



## KUNA PLANNING & ZONING DEPARTMENT

### Action Report for October, 2020

#### Planning and Zoning Commissioners Consent Agenda

- **Planning and Zoning Commission Meeting Minutes**
  1. September 8, 2020
  2. October 13, 2020
  
- **Findings of Fact and Conclusions of Law**
  1. 20-18-DR (Design Review) – Medical Office at Redhawk Square.
  2. 20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review) – Rising Sun Commons.
  3. 20-07-S (Preliminary Plat) – Memory Ranch 6-9.
  4. 20-04-ZC (Rezone) – Durrant Rezone

*All consent agenda items above were approved.*

#### Planning and Zoning Commission Public Hearings

- **20-02-OA (Ordinance Amendment)** – Home Occupation – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:  
MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND AMENDING SUBSECTION 2, SECTION 1, CHAPTER 6 OF TITLE 5 KUNA CITY CODE AMENDING DEFINITION ASSOCIATED WITH HOME OCCUPATION; AND REPEALING SUBSECTION K, SECTION 4, CHAPTER 5, TITLE 5 KUNA CITY CODE; AND AMENDING SECTION 4, CHAPTER 5 OF TITLE 5 KUNA CITY CODE BY THE ADDITION THERETO OF A NEW SUBSECTION K; AND PROVIDING FOR THE REGULATION OF HOME OCCUPATIONS; AND REQUIRING A HOME OCCUPATION LICENSE; AND PROVIDING FOR HOME OCCUPATION STANDARDS; AND PROVIDING FOR PERMITTED HOME OCCUPATIONS; AND PROVIDING FOR EXEMPTIONS; AND PROVIDING FOR PROHIBITED HOME OCCUPATIONS; AND PROVIDING FOR THE PLANNING AND ZONING DIRECTOR TO REVIEW AND GRANT APPLICATIONS; AND PROHIBITING LICENSE TRANSFER; AND PROVIDING FOR INSPECTIONS; AND PROVIDING FOR REVOCATION OF LICENSES PROCESS; AND PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR CONFLICTS; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.
  
- **20-07-S (Preliminary Plat) and 20-16-DR (Design Review)** – Memory Ranch No. 6-9 – Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).
  
- **20-04-ZC (Rezone)** – Durrant – Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).
  
- **20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review)** – Rising Sun Commons – Applicant, JUB Engineers request annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. from

2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

- **20-02-ZC (Rezone), 20-05-S (Preliminary Plat) and 20-12-DR (Design Review)** – Rockaway Cove – Applicant requests to rezone two parcels consisting of approximately 9.71-ac in Kuna City, from Agriculture (Ag.) TO the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots). The applicant proposes a gross density at 3.21 DUA and Net Density at 4.30 DUA with 28,750 SF of open space or 7.6% of the gross area. The subject site is located near the NWC of Swan Falls Road and King Road within Section 26, Township 2 North, Range 1 West BM; (APNs: R8247270176 & R82477270180).
- **20-03-ZC (Rezone), 20-06-S (Preliminary Plat) and 20-14-DR (Design Review)** – Ledgestone Plaza – Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).
- **20-03-AN (Annexation)** – C&G Farms – C&G Farms, Inc requests approval to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts. The subject site is located at the southeast and southwest corners of Kuna Mora and Cole Roads Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

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

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

- **Urban Renewal District** – A Resolution of the Planning and Zoning Commission for the City of Kuna, Idaho, validating conformity of the Urban Renewal Plan for the Kuna West Urban Renewal Project with the City of Kuna's Comprehensive Plan.

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

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

- Mountain Bluebird Bookkeeping – 2093 N. Duck Hawk Ave.
- Krave – 1327 N. Meridian Road Ste 130.
- Flying Dutchman Delivery Svc. – 1821 W. Topanga Dr.
- Cedars Chest Thrift & Creations – 2542 Greenville Ave.
- Studio Zen – 1195 W. Castro Dr.

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

- 20-18-DR (Design Review) – Medical Office at Redhawk Square.
- 19-09-S (Preliminary Plat) – Corbin's Cove Subdivision.
- 20-01-CPF (Combination Preliminary Plat & Final Plat) – Ensign Sub. No. 1.

#### **Code Enforcement Cases**

- See attached iWorq detailed report.



# Case Activity Report

10/01/2020 - 10/31/2020

Case #	Activity Date	Activity Type	Description
468	10/30/2020	Inspection	Sign has consistently been inside the business (old ace hardware) and not on the street.
481	10/30/2020	Conversation	Melynda Boswell from Bowell Asphalt Solutions emailed 10/28 to let me know that the weeds will be taken care of within the next 5 days.
483	10/30/2020	Conversation	Melynda Boswell from Bowell Asphalt Solutions emailed 10/28 to let me know that the weeds will be taken care of within the next 5 days.
484	10/30/2020	Conversation	Melynda Boswell from Bowell Asphalt Solutions emailed 10/28 to let me know that the weeds will be taken care of within the next 5 days.
467	10/27/2020	Conversation	Doug Byers (property owner) called in to let us know that he is sending by the property manager by the property to make sure that the last picnic table will be moved off of the right of way.
467	10/27/2020	Conversation	Spoke with Bridget Highfill (current occupant) and let her know that the picnoc table needs to be removed from the right of way and if they plan on making more to sell they will need to contact the city about business licensing.

