



## PLANNING & ZONING COMMISSION AGENDA

**Tuesday, June 9, 2020  
6:00 PM**

*Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15.***

*Social Distancing will be required.*

***The first 15 persons** who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming*

### **Live Streaming Instructions:**

Members of the public may watch the June 9, 2020 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

**Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.**

### **APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:**

**Written - In Advance** to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna  
Attention: Planning and Zoning Department  
PO Box 13  
Kuna ID 83634

### **Written – Up to noon the day of the Public Hearing**

1. Submit any below stated option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the [Public Testimony Form](#)  
*Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form*
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna

Attention: Planning and Zoning Department  
PO Box 13  
Kuna ID 83634

**Oral – Via electronic call is allowed based on Governor Little’s Open Meeting Law suspension proclamation of March 13, 2020 until testimony in person is allowed.**

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)  
    ✓ Your name *Instructions continued on Page 2*  
    ✓ Address  
    ✓ Phone Number you will be calling from to give testimony  
    ✓ Email Address  
    ✓ Date of Public Hearing  
    ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically.  
(Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

### **1. CALL TO ORDER AND ROLL CALL**

#### **COMMISSIONERS:**

Chairman Lee Young

Commissioner Stephen Damron

Vice Chairman Dana Hennis

Commissioner John Laraway

Commissioner Cathy Gealy

### **2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items***

#### **A. Planning and Zoning Commission Meeting Minutes**

1. May 26, 2020

### **3. PUBLIC HEARING:**

#### **A. Case No. 20-01-CPF (Combined Preliminary & Final Plat) – Ensign No. 1 Combo Replat - **ACTION ITEM****

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.

#### **B. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin’s Cove Subdivision – **ACTION ITEM****

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.

**C. Case No. 20-02-SUP (Special Use Permit) Brauneisen In Home Daycare – ACTION ITEM**

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.

**D. Case No. 20-01-OA (Ordinance Amendment) – ACTION ITEM**

- 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.

**E. Northern Boundary Area of City Impact Expansion – ACTION ITEM**

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.

**4. BUSINESS ITEMS:**

**A. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign – ACTION ITEM**

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).

**5. ADJOURNMENT:**



## PLANNING & ZONING COMMISSION MINUTES

Tuesday, May 26, 2020

With City Hall's closure to the public due to COVID-19, the  
DECISION-MAKING BODY held a virtual meeting.

Public testimony was received on the cases listed under Public Hearings within this Agenda via email, letter or virtual attendance.

### 1. CALL TO ORDER AND ROLL CALL 6:00 PM

**COMMISSIONERS:**

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Stephen Damron  
Commissioner John Laraway – Absent

**CITY STAFF PRESENT:**

Wendy Howell, Planning and Zoning Director  
Troy Behunin, Senior Planner  
Doug Hanson, Planner I

### 2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

#### A. Planning and Zoning Commission Meeting Minutes

##### I. March 10, 2020

**Commissioner Gealy:** Mr. Chairman, I would like to correct the agenda to indicate we will be approving the minutes for April 14, 2020 as the minutes for March 10, 2020 were approved at our previous meeting.

**Commissioner Cathy Gealy moved to approve the Consent Agenda with correction. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote: Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner Stephen Damron.**

**Voting No: None**

**Absent: 1**

**Motion carried: 4-0-1**

### 3. PUBLIC HEARING:

#### A. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin's Cove Subdivision – **ACTION ITEM**

**Chairman Young:** Staff has asked that we table this to a date certain; I will defer to staff to make that date. **Troy Behunin:** Good evening Commissioners; for the Record, Troy Behunin, Senior Planner, 751 W 4<sup>th</sup> Street, Kuna. That is correct Commissioner Young, 19-09-S and 19-33-DR for Corbin's Cove; staff request that it is tabled until a date certain in order to correct a posting on the site by the applicant. There was an error when the applicant placed the sign on the property advertising this meeting tonight and we feel that it is proper to post the site one more time; we ask that you pick a date for that. All other procedures were followed, letters were sent out by staff on time and the Kuna-Melba News ran the advertisement on time; it was just the site posting by the applicant. **C/Gealy:** Do you have a date that you would want us to table it until or do you want to just table it? **TB:** Staff would

recommend that you would table it to a date certain because the other procedures were all followed the way they should have been. The date that staff does have in mind is for the first meeting of June which would provide more than ten days' notice for the sign to be out on site; staff could follow that up with a courtesy notice in the mail. **C/Hennis:** You only need how many days' notice for the signage? **TB:** The applicant needs to put the sign out at least ten days before the Public Hearing. **C/H:** Okay. **TB:** This time it will be put out against School Avenue, originally it was placed more than 100 feet from the rights-of-way on School Avenue; there is no way anyone could have seen that without trespassing. **C/Damron:** The question is, Troy, have they come out with a date of when we can hold our Public Meetings at City Hall? Question 2, are we doing our due diligence to the general public when we have these meetings that they cannot attend? They can write letters and make comment there but there is no public comment allowed right now. Should we extend that out until we can have open meetings at City Hall? **TB:** I unfortunately did not hear the first question that you had, I'm sorry. **S/Damron:** The first part of the question was, do we know the date that the Governor is going to open up to have Public Meetings for the general public in City Hall so they can attend? Number two, are we doing our due diligence to the general public by having these meetings such as we are now? If we have the meeting as a Zoom meeting, the public doesn't have the time or the ability to comment except by letter. Should we extend this out until the Governor opens City Hall so the public is allowed to comment on each? **TB:** I don't know if we have a date from the Governor as of yet. **C/Damron:** Ok. **C/Hennis:** To interject, I believe we will not know more until Thursday for that. **C/Young:** I believe that in the noticing with the application that there were instructions for the public in which to attend via phone call, email, written statement and Zoom to join this meeting and provide comment. We are opening it up as much as possible while trying to keep up with the Governors exceptions to the rules for public meetings within the states approved guidelines. **C/Damron:** Ok, as long as we have an avenue for the general public to comment then I'm good with that. **TB:** We have actually inserted a flyer inside the Public Hearing Notice that gets mailed out to people within a certain distance of the project, the things that Commissioner Young just labeled are listed on there. **C/Damron:** Ok, thank you Troy. **C/Gealy:** I have another question for staff along those same lines. Are you aware of any members of the public who were intending to provide public testimony this evening? **TB:** Staff has not been made aware that there is anyone that wanted to make a presentation.... there was one person, the other public has either sent in emails or letters. **C/Gealy:** And those are part of the packet? **TB:** Correct. **C/Gealy:** The one person will be notified about whatever date this is taking place next? **TB:** Yes, that's correct. They were also invited to join this meeting through Zoom or witness it on Facebook Live. **C/Young:** Are there any other questions for staff? **C/Gealy:** I have no questions.

**Commissioner Dan Hennis moved to table 19-09-S and 19-33-DR until June 9, 2020. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.**

#### **4. ADJOURNMENT: 6:10 PM**

**Commissioner Stephen Damron moved to adjourn the meeting. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.**

\_\_\_\_\_  
Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

\_\_\_\_\_  
Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department



# City of Kuna

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Kunacity.id.gov

## P & Z Commission Staff Report

**To:** Planning and Zoning Commission

**Case Numbers:** 19-09-S (*Subdivision*) & 19-33-DR (Design Review), Corbin's Cove Subdivision

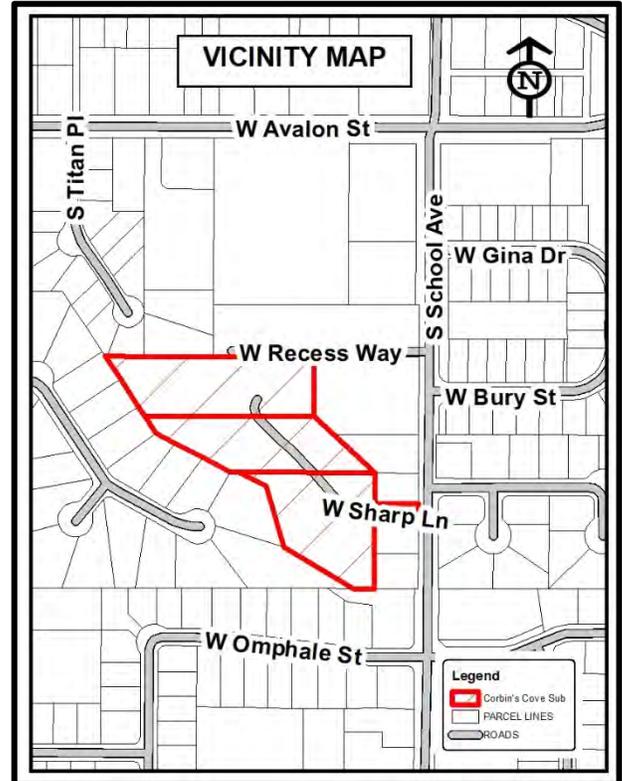
**Location:** Near the Southwest Corner (SWC) of Avalon St. & School Ave., Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Hearing Date:** May 26, 2020  
**Tabled until:** June 9, 2020

**Representative:** Gary McAllister  
2115 E. Bowstring St.  
Meridian, Idaho 83642  
208.283.4830  
[Mcallgary@gmail.com](mailto:Mcallgary@gmail.com)

**Owner:** Paul Winward  
8291 S. Locust Grove. Rd.  
Meridian, ID 83642



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### A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that subdivision pre plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

#### a. Notifications

- |                           |  |
|---------------------------|--|
| i. Neighborhood Meeting   | Nov. 14, 2019 (three persons attended) |
| ii. Agencies              | Jan. 22, 2020                          |
| iii. 350' Property Owners | May 8, 2020                            |
| iv. Kuna, Melba Newspaper | May 6, 2020                            |
| v. Site <b>Re-Posted</b>  | May 29, 2020                           |

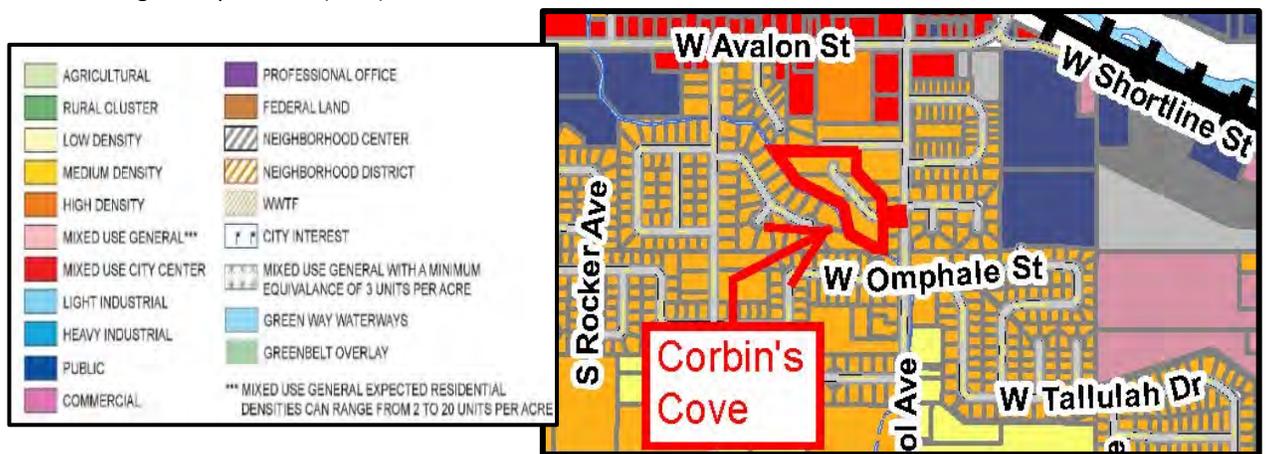
**B. Applicant Request:**

1. The applicant, Gary McAllister requests to subdivide approximately 6.00 acres in Kuna City with the Medium Density Residential (**MDR**) into 22 total lots (21 home lots and one common lot) and has reserved the name *Corbin's Cove Subdivision*. A Design Review application for the common area landscaping is included 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.

**C. Site History:** The subject site is approximately 6.00 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for a single-family residences and open fields.

**D. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 6.00-acre site as Medium Density Residential, or 4-8 Dwelling Units per Acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway / trail through the subject site. It does indicate a bike route on School Avenue.

**3. Surrounding Existing Land Uses and Zoning Designations:**

<b>North</b>	R-6	Medium Density Residential in KUNA CITY
<b>South</b>	R-4 & R-6	Medium Density Residential in KUNA CITY
<b>East</b>	R-6	Medium Density Residential in KUNA CITY
<b>West</b>	R-6	Medium Density Residential in KUNA CITY

**4. Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone	Parcel Number
Donald & Tracy Boyd	Approx. 2.10 ac.	R-6 Med Den Res.	R5070251166
William & Sandra Doughty	Approx. 1.74 ac.	R-6 Med Den Res.	R5070251161
Paul Winward	Approx. 2.05 ac.	R-6 Med Den Res.	R5070251061

5. **Services:**

Sanitary Sewer– COK	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – COK	Police Protection – Kuna City Police (ACSO)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Pressure Irrigation–COK Municipal Irr. System (KMIS)	

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on each parcel listed above. Additionally, each lot has an out-building and large sections of land that are raw land. These parcels are generally flat and on-site vegetation is consistent with typical residence and large open fields.

**Transportation / Connectivity:** The site has limited frontage along School Avenue (Approx. 50'). Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and the intersection with School Avenue, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- |   |             |
|---|-------------|
| • City Engineer (Paul Stevens)              | Exhibit B-1 |
| • Ada County Highway District (ACHD)        | Exhibit B-2 |
| • Boise Project Board of Control            | Exhibit B-3 |
| • Central District Health Department (CDHD) | Exhibit B-4 |
| • Department of Environmental Quality (DEQ) | Exhibit B-5 |
| • Idaho Transportation Department (ITD)     | Exhibit B-6 |
| • Kuna School District No. 3 (KSD 3)        | Exhibit B-7 |

E. **Staff Analysis:**

Applicant proposes to subdivide the approximately 6.00 acres in order to create a subdivision known as *Corbin's Cove* Subdivision. The site is in Kuna City limits and is currently zoned R-6, a Medium Density Residential [MDR] ) zone. The applicant does not wish to change the zone.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Medium Density Residential uses, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests 4.2 Net DUA. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan.

Applicant proposes 21 home lots and 1 common lot (22 total) with the Corbin's Cove preliminary plat with a gross density (total property) of 3.56 DUA and net density (land that can be developed) of 4.4 DUA including 7,695 square feet of open space (or 2.5% of the overall project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family community. This development does not reach the 30 home threshold however, staff recommends the applicant work with the City engineer and the KRFD to address possible concerns about a long cul-de-sac and to work with KRFD on proper EMS access. Staff recommends that all streets be improved and dedicated as public roads.

A Design Review application accompanies this project and seeks approval for the open space included with this subdivision (19-33-DR). An HOA must be established for the care and maintenance for the common lot. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat or receiving Certificates of Occupancy. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 19-09-S and 19-33-DR, to the Commission with recommended conditions of approval listed in section 'M' of this report.

**F. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Future Land Use Map.

**G. Procedural Background:**

On Tuesday May 26, 2020, the Commission ***will consider*** the Corbin's Cove subdivision project, Case No's 19-09-S & 19-33-DR, including the applications, agency comments, staff's report and public testimony presented or given.

**H. Proposed Comprehensive Plan Analysis:**

The Commission may accept or reject the Comprehensive Plan components, and ***have/have not*** determined the proposed preliminary plat request for the site ***is/is not*** consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

**2.0 – Property Rights and Summary**

***Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".***

***Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.***

**5.0 Economic Development Goals and Objectives - Summary:**

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

***Comment: The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.***

**6.0 Land Use Goals and Objectives - Summary:**

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

*Comment: The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood in an in-fill development.*

**8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:**

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

*Comment: Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and some open space for its residents.*

**9.0 - Transportation Goals and Objectives - Summary:**

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

*Comment: The project meets the transportation goals of the City by improving Sharp Lane (Private dirt road) with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

**12.0 - Housing Goals and Objectives - Summary:**

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

*Comment: Applicant has proposed 21 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, a common lot, and possibly amenities, therefore creating a pleasant neighborhood environment.*

**13.0 - Community Design Goals and Objectives - Summary:**

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

*Comment: The application incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

**I. Proposed Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).

**Comment:** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.

**Comment:** *The approx. 6.00 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses **are/are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be subdivided is /is not used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application **is/is not** likely to cause adverse public health problems.

**Comment:** *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The subdivision design did consider the location of the property, classified roadway (School Ave.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

**J. Proposed Recommendation of the Commission:**

**19-09-S (Preliminary Plat),** *Note: This proposed motion is to recommend **approval, conditional approval, or denial** for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

**19-33-DR (Design Review),** *Note: The proposed motion is to **approve or deny** the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval / conditional approval / denial** to City Council for Case No's 19-09-S, a Preliminary Plat request, and votes to **approve / conditional approve / deny** Case No. 19-33-DR, a Design Review request by Gary McAllister with the following conditions of approval *at time of development*:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to

include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve drainage and grading plans.
  - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
  - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
  - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
  - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
  3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
  4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
  5. Parking within the site shall comply with KCC 5-9-3.
  6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
  7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
  8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
  9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.
  10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
  11. The applicant's proposed preliminary plat (dated 02/04/20) shall be considered a binding site plan, or as modified and approved through the public hearing process.
  12. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
  13. Staff recommends that all streets be improved and dedicated as public roads.
  14. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
  15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
  16. Compliance with all local, state and federal laws is required.



*City of Kuna*  
 Planning and Zoning Commission  
 Findings of Fact and Conclusions of Law

P.O. Box 13  
 Phone: (208) 922-5274  
 Fax: (208) 922-5989  
 www.Kunacity.id.gov

K. Based upon the record contained in Case No's 19-09-S and 19-33-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-09-S and 19-33-DR a request for Preliminary Plat and Design Review approval by Gary McAllister:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

**Comment:** *The Commission will hold a public hearing on the subject applications on May 26, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 19-09-S and 19-33-DR, this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.*

**Comment:** *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No's 19-09-S and 19-33-DR, this proposal **does/ does not** generally comply with the Kuna City Code.*

**Comment:** *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

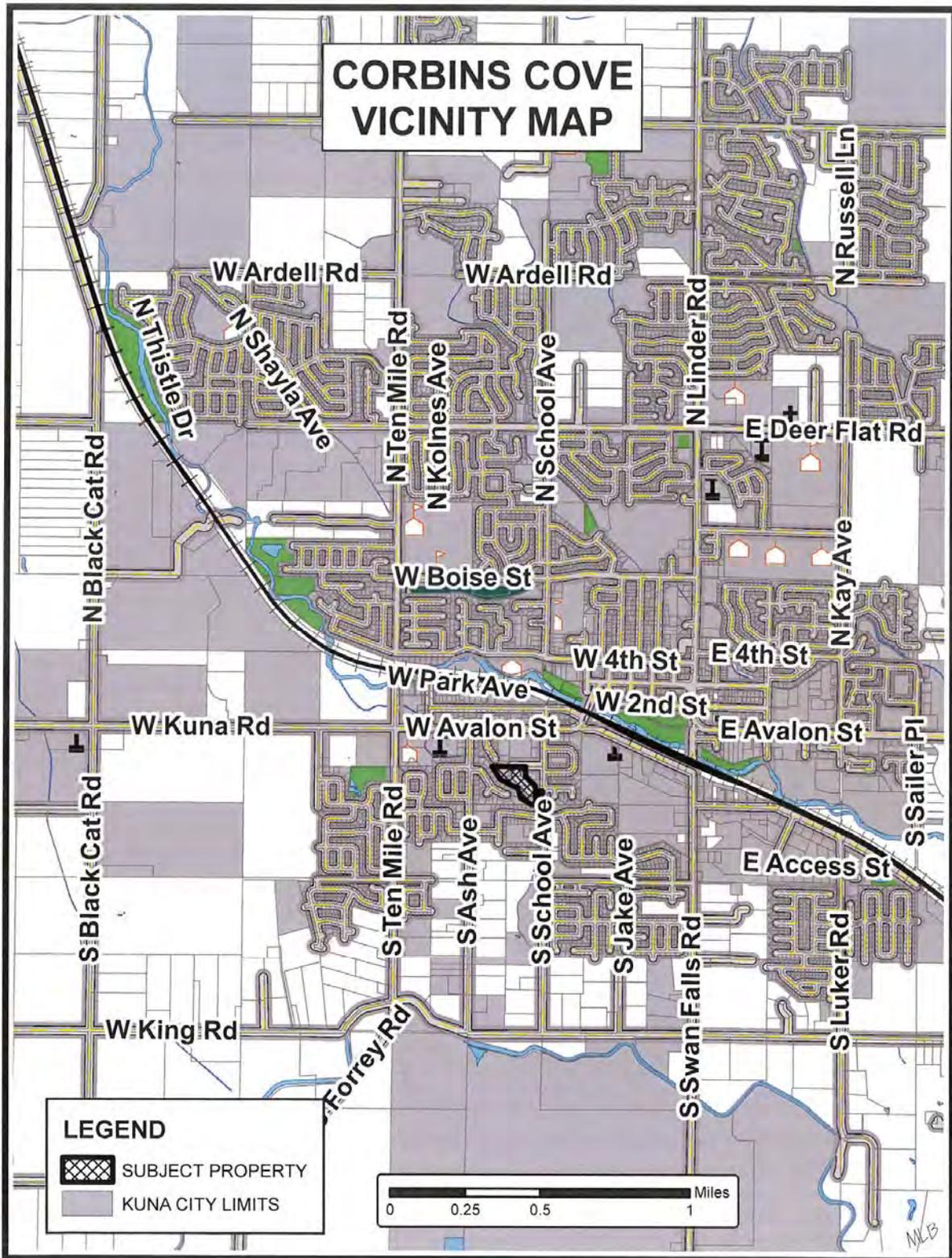
4. *The Kuna Planning and Zoning Commission has the authority to recommend **approval/denial** to Council for Case No. 19-09-S, and to **approve/deny** Case No. 19-33-DR.*

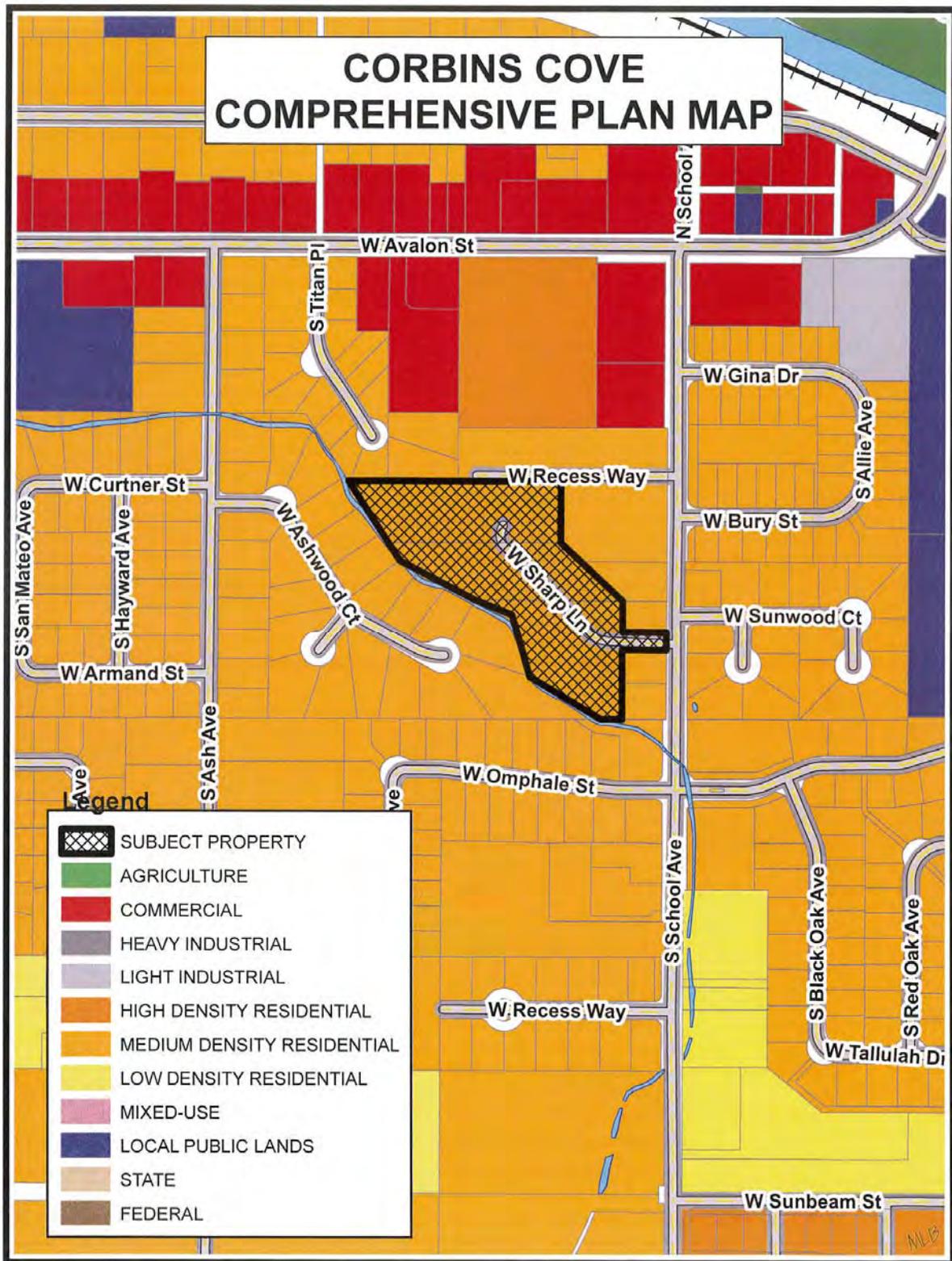
**Comment:** *On May 26, 2020, the Commission will vote to recommend **approval/conditional approval/denial** of Case No. 19-09-S and to **approve/deny** Case No. 19-33-DR.*

