) – Kuna Dental Monument Sign.
- 20-01-V (Variance) – Harry Knox Lot Split.
- 20-03-LLA (Lot Line Adjustment) – Kelleher Subdivision No. 2.
- 19-10-AN (Annexation), 19-01-PUD (Planned Unit Development) & 19-06-S (Preliminary Plat) – Spring Rock Subdivision (*Denied*).
- 20-07-FP (Final Plat) – Cazador Estates Subdivision No. 1.
- Area of City Impact Northern Boundary Expansion.
- 20-01-OA (Ordinance Amendment) – Sign Ordinance.

- 20-01-LS (Lot Split) – Harry Knox.

**Code Enforcement Cases**

- See attached iWorq detailed report.



# Case Report

08/01/2020 - 08/31/2020

Case #	Case Date	Status	Case Description
454	8/31/2020	Open	Accumulation of weeds, or open areas of dry vegetation
453	8/25/2020	Closed	Parked vehicle: Other
452	8/19/2020	Open	Parked vehicle: Other
451	8/17/2020	Open	Business activities within a residential zone
450	8/17/2020	Open	Outdoor storage of junk or debris
449	8/12/2020	Open	Outdoor storage of junk or debris
448	8/14/2020	Open	Accumulation of weeds, or open areas of dry vegetation
447	8/12/2020	Open	Business activities within a residential zone
446	8/12/2020	Open	Accumulation of junk, trash, or garbage
445	8/12/2020	Open	Parked vehicle: Other
444	8/4/2020	Closed	Parked vehicle: Other

Total Records: 11

9/1/2020



# Case Activity Report

08/01/2020 - 08/31/2020

Case #	Activity Date	Activity Type	Description
454	8/31/2020	Complaint Received	Took a complaint from [REDACTED] over the phone about her neighbors overgrown weeds and bushes.
269	8/28/2020	Conversation	Spoke with [REDACTED] the manager at Family Dollar. She has the landscaping set up Thursday September 3rd.
422	8/28/2020	Sent Letter	Final Notice
406	8/27/2020	Sent Letter	Re-Notice
446	8/27/2020	Sent Letter	1st Notice
445	8/27/2020	Sent Letter	1st Notice
452	8/27/2020	Inspection	Trailer parked on the street. Refrigerator sitting in the front yard as well.
406	8/27/2020	Inspection	Vehicle parts and tools on driveway. Cherry picker, large engine parts and others.
452	8/27/2020	Sent Letter	1st Notice
451	8/27/2020	Sent Letter	1st Notice
450	8/27/2020	Sent Letter	1st Notice
449	8/27/2020	Sent Letter	1st Notice
448	8/26/2020	Conversation	Spoke with [REDACTED], he forwarded the letter to the Family Dollar district manager as well as included a letter of his own letting them know that it is the responsibility of the business to maintain the landscaping.
453	8/25/2020	Complaint Received	Older white car. 2T [REDACTED] plate number. This care has been there for over a year.
453	8/25/2020	Inspection	White vehicle parked on street. Forward to KPD.
446	8/25/2020	Inspection	File cabinet still sitting in the driveway.

449	8/25/2020	Inspection	Pallets stacked up next to fire hydrant.
450	8/25/2020	Inspection	Barrels were viewable from public right of way. Could not tell if the box truck was registered.
451	8/25/2020	Inspection	Light stands in the garage and power washer charging out front. A man was in the driveway cleaning the windows of a silver Nissan Armada.
423	8/25/2020	Inspection	RV is no longer on the property.
438	8/25/2020	Inspection	Bronco has been moved.
445	8/25/2020	Inspection	Trailer with ATV parked on street.
422	8/25/2020	Inspection	Junk on property has gotten worse.
428	8/25/2020	Inspection	Yard cleanup has not progressed.
442	8/25/2020	Inspection	The dumpster and mattresses are no longer sitting in the driveway. There are still a few items throughout the yard.
450	8/24/2020	Conversation	Spoke with [REDACTED] about locations of junk and outdoor storage on the property.
448	8/21/2020	Conversation	Spoke with [REDACTED] (Property Owner) he said that he is having problems with the tenant keeping up with the landscaping.
259	8/19/2020	Conversation	Spoke with [REDACTED] (new owner). He will have the weeds taken care of in the next couple of days.

452	8/19/2020	Complaint Received	A travel trailer has been parked in front of this house for last 4 weeks.
450	8/17/2020	Complaint Received	<p>I have contacted the homeowner a number of times via email asking him to meet with me to discuss the possibility of him moving his junk cars, trailers, barrels and scrap metal to the north side of his property so it is out of sight of the homeowners on the north side of Jarvis Court. He refuses to acknowledge my emails but has complained to other homeowners on the north side Jarvis Court about my emails so I know he has received them.</p> <p>For reference, the homeowner owns Lot █ Blk █ and Lot █ Blk █ of Patriot Ridge Subdivision which encompasses approximately 17 acres. There are no residences visible from the north side of his property which would make a more suitable dumping site in my opinion.</p> <p>From my north property-line scattered over Lot █ I see sixteen wheeled vehicles (cars, trailers, dump trucks, two full sized shipping containers and miscellaneous sewer pipe and scrap metal. Of particular concern are the numerous barrels the contents of which are unknown (toxic material?).</p> <p><b>In addition, the homeowner's property</b> adjacent to Linder Road (Lot █) has eight additional trucks, trailers and pallets of</p>
360	8/17/2020	Sent Letter	1st Notice
361	8/17/2020	Sent Letter	1st Notice
259	8/17/2020	Sent Letter	1st Notice
451	8/17/2020	Complaint Received	<p>Titanium Auto Detailing, LLC owned by ██████████ is running an auto detailing business out of his home in our neighborhood - Patagonia Subdivision. I will send a letter tomorrow to alert him of the city code violation, but can you please investigate, too? Thank you</p>
447	8/14/2020	Sent Letter	1st Notice
448	8/14/2020	Sent Letter	1st Notice
448	8/12/2020	Inspection	Dry and overgrown weeds throughout the parking lot and landscape buffer.