457	10/26/2020	Conversation	Spoke with Ryan Kyser. Weed progress stalled after mother-in-law had a stroke. Plans on renting a weed mover this weekend to take care of the weeds. I informed him that we will be following up with multiple site visits to check in on progress over the coming weeks.
478	10/26/2020	Conversation	Spoke with Brianne, she said her parents were helping her with yard work & that her Dad was not sweeping leaves into the drain, he was sweeping them along the curb to a trash can. I notified her that we are just required to follow up on all complaints and as she understands things can't be swept into the storm drain, I would call the case closed. She then requested the photos that were submitted, I emailed them to her as they did not provide any indication of who submitted them. JLR

485	10/26/2020	Complaint Received	Owner of home passed 1 year ago & left home to her daughter. Daughter abandoned residence to inability to pay taxes & left behind 3 vehicles & lots of junk. Complainant has reported the home to KPD also. Will follow up with Doug to see how to move forward on this one. JLR
476	10/23/2020	Conversation	The property owner has deactivated the craigslist ad for an RV rental spot.
470	10/22/2020	Conversation	Per Wendy, she has spoken with Greg McPherson & he will contact his father regarding this. Holding off for now & will follow up later.
474	10/22/2020	Sent Letter	1st notice sent. JLR
479	10/22/2020	Sent Letter	1st notice sent. JLR
480	10/22/2020	Sent Letter	1st notice sent.
481	10/22/2020	Sent Letter	1st notice sent. JLR
478	10/22/2020	Sent Letter	1st notice sent.
483	10/22/2020	Sent Letter	1st notice sent. JLR
467	10/22/2020	Sent Letter	1st notice sent.
484	10/22/2020	Sent Letter	1st notice sent. JLR
471	10/21/2020	Conversation	Mike McRoberts called this morning to discuss the notice he has received. I let him know Doug was not currently available but that I would pass on the message and follow up with him. JLR
469	10/19/2020	Sent to Police	Black ford parked on street in front of house, has plate but no registration sticker. Will turn over to KPD. JLR

475	10/19/2020	Sent to Police	Silver car parked on street that seems to have been there for awhile due to the accumulation of dust & foliage. Will turn over to KPD. JLR
476	10/19/2020	Sent Letter	1st Notice
470	10/19/2020	Inspection	Boxes, various household goods & home improvement items in driveway in front of garage & spilling from front door into front yard. JLR
413	10/19/2020	Inspection	Motor home parked across the street from the address with extension cord running across the street to it. Giant red dump truck full of wood parked in front of yard - not sure if registration is valid but does have a plate. Two couches flipped upside down on the front lawn. JLR
422	10/19/2020	Inspection	Front porch & yard still full of junk but now include fake spiderweb Halloween decorations.
452	10/19/2020	Inspection	No camp trailer visible at property, closing case. JLR
457	10/19/2020	Inspection	Weeds are still incredibly tall & visible from cul-de-sac; no improvement seems to be made. JLR
387	10/19/2020	Inspection	Only one car parked in front of residence but there was a motorhome parked out front this time. 4 additional vehicles parked across the street from residence but not sure if they belong to this address. Will review again upon next site inspection. JLR
458	10/19/2020	Inspection	No change in weeds. JLR
467	10/19/2020	Inspection	2 picnic tables still within right-of-way. JLR

471	10/16/2020	Sent Letter	SUP Violation Notice
468	10/16/2020	Inspection	Sign was within the outdoor seating area when I passed by this morning.
476	10/16/2020	Complaint Received	Craigslist Ad for RV rental space at 155 E Deer Flat Road.
465	10/15/2020	Conversation	Spoke with Shawn when he attempted to get his business license and notified him that due to the number of employees he has, he no longer meets the Home Occ. definition. He has been referred to Lisa to see about finding an office location.
387	10/12/2020	Conversation	Jose came into City Hall and produced titles for his 8 vehicles to show ownership. He was told that all vehicles must be registered and that inoperative vehicles cannot remain in the street.
470	10/9/2020	Complaint Received	Debris & junk spilling from house into front yard & driveway. Utility trailer parked on street for multiple consecutive days.
469	10/9/2020	Complaint Received	Black Ford pickup with table & chairs in bed of truck has been parked in front of address for over one year.
468	10/7/2020	Complaint Received	City Clerk Chris Engels phoned this morning to notify us that the Big Mic's sign was still out front blocking the sidewalk.
466	10/5/2020	Conversation	Spoke to Elizabeth (Picar?). The items on the driveway were placed there for a weekend yard sale. She said all of the items have since been removed from the front of the home or taken to storage.







# Case Report

10/01/2020 - 10/31/2020

Case #	Case Date	Status	Case Description
486	10/30/2020	Open	Persons living in recreational vehicles
485	10/23/2020	Open	Accumulation of junk, trash, or garbage
484	10/19/2020	Open	Accumulation of weeds, or open areas of dry vegetation
483	10/19/2020	Open	Accumulation of weeds, or open areas of dry vegetation
481	10/19/2020	Open	Accumulation of weeds, or open areas of dry vegetation
480	10/19/2020	Open	Accumulation of weeds, or open areas of dry vegetation
479	10/19/2020	Open	Accumulation of weeds, or open areas of dry vegetation
478	10/19/2020	Open	Other Violations
477	10/19/2020	Open	Accumulation of junk, trash, or garbage
476	10/16/2020	Closed	Persons living in recreational vehicles
475	10/15/2020	Closed	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)
474	10/9/2020	Closed	Farm animals in residential areas
472	10/9/2020	Open	Inoperable or junked vehicles, or vehicles parts on private property (in plain view)

471	10/13/2020	Open	Other Violations
470	10/9/2020	Open	Accumulation of junk, trash, or garbage
469	10/9/2020	Closed	Parked Vehicle: Disabled
468	10/7/2020	Closed	Sign issues

**Total Records: 17**

**11/3/2020**