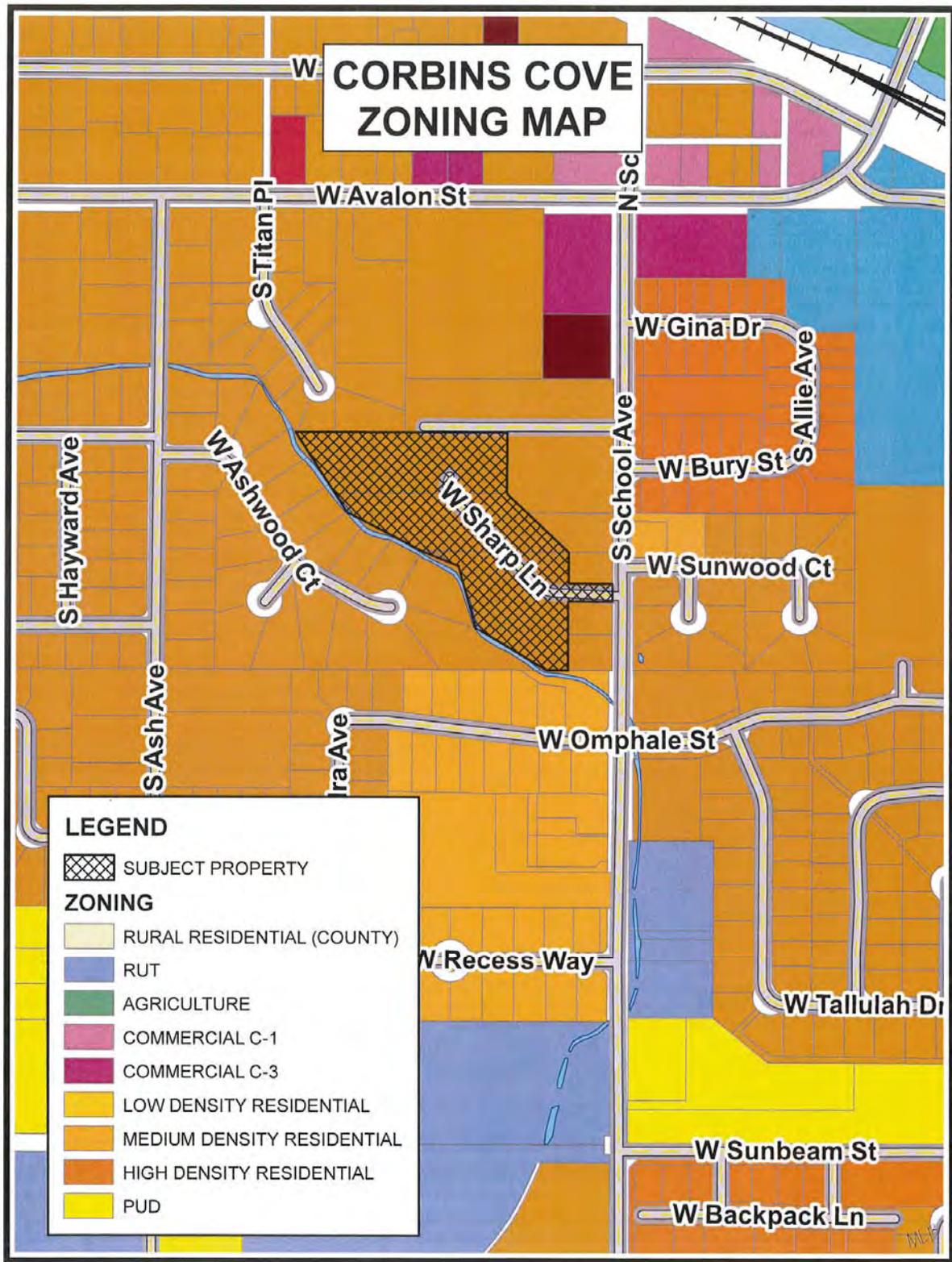
5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

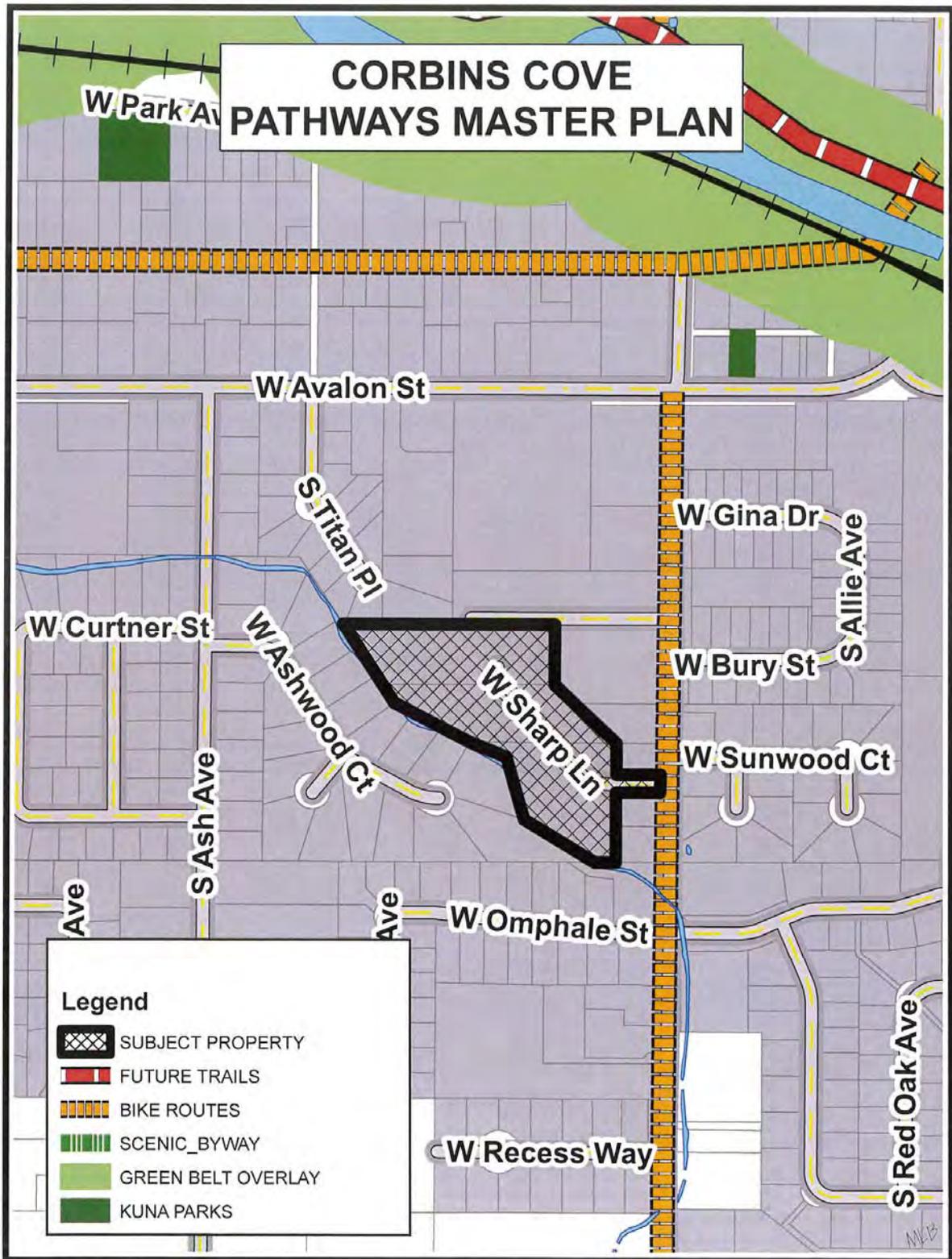
**Comment:** *Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on May 8, 2020, and a legal notice was published in the Kuna Melba Newspaper on May 6, 2020. The applicant placed a sign on the property on May 13, 2020.*

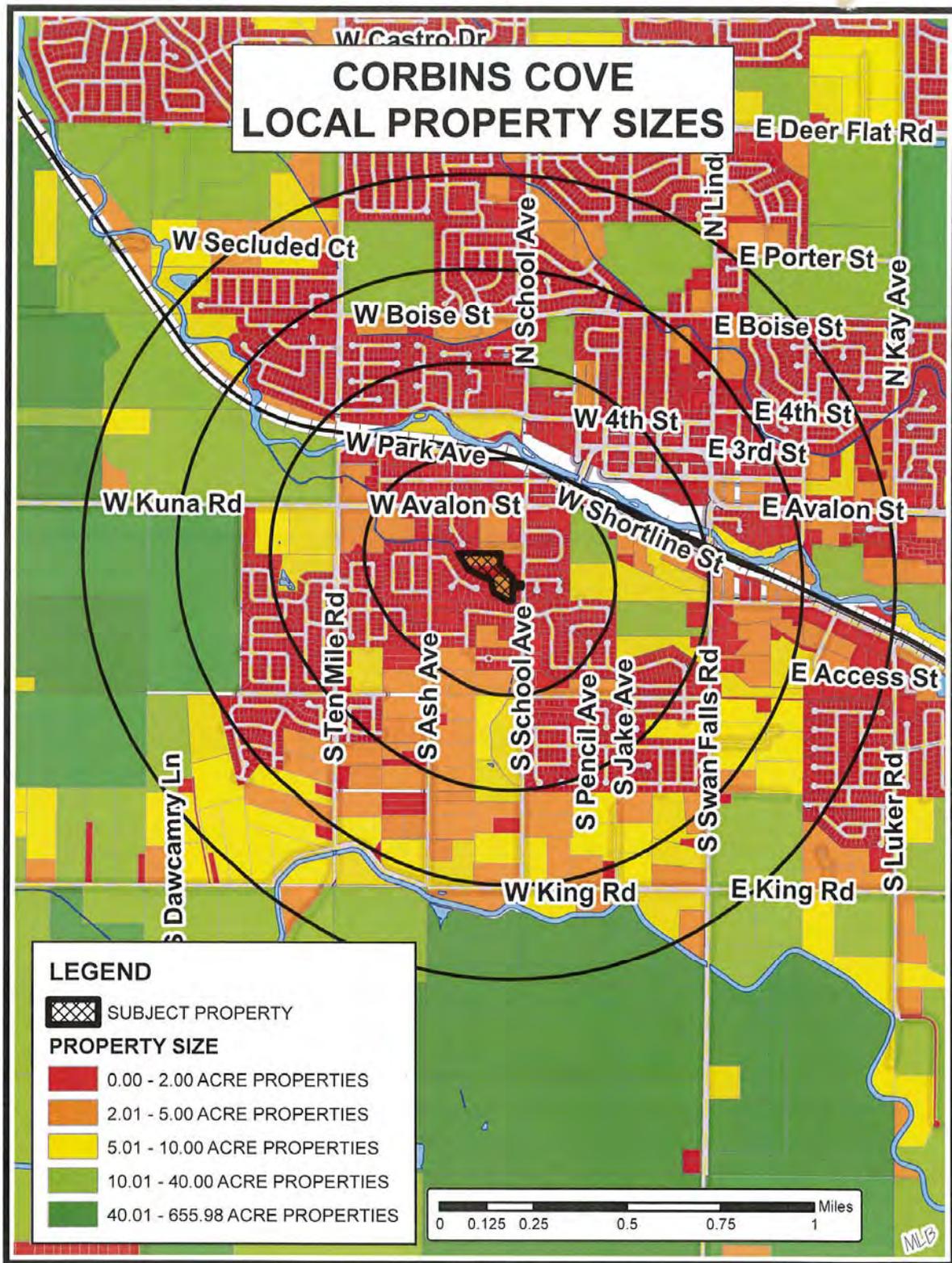
DATED: this \_\_\_\_ day of \_\_\_\_\_, 2020.



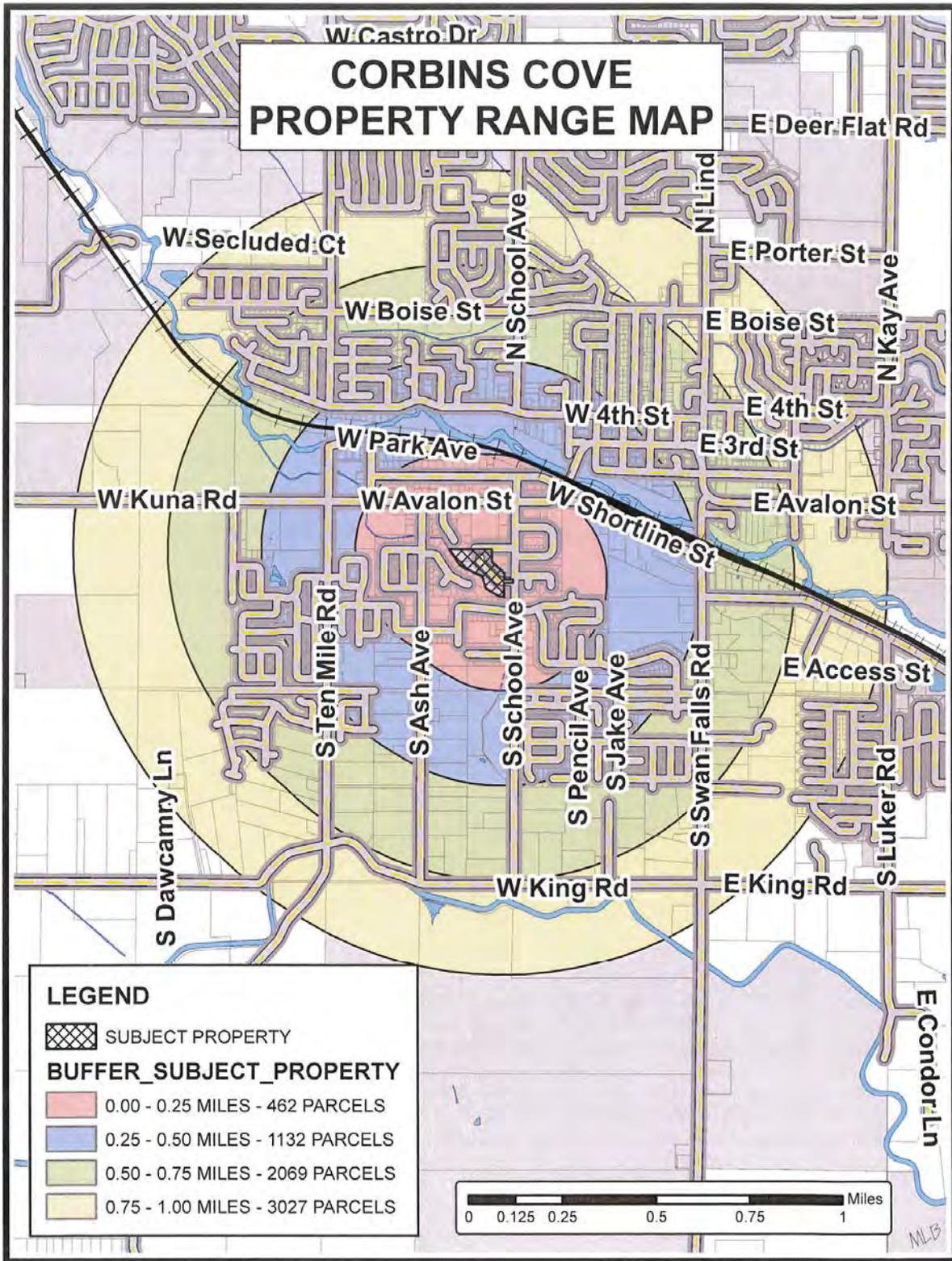


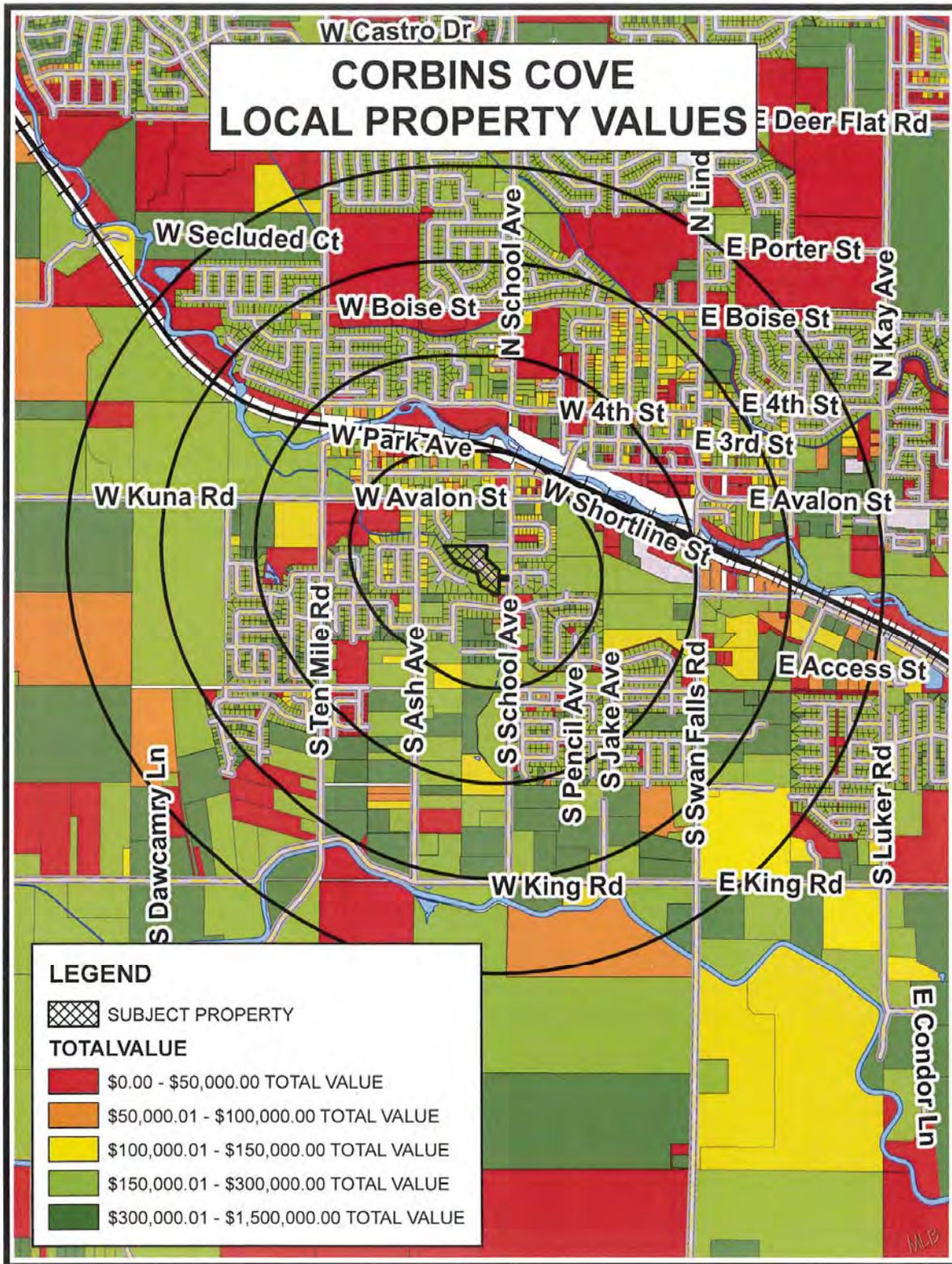














## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208.343.3381 Facsimile 208.342.5792

received  
11.19.19

15 November, 2019

To Whom It May Concern  
Preliminary Plat Application Meeting

Subject: **Corbin's Cove Subdivision  
Letter of Intent**

To Whom It May Concern,

This letter is to announce the planning of a proposed subdivision in the City of Kuna, Ada County, Idaho. Said subdivision will be located West of School Street, South of Avalon Street in the Northeast Quarter of Section 26, Township 2 North, Range 1 West. Upon approval, three existing zoned R-6 parcels (R5070251061, R5070251161, R5070251166), consisting of approximately 6 acres, will be subdivided into approximately 22 lots with 1 lot being reserved as open space per said zone regulations. (No rezone necessary). Currently, three houses exist within the existing parcels which are intended to remain and proposed lot lines will be adjusted around said houses in accordance with R-6 zoning regulations.

**Water:**

We are proposing a water main that will tie into an existing water main which will be tied into by service lines to provide water to each proposed dwelling unit.

**Sewer:**

We are proposing an 8" sewer main that will tie into an existing 8" sewer main located in the northern section of the proposed subdivision. We will tie in one 4" sewer service for each proposed dwelling unit.

**Pressure Irrigation:**

Pressure irrigation will be provided for each dwelling unit and tied into an existing pressure irrigation line located southerly of the proposed subdivision.

**Storm Drain:**

A sufficient storm drain system will be constructed for drainage/flow of sediment/runoff within the ACHD right-of-way.

**Ingress/Egress:**

Ingress/Egress will be provided by an existing private road (West Sharp Lane). Said street will be extended and a snoop style turnaround will allow for sufficient ingress/egress for a fire truck, and access to each dwelling unit within said subdivision.

Sincerely,

Nick LaCross  
Engineer Technician  
B & A Engineers, Inc.



**received**  
11.19.19



City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-09-5
Project name	CORBINS COVE SUBDIVISION
Date Received	11-19-19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

### Contact/Applicant Information

Owners of Record: Paul Winward	Phone Number: _____
Address: 8291 S. Locust Grove Road	E-Mail: _____
City, State, Zip: Meridian, ID. 83642	Fax #: _____
Applicant (Developer): Gary McAllister	Phone Number: 208-283-4830
Address: _____	E-Mail: mcallgary@gmail.com
City, State, Zip: _____	Fax #: _____
Engineer/Representative: Nick LaCross - B&A Engineers, Inc.	Phone Number: 208-343-3381
Address: 5505 W. Franklin Rd.	E-Mail: nplacross@baengineers.com
City, State, Zip: Boise, ID 83705	Fax #: _____

### Subject Property Information

Site Address: 870/890/910 W Sharp Lane Kuna, Idaho 83634	
Site Location (Cross Streets): School ave. and Avalon St.	
Parcel Number (s): R5070251061 / R5070251161 / R5070251166	
Section, Township, Range: Section 26, Township 2 North, Range 1 West	
Property size : Approx. 6.0 Acres	
Current land use: Single Family Dwelling	Proposed land use: Single Family Dwelling
Current zoning district: R-6	Proposed zoning district: R-6 No Change

**Project Description**

Project / subdivision name: Corbin's Cove Subdivision

General description of proposed project / request: Subdividing approx. 6.0 acres into approx. 23 lots, one of which will be reserved for open space.

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): Wet/ Dry utilities. Open Space. Single family Dwelling

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: Single Family Homes

Any existing buildings to remain?  Yes  No

Number of residential units: 22 21 Number of building lots: 22 21

Number of common and/or other lots: 1

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): 3.74 DU/ACRE Net density (DU/acre-excluding roads): 4.2 DU/ACRE

Percentage of open space provided: 2.5 Acreage of open space: 6,200 sf

Type of open space provided (i.e. landscaping, public, common, etc.): Public

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

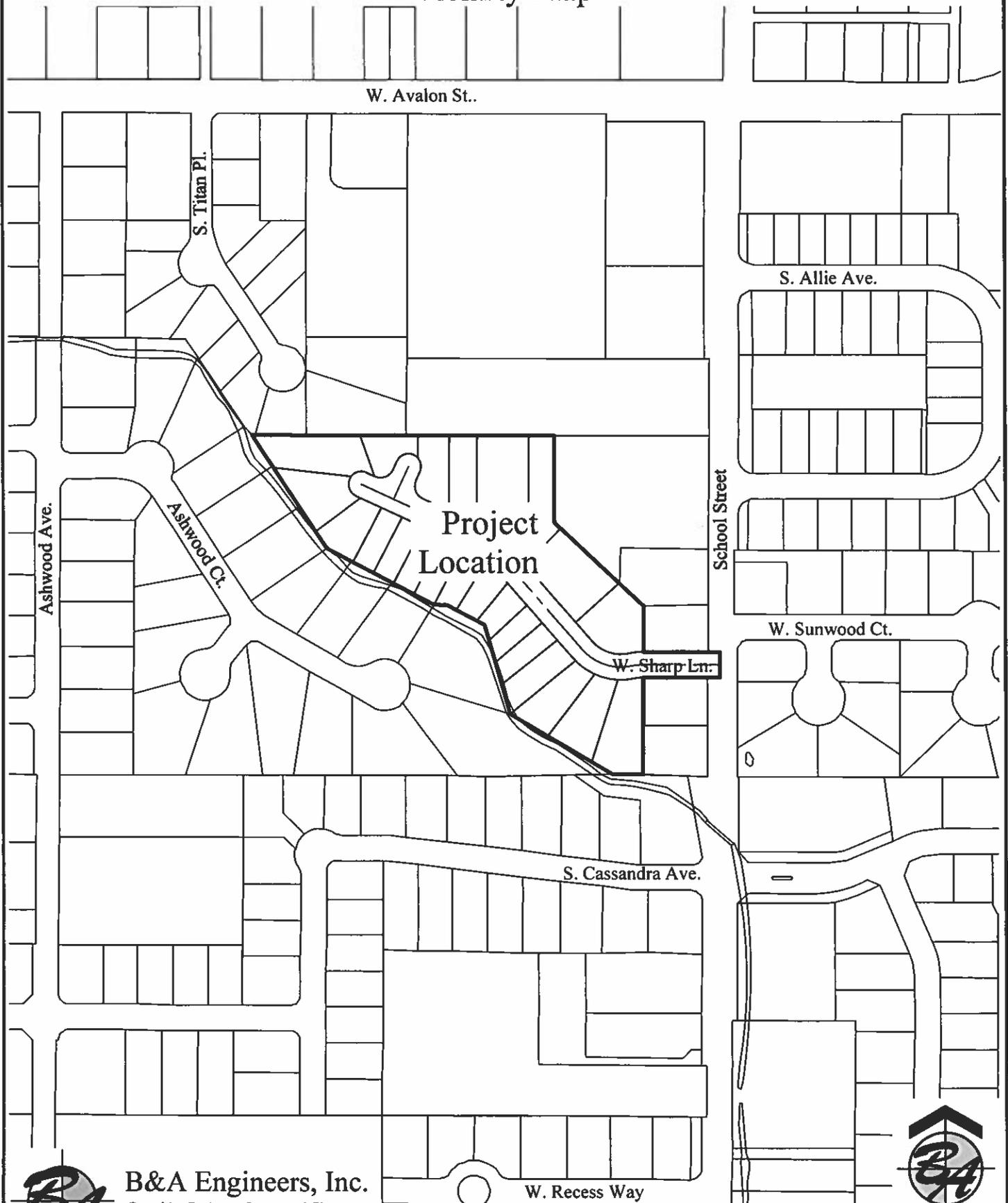
c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Corbin's Cove Subdivision Vicinity Map