447	8/12/2020	Inspection	Property owner appeared to be tattooing a client using his home's front room during the site inspection. Pickup truck also piled with junk.
446	8/12/2020	Inspection	File cabinet sitting in driveway.
444	8/12/2020	Inspection	Trailer has been removed from the street.
445	8/12/2020	Inspection	No trailer parked in front of the home during inspection.
443	8/12/2020	Inspection	Driveway has been cleaned.
269	8/12/2020	Inspection	Vegetation in the landscape buffer and landscape islands overgrown and/or dying. Weeds throughout the rest of the parking lot as well.
441	8/12/2020	Inspection	No camp trailer parked on street for two consecutive visits.
437	8/12/2020	Inspection	Trailers have been removed from the street.
440	8/12/2020	Inspection	No change in weed levels.
434	8/12/2020	Inspection	Property has remained relatively clean and the truck has since moved showing that it is operative.
443	8/12/2020	Conversation	Spoke with [REDACTED] (homeowner). She is aware that she needs to clean up the junk in the driveway.



422	8/12/2020	Complaint Received	Spoke with [REDACTED] who lives at [REDACTED] N Elm (208-[REDACTED]); was encouraged by other neighbors to call. She complained of lots of trash accumulated throughout property: multiple BBQ's in driveway, a pop-up camper & horse trailer on street full of trash. Has suspicion of drug activity as there are many cars in & out of the location at all days & times; some are out of State plates. Says the visitors never get out of their cars, just pull into driveway, then resident will come out to the car & visitors leave immediately after. Reports a horrible smell & fears it could be from manufacturing drugs.
447	8/12/2020	Complaint Received	<ol style="list-style-type: none"> <li>1. Garbage piled in truck bed sitting in driveway for many weeks.</li> <li>2. backyard contains nothing but weeds that have grown higher than the fence.</li> <li>3. Front bedroom window clearly displays a tattoo shop/place of business in residential area. (Not to mention the various cars arriving and departing at all hours of the night).</li> </ol>

449	8/12/2020	Complaint Received	Pallets dumped at the front of the property close to the road. If they dump more they will block our being able to see oncoming cars as we exit our property. Plus it is an eyesore. We are trying to keep our property clean and orderly. As you can see, in Image 8837 the Ditch riders come and clean out the ditch, but won't come and pick up their debris. We usually have to clean that up and we just used the weed wacker to cut down the weeds out by the pink flags and the Fire hydrant so they aren't blocking our view of oncoming cars. The weeds on the their side of the ditch are also big. That should be the property owner next doors, responsibility. I know your Code Enforcement has talked to them in the past - they came and cleaned up, but haven't done anything with the property since then. Thank you so much. We don't like being complainers, but we also need to be safe and have others keep their junk off the front of the property.
422	8/11/2020	Conversation	Spoke to [REDACTED] at [REDACTED] N Elm. Complained about the amount of junk on the property, cars in the street and amount of traffic being generated.
442	8/10/2020	Conversation	Spoke with [REDACTED], the dumpster is being used to cleanup the property. The dumpsters and mattresses should be gone no later than the end of the month.
445	8/9/2020	Complaint Received	[REDACTED] N Azurite has had a trailer with an ATV on it parked on the street since last Sunday, Aug.2.
446	8/9/2020	Complaint Received	[REDACTED] N Azurite has had "junk" stacked between the 1 car garage and the 2 car garage on the driveway for at least 3 weeks.
444	8/7/2020	Sent Letter	1st Notice

443	8/7/2020	Sent Letter	1st Notice
438	8/7/2020	Sent Letter	1st Notice
442	8/7/2020	Sent Letter	1st Notice
437	8/7/2020	Sent Letter	2nd Notice
422	8/7/2020	Conversation	Spoke to [REDACTED] at [REDACTED] N Elm. She is very concerned with the state of the property and believes that drug activity is occurring.
437	8/5/2020	Inspection	Trailers still parked out on street.
434	8/5/2020	Inspection	The truck hood has been placed back on the vehicle.
428	8/5/2020	Inspection	Yard cleanup is progressing.
422	8/5/2020	Inspection	Trailers still parked on street.
441	8/5/2020	Inspection	Camp trailer submitted was not parked on the street during inspection.
439	8/5/2020	Inspection	No silver Mustang parked on the street.
442	8/5/2020	Inspection	Dumper in driveway. Other junk items around the dumpster and yard.
444	8/5/2020	Inspection	Trailer parked on street in front of the complaint address.
443	8/5/2020	Inspection	The boat has been moved into the driveway. Some misc. items sitting around the boat.

425	8/4/2020	Conversation	Spoke with the resident of the home. She said that the white truck is fully operative and will work on getting the vehicle registered as soon as possible.
444	8/3/2020	Complaint Received	this RV has been blocking my mailbox and a fire hydrant for 2 days now and last week it was Thursday and Friday. Also today the mail man left a not in my box about moving the RV

Total Records: 72

9/1/2020