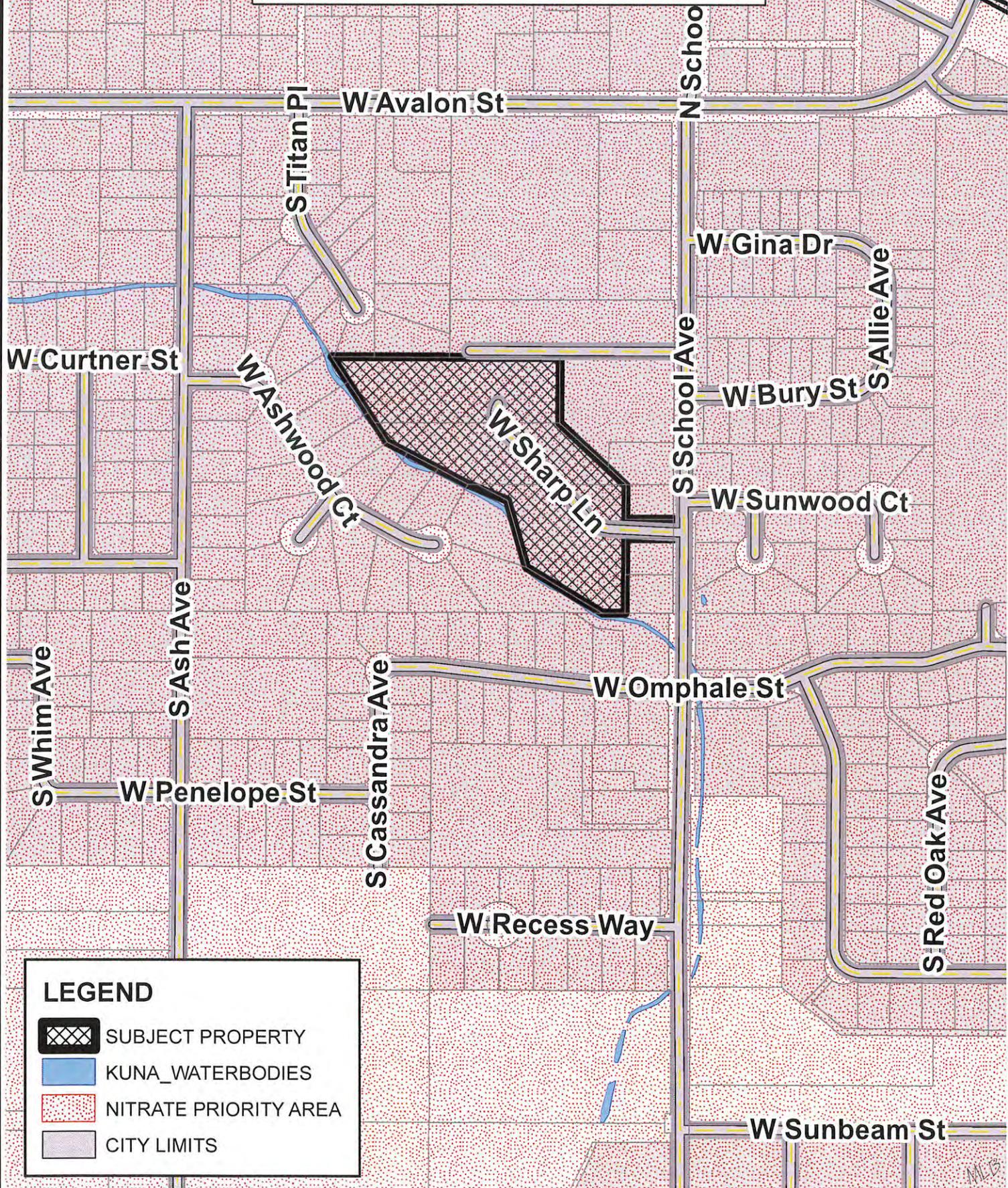
**B&A Engineers, Inc.**

Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381



NORTH  
SCALE: 1"=250'

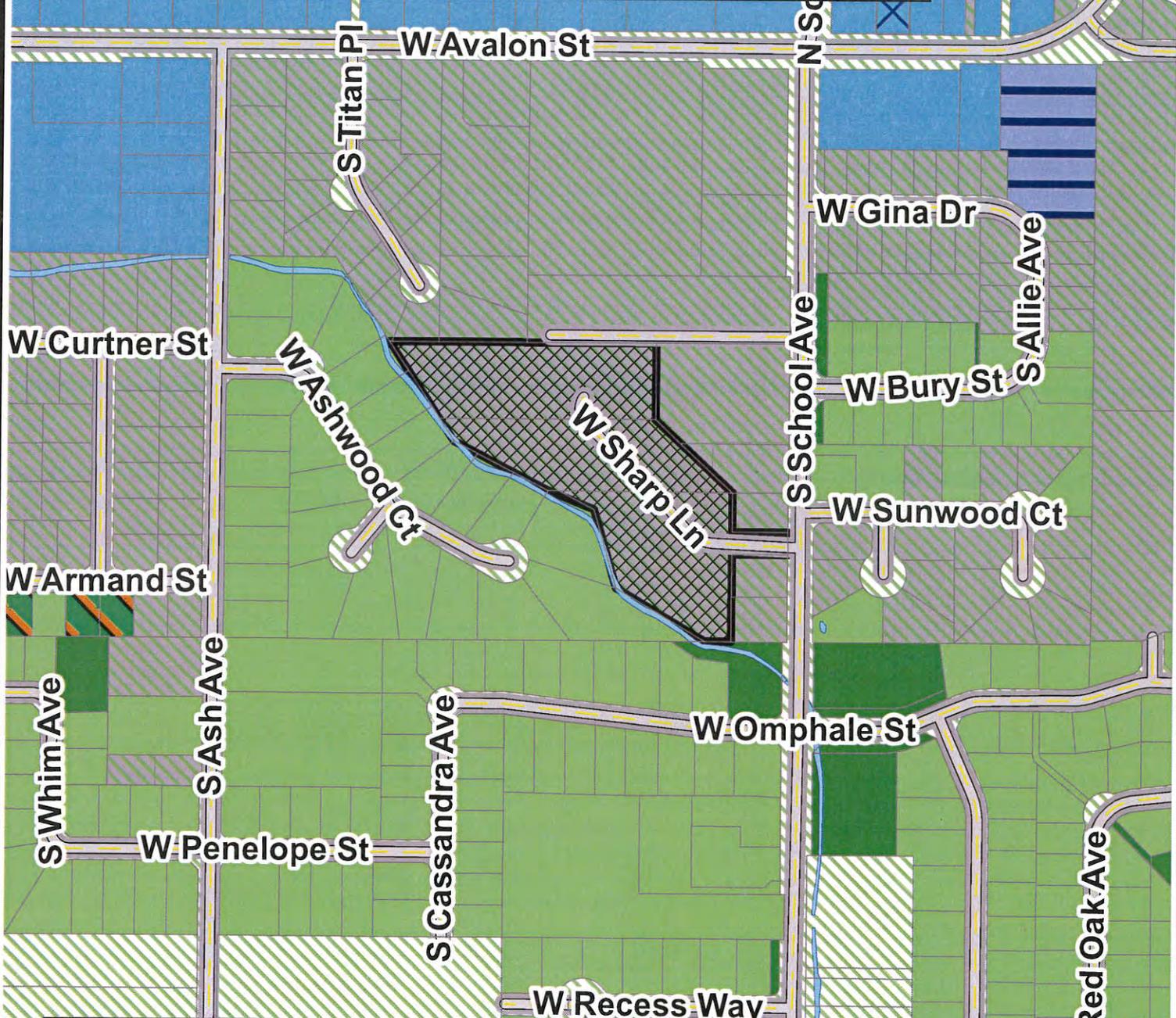
# CORBINS COVE NITRATE PRIORITY MAP



**LEGEND**

-  SUBJECT PROPERTY
-  KUNA\_WATERBODIES
-  NITRATE PRIORITY AREA
-  CITY LIMITS

# COBINS COVE IRRIGATION DISTRICT MAP



**LEGEND**

-  SUBJECT PROPERTY
- BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT**
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT
-  KUNA CITY LIMITS

MLB

# Exhibit B-1



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Paul A. Stevens, P.E.  
Kuna City Engineer

## MEMORANDUM

**Date:** 24 January 2020  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Corbin's Cove Subdivision Preliminary Plat – 19-09-S

---

The Corbin's Cove Subdivision Preliminary Plat request dated 15 November 2019 has been reviewed. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone. These comments apply to the preliminary plat and do not address the landscaping design. The landscaping, design review, traffic, and associated topics rest with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply:

### 1. General

- a. Corbin's Cove Subdivision requests a replat of lots 7 and 8 in Kuna Home Tracts. The revised zoning and commensurate density is R6 residential and 4.2 dwelling units per acre. The replat contains 22 lots placed in 6.0 acres. A commensurate impact on the City of Kuna's water and sewer utilities will result.
- b. Access to Corbin's Cove Subdivision is provided by W. Sharp Lane from School Street.
- c. A plan approval letter will be required if this project affects any local irrigation districts.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e. State the vertical datum used for elevations on all drawings.
- f. Provide engineering certification on all final engineering drawings.

### 2. Inspection Fees

- a. An inspection fee will be required for City inspection of the construction of any water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to IDEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections.
- d. The current inspection fee is \$1.00 per lineal foot of pressurized irrigation, sewer, and water pipe.

- e. Payment is due and payable prior to City's approval of final construction plans.

### 3. Right-of-Way

- a. Corbin's Cove Subdivision accesses from W. Sharp Lane and School Street.
- a. Sufficient right-of-way on the quarter line and section line for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must comply with ACHD approach policies.
- c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, shall be provided in connection with property development. All construction shall comply with city code and policies.
- d. All street construction must meet or exceed ACHD and City of Kuna development standards.
- e. Developer shall provide sufficient access and maintenance easements to allow city access to and maintenance of the pressurized irrigation, sewer and water main lines and any associated apparatus.
- f. It is noted from the preliminary plat that there are several sewer and water easements across this property. The easements contain live sewer main trunk lines and water main lines. City access to these lines must not be impeded. The developer should assure that a sufficient building envelope results on the reconfigured lots.

### 4. Sanitary Sewer & Potable Water

- a. This application shall conform to the sewer and water master plans as applicable.
- b. "To and through" master plan sewer & water mainlines are required for Corbin's Cove Subdivision.
- c. The applicant's property is presently partially developed, new lots and associated utilities are subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables.
  - a. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
  - b. City Code (6-4-2X) requires connection to City water services.
- d. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
- e. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- f. Corbin's Cove Subdivision is located in the Ten Mile Lift Station Sewer Drainage Basin. Commitments to service subdivisions through the Ten Mile Lift Station presently equal approximately 121% of the rated capacity an additional 22 EDUs push the service ceiling to approximately 124% of the rated capacity.
- g. Developer participation may be needed to expand the Ten Mile Lift Station and sewer collection system.
- a. Sewer and water flow models will be required to verify adequate water supply, fire suppression and sewage removal.
- b. Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.
- c. Development construction must be in progress and vigorously pursued within one year from the Will Serve Letter date of issue to avoid automatic termination of the Will Serve Commitments.

### 5. Pressurized Irrigation

- a. The applicant's property may be partially connected to the City of Kuna pressurized irrigation system.
  - a. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. Pressurized irrigation will be provided by connection to the City of Kuna pressurized irrigation system.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d. This application shall be conditioned to conform to the Pressurized Irrigation Master Plan.

# Exhibit B-1

- a. The Pressurized Irrigation Master Plan dictates pipe sizes.
- e. "To and through" extension of pressurized irrigation applies to Urza Subdivision.

## 6. Grading and Storm Drainage

The following provisions apply to Corbin's Cove Subdivision:

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- c. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if applicable) shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- d. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private storm water disposal system.
- e. Any increase in quantity or rate of runoff or decrease in quality of runoff (compared to historical conditions) must be detained, treated and released at rates no greater than historical amounts at a quality consistent with historical quality.
- f. If impervious area is increased, provide a storm water disposal plan for review by the City Engineer which accounts for the increased storm water drainage. Provide detailed drawings of drainage facilities for review.

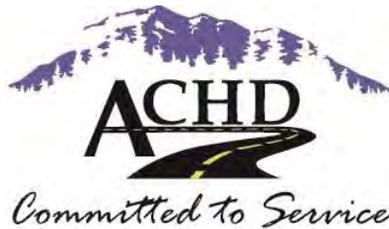
## 7. As-Built Drawings

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## 8. Property Description

- a. The applicant provided a preliminary plat and supporting documents as part of the application.

# Exhibit B-2



Mary May, President  
Kent Goldthorpe, Vice-President  
Rebecca W. Arnold, Commissioner  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner

January 30, 2020  
Updated March 12, 2020

To: Gary McAllister  
2115 E. Bowstring Street  
Meridian, ID 83642

Subject: KPP20-0001/ 19-09-S  
870 W. Sharp Lane  
Corbin's Cove Subdivision

*The applicant is requesting approval for a preliminary plat to develop 22 single family lots on 6 acres that has 3 existing residences.*

## A. Findings of Fact

### 1. School Avenue

a. **Existing Conditions:** School Avenue is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for School Avenue (30-feet from centerline).

b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of School Avenue is designated in the MSM as a Residential Collector with 3-lanes and on-street bike lanes, a 36-foot street section within 50-feet to 70-feet of right-of-way.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant Proposal:** The applicant has not proposed any improvements to School Avenue.

**Staff Comments/Recommendations:** Consistent with District Policy, the applicant should be required to improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided.

## 2. Sharp Lane - Private Roads/Driveways

- a. **Existing Conditions:** There is an existing 20-foot wide unpaved private road, Sharp Lane, onto School Avenue, which is located 80-feet south of Sunwood Court and 40-feet to the south of a residential driveway.
- b. **Policy:**  
**Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will

# Exhibit B-2

review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

**Access Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy (Stop Controlled Intersection):** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

**Public Local Street Offset requirements on a Collector Roadway:** District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

**Standard Urban Local Public Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Cul-de-sac Public Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. **Applicant's Proposal:** The applicant has proposed to utilize the existing private road, Sharp Lane, for the development.
- d. **Staff Comments/Recommendations:** If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

The location of Sharp Lane does not meet District Policy for driveways/private roads to be offset at least 150-feet from another intersection. However, staff recommends a modification of policy to allow the location of Sharp Lane because it is existing, and the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements for a local street section.
- The ability to construct a stub street for connection to adjacent developable parcels.
- Turnarounds must be constructed to meet ACHD cul-de-sac dimensional standards.

If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both

# Exhibit B-2

sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. If constructed as a local street, it not meet District Policy that requires local streets to be offset 330-feet from any other street on a collector street. However, staff recommends a modification of policy to allow street location because the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements. The applicant should be required to ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.

## **B. Site Specific Conditions of Approval**

1. Pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of School Avenue.
2. Improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

3. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
4. If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. The applicant shall ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.
5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

## **C. Traffic Information**

### **Trip Generation**

This development is estimated to generate 180 additional vehicle trips per day (29 existing); and 19 additional vehicle trips per hour in the PM peak hour (3 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.

# Exhibit B-2

**Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)***

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
School Avenue	50-feet	Collector	N/A	N/A

\*\* ACHD does not have a current traffic count for this segment of School Avenue.

## **D. Attachments**

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6293.

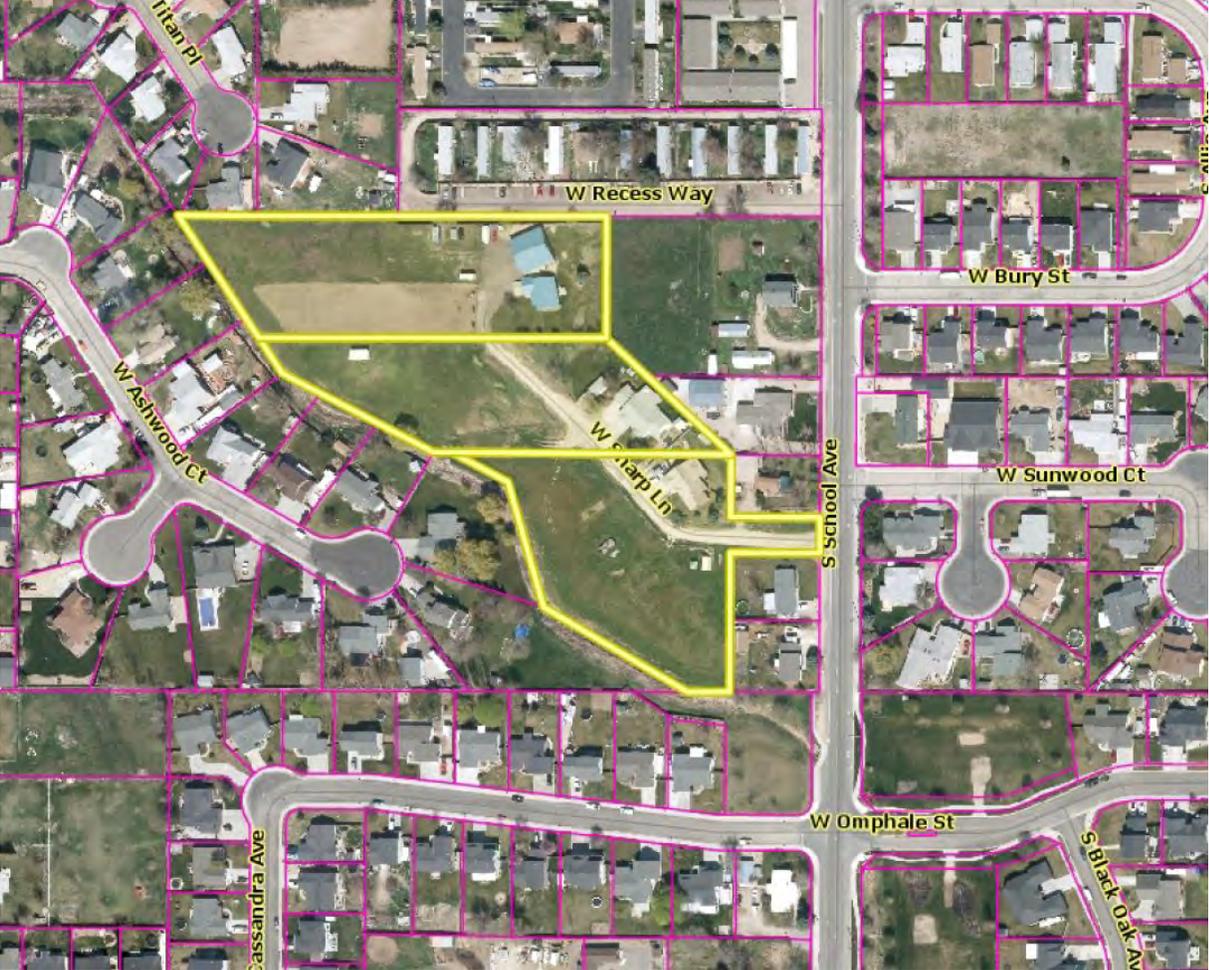
Sincerely,



Paige Bankhead, E.I.  
Planner II  
Development Services

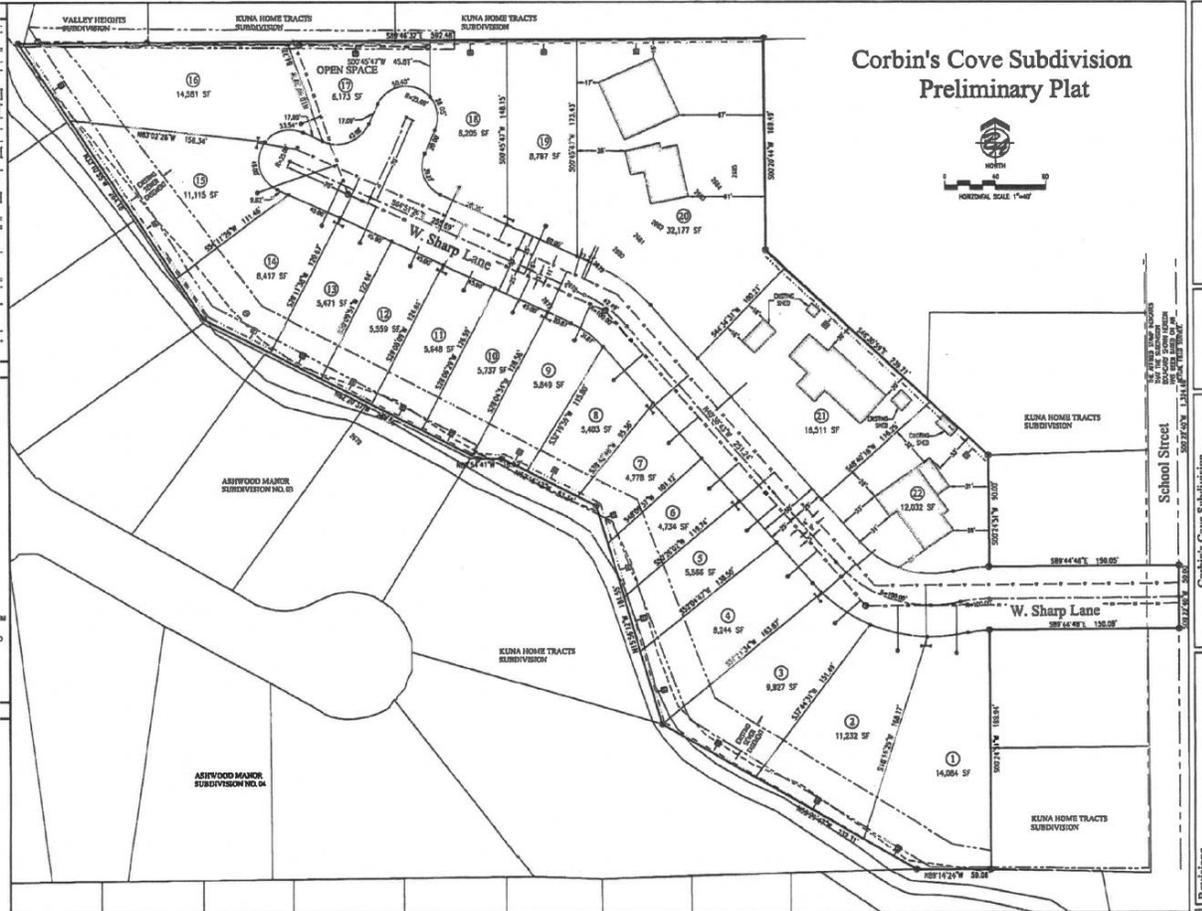
cc: City of Kuna  
Rep

VICINITY MAP



# Exhibit B-2

## SITE PLAN



## Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

# Exhibit B-2

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

# EXHIBIT B-3

**CLINTON C. PLINE**  
CHAIRMAN OF THE BOARD

**RON PLATT**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

**RECEIVED**  
**JAN 27 2020**  
**CITY OF KUNA**

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

24 January 2020

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

RE: Corbin's Cove Sub.  
Sharp Lane, Kuna 83634  
Boise-Kuna Irrigation District  
South Rail Road Lateral 188+50 Rotation  
Sec. 26, T2N, R1W, BM.

**File #19-09S**  
BK-1299 A3, 1299 A3a, 1299 A3b

Troy Behunin, Planner:

The United States' Mora Canal Wasteway no. 1 lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal wasteway. We assert the federal easement 30 feet west and southwest and 30 feet east and northeast of the wasteway's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

# EXHIBIT B-3

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore            Watermaster, Div; 3 BPBC  
    Lauren Boehlke      Secretary – Treasurer, BKID  
    File

# EXHIBIT B-4



## CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat 19-09-S

Corbin's Cove

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - community water well
  - interim sewage
  - central water
  - individual water
  - individual sewage
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - community water
  - sewage dry lines
  - central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - child care center
  - beverage establishment
  - grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Rowan  
Date: 1/31/20

# EXHIBIT B-5



STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor  
John H. Tippetts, Director

February 6, 2020

Troy Behunin, Planner III  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

RE: Corbin's Cove Subdivision, 19-09-S Preliminary Plat

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: [deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts](http://deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts).

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

## **1. Air Quality**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Information on fugitive dust control plans can be found at:  
[http://www.deq.idaho.gov/media/61833-dust\\_control\\_plan.pdf](http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf)

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval.

# EXHIBIT B-5

Response to Request for Comment  
February 4, 2020  
Page 2

Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### **3. Drinking Water**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. Surface Water**

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste

# EXHIBIT B-5

Response to Request for Comment  
February 4, 2020  
Page 4

Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website [deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx](http://deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator  
Boise Regional Office

ec: CM#2020AEK29

# EXHIBIT B-6

## Troy Behunin

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Wednesday, January 22, 2020 3:42 PM  
**To:** Troy Behunin  
**Subject:** 19-09-S Corbin's Cove Subdivision

**Categories:** Agency Comments

Good afternoon,

ITD has received application 19-09-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Wednesday, January 22, 2020 12:49 PM  
**To:** ACHD <planningreview@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Chief Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>  
**Subject:** [EXTERNAL] Corbin's Cove Subdivision Comments Request

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Afternoon Greetings everyone,

Please review the packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed subdivision will impact your service. This project will be scheduled to go to our Commission on March 24, 2020.

If you have questions, *need more time* or need additional info or a packet mailed to your office, please let me know.

Thank you in advance.

Troy

## Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen



March 9, 2020

**Wendy Johnson,**  
Superintendent

Subject: Corbin's Cove Subdivision

**Kim Bekkedahl,** Asst.  
Superintendent of  
Student Learning  
Services

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 14 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Corbin's Cove Subdivision will affect enrollments at the following schools:

**David Reinhart,**  
Asst. Superintendent  
of School Support  
Services

	Current	Enrollment	Capacity
Indian Creek Elementary School		310	400
Kuna Middle School		793	900
Kuna High School		1760	1500

**Elmira Feather,**  
Finance Manager &  
Data Analyst

	Anticipated 2020-21	Enrollment	Capacity
Indian Creek Elementary School		325	400
Kuna Middle School		808	900
Kuna High School		1300	1500
Swan Falls High School (open Fall 2020)		500	500

**Allison Westfall,**  
Communications  
Director

As you notice from the above numbers, Indian Creek Elementary School and Kuna Middle School currently have capacity. We anticipate Kuna High School will have additional capacity once Swan Falls High School opens in the Fall of 2020.

**Cathy Beals,**  
Administrator of  
Curriculum and  
Assessment

We are aware of additional proposed subdivisions in the Indian Creek Elementary and Kuna Middle School attendance zones that may bring them to capacity in the near future. Once these schools are at capacity, our Board of Trustees will have to determine whether or not a bond vote will be needed to expand our current school capacity.

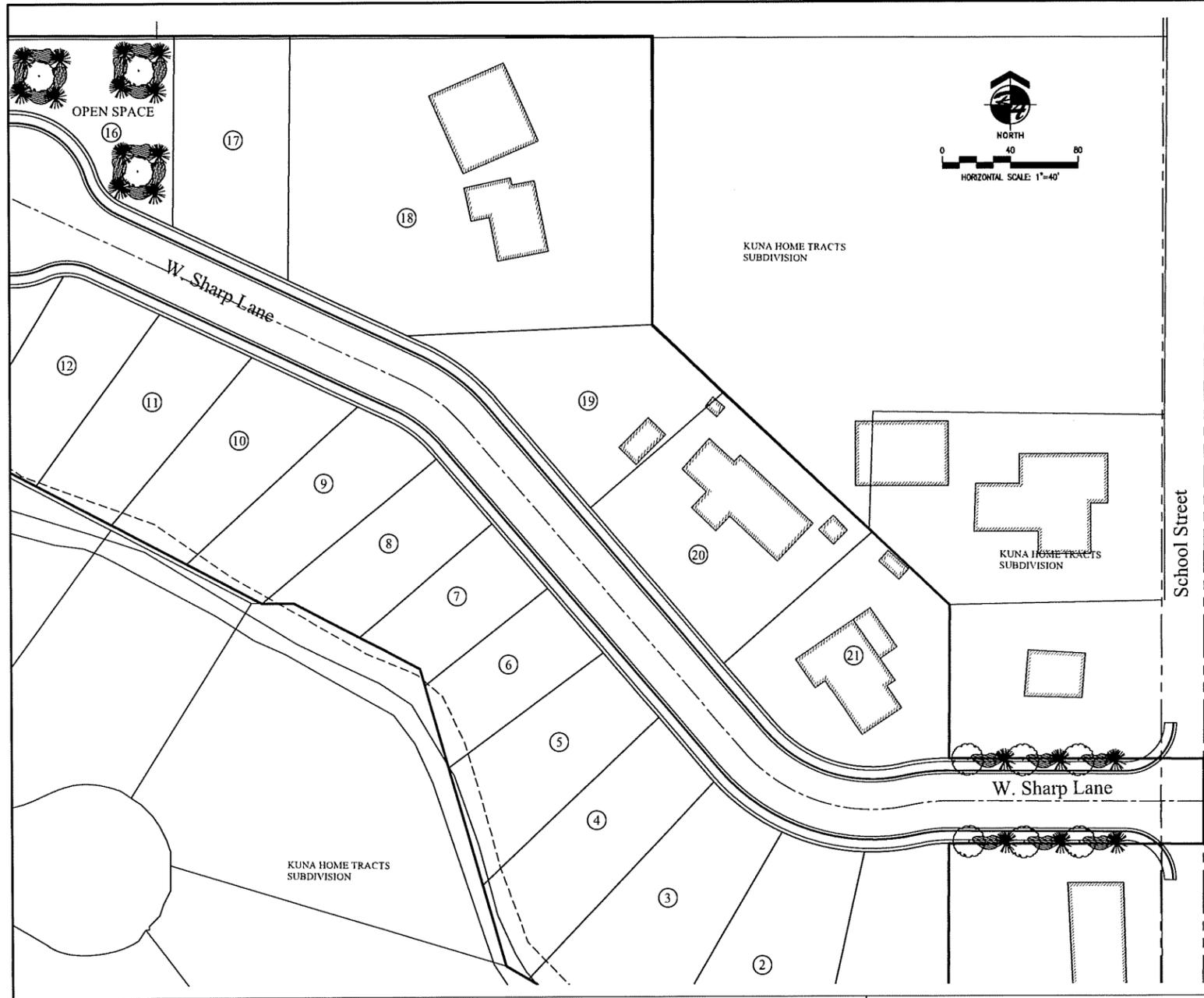
**Eileen O'Shea,**  
Administrator of Student  
and Community  
Services

Regards,

**Jim Obert,**  
Administrator of IT and  
Major Projects

District Planners  
Jim Obert and David Reinhart

**Ludee Vermaas,**  
Special Education  
Director



**Plant Palette Table**

COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>		
1 TOTAL FROM TABLE	AUSTRIAN PINE COLORADO BLUE SPRUCE	PINUS NIGRA PICEA PUNGENS 'GLAUCA' 6'-8' HT B&B 6'-8' HT B&B
<b>SHADE TREES</b>		
1 TOTAL FROM TABLE	AUTUMN PURPLE ASH DEBORAH MAPLE LONDON PLANETREE SHADEMASTER HONEYLOCUST WORPLESDON SWEETGUM GREENSPIRE LINDEN	FRAXINUS AMERICANA 'AUTUMN PURPLE' ACER PLATANOIDES 'DEBORAH' PLATANUS X ACERIFOLIA 'BLOODGOOD' GLEDTISIA TRIACANTHOS 'SHADEMASTER' LIQUIDAMBAR STRYACIFLUA TILIA CORDATA 'GREENSPIRE' 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B
<b>ORNAMENTAL TREES</b>		
1 TOTAL FROM TABLE	ARISTOCRAT PEAR FLAME AMUR MAPLE PRAIRIFIRE CRAB REDBUD SPRING SNOW CRAB WASHINGTON HAWTHORN	PYRUS CALLERYANA 'ARISTOCRAT' ACER GINNALA 'FLAME' MALUS 'PRAIRIFIRE' CERCIS CANADENSIS MALUS 'SPRING SNOW' CRATAEGUS PHAENOPYRUM 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B

COMMON NAME	BOTANICAL NAME	SIZE
<b>SHRUBS/ORNAMENTAL GRASSES</b>		
3 TOTAL SHRUBS 3 TOTAL GRASSES FROM TABLE	ANTHONY WATERER SPIRAEA BLUE CHIP JUNIPER BLUE OAT GRASS CHAMPLAIN ROSE CREEPING MAHONIA CRIMSON PYGMY BARBERRY DIABOLO NINEBARK DWARF ARCTIC WILLOW FLAME GRASS GOLDMOUND SPIREA GRO-LOW SUMAC IVORY HALO DOGWOOD NEARLY WILD ROSE	SPIRAEA x BUMALDA 'ANTHONY WATERER' JUNIPERUS HORIZONTALIS 'BLUE CHIP' HELICOTRICHON SEMPERVIRENS ROSA 'CHAMPLAIN' MAHONIA REPENS BERBERIS THUNBERGII 'CRIMSON PYGMY' PHYSOCARPUS OPULIFOLIUS 'MONLO' SALIX PURPUREA 'NANA' MISCANTHUS SINENSIS 'PURPURASCENS' SPIRAEA x BUMALDA 'GOLDMOUND' RHUS AROMATICA 'GRO-LOW' CORNUS ALBA 'BAILHALO' ROSA 'NEARLY WILD' 5 GAL 5 GAL 2 GAL 3 GAL 3 GAL 5 GAL 5 GAL 2 GAL 3 GAL 3 GAL 5 GAL 3 GAL

**Notes**

- ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- NO TREES SHALL IMPEDE THE 40-FOOT VISION TRIANGLES AT ROAD INTERSECTIONS. NO TREES OR SHRUBS OVER 3- FEET HIGH AT MATURITY SHALL BE PLANTED WITHIN STREET VISION TRIANGLES.
- NO TREES SHALL BE PLANTED WITHIN 10- FEET OF ANY ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. NO TREES SHALL BE PLANTED WITHIN 50- FEET OF STOP SIGNS.
- INSTALLATION OF REQUIRED PLANTING ON THE RESIDENTIAL LOTS SHALL BE COMPLETED AS REQUIRED AT THE TIME OF HOME CONSTRUCTION.
- ALL COMMON LOTS SHALL BE PLANTED WITH HYDROSEED OR SOD AFTER TREE PLANTING.

**Calculations**

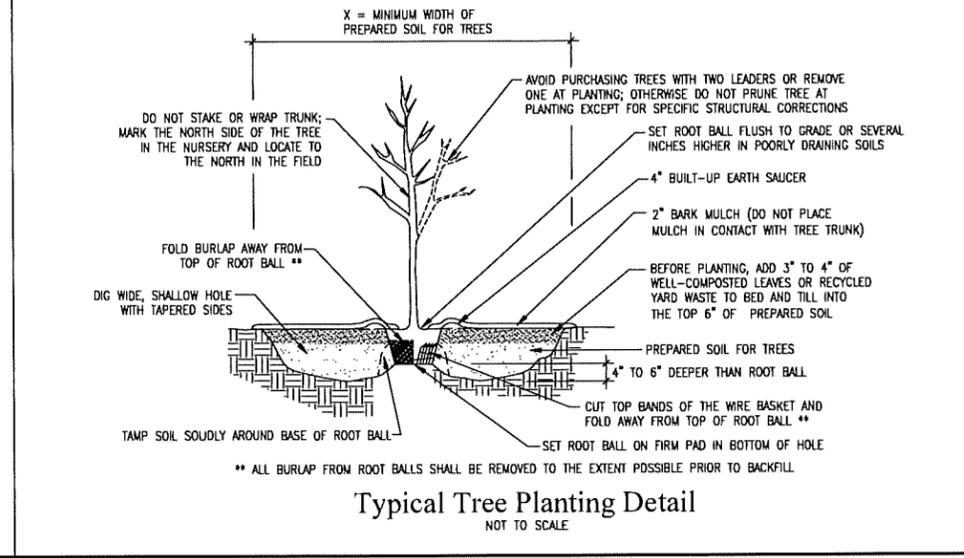
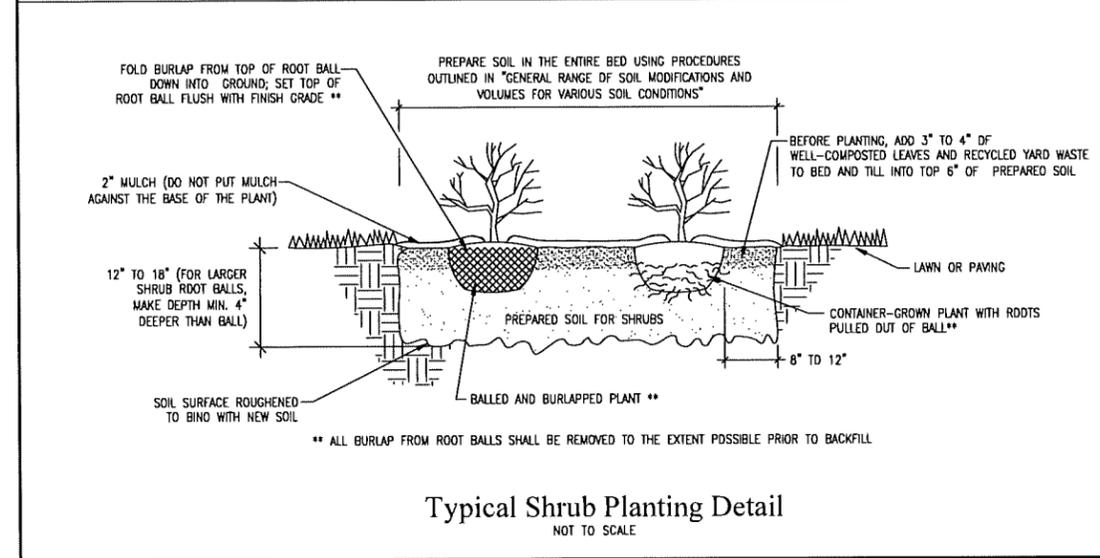
LANDSCAPE BUFFER ENTERANCE OF W. SHARP LANE  
TOTAL LENGTH 250 L.F.

REQUIRED	INSTALLED
12 SHADE/ORNAMENTAL TREES	9
17 EVERGREENS	18
68 SHRUBS/ORNAMENTAL GRASSES	18

**Fencing**

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE WEST, NORTH, AND EAST BOUNDARIES OF LOT THE DEVELOPMENT AND ALONG THE REAR OF THE LOTS ABUTTING THE 20' LANDSCAPE BUFFER ALONG LUKER ROAD, PURSUANT TO MANUFACTURES SPECIFICATIONS. (EXISTING VINYL FENCE ALONG NORTH BOUNDARY)

TOTAL UNEAL FOOTAGE = 325 L.F.



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381

**Corbin's Cove Subdivision**  
870/890/910 W. Sharp Lane  
Kuna, ID 83654  
Parcel No. R5070251061/R5070251161/R5070251166  
Zone R-6

**Revisions**

REV.	DESC.	DATE	BY
A	CITY OF KUNA COMMENTS DATED MAY 13, 2014	05-25-14	JUL

SCALE: AS NOTED  
DATE: FEBRUARY 4, 2020  
DRAWN BY: N.P. LA CROSS  
CHECKED BY: J.S. CANNING  
PROJECT NO.:  
DRAWING FILE NAME: MCT18 Site Plan.dwg  
SHEET NO.: **L1.0**

## Photos of Property



## Photos of Property



# Photos of Property



## Photos of Property



## Photos of Property



## Photos of Property





## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208.343.3381 Facsimile 208.342.5792

### Corbin's Cove Subdivision Boundary Description

15 November 2019

A re-subdivision of a portion of Lots 7 and 8 of Kuna Home Tracts Subdivision as shown on the official plat thereof in Book 5 of Plats, at Page 247, records of Ada County, Idaho, being situate in the south half of the northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 26; thence S89°47'00"E, 2626.73 feet along the North line of Section 26 to the North Quarter Corner; thence S00°22'40"W, 1,083.96 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to the **Point of Beginning**:

Thence continuing S00°22'40"W, 50.00 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to a point bearing S89°44'48"E, 25.00 feet easterly of the westerly right-of-way of South School Avenue;

Thence N89°44'48"W, 150.08 feet;

Thence S00°24'51"W, 189.94 feet;

Thence along the boundary of record-of-survey 3074:

N89°14'24"W, 59.06 feet;

N59°29'47"W, 232.31 feet;

N15°56'12"W, 181.55 feet;

N62°16'12"W, 83.34 feet;

N89°54'41"W, 18.97 feet;

N62°20'37"W, 6.50 feet to the most easterly corner of Lot 3, Block 1 of Ashwood Manor Subdivision No.4;

Thence N62°20'37"W, 238.05 feet and along a portion of the easterly boundary of Ashwood Manor Subdivision No. 4, to the most easterly corner of Lot 5, Block 1 of Ashwood Manor Subdivision No. 3;

Thence N33°10'55"W, 264.18 feet along the easterly boundary of said Ashwood Manor Subdivision No. 3, to the southwest corner Lot 7 of Valley Heights Subdivision;

Thence S89°46'32"E, 592.48 feet along the southerly boundaries of said Valley Heights Subdivision, record-of-survey 1387, and record-of-survey 2882 to the northwest corner of record-of-survey 10092;

Thence S00°20'44"W, 169.49 feet along the westerly boundary of said record-of-survey 10092;

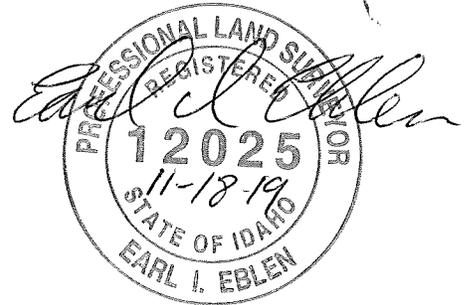
Thence S46°30'59"E, 239.71 feet along the southwesterly boundary of said record-of-survey 10092 to the northwest corner of the property described by deed recorded under Instrument No. 7806802;

Thence S00°24'51"W, 90.00 feet along the westerly boundary, to the southwest corner of the property described by deed recorded under Instrument No. 7806802;

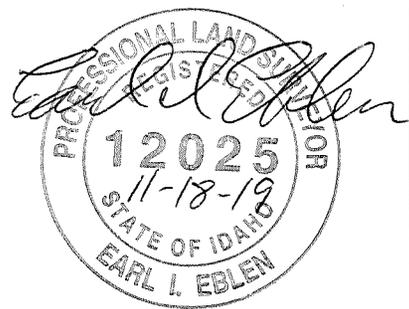
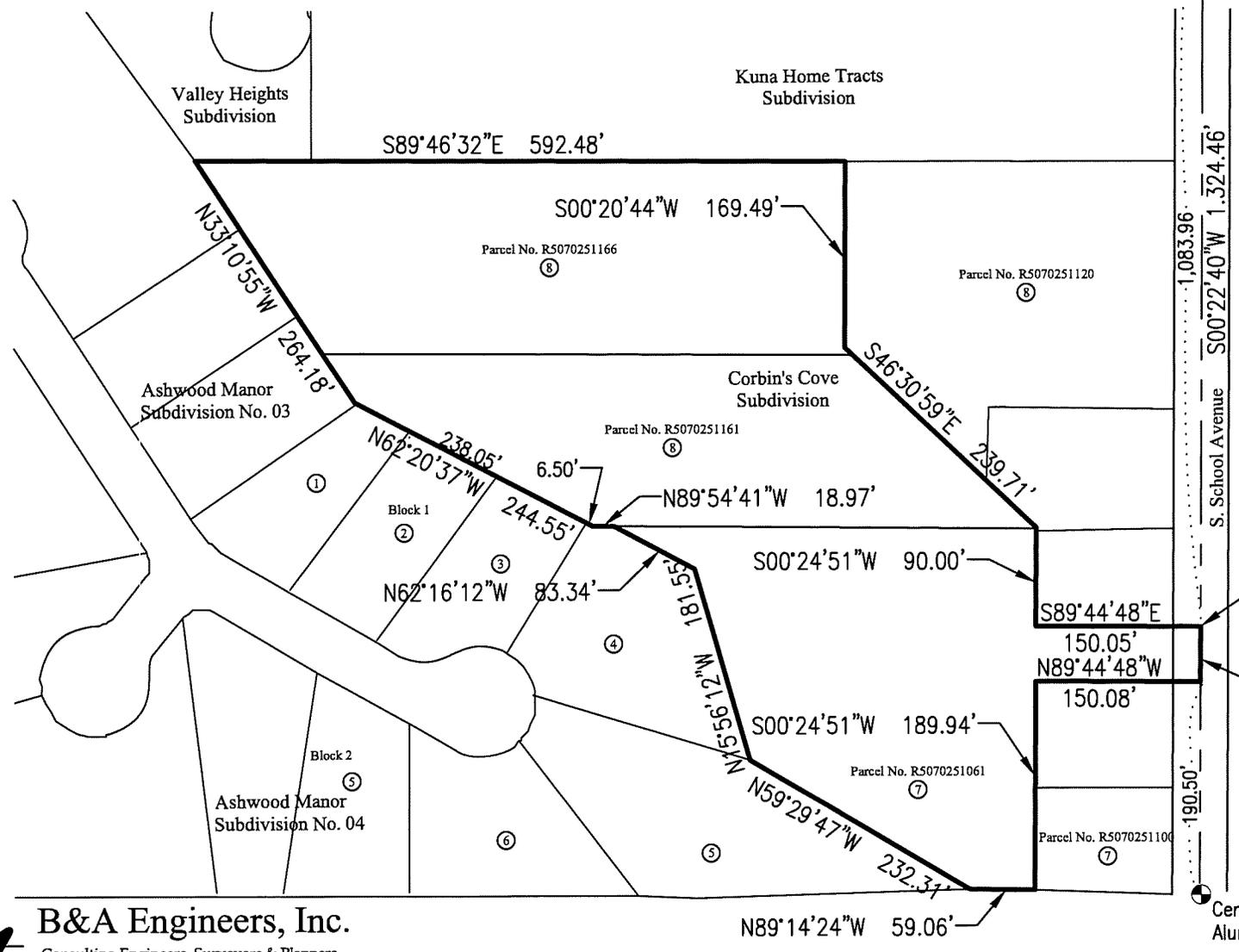
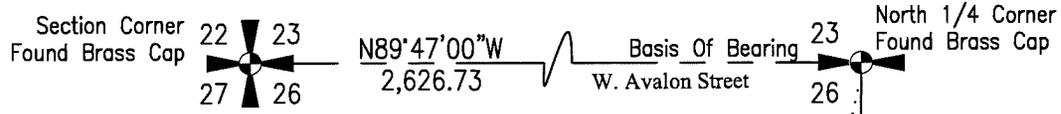
Thence S89°44'48"E, 150.05 feet to the ***Point of Beginning***.

Comprising 5.88 acres, more or less.

*Subject to* all existing easements and right-of-ways of record or apparent.



# Corbin's Cove Subdivision Boundary Sketch



**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381



NORTH  
 SCALE: 1"=150'

## Nick LaCross

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Wednesday, October 23, 2019 1:42 PM  
**To:** Nick LaCross  
**Cc:** Joseph Canning  
**Subject:** Corbins Cove Subdivision Name Reservation

October 23, 2019

Joseph Canning, B&A Engineers  
Nick LaCross, B&A Engineers

RE: Subdivision Name Reservation: **CORBINS COVE SUBDIVISION**

At your request, I will reserve the name **Corbins Cove Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Jerry L. Hastings, PLS 5359**  
**County Surveyor**  
**Deputy Clerk Recorder**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax  
E-mail: [jhastings@adacounty.id.gov](mailto:jhastings@adacounty.id.gov)

**From:** Nick LaCross  
**Sent:** Tuesday, October 22, 2019 9:28 AM  
**To:** Sub Name Mail  
**Subject:** Proposed Subdivision Name Request

To Whom It May Concern,

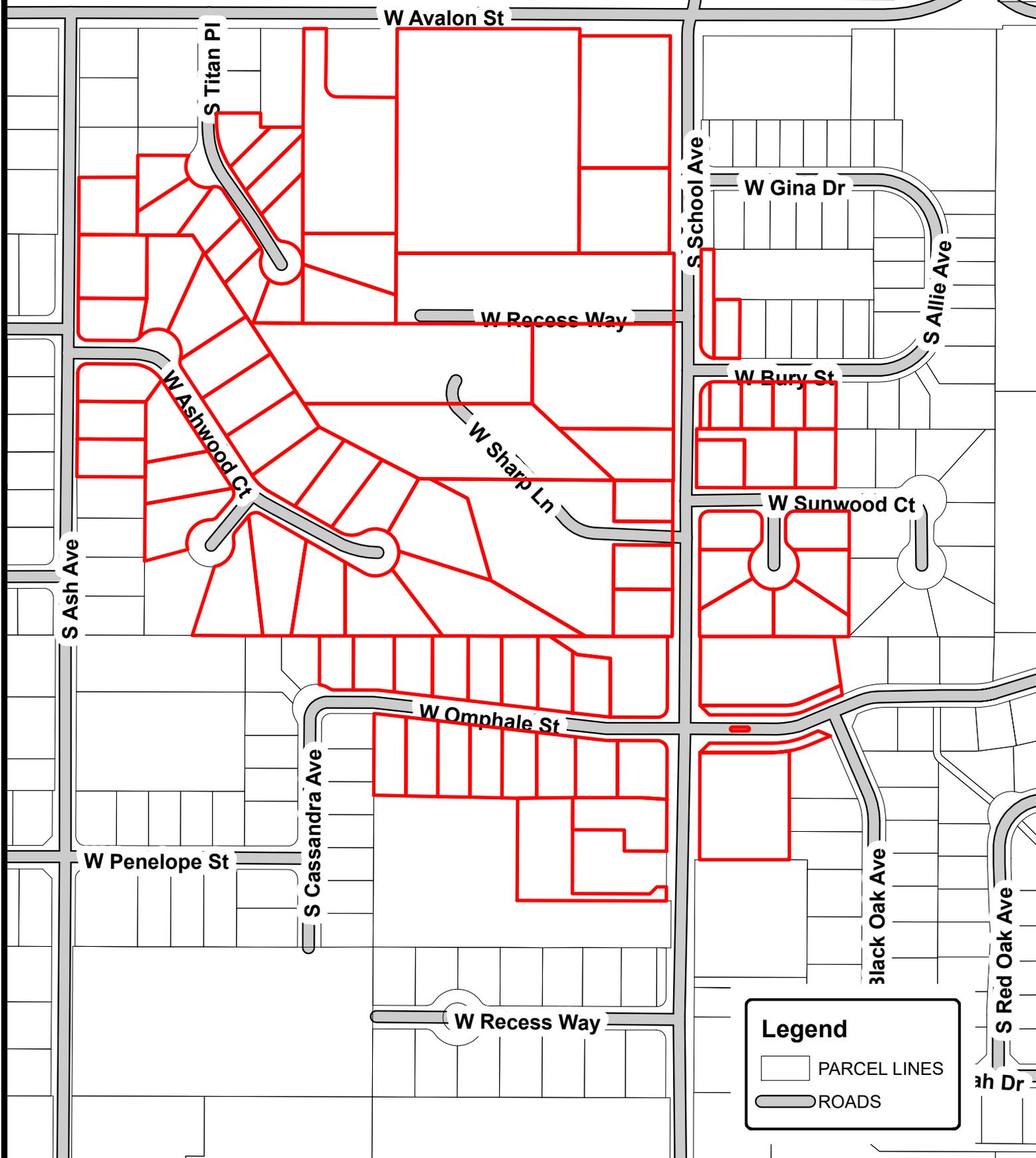
This email is an official request of a proposed subdivision name...

The name of the proposed subdivision we are seeking approval for is "Corbins Cove Subdivision"

Project Location: Northeast Quarter of Section 26, Range 1 West, Township 2 North. Parcel No's.: R5070251061, R5070251161, R5070251166

Survey Firm: B&A Engineers, Inc.  
5505 W. Franklin Road Boise, Idaho 83705  
208-343-3381  
Surveyor: Joseph Canning PLS 4116

# Letter Recipients at 350 feet.



## Legend

- PARCEL LINES
- ROADS



# Neighborhood Meeting Certification

received  
11/19/19

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: new Subdivision

Date and time of neighborhood meeting: Nov 14 2019 7:00pm

Location of neighborhood meeting: Kuna Library

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: Sharp Lane Tax Parcel Number(s): \_\_\_\_\_

Please make sure to include **all** parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Gary McElister Business (if applicable): \_\_\_\_\_

Address: 215 E Bowstring City: Mendis State: Id Zip: 83662

# SIGN IN SHEET

PROJECT NAME: CORBIN COVE

Date: 11.14.2019

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Donnie Boyd	910 W. Sharp Ln	83634	208-866-3265
2	Bill Dougherty	890 Sharp Ln	83634	208-870-6791
3				
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## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11.14.2019 Number of Attendees: \_\_\_\_\_

Meeting Location: Kunene Library

Description of Project Presented:

Subdivision Plat

Sharp Lane Vicinity Maps

Attendee's comments:

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I hereby certify that the above information is complete and correct to the best of my knowledge.

GARY McALISTER  
Printed Name

Signature

11.14.2019  
Date

## Neighborhood Meeting

There will be a Neighborhood meeting on a proposed subdivision

Located at Sharps Lane and Schoolhouse Ave.

Meeting will be at The Kuna Library on November 14 2019

At 7 pm Kuna Library is located at 457 N Locust Ave Kuna 83634

If you have any questions, please feel free to call Gary McAllister

208283 4830

Gary McAllister

HUTCHINS GREGORY K  
HUTCHINS KATHLEEN  
201 S TITAN PL  
KUNA, ID 83634-0000

KELLER FAMILY TRUST  
KELLER ENTERPRISES LLC  
2049 WHITE PINE LN  
BOISE, ID 83706-0000

KELSO BARRY  
KELSO LAURA  
220 S TITAN PL  
KUNA, ID 83634-0000

KENDALL KERRY  
1080 W ASHWOOD CT  
KUNA, ID 83634-0000

LIECHTY MICHAEL  
LIECHTY PATRICIA Y  
1041 W AVALON ST  
KUNA, ID 83634-0000

LIMBAUGH FAMILY TRUST  
LIMBAUGH GENE M TRUSTEE  
761 W SUNWOOD ST  
KUNA, ID 83634-0000

MARSHALL LEO  
MARSHALL KATHERINE  
1164 W ASHWOOD CT  
KUNA, ID 83634-0000

MCARTHUR DANA D &  
MCARTHUR CINDY L  
1132 W ASHWOOD CT  
KUNA, ID 83634-0000

MCCALL JEREMY  
1060 W OMPHALE ST  
KUNA, ID 83634-0000

MENDEZ JOSE  
GOMEZ JERONIMA  
253 S TITAN PL  
KUNA, ID 83634-0000

MURGEL GEORGE A  
MURGELCHRISTINE A  
975 W ASHWOOD CT  
KUNA, ID 83634-0000

NELSON PENNY L  
1038 W OMPHALE ST  
KUNA, ID 83634-0000

ORTON WILLIAM J JR  
ORTON SHARON K  
957 W OMPHALE ST  
KUNA, ID 83634-0000

PATCH BRIAN D  
PATCH HEIDI  
204 S TITAN PL  
KUNA, ID 83634-0000

PETERSON MARTIN JOHN  
PETERSON M ROSARIO  
1047 W ASHWOOD CT  
KUNA, ID 83634-0000

PFRIMMER WALTER JAKE  
PFRIMMER NATALIE L  
755 W BURY ST  
KUNA, ID 83634-0000

QUINN ROBERT E  
QUINN LUCY A  
1063 W ASHWOOD CT  
KUNA, ID 83634-0000

REILLY WADE A  
REILLY MELINDA L  
1192 W ASHWOOD CT  
KUNA, ID 83634-0000

RENO KEVIN P  
RENO TERRI LYN  
232 S TITAN PL  
KUNA, ID 83634-0000

ROMRIELL WALTER LYNN  
ROMRIELL BROOKY  
1000 W OMPHALA ST  
KUNA, ID 83634-0000

ROSATI VITO  
ROSATI MONICA  
361 S SCHOOL AVE  
KUNA, ID 83634-0000

ROSATI VITO MICHAEL & MONICA KATHLEEN  
JOINT LIVING TRUST  
ROSATI VITO MICHAEL TRUSTEE  
361 S SCHOOL AVE  
KUNA, ID 83634-0000

ROYER CHARLES N JR  
ROYER CARRIE E  
PO BOX 461  
KUNA, ID 83634-0000

RUSSELL JAMES D  
RUSSELL SHERI J  
781 S SCHOOL AVE  
KUNA, ID 83634-0000

SCHMID PETER  
SCHMID MARGARET  
PO BOX 4469  
HAILEY, ID 83333-0000

SINGLETON CARY J &  
SINGLETON MISHELLE  
1054 W ASHWOOD CT  
KUNA, ID 83634-2267

STEIGER MICHAEL R  
980 W OMPHALE ST  
KUNA, ID 83634-0000

STEPHENS DANIEL D  
449 S SCHOOL AVE  
KUNA, ID 83634-0000

SWEARINGEN LARRY  
323 S SCHOOL AVE  
KUNA, ID 83634-0000

SZPLETI DAVID BRUCE  
970 W ASHWOOD CT  
KUNA, ID 83634-0000

THOMPSON LAURAL  
241 S TITAN PL  
KUNA, ID 83634-2262

THORNTON JUDY R  
421 S SCHOOL AVE  
KUNA, ID 83634-2309

VILLARREAL RUDY M  
CARRILLO FELIDA  
1039 W OMPHALE ST  
KUNA, ID 83634-0000

WETZSTEIN TIMOTHY D  
1159 W ASHWOOD CT  
KUNA, ID 83634-9110

WHITSON RICHARD  
WHITSON SHELLY  
7438 N CARRINGTON LN  
COEUR D ALENE, ID 83815-0000

WILEY JOHN Q  
WILEY DIANE  
1677 S GIBSON WAY  
MERIDIAN, ID 83642-0000

WILLOW GLENN SUB HOA INC  
3313 W CHERRY LN PMB 655  
MERIDIAN, ID 83642-0000

WINWARD PAUL  
8291 S LOCUST GROVE RD  
MERIDIAN, ID 83646-7258

ABELS MARK D  
ABELS CASY  
320 SASH AVE  
KUNA, ID 83634-0000

ADA DISTRIBUTING INC  
471 N CURTIS RD  
BOISE, ID 83706-1439

AH4R PROPERTIES LLC  
30601 AGOURA RD STE 2.00  
AGOURA HILLS, CA 91301-0000

ALEXANDRE GREGG  
1137 W ASHWOOD CT  
KUNA, ID 83634-0000

ALLEN RAYMOND B  
ALLEN ASHLEY J  
PO BOX 5512  
BOISE, ID 83705-0000

ANDREWS JESSICA  
GASKILL RICHARD D  
189 S TITAN PL  
KUNA, ID 83634-0000

ANSON CARRIE A  
223 S TITAN PL  
KUNA, ID 83634-0000

AYALA-SOTELO MARCO A  
CARRENO YAZMIN SOTELO  
789 W BURY ST  
KUNA, ID 83634-0000

AYER LIVING TRUST 2/14/12  
AYER VALESTA M CO-TRUSTEE  
40325 WINDSOR RD  
TEMECULA, CA 92591-0000

BASABE JOSEPH TODD  
389 S SCHOOL AVE  
KUNA, ID 83634-0000

BLISS BRYEN TRINITY  
BLISS TAMARA KAY  
771 W BURY ST  
KUNA, ID 83634-0000

BOYD DONALD C JR  
910 W SHARP LN  
KUNA, ID 83634-0000

BRANDYWINE SUBDIVISION ASSOCIATION  
PO BOX 846  
KUNA, ID 83634-0000

BRECKENBURY HOA  
715 BURY ST  
KUNA, ID 83634-0000

BROCKWAY REBECCA L  
773 W SUNWOOD CT  
KUNA, ID 83634-0000

CARNEY ROBERT J  
CARNEY JAMI A  
756 W SUNWOOD CT  
KUNA, ID 83634-0000

CASTLE MARVEL B  
346 SASH AVE  
KUNA, ID 83634-0000

CAWARD JAMES  
CAWARD DORIS  
235 S TITAN PL  
KUNA, ID 83634-0000

CONDREAY TIMOTHY R  
194 S TITAN PL  
KUNA, ID 83634-0000

DEANDRADE STEPHANIE  
DEANDRADE CHRISTOPHER  
1021 W OMPHALE ST  
KUNA, ID 83634-0000

DIETRICH THOMAS E  
260 SASH AVE  
KUNA, ID 83634-0000

DOUGHTY WILLIAM D  
DOUGHTY SANDRA L  
PO BOX 133  
KUNA, ID 83634-0000

DRIESEL KELLY L  
DRIESEL LISA L  
1180 W ASHWOOD CT  
KUNA, ID 83634-0000

ELLISON RONALD W  
730 W SUNWOOD CT  
KUNA, ID 83634-0000

EVANS MORGAN P  
EVANS KATHERINE A  
741 W SUNWOOD CT  
KUNA, ID 83634-0000

FISHER KENNETH J  
FISHER GAIL L  
845 S BLACK CAT RD  
KUNA, ID 83634-0000

GALVEZ RODRIGO  
GALVEZ JUANA  
962 W OMPHALE ST  
KUNA, ID 83634-0000

GORDON TIMOTHY W  
GORDON BELINDA S  
PO BOX 236  
KUNA, ID 83634-0000

GUZMAN GUSTAVO T  
UNSER MARRIA D  
1086 W OMPHALE ST  
KUNA, ID 83634-0000

HEMBREE LIVING TRUST 05/17/2017  
HEMBREE LARRY J TRUSTEE  
4218 W DOUGVILLE RD  
KUNA, ID 83634-0000

HENRY JOHN F  
3030 S BEAR CLAW PL  
KUNA, ID 83634-0000

HERRIOTT RHONDA L  
735 W SUNWOOD CT  
KUNA, ID 83634-0000

HODGE KELLY THOMAS  
HODGE FELAN MONIQUE  
1032 W ASHWOOD CT  
KUNA, ID 83634-0000



Gary McAllister &lt;mcallgary@gmail.com&gt;

---

**RE: Room Reservation Request**

5 messages

**Admin1 Ladies** <admin1@kunalibrary.org>  
 To: "mcallgary@gmail.com" <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:12 AM

I could do it 7:00 – 8:00 p.m. The 6 o'clock time is taken.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

---

**From:** none <mcallgary@gmail.com>  
**Sent:** Monday, November 4, 2019 12:24:07 PM  
**To:** admin1@kunalibrary.org <admin1@kunalibrary.org>  
**Subject:** Room Reservation Request

Event Title:	Corbin Cove sub
Preferred Room:	Conference Room without food \$0
Date Requested:	Thursday, November 14 2019
Time Requested:	6 pm to 7 pm
Expected Attendance:	10
Name of Booking Organization:	none
Name of Contact Person:	Gary mcallister
Email of Contact Person:	mcallgary@gmail.com
Phone Number of Contact Person:	208 283 4830
Address:	2115 e Bowstring st Meridian Id 83642
Type of Organization:	Other
Do you need Audio/Visual Equipment:	No
Briefly describe the purpose of your event and list any special requirements needed. :	Time for neighbors to review an new subdivision in Kuna, Idaho
Confirm:	Yes
By checking this box I consent to having this website store my submitted information so the library staff can respond to my inquiry. :	Checked

---

 Gary McAllister <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:24 AM

11/5/2019

Gmail - RE: Room Reservation Request

To: Admin1 Ladies <admin1@kunalibrary.org>

That works thanks gary

[Quoted text hidden]

---

**Gary McAllister** <mcallgary@gmail.com>  
To: Admin1 Ladies <admin1@kunalibrary.org>

Tue, Nov 5, 2019 at 7:25 AM

That works thanks gary

On Tue, Nov 5, 2019, 7:12 AM Admin1 Ladies <admin1@kunalibrary.org> wrote:

[Quoted text hidden]

---

**Admin1 Ladies** <admin1@kunalibrary.org>  
To: Gary McAllister <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:30 AM

I have reserved the Conference Room for you Thursday, November 14, 2019 from 7:00 – 8:00p.m. Just a reminder the library does close at 8:00.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

---

**From:** Gary McAllister <mcallgary@gmail.com>  
**Sent:** Tuesday, November 5, 2019 7:25:28 AM  
**To:** Admin1 Ladies <admin1@kunalibrary.org>  
**Subject:** Re: Room Reservation Request

[Quoted text hidden]

---

**Gary McAllister** <mcallgary@gmail.com>  
To: Admin1 Ladies <admin1@kunalibrary.org>

Tue, Nov 5, 2019 at 7:37 AM

Thank you!

[Quoted text hidden]





# City of Kuna AFFIDAVIT OF LEGAL INTEREST

**received**  
11.19.19 City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Kunacity.id.gov

State of Idaho )  
                          ) ss  
County of Ada )

x I, Sandra L. Doughty, 890 Sharp Lane  
Name Address  
Kuna, Idaho 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

**(If Applicant is also Owner of Record, skip to B)**

- A. That I am the record owner of the property described on the attached, and I grant my Permission to \_\_\_\_\_ Address \_\_\_\_\_ to submit the accompanying application pertaining to that property.
- B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

x Dated this <sup>SLD</sup> 11-8-2019 8 day of NOV., 2019

Sandra L. Doughty  
Signature

**Subscribed and sworn** to before me the day and year first above written.

[Signature]  
Notary Public for Idaho  
Residing at: Meridian, ID  
My commission expires: 5/3/2025

Baylee Wilder  
Notary Public  
State of Idaho  
Commission No. 61340





received

11-19-19

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Kunacity.id.gov

# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
                                  ) ss  
County of Ada )

I, Paul Winward , 870 W. Sharp Ln  
Name Address  
Kuna , ID 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my  
Permission to Gary McAllister \_\_\_\_\_  
Name Address

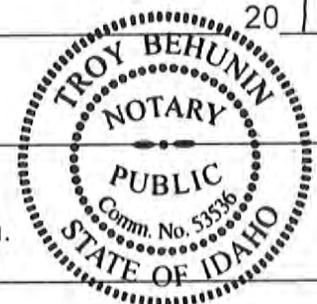
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any  
claim or liability resulting from any dispute as to the statements contained herein or as to the  
ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the  
purpose of site inspections related to processing said application(s).

Dated this 7<sup>th</sup> day of November 2019

[Signature]  
Signature



Subscribed and sworn to before me the day and year first above written.  
[Signature]  
Notary Public for Idaho

Residing at: 751 W. 4TH ST. KUNA, ID 83634  
My commission expires: 2 APR. 2024

## Troy Behunin

---

**From:** Troy Behunin  
**Sent:** Tuesday, May 12, 2020 12:06 PM  
**To:** 'boydd@slhs.org'  
**Cc:** Wendy Howell  
**Subject:** Land

Donnie,

Thank you for your email.

I will include your email with the packet to the Commission and then later to City Council. You could have a conversation with the developer about being excluded from the HOA and the CC&Rs. The City will not be who determines that.

Thanks again for your note.

Troy Behunin

Troy Behunin  
Planner III  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634  
[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)

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**From:** Don Boyd <[boydd@slhs.org](mailto:boydd@slhs.org)>  
**Sent:** Tuesday, May 12, 2020 10:39 AM  
**To:** PublicHearingTestimony <[PublicHearingTestimony@kunaid.gov](mailto:PublicHearingTestimony@kunaid.gov)>  
**Subject:** Land

To whom it may concern, This is Donnie Boyd land owner at 910 w Sharp Ln. I have no object of land be sold looking forward to paved road with street lights and the clean-up of the other pastures with all the weeds. I've Been trying for several years to get pressurized irrigation on property to have a nice looking hard and for fire reasons. Also for being a land owner there for almost 18 years expect to be grandfathered in with no Home owners Assoc. and CCRs. Finally I'm excited to see something good out of all this. Thank you Donnie

---

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## Troy Behunin

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**From:** Wendy Howell  
**Sent:** Monday, May 18, 2020 11:22 AM  
**To:** Troy Behunin  
**Subject:** FW: Corben cove subdivision, 19 - 09 - S, May 26, 2020

---

**From:** William Doughty <wdoughty@kunaschools.org>  
**Sent:** Saturday, May 16, 2020 11:45 AM  
**To:** PublicHearingTestimony <PublicHearingTestimony@kunaaid.gov>  
**Subject:** Corben cove subdivision, 19 - 09 - S, May 26, 2020

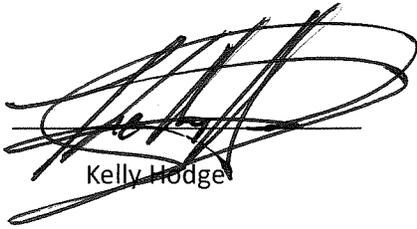
William doughty, 890 sharp lane Kuna ID 83634. phone number 208-919-4231. Email address [sandoughty5@msn.com](mailto:sandoughty5@msn.com) My wife and I approve of the subdivision, we look forward to paved roads, sidewalks and common area and other improvements the subdivision will bring. It will also help with the threat of fire during the summer time from the weeds that grow on the Bare land. It will also reduce the dust From the existing dirt road. Thank you in advance of the approval of the subdivision. William and Sandra Doughty

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To Whom it may concern

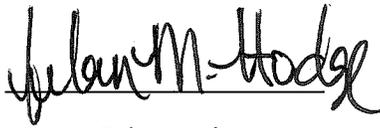
My name is Kelly Hodge, I'm the property owner at 1032 W. Ashwood ct. Kuna, ID. I'm against this planning and zone for the acreage behind my property for the following reasons; 1<sup>st</sup> and foremost, there was never any notification of a neighborhood meeting as outlined in your most recent notification of public hearing. 2<sup>nd</sup> These lots should be relative in size as surrounding lots. (Note I have one of the smaller lots in the Ashwood Ct. area at .34 acres. 3<sup>rd</sup> I didn't see where there is a plan to build public road, currently Sharp lane is a private road. New zoning should be consistent with other zoning in building a public road access.

My personal thoughts are that the current proposal is too many lots. My wife Felan Hodge and Myself Kelly Hodge strongly oppose this proposal.



Kelly Hodge

5-02-20



Felan Hodge

5-02-20

May 18, 2020

City of Kuna  
Planning and Zoning Commission

**Re: Important Opposition to the Corbin's Cove Subdivision – Lots of Issues**

Having just received the formal notice of the Preliminary Plat Request in the mail for the aforementioned subdivision on May 11, 2020, the initial review of the information raises a number of zoning and code-related issues that are non-conforming pursuant to Title 5- Zoning Regulations for the City of Kuna. In fact, there are so many departures from the City Code that I first thought this was a joke application. A number of preliminary issues are detailed in the following summary.

Some of the many non-conforming issues with the existing application:

1. There is an odd but significant zoning history (almost 30 years old) on this parcel that may affect your deliberations. I can provide the needed background and answer any questions at the public meeting.
2. The city code requires that a public meeting should be held. There are at least sixty affected parcels but city staff reported that there is no record of anyone in attendance. I have talked to neighbors on all sides of this project and no one remembers a neighborhood notice. I only learned about it by accident.
3. The neighborhood meeting appeared to involve only the two property owners without any neighbors present.
4. The city code requires (5-1A-2) that a neighborhood meeting be held within two months of the application. It wasn't if it was held at all.
5. Each of the parcels has existing and serious code violations. The property owners appear to be ignoring the City and the existing City Code, including to operating businesses and using an RV as a residence. There is no apparent reason to hear any application until the code violations are resolved.



6. The existing properties are covered in weeds. This is not only another code violation but also prevents the neighbors from burning the irrigation ditch.
7. The irrigation company does not have an easement to maintain the irrigation ditch. The neighbors try to maintain the ditch and it is so large that burning weeds is the only real option.
8. The preliminary plat does not even indicate a maintenance easement to the irrigation company. Any needed easement should be included in the final plat.
9. Most of the properties extend past the north side of the irrigation ditch. We will need a method to protect our property from any new neighbors that assume that their property extends to the ditch.

The proposed plat has even more problems with the normal subdivision process. Among the many issues still being investigated, the partial list of issues includes:

1. The city code (5-8-1) limits private streets to a maximum 450-ft length. The proposed Sharp Lane exceeds that length by several hundred feet. I have not seen ACHD approve a private street of that length either.
2. The city code (5-8-1) does not even allow a public cul-de-sac street over 500-ft in length.

3. The proposed private road has the potential for serious harm to the City. The proposed private road is platted as a single lot. This leaves the potential for the “owners” to default on the property tax and force the City or ACHD to take over the ownership and maintenance.
4. The proposed private road also has the potential for serious harm to the new (adjacent) property owners. The homeowners abutting the private road are forced to pay an annual maintenance fee to the home owner’s association and also pay property taxes to ACHD. There is no ACHD tax credit for people living on private roads. This plat forces property owners pay twice for living on private streets.
5. The city code specifies (5-3-3) a minimum street frontage of 45-ft. The proposed plat doesn’t appear to meet that requirement.
6. Even the public site posting notice does not meet the city code. The code (5-1A-8) says that the notice sign has to be clearly visible. The sign was located on private property over 200-ft from any public access. No one can read their sign from more than 200-ft away! The public will have to trespass to get close enough to read the sign.
7. I believe that the applicants made two distinct efforts to eliminate or prevent public input. They first had a secret neighborhood meeting and then they put the hearing notice in a place where the public can’t reach it. This is a common sneaky approach and tells a lot about the applicants.
8. I make my living as an “expert witness” on land use and transportation issues for governments and private attorneys. My years of experience show that the above comments (# 6, 7 and 8) are serious departures from the City’s public noticing rules.
9. The proposed plat appears to conflict with the City’s previous decisions on lot size and lot lines in this area. This inconsistency with past decisions is unfair to everyone and eliminated the opportunity for other applicants.
10. The previous planner on this project identified that only 13 lots could be built on this property if all the city codes are met. The city codes should be met.
11. The City has often worked hard to ensure lot size compatibility between adjacent properties. This plat doesn’t even come close, placing as many as six lots against one adjacent lot.



My requests include:

1. The City should defer any action until the current code violations on the three existing properties are resolved.

2. The City should defer any action until the applicants formally and correctly advertise and hold a neighborhood meeting within two months of the application.
3. The City should defer any action until the public meeting posting complies with the city code.
4. The City should defer any action until the private road complies with the subdivision ordinance's length requirement.
5. The City should require a public street and not a private road. Both the city and the property owners will suffer if a private street is allowed. The private street only helps the developer at the expense of everyone else.
6. The City should require compatible lot sizes and compatible lot lines as done in so many other decisions in this area.
7. The City should require a burn-proof fence near the Mora Wasteway to allow proper and effective maintenance of the irrigation ditch.
8. The City should apply consistent development standards.

Thank you.

A handwritten signature in blue ink that reads "Dave Szplett". The signature is written in a cursive, flowing style.

Dave Szplett  
970 Ashwood Court  
Kuna

Michael and Patricia Liechty  
1041 W. Avalon  
Kuna, ID 83634

May 21, 2020

City of Kuna Planning and Zoning,  
Re. Case # 19-09-S and 19-33-DR, Corbin's Cove Subdivision

We have lived in this neighborhood at this address for 30 years. We have seen the changes and growth in Kuna and the effects both good and bad. We welcome new growth to our community but are aware the infrastructure needs to be upgraded to adequately handle existing as well as additional demands.

Adding more homes and families in this proposed area will increase both vehicle and pedestrian congestion at the intersection of S. School Street and W. Avalon.

We experience difficulty getting onto W. Avalon due to the number of vehicles, especially at peak traffic hours. Turning west (left) is becoming very hazardous, which will also become an issue for those drivers turning west onto Avalon from School Street.

The intersection at W. Avalon and S. School St. is not equipped to safely handle more traffic. There has been new subdivisions, businesses, schools, churches and daycares built both west and south of this intersection that rely on one of two routes to cross the railroad tracks. School busses are required to stop every time they cross the R.R. tracks, which holds up traffic even more at the high volume commuter times.

We have experienced many times when both the Avalon and Swan Falls Road crossings are stopped because of trains for up to 20 minutes. Emergency vehicles cannot get from the fire department across the railroad crossings to this side of Kuna, there are no emergency services on this side for a large part of Kuna! We personally experienced this when my father was having a heart attack and the ambulance and first responders took 15 minutes more when seconds counted! Please remember, schools, busses, daycares, churches and this proposed subdivision are all on the south side of the tracks.

Volume of busses and pedestrian traffic will increase with more students needing to cross the highway and railroad tracks where most of the schools are located. There have already been numerous vehicle, pedestrian and bicycle accidents at the intersection of S. School St. and W. Avalon.

There are no sidewalks or bike lanes from proposed subdivision to W. Avalon along the west side of S. School St. It would require crossing S. School St. where there are no crosswalks or signs to get to the east side of S. School St. to use a sidewalk safely.

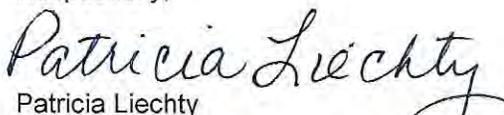
There are no sidewalks along the east side of W. Avalon after crossing the railroad tracks from W. Shortline to where the sidewalk begins close to N. Ave. D and W. Avalon intersection.

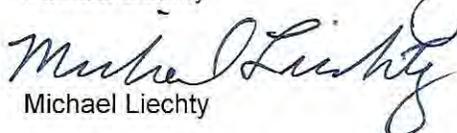
I challenge you all to personally walk or ride a bike from Sharp Lane to the intersection of W. Avalon and Ave. D in a high volume traffic time to firsthand understand what the drivers, pedestrians, and school children will encounter every day! It is also dark, rainy and snowy through some winter months.

With covid-19 pandemic nothing is at normal volume, so it is impossible to get the complete understanding of this issue.

Thank you for this opportunity to voice our concern, GOD BLESS AMERICA and the efforts of this committee!

Respectfully,

  
Patricia Liechty

  
Michael Liechty



# City of Kuna

## Planning & Zoning Commission

### Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.id.gov

**To:** Kuna Planning and Zoning Commission.

**File Numbers:** 20-02-SUP (Special Use Permit);  
Brauneisen In-Home Daycare

**Location:** 727 N. Katie Way.,  
Kuna, Idaho 83634

**Planner:** Doug Hanson, Planner I

**Hearing date:** June 9, 2020

**Owner/Applicant:** Karla Brauneisen  
727 N. Katie Way  
Kuna, ID 83634  
208.859.5771  
[brauneisenk@outlook.com](mailto:brauneisenk@outlook.com)

#### Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Proposed Comprehensive Plan Analysis
- H. Proposed Kuna City Code Analysis



I. Proposed Decision by the Commission

#### A. Course of Proceedings:

1. The applicant is proposing to operate an In-Home Childcare Facility within an existing residence located at 727 N. Katie Way. In accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC); this use requires approval of a Special Use Permit (SUP).
2. In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks approval of a Special Use Permit (SUP) for an In-Home Childcare Facility at the subject site which allows for no more than 6 children at any one time, on a regularly scheduled basis.

##### a. Notifications

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| i. Neighborhood Meeting             | January 14, 2020 (one attendee) |
| ii. Agency Notification             | February 19, 2020               |
| iii. 300' Notice to Property Owners | May 14, 2020                    |
| iv. Kuna Melba Newspaper            | May 20, 2020                    |
| v. Site Posted                      | May 26, 2020                    |

#### B. Applicants Request:

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.

C. **History:** The property Lot 25, Block 2 of Spice Wood Subdivision No. 2 and is currently zoned R-6 (Medium Density Residential). The current home on the property is used as a residence.

D. **General Projects Facts:**

1. **Surrounding Land Uses:**

<b>North</b>	R-6	Medium-Low Density Residential – Kuna City
<b>South</b>	R-6	Medium-Low Density Residential – Kuna City
<b>East</b>	R-6	Medium-Low Density Residential – Kuna City
<b>West</b>	R-6	Medium-Low Density Residential – Kuna City

2. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Parcel Size: Approximately 0.173 acres
- Zoning: R-6 (Medium Density Residential)
- Parcel #: R8069130240

3. **Services:**

Sanitary Sewer– City of Kuna  
 Potable Water – City of Kuna  
 Irrigation District – Kuna Municipal District (KMID)  
 Pressurized Irrigation – City of Kuna (KMID)  
 Fire Protection – Kuna Rural Fire District  
 Police Protection – Kuna Police (Ada County Sheriff)  
 Sanitation Services – J&M Sanitation

4. **Existing Structures, Vegetation and Natural Features:**

There is currently a single-family residential home onsite, estimated to be approximately 1,452 square feet, and an attached two-car garage, estimated to be approximately 650 square feet. The yard is fully fenced. Landscaping on site is generally associated with an existing residential lot.

5. **Transportation / Connectivity:**

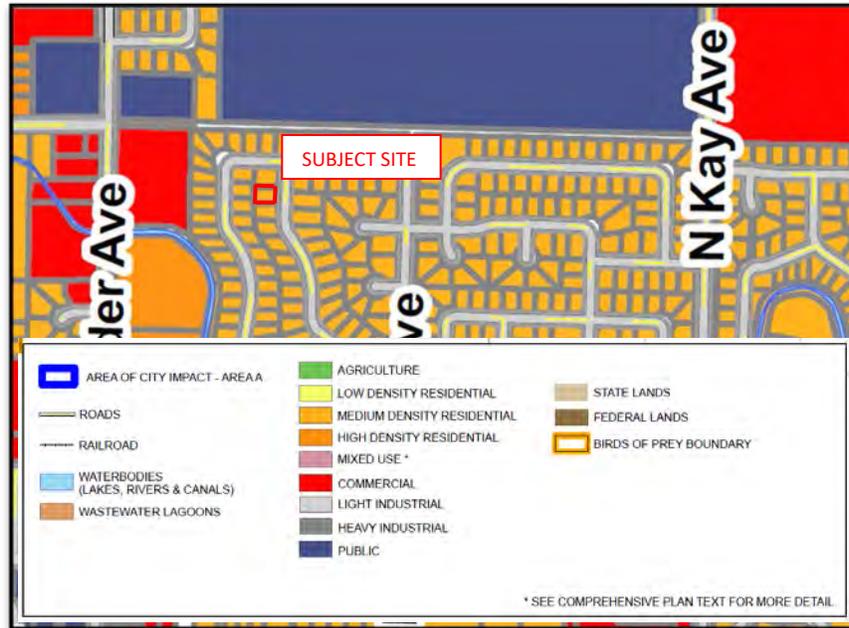
Current access to the site exists along the subject sites frontage on North Katie Way via an existing driveway. Attached sidewalks throughout the subdivision provide pedestrian connectivity.

6. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

7. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Medium-Density Residential. Staff views this proposed Special Use Permit request to be consistent with the surrounding zoning designations as designated in the Future Land Use Map.



**8. Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file:

- Department of Environmental Quality (February 27, 2020) ..... Exhibit B-1
- Central District Health Department (February 26,2020.....Exhibit B-2
- Nampa and Meridian Irrigation District (March 9, 2020) .....Exhibit B-3
- City Engineer (February 27, 2020) .....Exhibit B-4

**E. Staff Analysis:**

In order to operate an In-Home Childcare Facility, a Special Use Permit is required per Kuna City Code Title 5, Chapters 3 and 1 (Zoning Districts and Definitions). Group Childcare, allows the applicant to provide childcare for six (6) or fewer children throughout the day, with the appropriate child to staff ratio according to Idaho Code 39-1109(4)(a). The Group Childcare Facility hours of operation are proposed as Monday through Friday from 6:00 am to 6:00 pm. The applicant has proposed to be the only employee. The children will range from newborns to three years of age.

Childcare facilities require a minimum of forty (40) square feet of usable indoor space per child and eighty (80) square feet of usable outdoor space per child. The applicant will be required to comply with Idaho Code Title 39, Chapter 11. Staff finds that the square footage of the proposed site exceeds the requirements for six (6) or fewer children.

Staff has determined that this application complies with Title 5 of Kuna City Code; Code; the Comprehensive Plan; and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case No. 20-02-SUP that the applicant be subject to the recommended conditions of approval listed in section “I” of this report.

**F. Applicable Standards:**

1. Kuna City Code, Title 5, Zoning Regulations.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

4. Idaho Code, Title 39, Chapter 11, Health and Safety.

#### **G. Proposed Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may (*accept or reject*) the Comprehensive Plan components, and has determined the requested Special Use Permit for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

1. The proposed Special Use Permit application for the site are consistent with the following comprehensive plan components:

##### **Goal Area 1: Kuna will be Economically Diverse and Vibrant.**

- Goal 1.C: Attract and encourage new and existing businesses.
  - Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.

##### **Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.**

- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

#### **H. Proposed Kuna City Code Analysis:**

1. This request appears to be *consistent/inconsistent* and *in compliance/ not in compliance* with all Kuna City Code (KCC).

**Comment:** *The proposed application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site *is/ is not* physically suitable for the proposed project.

**Comment:** *The 0.173-acre project site is suitable for an in-home childcare facility.*

3. The special use permit *is likely/is not likely* to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be built on is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The special use permit application *is likely/is not likely* to cause adverse public health problems.

**Comment:** *The proposed in-home childcare facility is connected to Kuna public sewer and water therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The special use permit request considers the location of the property and adjacent uses. The adjacent uses are residential, commercial and public – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing utility services in proximity to the site are suitable and adequate for the proposed use.

**Comment:** *Utility services are suitable and adequate for an in-home childcare facility.*

**I. Proposed Decision by the Commission:**

*Note: This motion is for approval, conditional approval or denial of these requests. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (*approves, conditionally approves or denies*) Case No. 20-02-SUP, a Special Use Permit request by Karla Brauneisen with the following conditions of approval:

1. As requested by the applicant, the Group Childcare facility is allowed to be open Monday through Friday from 6:00 am to 6:00 pm, with some variation to accommodate special circumstances.
2. Signs, banners, flags or other means to attract attention onsite are allowed, with a permit, in accordance with KCC 5-10-4. A sign permit must be obtained prior to installing any new, or modifying any existing, signage.
3. Applicant shall ensure that fencing around the outside play area is in safe condition and complies with Idaho Code 39-1109.
4. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho "Health and Welfare" Department within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the Special Use Permit or the approvals may be revoked.
5. The applicant shall provide a copy of all subsequent license renewals to Kuna's Planning and Zoning Department for the Group Childcare Facility.
6. Applicant shall install a door chime on the front door to indicate any opening.
7. Applicant shall install safety locks on doors and cabinets where chemicals are stored.
8. Applicant shall install a fire extinguisher with the correct class rating (5lb ABC) for a kitchen.
9. All electrical outlets shall be covered with safety devices.
10. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.
11. This Special Use Permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked.
12. The applicant shall maintain a Kuna City Business License through Kuna City Clerk's office once the Special Use Permit is acquired.
13. The Fire District, Building Inspector and Central District Health Department must perform their necessary inspections for final sign-off. The applicant shall provide the City with copies.
14. The Special Use Permit shall follow the proposed intent provided on the SUP application and divest when the applicant no longer operates a Group Childcare Facility on the property and/or no longer has any interest in the property or the business is discontinued for more than one (1) year. The applicant is obligated to advise the City of any changes in ownership or leasing agreements which would affect business operations.
15. The special use permit is not transferable from one parcel to another.
16. The applicant shall follow all staff and agency recommendations.
17. The applicant shall comply with all local, state and federal laws.

**DATED: this 9<sup>th</sup> day of June, 2020.**



*City of Kuna*  
Kuna Planning and Zoning Commission  
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Based upon the record contained in Case No. 20-02-SUP including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (*approves/ conditionally approves/ denies*) Case No. 20-02-SUP, a request from Karla Brauneisen to operate an in-home daycare. The site is located at 727 N. Katie Way, Kuna, ID 83634.

*If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. Based on the evidence contained in Case Nos. 20-02-SUP, this proposal **does/does not** generally comply with the City Code.

**Staff Finding:** *The applicants have submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the special use standards, supplementary conditions and safeguards in Kuna City Code Title 5.*

2. Based on the evidence contained in Case Nos. 20-02-SUP, this proposal **does/does not** generally comply with the Comprehensive Plan.

**Staff Finding:** *The current zoning district is R-6 (Medium Density Residential). The Comp Plan Map designates this property as Medium Density Residential.*

3. The in-home daycare **does/does not** constitute a special use as established on the official schedule of district regulations for the zoning district involved.

**Staff Finding:** *According to the official schedule of district regulations, an in-home daycare does constitute a special use for an R-6 zoning district.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 9<sup>th</sup>, 2020.*

**DATED** this 9<sup>th</sup> day of June, 2020.

received  
2-10-20



City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.kunacity.id.gov

### Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

#### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	20-02-SUP
Project name	727 N Katie way Inhome Daycare
Date Received	2-10-20
Date Accepted/ Complete	2.19.20
Cross Reference Files	—
Commission Hearing Date	6.2.20
City Council Hearing Date	—

#### Contact/Applicant Information

Owners of Record: <u>Karla Brauneisen</u>	Phone Number: <u>208-859-5771</u>
Address: <u>727 N. Katie Way</u>	E-Mail: <u>brauneisenk@outlook.com</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Karla Brauneisen</u>	Phone Number: <u>208-859-5711</u>
Address: <u>727 N. Katie Way</u>	E-Mail: <u>brauneisenk@outlook.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

#### Subject Property Information

Site Address: <u>727 N. Katie Way</u>
Site Location (Cross Streets): <u>E Boise Ave &amp; Orchard Ave</u>
Parcel Number (s): <u>R806 9130240</u>
Section, Township, Range: _____
Property size: _____
Current land use: _____ Proposed land use: _____
Current zoning district: _____ Proposed zoning district: _____

**Project Description**

Project / subdivision name: \_\_\_\_\_  
General description of proposed project / request: \_\_\_\_\_  
Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_  
Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
Please describe the existing buildings: \_\_\_\_\_  
Any existing buildings to remain?  Yes  No  
Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_  
Number of common and/or other lots: \_\_\_\_\_  
Type of dwellings proposed:  
 Single-Family \_\_\_\_\_  
 Townhouses \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family \_\_\_\_\_  
 Other \_\_\_\_\_  
Minimum Square footage of structure (s): \_\_\_\_\_  
Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_  
Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_  
Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_  
Total number of employees: 1 Max. number of employees at one time: 1  
Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_  
Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_  
Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: \_\_\_\_\_  
Proposed Lighting: \_\_\_\_\_  
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: Kath Br... Date: 1/28/20



**City of Kuna**  
**Special Use Permit**  
**Child Care Facility Application**  
 Fee: \$330.00 (Home/Group Care)/ \$800.00 (Center)

P.O. Box 13  
 Kuna, Idaho 83634  
 (208) 922-5274  
 Fax: (208) 922-5898  
 kunacity.id.gov

**received**  
 2-10-20

File No. : \_\_\_\_\_  
 Cross Ref. : \_\_\_\_\_  
 File Name: \_\_\_\_\_

**Definition of a Home Daycare:**

Daycare Facilities: Any home where non-medical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing daycare is required to have a special use permit and a State of Idaho basic daycare license.

- A. **Family Childcare Home:** A childcare facility which provides care for six (6) or fewer children throughout the day.
- B. **Group Childcare Home:** A childcare facility, which provides care for seven (7) to twelve (12) children throughout the day.
- C. **Childcare Center:** A childcare facility, which provides care for more than twelve (12) children throughout the day. *Note: Childcare Centers are subject to the Design Review process.*

**It should be noted that, in determining the type of childcare facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.**

**KCC 5-6-5: Supplementary Conditions and Safeguards:**

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a par of the terms under which the special use is granted, shall be deemed a violation of this title.

**KCC 5-6-6: Procedure for Hearing Notice:**

Prior to granting a special use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulations within the jurisdiction. Notice shall also be provided to

property owners and residents within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission.

**KCC 5-1A-8:**

**A:1: Posting of Hearing Notice on Property:** Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

**KCC 5-6-7: Action by Commission:**

Within thirty (30) days after the public hearing, the planning and zoning commission shall approve, conditionally approve or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the director to issue a special use permit listing the specific conditions specified by the commission for approval.

***Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit.***

**Application Submittal Requirements**

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Copy of CPR and First Aid Training Certificate	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A <b>complete</b> Special Use Permit Application form <i>Note: It is the applicant's responsibility to use the most current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Special Use conditions.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photos depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of these photos is to view the site for existing features and adjacent sites.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; <b>and</b> , if the applicant is not the owner, an <b>original</b> notarized statement (Affidavit of Legal Interest) from the owner (and <b>ALL</b> interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>
<input type="checkbox"/>	Copy of Daycare License from the State of Idaho "Health and Welfare" Department	<input type="checkbox"/>

- One (1) detailed site plan that includes the following: (8 1/2" x 11" minimum)
- All existing structures labeled as existing and proposed uses
  - Size of parcel (acres or square feet)
  - Special features such as sidewalks, fencing, retaining walls or berms.
  - Parking areas with garage door widths shown. ✓
  - Off street parking, circulation and driveway locations. ✓
  - Proposed or existing types of outdoor lighting
  - Child pick-up area
  - Existing and proposed landscaping
  - Dimensions of usable outdoor and indoor "play areas"
  - Fences: Type and Height, including gates. Indicate if existing or proposed.  
*Note: All gates are required to be locked during business hours.*
  - Diagram showing uses within the home. (IE: bedroom, kitchen, etc.)
- Commitment of Property form signed by the applicant / agent
- Neighborhood Meeting Certificate   
*Note: Certificate and Neighborhood meeting list forms must accompany this application.*
- Diagram for evacuation plans of house in case of fire or other disaster

### Additional Information

1. Are there smoke detectors in every living area except the bedrooms and bathrooms? Yes  No
2. Locks installed on all doors to the outside? Yes  No
3. Door chime installed on the front door to indicate any opening? Yes  No
4. Safety locks on doors and cabinets where chemicals are stored? Yes  No
5. Fire extinguisher installed in kitchen? Yes  No
6. Is the home daycare located on an arterial or collector street?  
*Note: If yes, there must be an on-site pick-up area designed to prevent vehicles from backing onto the roadway. This application must include a diagram which shows how this will be accomplished.* Yes  No
7. Are there any indoor and/or outdoor pools? Yes  No   
If a pool is present, what measures are taken to protect children from the pool area?

8. Are there stairs indoor/outdoor of proposed site? Yes  No   
 If yes, are there safety barriers installed? Yes  No   
 9. Are electrical outlets covered with safety devices? Yes  No

**Applicant Information**

Applicant: Karla Brauneisen Phone: 208-859-5771  
Owner Purchaser Lessee

Fax/Email: brauneisenKD@outlook.com

Applicant's Address: 727 N. Katie Way  
Kuna ID Zip: 83634

Owner: Karla Brauneisen Phone: 208-859-5771

Owner's Address: 727 N. Katie Way Email: \_\_\_\_\_  
Kuna ID Zip: 83634

Represented By: *(if different from above)* \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_

*Please check the box that reflects the intent of the application:*

FAMILY CHILDCARE HOME  
 CHILDCARE CENTER  GROUP CHILDCARE HOME

**Subject Property Information**

Site Address: 727 N. Katie Way Kuna ID

Site Location (Cross Streets): E. Boise Str. + Orchard Ave

Parcel Number(s): R8069130240 Section, Township, Range: \_\_\_\_\_

Gross Floor Area: 900 sq FT. Live-able Space (not for daycare use): 400 sq FT.

Current Land Use: Res. Proposed Land Use: Res / Home Daycare Currently Zoning District: \_\_\_\_\_

### Project Description / Summary

Is this facility in your principal residence? Yes X No \_\_\_\_\_

Will you be hiring any employees who do not reside on the premises? Yes \_\_\_\_\_ No X

If yes, how many? \_\_\_\_\_

Project Description: In-home Infant Daycare

General Description of request: Care of 4 to 6 infants age 0 thru 2 yrs in my home.

Hours/Days of operation: M-F 12 hrs/day

Number and ages of children: 4-6 0-3yrs

Fencing type / size / & location: Wood around backyard

Existing or proposed lighting: \_\_\_\_\_

Parking available: Driveway Number of possible parking spots: 3-4

Off street parking available: Front of House Designated pick-up area: \_\_\_\_\_

### Standard Conditions (Home/Group Care Only)

- Meet requirements of the International Fire Code (IFC)  
Note: If the applicant is uncertain about a particular code and its application, they are responsible to seek that knowledge.
- Maintain fire safety standards.

- Provide at least two (2) unblocked outside exits that remain unimpeded at all times. Staff and parents shall be advised where these exits are located and they need to be marked appropriately.
- Provide corridors and stairs that are a minimum of 36" wide and provide gates so children cannot access stairs.
- Flame source utilities shall not be accessible to children and I possess a carbon monoxide detector that is operable at all times and located in proximity to the flame source.
- Storage areas shall be free of excessive combustibles or highly flammable materials and be inaccessible to children.
- Smoke detectors shall be installed on the ceilings of each floor story, in front of the doors, to stairways and separated a maximum 30-foot in corridors or at other distance's required by code.
- Bathroom and closet doors shall be designed so they can be unlocked from the outside
- The site address on the side of the building fronting the street shall be numbered and illuminated so that it can be readily seen from the street
- Provide a flashlight on-site and other emergency supply, in anticipation of a power outage. These supplies need to readily accessible and maintained in good working order
- Ensure that all food preparation, serving and storage areas, equipment and utensils are clean, in good repair and kept out of the children's reach
- Ensure that all dishes and utensils are properly cleaned, rinsed, sanitized and air dried
- Ensure that all perishable foods are stored in a covered container, in an operating refrigerator, with a maximum temperature of 40 degrees
- Ensure that deep freezers or other refrigeration type units, which cannot be opened from the inside, are locked or stored in a locked room
- Ensure that no home-canned foods are served to the children
- All child care facilities are required to be inspected by Central District Health Department for compliance with Idaho Code §39-1110. The child care provider shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions
- Ensure that a minimum 40 square feet of habitable indoor dwelling area is provided for each child. The City staff shall review and determine which areas of the building are considered habitable
- Ensure that a minimum 80 square feet of outdoor play space is provided for each child. The City shall review and determine what outdoors areas meet this area requirement

- Ensure that all cleaning agents and other poisonous substances that pose danger to children are kept in locked storage or preferably removed from the premises. Chemical storage of chemicals underneath, over or near a sink should be avoided since many chemicals are affected by moisture and become hazardous through chemical change
- Ensure that child care rooms are clean and dry; that all floors, walls, ceiling and furniture are clean and kept in good repair; that all floors are swept and mopped daily with a sanitizing solution and carpeted areas vacuumed daily
- The facility must be free of exposed lead-based paint surfaces, that are chipped, flaking or peeling. If the residence has lead based paint, the applicant shall advise the City of this fact
- Ensure an onsite telephone is operable at all times. Post emergency phone numbers, including fire, rescue, police (or 911 or local equivalent where they are ready accessible to the daycare provider). Place City Planning Department and Poison Control phone numbers in a prominent location
- Ensure that play materials, equipment and furnishing are kept clean, in good repair; and do not possess sharp edges. Children shall be located in safe, sight-obstructing fenced outdoor play areas. The fences shall be sturdy with no sharp or jagged edges. All equipment shall be kept in good repair and well maintained. Equipment shall be sturdy, stable and free of hazards including sharp edges, lead based paint, loose nails, splinters, protrusions (excluding nuts and bolts on sides of fences) and pinch and crush points. Children shall not be allowed to play on outdoor equipment that is hot to the touch
- Ensure the building's used for child care meet the City's building and Fire District codes
- Ensure that all doors opening to the outside are self-closing (except for sliding glass doors) and all ventilating windows have locking screens
- Ensure that heating, ventilating and lighting facilities meet City code
- Ensure that child accessible electrical outlets are covered with safety caps, ground fault interrupters or have safety outlets' installed that meet City code
- All child care provider's refuse and garbage shall be collected, stored and disposed of in an appropriate manner with a minimum weekly solid waste pickup or disposal service. Garbage shall be contained so that it does not attract rodents or insects. Waste material will be placed in containers and locations approved by the City
- The childcare facility grounds will be kept neat and clean and free from rodents, hazards and other perils
- Smoking shall be prohibited in all areas of the facility during its hours of operation

- Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department
- Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding; and all bedding shall be washed after soiling and at least once a week
- Outdoor play areas shall adjoin, or be safely accessible to indoor areas
- All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 1/2") in spacing or diameter or greater than nine inches (9") to prevent child entrapment
- All upright angles shall be greater than 55 degrees to prevent the children's entrapment and entanglement
- The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 3/4 inch width
- All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing
- Play equipment shall be place at least six feet (6') away from buildings, fences, trees or other play equipment and kept in good repair. Swing seats shall be made of plastic, soft or flexible material
- Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity
- Vertical offsets such as outsides basement window wells, stairways or retaining walls shall have guardrails or approved screening
- Area's inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles)
- Wells, tool sheds and other hazards are to be fenced or closed off
- Areas inhabited by children are to be kept free of animal wastes and debris
- Remove any poisonous substances such as plants, berries or mushrooms from the premises



Sandbox or sand play areas are to be completely covered when not in use



Outdoor water features are not allowed on the premises or nearby child accessible areas; water features includes pools, spas, ponds and other similar water containment areas



Child care facilities shall not be permitted next to an open body of water without an approved method of fencing construction that has been reviewed by City Planning Staff



The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept unloaded at all times and the ammunition will be stored separately from the firearms. The children's parents or guardians shall be notified of weapons kept on premises and advised of how they are secured



**Applicant's  
Signature:**

*Kala Brauner*

**Date:**

*1/27/20*

**Signature of receipt  
by City Staff:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_

ADDITIONAL COMMENTS:

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Karla Brauneisen  
727 N. Katie Way  
Kuna, ID 83634

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

January 27, 2020

To whom it may concern,

I am applying for a special use permit to open a daycare in my home for four to six infants. They will range in age from newborn to three years, which includes my seven-month-old grandson. Caring for a small group of children will allow me to leave my 32-hour part time job at Walmart and be available even more during the week for my grandson.

I have had a doorway opening placed in the living room into the next bedroom where three pack' n plays and a changing table are located. A fourth pack' n play can be located in the living room as needed. Three full time infants and my grandson, who is part time, will replace the income from Walmart and give me weekends free.

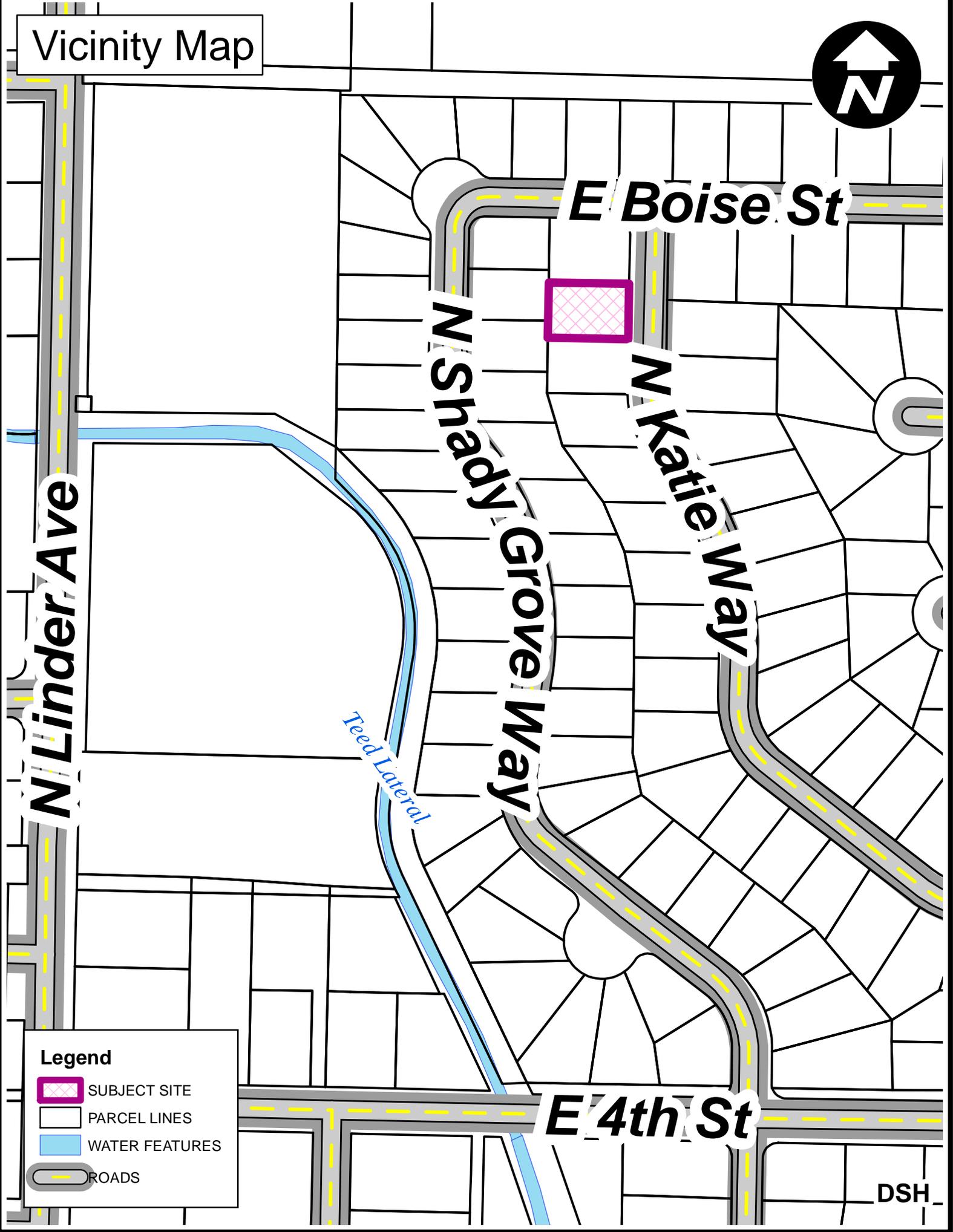
Thank you for your time and consideration. Any questions or concerns, I can be reached at 208-859-5771 or by email at [brauneisenk@outlook.com](mailto:brauneisenk@outlook.com).

Sincerely,



Karla Brauneisen

# Vicinity Map



**E Boise St**

**N Shady Grove Way**

**N Katie Way**

**N Linder Ave**

**E 4th St**

*Teed Lateral*

DSH

## Legend

-  SUBJECT SITE
-  PARCEL LINES
-  WATER FEATURES
-  ROADS

# Aerial Map



**E Boise St**

**N Shady Grove Way**

**N Katie Way**

*Teed Lateral*



## Legend

 SUBJECT SITE



**QUITCLAIM DEED**

FOR VALUE RECEIVED, David E Brauneisen, Grantor, does hereby convey, release, remise and forever quitclaim unto

Karla L Brauneisen, whose address is 727 N Katie Way, Kuna 83634, the following described premises, to-wit:

All that certain lot, piece or or parcel of land situated in Ada County, Idaho and shown as LOT 25 BLK 2, SPICE WOOD #2 SUB #96007619 a plat which is recorded in the office of the recorder of Ada County.

Parcel Address: 727 N Katie Way, Kuna, Idaho 83634

Parcel Number: R8069130240

ADA county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date 15 JULY 2013, -2013

Signature, Grantor

STATE OF IDAHO )  
County of Ada ) ss.

On this 15 day of July, 2013 before me, the undersigned, a Notary Public in and for said state, personally appeared David E Brauneisen, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same



NOTARY PUBLIC for Idaho  
Residing at: Boise  
My Commission Expires: 5-8-17

727 N  
Katie way

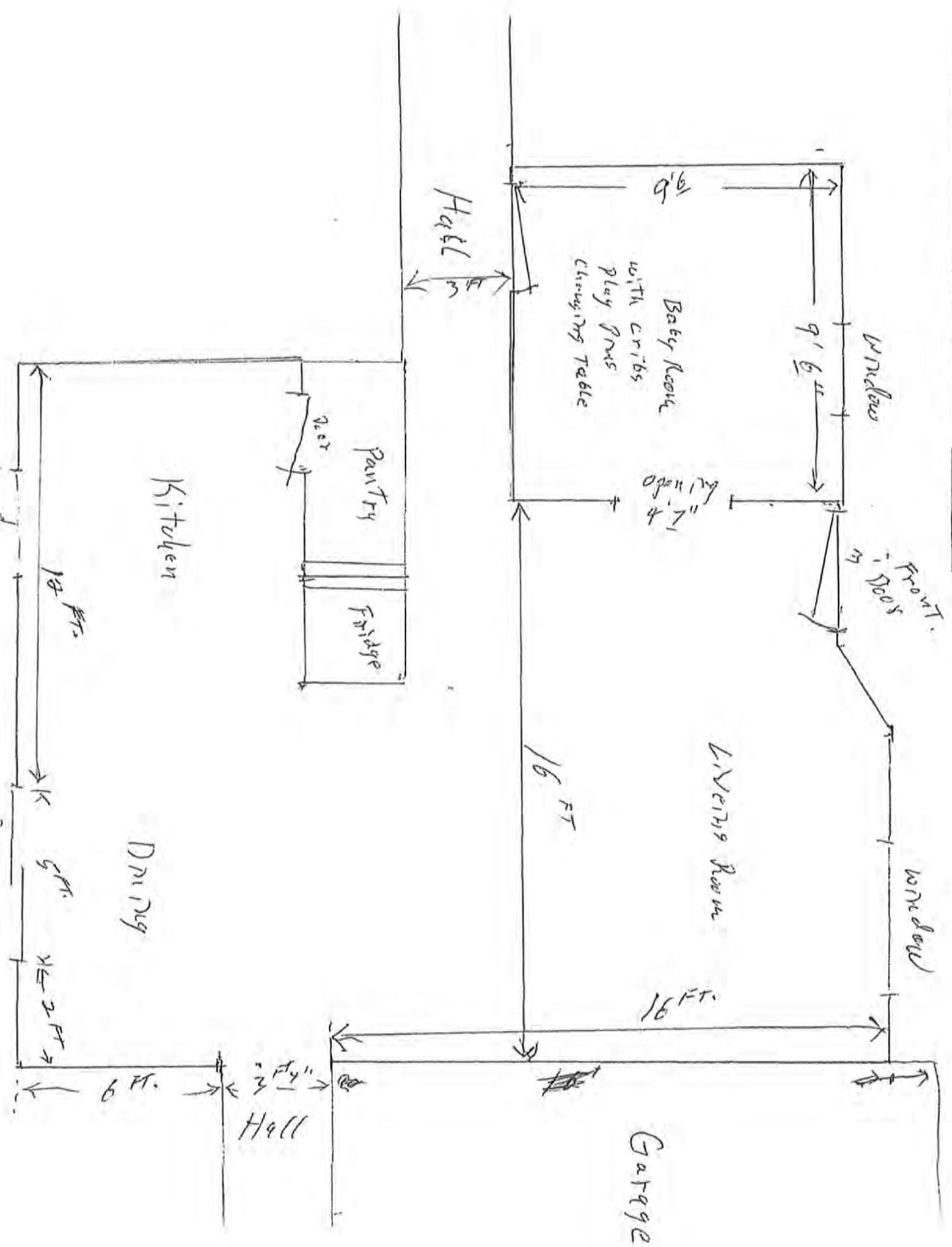
Yarla Brauneisen

N ↗

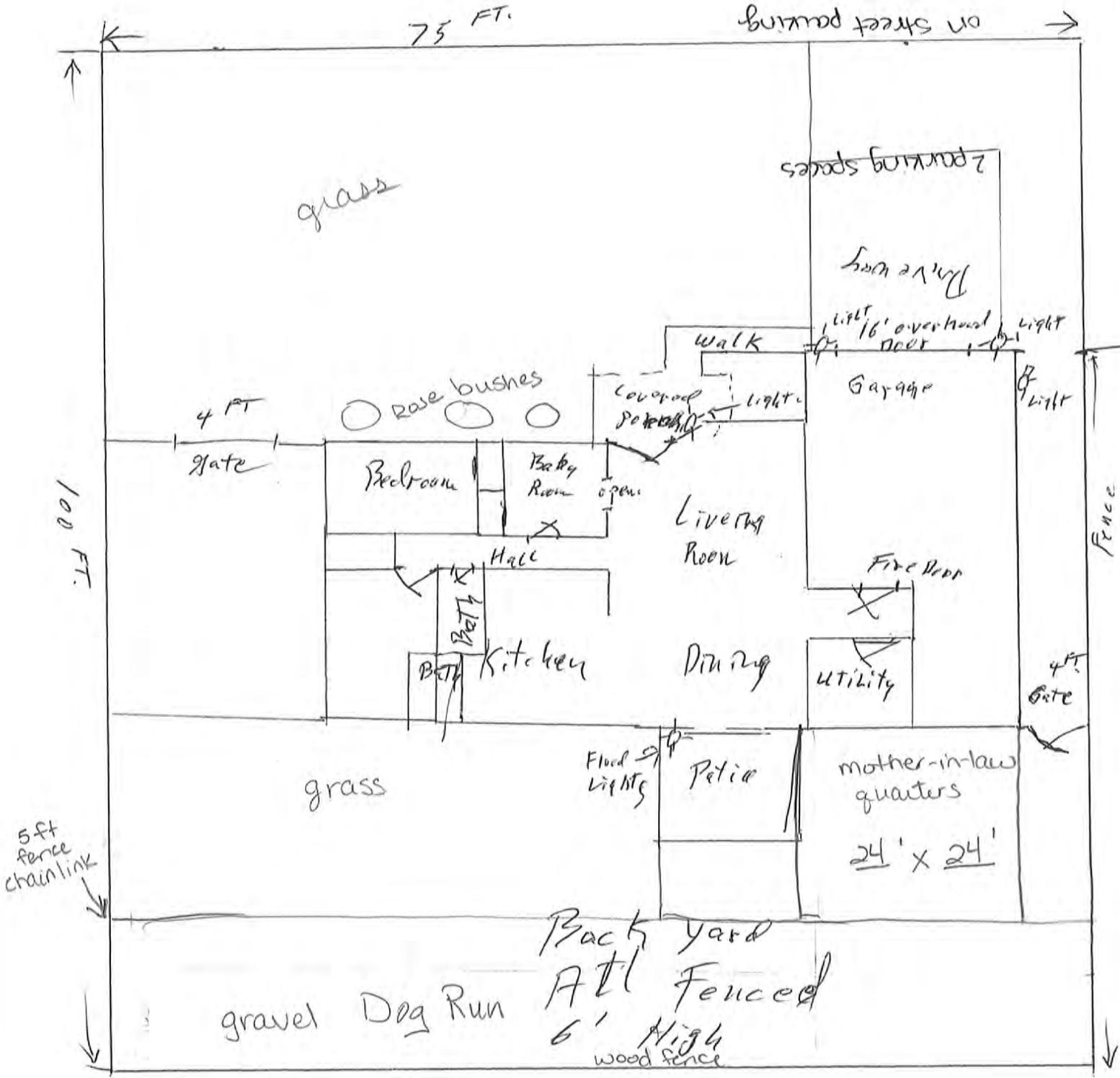
Safety outlets

All Furniture Tied to wall  
Scale 1/8" = 1 FT.

All New Smoke Detectors -



727 N Katie way  
Site Plan  
Not To Scale  
Approximately 1/6 acres  
7500 sq FT.





*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.kunacity.id.gov](http://www.kunacity.id.gov)

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

*Karla Braum*  
Applicant/agent signature:

1-16-20  
Date:



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: Home daycare for 4406 infants 0-3yrs old.  
 Date and time of neighborhood meeting: Jan 14, 2020 7pm  
 Location of neighborhood meeting: 727 N. Katie way Kuna

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Subdivision Name: Spice Wood #2 Lot: 25 Block: 2  
 Site Address: 727 N. Katie way Tax Parcel Number(s): R8069130240  
Kuna ID 83634

Please make sure to include **all** parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: Karla Brauneisen  
 Address: 727 N. Katie way City: Kuna State: ID Zip: 83634

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Karla Brauneisen Business (if applicable): \_\_\_\_\_  
 Address: 727 N. Katie way City: Kuna State: ID Zip: 83634

**PROPOSED USE:**

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

In home daycare 4-6 infants

**APPLICANT:**

Name: Karla Braunerisen

Address: 727 N. Katie way

City: Kuna State: ID Zip: 83634

Telephone: 206-859-5771 Fax: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) Karla Braunerisen Date 1-14-20

December 31, 2019

Dear property owner or neighborhood resident,

Neighborhood meeting January 14, 2020 at 7pm, 727 N. Katie Way, Kuna Idaho.

The intent of the meeting is to obtain a special use permit to operate an in-home daycare for four to six infants under three years old. Any questions or concerns, please attend.

Thank you,

Karla Brauneisen

Little Critters Daycare  
727 N. Katie Way  
Kuna, Idaho  
208/859-5771

IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC TRUSTEE		7777 FAIRVIEW AVE	BOISE, ID 83704-0000
BAKER RICHARD D	BAKER LEILA J	374 E ROSEMARY CT	KUNA, ID 83634-0000
MCNEILL STEVEN D	MCNEILL CATHERINE M	368 E ROSEMARY CT	KUNA, ID 83634-0000
DELONG KENNETH J	DELONG NANCY F	PO BOX 14	KUNA, ID 83634-0000
LONGORIA JENNIFER		642 N KATIE WAY	KUNA, ID 83634-0000
JOHNSON ZORNITZA P	JOHNSON ERIC D	1369 W VILLA NORTE ST	BOISE, ID 83702-0000
WHITTON JOSHUA K	WHITTON BROOKLYN J	678 N KATIE WAY	KUNA, ID 83634-0000
MAHAN KELLI G		696 N KATIE WAY	KUNA, ID 83634-0000
HAMILTON LESTER T	HAMILTON JULIE A	710 N KATIE WAY	KUNA, ID 83634-0000
FOUTZ BRETT A	FOUTZ KRISTINA L	730 N KATIE WAY	KUNA, ID 83634-0000
PIERCE KENNETH E	PIERCE EILEEN M	341 E BOISE ST	KUNA, ID 83634-0000
BEHRENS KATHYLEEN M		363 E BOISE ST	KUNA, ID 83634-0000
HALE MATTHEW	HALE JESSICA	381 E BOISE ST	KUNA, ID 83634-0000
FARRIS KENDRA		631 N KATIE WAY	KUNA, ID 83634-0000
DIX DARRELL D	SWARTZ MARGUERITE H	11509 N UTAH	SUTTON, AK 99674-0000
CARNEY WILLIAM J HENNY REVOCABLE TRUST		667 N KATIE WAY	KUNA, ID 83634-0000
HEIKKOLA MICHAEL	HEIKKOLA SUSAN	685 N KATIE WAY	KUNA, ID 83634-0000
GRANT-HARPER TRISTEN M	HARPER DANIEL R	705 N KATIE WAY	KUNA, ID 83634-0000
BRAUNEISEN KARLA L		727 N KATIE WAY	KUNA, ID 83634-0000
MCNATT CHERYL L		741 N KATIE WAY	KUNA, ID 83634-0000
ANGEL FERNANDO CORTES	URBIETA JAQUELINE RODRIGUEZ	378 E BOISE ST	KUNA, ID 83634-0000
WADE DIANNA	BAUGH ERIK	358 E BOISE ST	KUNA, ID 83634-0000
SWORD JERRY JR	WILEY CHANCE	340 E BOISE ST	KUNA, ID 83634-0000
JOHNSON TAMARA		320 E BOISE ST	KUNA, ID 83634-0000
BORBA ELISEU		302 E BOISE ST	KUNA, ID 83634-2166
COLEMAN GRANT W		270 E BOISE ST	KUNA, ID 83634-0000
FISHER TWYLA		250 E BOISE ST	KUNA, ID 83634-0000
LOPEZ SANTINO S & SHERIRAE AMBERECHT-LOPEZ REVOC TRUST	LOPEZ SANTINO S TRUSTEE	1810 BAYLOR LN	SANTA MARIA, CA 93454-1588
HICKMAN SHAUN J	HICKMAN NANG	728 N SHADY GROVE WAY	KUNA, ID 83634-0000
THORNTON LAYNE	THORNTON LORI	3224 S SWAN FALLS RD	KUNA, ID 83634-1732

MARTARANO ANTHONY F		2030 W ASPEN COVE DR	MERIDIAN, ID 83642-0000
HALE THOMAS H	HALE CHELLE C	672 N SHADY GROVE WAY	KUNA, ID 83634-0000
GALAVIZ CLAUDIA ALEJANDRA		654 N SHADY GROVE WAY	KUNA, ID 83634-0000
MATTEO BURT R	MATTEO RACHEL A	646 N SHADY GROVE WAY	KUNA, ID 83634-0000
ZACHER PAUL K		4701 LAKESIDE WAY	FAIR OAKS, CA 95628-0000
TANNER HEIDI PERREN	TANNER GARY N II	210 E BOISE ST	KUNA, ID 83634-0000
NEWCOMB JOSHUA		773 N SHADY GROVE WAY	KUNA, ID 83634-0000
HITESMAN MARK		755 N SHADY GROVE WAY	KUNA, ID 83634-0000
SANCHEZ ALENA A		737 N SHADY GROVE WAY	KUNA, ID 83634-0000
COPELAND NORMAN SCOTT & KATHLEEN SENTENEY REV LIV TRUST	COPELAND NORMAN SCOTT TRUSTEE	1160 SE 282ND	GRESHAM, OR 97080-0000
BUNCH JOHN C	BUNCH MARY E	709 N SHADY GROVE WAY	KUNA, ID 83634-0000
CONTRERAS JULIO	CONTRERAS VERONICA	626 E FULL MOON ST	KUNA, ID 83634-0000
SALAS RONALD JR	SALAS HEIDI	677 N SHADY GROVE WAY	KUNA, ID 83634-0000
MICHELIZZI VANESSA NICHOLE		669 N SHADY GROVE WAY	KUNA, ID 83634-0000
OSTER DEREK		651 N SHADY GROVE WAY	KUNA, ID 83634-0000
HUDSON ROBERT P	ANDRADE ROSALVA	637 N SHADY GROVE WAY	KUNA, ID 83634-0000
KUNA JOINT SCHOOL DIST #3		711 E PORTER RD	KUNA, ID 83634-0000
WESTPARK COMPANY INC		PO BOX 344	MERIDIAN, ID 83680-0344

# SIGN IN SHEET

**PROJECT NAME:** Little Critters Daycare

**Date:** 1-14-20 Neighborhood Meeting

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Julie Hamilton	710 N. KATIE WAY	83634	208-860-4523
2				
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## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 1-14-20 Number of Attendees: 1

Meeting Location: 727 N. Katie Way

### Description of Project Presented:

In-home daycare for 4 to 6 infants newborn to 3 yrs. Monday thru Friday 6am to 6pm.

### Attendee's comments:

Julie thought a license wasn't needed for under 6yr children. Just wanted to know what was going on. NO other concerns or questions.

I hereby certify that the above information is complete and correct to the best of my knowledge.

Karla Brauneisen  
Printed Name

Karla Brauneisen  
Signature

1-14-20  
Date



# Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within \*300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend.

**Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

\*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR MAILING LABELS

## PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

APPLICATION TYPE	BRIEF DESCRIPTION
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	
<input checked="" type="checkbox"/> Conditional Use	<u>In home Daycare for 4 to 6 Infants</u>
<input type="checkbox"/> Variance	<u>aged 2 months through 2 years old.</u>
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input type="checkbox"/> Zoning Ordinance Map Amendment	

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Subdivision Name: Spice wood #2 sub #96007619 Lot(s): 25 Block(s): 2  
 Site Address: 727 N. Katie Way Tax Parcel Number(s): \_\_\_\_\_  
Kuna ID 83634 R8069130240

Please make sure to include **all** parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: Karla Brauneisen  
 Address: 727 N. Katie Way City: Kuna State: ID Zip: 83634

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Karla Brauneisen Business (if applicable): \_\_\_\_\_  
 Address: 727 N. Katie Way City: Kuna State: ID Zip: 83634  
 Fax: \_\_\_\_\_ Phone: 208-859-5771 Cell: 208-859-5771

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:





Karla Brauneisen

Congratulations on successfully completing your National Academy of Safety and Health course! To be more environmentally friendly and for participants to receive certifications faster your N.A.S.H. Training Center has chosen to issue your certification card electronically.

The digital certification card is identical to a printed version of the card. This card authorizes that the N.A.S.H. Certified Instructor listed below has evaluated your knowledge and hands on skills in accordance with the program standards. Save this page to provide proof of your training.

You may go online to access and take advantage of additional training resources such as student manuals and reference guides available to you at [nashtraining.com](http://nashtraining.com)

Your N.A.S.H Training Center and contact information:

**Health Solutions of Idaho, LLC**  
4401 N. Eagle Rd. Suite 103  
Boise, ID 83713  
208-571-9068  
[www.healthsolutionsofidaaho.com](http://www.healthsolutionsofidaaho.com)

PEDIATRIC FIRST AID		PEDIATRIC FIRST AID	
Training Center Name	HEALTH SOLUTIONS OF IDAHO, LLC	 <b>PEDIATRIC</b> <b>CPR, AED AND FIRST AID</b>	<b>Karla Brauneisen</b>
TC Info	BOISE, IDAHO (208) 571-9068		
Instructor Name	Ben White		
Instructor Signature	091320082		
Holder's Signature			
		<small>This card certifies that the above individual has successfully completed the objectives and skills evaluations in accordance with the curriculum of the Pediatric First Aid Program.</small>	
		<input type="checkbox"/> Adult <input type="checkbox"/> Adult and Child <input checked="" type="checkbox"/> Adult, Child, and Infant <small>Card is void if more than one box is checked</small>	
		<b>10/24/2019</b> <small>Issue Date</small>	<b>10/2021</b> <small>Renewal Date</small>

## Child Care Liability Coverage Endorsement Section II - Liability (E4196 - 3rd Edition)

For an additional premium, **Coverage E - Personal Liability and Coverage F - Medical Payments To Others Coverage** are amended as follows:

### Coverages

We cover **bodily injury, property damage**, and resulting necessary medical expenses for which any **insured** becomes legally obligated to pay because of home child care services provided on a regular basis by or at the direction of any **insured** on or from the **residence premises**. The **bodily injury, or property damage** must be caused by an **occurrence** to which this coverage applies. Regular basis means more than 20 hours per week.

This endorsement does not apply, to any child, if child care services are being provided for more than **4** children.

### Exclusions

All **Section II Exclusions** except as amended below, apply to this Endorsement.

Items 1. and 4. of the **Section II Exclusions Applying to Coverages E and F - Personal Liability and Medical Payments to Others** do not apply to coverage for home child care services under this Endorsement as long as the number of children cared for by any insured does not exceed the number shown above.

The following exclusions are added under **Section II Exclusions Applying to Coverage E and F - Personal Liability and Medical Payments to Others**:

13. Corporal Punishment Exclusion. Corporal punishment includes but is not limited to any physical punishment or other physical disciplinary measure or physical restraint of a child which is excessive under the circumstances and creates a substantial risk of serious physical harm to the child, or is in violation of any applicable statute, rule, regulation or other law, whether or not the **insured** is convicted thereunder.

We do not cover actual or alleged **bodily injury, property damage** or medical expenses caused by or arising out of the actual, alleged, or threatened corporal punishment by or at the direction of:

- a. any **insured**; or
- b. any employee of any **insured**; or
- c. any volunteer, **person** for hire, or any other **person** who is acting or who appears to be acting on behalf of any **insured**.

14. Sexual Molestation Exclusion. We do not cover actual or alleged **bodily injury, property damage** or medical expenses caused by or arising out of the actual, alleged, or threatened sexual molestation of a child by:

- a. any **insured**; or
- b. any employee of any **insured**; or
- c. any volunteer, **person** for hire, or any other **person** who is acting or who appears to be acting on behalf of any **insured**.

Molestation includes but is not limited to any act of sexual misconduct, sexual molestation or physical or mental abuse of a minor.

15. Personal Injury Exclusion. This insurance does not cover claims or suits, and any included defense costs, seeking damages against any **insured** for personal injury. Personal injury means any injury resulting from one or more of the following:

- a. False arrest, imprisonment, malicious prosecution and detention.
- b. Wrongful eviction, wrongful entry, invasion of rights of privacy.



## Policy Endorsements (continued)

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- c. Libel, slander, defamation of character.

We have no duty to defend or settle any corporal punishment, sexual molestation or personal injury claim or suit against any **insured**, employee, or any other **person**.

91-4196 3rd Edition 5-97

This endorsement is part of your policy. It supersedes and controls anything to the contrary. It is otherwise subject to all other terms of the policy.

---

KELSEY C HOLDER  
PO BOX 629  
KUNA, ID 83634



## Home Insurance Coverage Change

GF28000302

KARLA L BRAUNEISEN  
727 N KATIE WAY  
KUNA ID 83634-2161

9/11/2019

Dear Karla L Brauneisen,

Thank you for giving us the opportunity to serve your home insurance needs. This packet reflects recent changes made to your policy.

A summary of your premium and policy change information is shown below.

### Premium at-a-glance

Full-term Premium (excluding fees)	\$751.32
Prorated Premium (9/10/2019 - 1/25/2020)	\$54.01
<b>Total for this Transaction</b>	<b>\$54.01</b>

#### This is not a bill.

Your bill with the amount due will be mailed separately.

### Summary of changes

	Previous	Current
Coverage: Child Care Liability	Not Included	4
Coverage: Guest Medical	\$1,000	\$5,000
Coverage: Personal Liability	\$300,000	\$500,000

If you have any questions or would like to learn more about our other insurance products and services, please contact your agent.

We appreciate your business.

Sincerely,

Farmers Insurance Group®

### Your Farmers Policy

**Policy Number: 91717-36-83**  
Effective: 9/10/2019 12:01 AM  
Expiration: 1/25/2020 12:01 AM

### Property Insured

727 N Katie Way  
Kuna, ID 83634-2161

### Your Farmers Agent

**Kelsey C Holder**  
PO Box 629  
Kuna, ID 83634  
(208) 955-6369  
[kholder@farmersagent.com](mailto:kholder@farmersagent.com)

To file a claim call  
**1-800-435-7764**

### Did you know?

#### Go Paperless

**Save stamps, time and trees....Go Paperless!** You can choose to receive your Farmers policy documents and/or billing statement electronically. Enroll at [farmers.com](http://farmers.com) and choose the paperless options!

#### Go Mobile

The Farmers® Mobile App gives you 24/7 account access on the go. Text GETAPP to 29141 to download it today!

[farmers.com](http://farmers.com)





# Protector Plus Homeowners Declaration Page

**Policy Number:** 91717-36-83  
**Effective:** 1/25/2019 12:01 AM  
**Expiration:** 1/25/2020 12:01 AM  
**Named Insured(s):** Karla L Brauneisen  
 727 N Katie Way  
 Kuna, ID 83634-2161  
 brauneisenk@hotmail.com  
**Property Insured:** 727 N Katie Way  
 Kuna, ID 83634-2161  
**Underwritten By:** Farmers Insurance Company of Idaho  
 3071 E. Franklin #210  
 Meridian, ID 83642

## Premiums

Full-term Premium (excluding fees)	\$751.32
Prorated Premium (9/10/2019 - 1/25/2020)	\$54.01
<b>Total for this Transaction</b>	<b>\$54.01</b>

\*also see Information on Additional Fees below

### This is not a bill.

Your bill with the amount due will be mailed separately.

Information on this declaration is effective 9/10/2019.

## Description of Property

Year of Construction	Construction Type	Roof Type	Number of Units	Occupancy
1995	Frame W/0%-33% Masonry Veneer	Asphalt Shingle	1	Owner Occupied (Primary Res.)

## Property Coverage

Coverage	Limit	Coverage	Limit
Coverage A - Dwelling	\$180,000	Coverage C - Personal Property	\$135,000
Extended Replacement Cost	\$45,000	Contents Replacement Cost	Covered
Coverage B - Separate Structures	\$18,000	Coverage D - Loss of Use	\$90,000
Building Ordinance or Law	10%		

## Liability Coverage

Coverage	Limit	Coverage	Limit
Coverage E - Personal Liability	\$500,000	Coverage F - Medical Payments To Others	\$5,000
Personal Injury	Covered		
Association Loss Assessment	\$1,500		

## Additional Coverage

Coverage	Limit	Coverage	Limit
Additional Premises	Covered	Child Care Liability	See endorsement E4196



## Declaration Page (continued)

### Deductible

Applicable to each covered loss

*Deductible*

\$500

### Discounts Applied to Policy

*Discount Type*

Auto/Home

Non Smoker

*Discount Type*

50 Plus

Home Security

### Other Policy Features and Benefits

- Claim Forgiveness – earned based on claim history, this benefit prevents your premium from increasing as a result of one future claim

### Liability Coverage Extended to Additional Premises

*Address*

159 Platt Pl

Donnelly, ID

### Policy and Endorsements

This section lists the policy form number and any applicable endorsements that make up your insurance contract. Any endorsements that you have purchased to extend coverage on your policy are also listed in the coverages section of this declarations document: 56-5274 4th ed.; E4040A 1st ed.; E4207 1st ed.; E6008 2nd ed.; E6044A 3rd ed.; E6047 2nd ed.; E6268A 1st ed.; E6401 3rd ed.; H6104A 2nd ed.; H6106 1st ed.; J6180A 1st ed.; J6900A 1st ed.; S7504 1st ed.; E4196 3rd ed.

### Other Information

- Please contact your Farmers<sup>®</sup> agent for a free Farmers Friendly Review<sup>®</sup> so that you can ensure that your family is properly protected. Your agent can explain all of the policy discounts/credits, coverage options and our various other product offerings that may be available to you.
- Ask your Farmers<sup>®</sup> agent about flood insurance.

## Declaration Page (continued)

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### \*Information on Additional Fees

The "Fees" stated in the "Premium/Fees" section on the front apply on a per-policy, not an account basis. The following additional fees also apply:

1. **Service Charge per installment** (In consideration of our agreement to allow you to pay in installments):
  - For Recurring Electronic Funds Transfer (EFT) and enrolled online billing (paperless): **\$0.00** (applied per account)
  - For other Recurring EFT plans: **\$2.00** (applied per account)
  - For all other payment plans: **\$5.00** (applied per account)
2. **Late Fee: \$10.00** (applied per account)
3. **Returned Payment Charge: \$20.00** (applied per check, electronic transaction, or other remittance which is not honored by your financial institution for any reason including but not limited to insufficient funds or a closed account)
4. **Reinstatement Fee: \$25.00** (applied per policy)

One or more of the fees or charges described above may be deemed a part of premium under applicable state law.

If this account is for more than one policy, changes in these fees are not effective until the revised fee information is provided for each policy.

#### Countersignature



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Authorized Representative

#### Questions?

Call your agent Kelsey C Holder at (208) 955-6369 or email [kholder@farmersagent.com](mailto:kholder@farmersagent.com)

#### Manage your account:

Go to [www.farmers.com](http://www.farmers.com) to access your account any time!







# IDAHO DEPARTMENT OF HEALTH & WELFARE

## Fire Safety Inspection for State Daycare Licensing

New Daycare License Applicant     Daycare License Renewal Applicant

Date 2/4/20 Operator Karla Brauneisen owner Karla Brauneisen

Name of Facility Little Critters Daycare

Address 727 N. Katie Way

City Kuna State ID Zip 83634

Facility Phone Number 208-859-5771 Land Line or Cellular Phone

**Note:** The licensing authority is the Idaho Department of Health and Welfare. The minimum standards as outlined in the state daycare licensing act will not preempt any local ordinance that is more stringent.

*This inspection form was drafted within the confines of the legislated fire safety standards for daycare facilities and does not mean to infer that the provisions within provide for a level of fire safety that would meet nationally recognized standards. Nor does it mean that it would provide a level of fire safety that would meet our own adopted fire safety standards for other occupancies in Idaho.*

### II. GENERAL REQUIREMENTS FOR ALL DAYCARE OCCUPANCIES

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
<b>Exiting Requirements</b>		
Are the required exits located to provide an unobstructed path outside the building to a public way or area of refuge?	Yes	
Can exit doors be opened from the inside without the use of a key or any special knowledge or effort?	Yes	
Are there at least two exits (travel distance between not to exceed 75 feet) located a distance apart, not less than one-half the diagonal dimension of the building or portion used for daycare? <i>Exception: In buildings with automatic fire sprinkler systems, the distance may be increased to 110 feet.</i>	No	
Are the required exits not less than 32 inches of clear exit width and not less than six feet, eight inches (6'8") in height? <i>Exception: Sliding patio doors will be accepted as a required second exit in "Family and Group Daycare Facilities" only.</i>	Yes	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
<b>Occupant Load</b> <i>Note: Occupant load is determined by the local fire official or designee. Only those areas used for daycare purposes will be used when determining occupant load.</i>		
<p>To determine occupant load, calculate the square footage of the space between the interior face of the exterior walls, assigned to daycare use, and divide by the occupant load factor of 35. Allowances for interior walls or partitions and furnishings have been taken into account in the occupant load factor, except fixed seating. The occupant load for fixed seating is determined by counting the seats.</p> <p>Enter Occupant Load: <u>46</u></p>		
<p>Is the facility in compliance?</p>	<p>yes</p>	

**Note:** This inspection is for the purpose of meeting only the requirements of the Department of Health and Welfare. The operator/owner may also be required to meet; zoning, building code, fire code or other agency regulations within their local jurisdiction to conduct this type of business. In addition, a separate Health and Safety inspection is required on all facilities that are required to be licensed.

REMARKS: Home Daycare

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Facility passes fire inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Occupant Load: <u>46</u> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
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INSPECTION MADE BY: Phil Robertz

TITLE AND AGENCY: Fire Chief Law & Fire

Signature of Inspector: Phil Robertz Date: 2/10/2020

Name of facility operator/owner (please print): Karla Brauneisen

Signature of facility operator/owner: Karla Brauneisen Date: 2/10/2020



City of Kuna  
Planning & Zoning Department

**City of Kuna**  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

## Agency Transmittal

February 19, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration:

<b>FILE NUMBER:</b>	20-02-SUP, (Special Use Permit) – Brauneisen In Home Daycare
<b>PROJECT DESCRIPTION</b>	The applicant is seeking special use permit approval to operate an in-home daycare located at 727 N. Katie Way. (APN: R8069130240)
<b>SITE LOCATION</b>	727 N. Katie Way, Kuna, Idaho 83634.
<b>APPLICANT</b>	<i>Karla Brauneisen</i> 727 N. Katie Way Kuna, ID 83634 208.859.5771
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>April 14, 2020.</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson <a href="mailto:Dhanson@Kunald.Gov">Dhanson@Kunald.Gov</a> Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.



STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor  
John H. Tippetts, Director

February 27, 2020

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

RE: Brauneisen In-Home Daycare, 20-02-SUP

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: [deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts](https://deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts).

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. Air Quality**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface

disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### **3. Drinking Water**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. Surface Water**

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards

(IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

#### **6. Additional Notes**

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website [deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx](http://deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator  
Boise Regional Office

cc: CM#2020AEK61



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone # \_\_\_\_\_

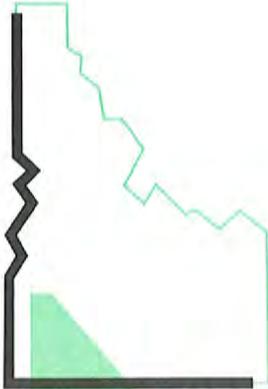
Conditional Use # 20-02-SUP

Preliminary / Final / Short Plat \_\_\_\_\_

Braunelsen In Home Daycare - City of Kuna

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
14.

Reviewed By: [Signature]
Date: 2/26/2020



**received**  
3, 9, 2020

ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

March 4, 2020

Doug Hanson, Planner I  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

**RE: 20-02-SUP/ In Home Daycare; 727 N. Katie Way**

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
DTD/ gnf

Cc:

Office/ file  
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Paul A. Stevens, P.E.  
Kuna City Engineer  
208-287-1727

## SPECIAL USE PERMIT REVIEW MEMORANDUM

**Date:** 27 February 2020  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Brauneisen In Home Daycare 20-02-SUP

---

The Brauneisen In Home Daycare 20-02-SUP request dated 19 February 2020 has been reviewed. A site plan of the home was provided. The following narrative is limited to the Special Use Permit request as applicable to public works infrastructure.

### 1. General

- a. This property is already a working component within the City of Kuna. Replacing residential use with an in-home day-care result increases utility use and system demands. However, this increase is considered negligible.
- b. The modified use of this property will increase traffic movements. The modified traffic movements could impact the community especially at times of pick up and drop off.

### 2. Inspection Fees

- a. No Public Works inspection fees should be generated as a result of this rezone and SUP.

### 3. Right-of-Way

- a. Sufficient Right of Way exists to support the proposed use.

### 4. Sanitary Sewer & Potable Water

- a. Additional services should not be necessary.

### 5. Property Description

- a. The applicant provided a site plan and a cover letter.
- b. A vicinity map and an aerial photo were also provided.



# City of Kuna PROOF OF PROPERTY POSTING

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Special Use Permit 727 W. Katie Way (NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Tue May 26 2020 (DAY OF THE WEEK, MONTH, DATE AND YEAR). This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.

DATED this 26 day of MAY, 2020

Signature,

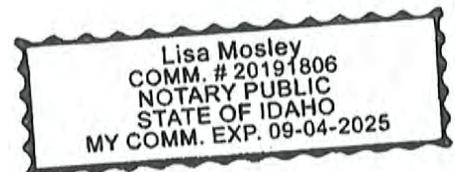
Kate Brai  
Owner/Developer

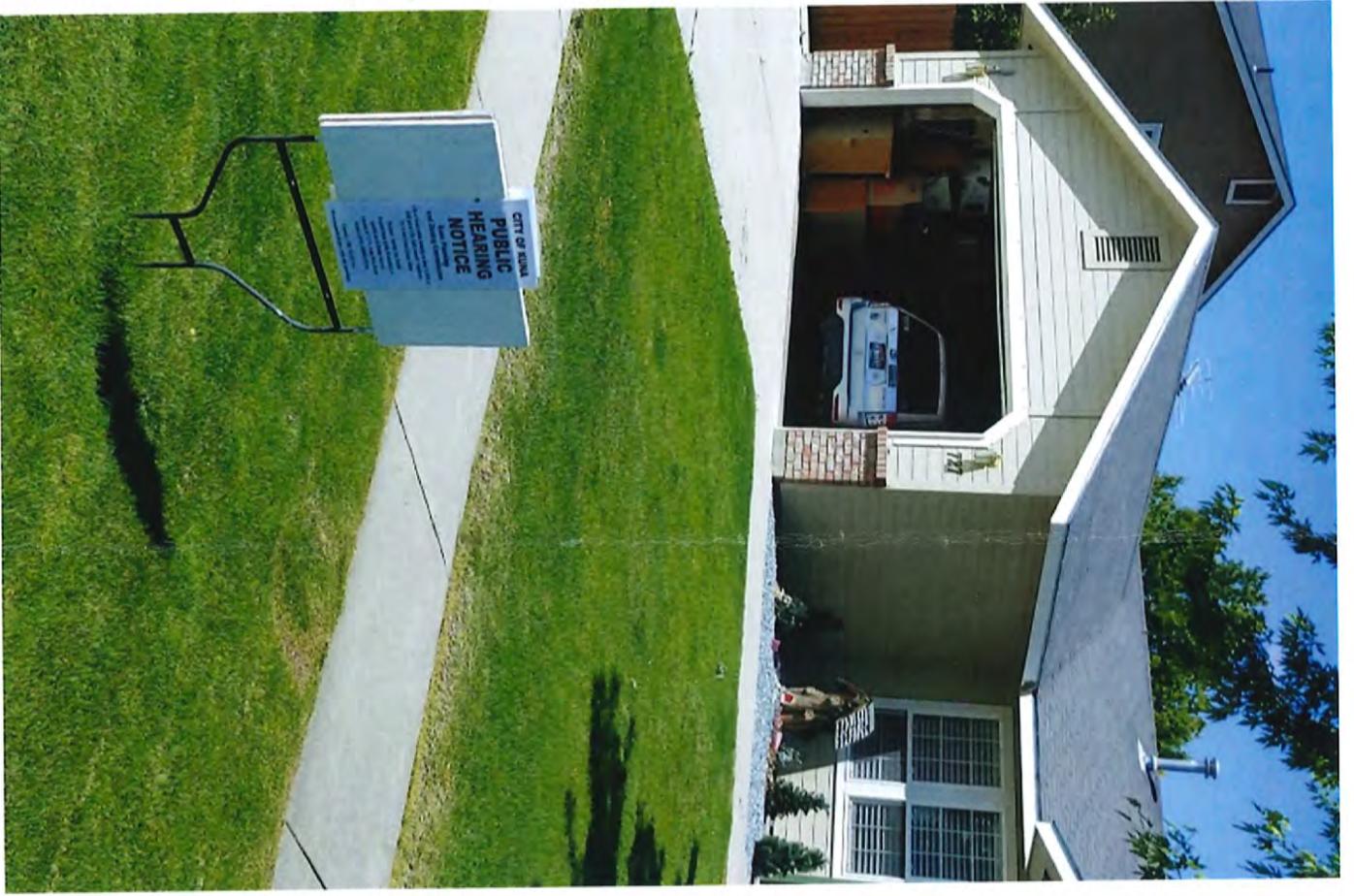
STATE OF IDAHO )  
County of ADA ) : ss

On this 26 day of MAY, 2020 before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Mosley  
Notary Public  
Residing at KUNA IDAHO  
Commission Expires 9-4-2025





IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 05/14/20 09:38 by sje14

Acct #: 345222

Ad #: 2014035

Status: New WHOLD

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 05/20/2020 Stop: 05/20/2020  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 57.00 Words: 230  
Total LEG 57.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 47.18  
# Affidavits: 1

Contact: CHRIS ENGLER  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaid.gov; gsmith@k  
Agency:

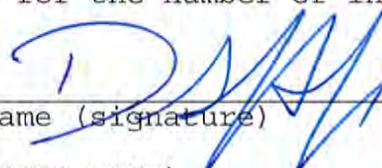
Ad Descrpt: 20-02-SUP  
Given by: DOUG HANSON  
P.O. #:  
Created: sje14 05/14/20 09:35  
Last Changed: sje14 05/14/20 09:38

PUB ZONE EDT TP RUN DATES  
KMN A 96 S 05/20

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

DOUGLAS HANSON  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 05/14/20 09:38 by sje14

-----  
Acct #: 345222

Ad #: 2014035

Status: New WHOLD WHOI

**LEGAL NOTICE**

**Case # 20-02-SUP  
(Special Use Permit)**

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday June 9, 2020, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4 th Street, Kuna, ID; in connection with a Special Use Permit request from Karla Brauneisen to operate an In-Home Daycare located at 727 N. Katie Way, Kuna, Idaho (APN #: R8069130240).

The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

May 20, 2020 2014035

345222 2014035

1 KUNA, CITY OF

P.O. BOX 13  
KUNA ID 83634

**AFFIDAVIT OF PUBLICATION**  
**STATE OF IDAHO** )

County of Ada )

)SS.

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

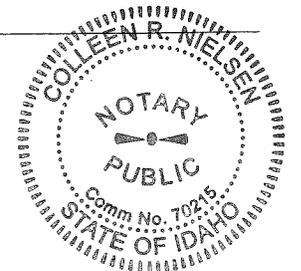
1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:  
05/20/2020

*Sharon Jessen*  
\_\_\_\_\_  
STATE OF IDAHO  
County of Canyon)

On this 20th day of May in the year of  
2020 before me a Notary Public, personally appeared.  
Sharon Jessen, known or identified  
to me to be the person whose name is subscribed  
to the within instrument, and being by me first  
duly sworn, declared that the statements therein  
are true, and acknowledge to me that he/she  
executed the same.

*Colleen R. Nielsen*  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 06/28/2023



**LEGAL NOTICE**

**Case # 20-02-SUP**  
**(Special Use Permit)**

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If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

May 20, 2020 2014035

# LEGAL NOTICES



## LEGAL NOTICE

File # 20-01-CPF, Ensign Subdivision No. 1 Re-plat

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Commission will hold a public hearing, Tuesday, June 9, 2020 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Preliminary Plat & Final Plat Combination Plat (Short Plat) request to Re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to divide 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).

The public is invited to present written or oral comments. Written testimony received by the close of business on June 4, 2020 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process,

which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions about the project or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna P&Z Dept.

May 20, 2020 2014090

## LEGAL NOTICE

Case # 20-02-SUP (Special Use Permit)

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday June 9, 2020, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a Special Use Permit request from Karla Brauneisen to operate an In-Home Daycare located at 727 N. Katie Way, Kuna, Idaho (APN #: R8069130240).

The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commission-

ers, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

May 20, 2020 2014035

## LEGAL NOTICE

File # 20-01-OA City of Kuna, Zoning Ordinance Amendment

NOTICE IS HEREBY GIVEN that Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID. The public hearing is for the purpose of gaining input on the following ordinance amendment:

- 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.

The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020 will be included in the packets distributed to the governing body.

Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

If you have questions or require special accommodations, contact the Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

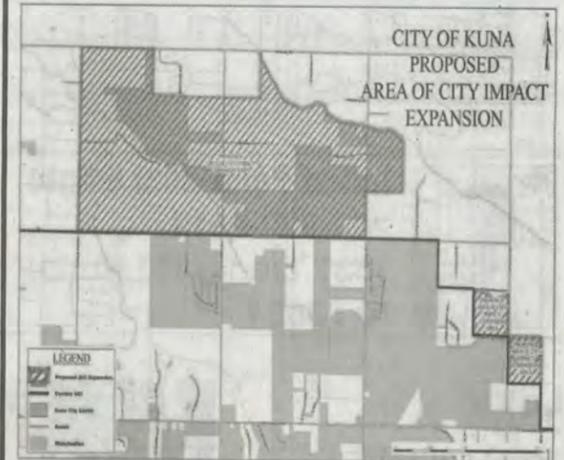
May 20, 27, 2020

2014085

## LEGAL NOTICE

City of Kuna Northern Area of City Impact Boundary Expansion

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm, at Kuna city hall, 751 W 4th Street, Kuna, ID, to review the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.



The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020, will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or City Hall: 751 W 4th Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

May 20, 27, 2020

2014041

## Kuna-Melba News

# Classifieds

TO ADVERTISE CALL 208.922.3008

### Legal Notices

#### LEGAL NOTICE

Case #'s 19-10-AN (Annex), 19-01-PUD (Planned Unit Development), 19-06-S (Preliminary Plat) & a Development Agreement.

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, June 16, 2020 at 6:00 pm, at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an Annexation, P.U.D., Preliminary Plat & Development Agreement request by RiverRidge Engineers, to annex approximately 761 acres into Kuna City limits, with a variety of zones; to include R-6 (Medium Density Residence), R-12 (High Density Residence), R-20 (High Density Residence), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. The project is proposed as a multi-phased, Master-Planned Development with 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 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.

The public is invited to present written or oral comments. Written testimony received by the close of business on June 10, 2020, will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

**Announcements**

#### 55/older? Unemployed? Limited/No Current Income?

Earn a paycheck and update job skills through the Senior Community Service Employment Program – it's a stepping stone to employment.

Now enrolling in Ada and Canyon counties!

Find out if you qualify.  
Call Experience Works:  
**888.278.9109**

[www.experienceworks.org](http://www.experienceworks.org)

No Fee. Nonprofit Organization. EEO.

**Firewood**

#### FIREWOOD FOR SALE

- \$100 in logs
- \$150 in rounds
- \$225 split
- \$16/yd Cascade Compost

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**Household Goods**

Thomasville Marketplace  
Luxury Shag Rug 5'-3"x7'-5"  
Sand Dune \$49.  
208-884-1581

**Medical Equipment**



**3-Wheeled Rascal Scooter**  
Needs batteries  
\$200

(208)466-3437

Find it Fast  
in the  
Kuna-Melba News  
Classified Pages

**Announcements**

**Sports Equipment**

#### TRADE:

My Electrical Experience for almost anything of VALUE.  
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**Wanted**

**WANTED FREON R12.**  
We pay CASH.

R12 R500 R11. Convenient.  
Certified professionals.

312-291-9169  
[www.refrigerantfinders.com/ad](http://www.refrigerantfinders.com/ad)

**Pets & Supplies**

**Pets & Company Retirement Sale**  
(Karcher Mall)  
Store Hours: 10-5

25% off all merchandise in store!

Must come through back door.

(208)467-3231



**Automobiles**



#### Public Auction

Bid as soon as the vehicles are unveiled

**Friday, May 29th at 5:00 PM Mountain Time**

Bidding ends Thursday, June 4th at 1:00 PM

5 minute soft close rule applies. Vehicles receiving a bid in the last 5 minutes of Bidding will extend the bidding on that item by 5 minutes.

Vehicles, Equipment & other items from: State of Idaho Department of Fish & Game, State of Idaho Department of Corrections, State of Idaho Department of Health & Welfare, City of Boise, Idaho Department of Water Resources, Idaho Soil and Water Conservation Commission, Boise State University, State of Idaho Department of Park & Recreation, Idaho Department of Agriculture, Idaho Department of Environmental Quality, Idaho Lottery Commission, Idaho Industrial Commission, Idaho State Police, Idaho Department of Finance, Idaho State Tax Commission, ValleyRide, Idaho State Tax Commission, Idaho State Historical Society, plus independent Consignment.

For more information, register and bid online at:  
<http://daaid.autoremarketers.com>

Preview: Monday, June 1st  
from 10 am to 3pm

Information Subject to Change

Brought to you by:

**Automobiles**

**Automobiles**

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**2010 Ford Focus SES**  
2.0 4 Cyld. Automatic, A/C, Leather Interior (Heated), Power Sunroof, Power Windows/Locks, Tilt/Cruise, Keyless Entry, CD, All Season Radials (90%), New Brakes, 30-35 Plus MPG  
Average Miles Priced \$1,100 Under NADA Book  
1st \$3,650  
Loaded! Good Condition!

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**16' Lund Boat**  
w/ 50hp ob motor, electric trolling motor, livewell.  
Great fishing/family boat!

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**19' deep hull boat**  
with like new 350 engine.  
Kept in shed.  
See to appreciate.  
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**Fifth Wheels**

**2010 Wildcat Fifth Wheel**  
by Forest River



**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

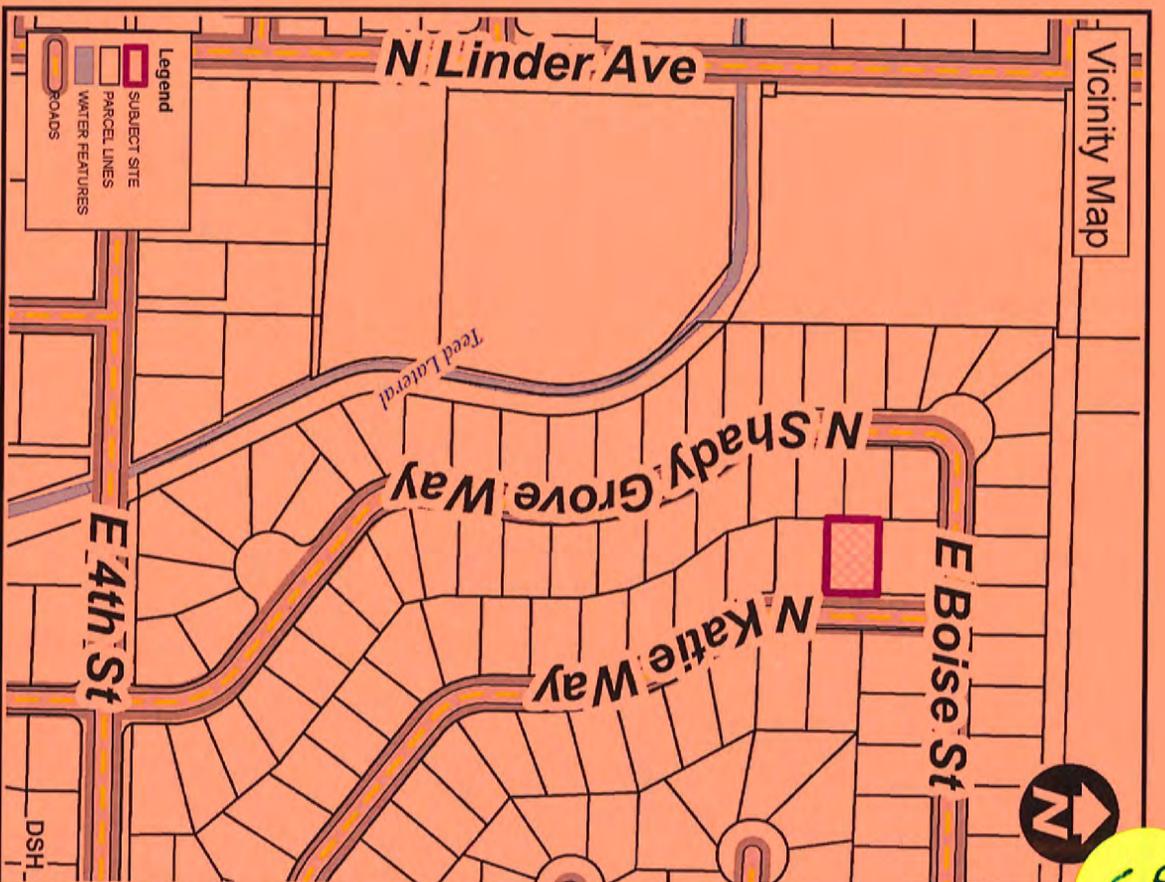
Dear Property Owner:

**NOTICE IS HEREBY GIVEN** that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **June 9, 2020, beginning at 6:00 pm** on the following case:

A Special Use Permit request from Karla Brauneisen to operate an In-Home Daycare located at 727 N. Katie Way, Kuna, Idaho (APN #: R8069130240). The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

You are invited to provide oral or written comments. Written testimony received by the close of business on **June 2, 2020** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions (must submit eight (8) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



MAILED 5/14/20

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

NEOPOST

FIRST-CLASS MAIL

05/14/2020

US POSTAGE \$000.00<sup>0</sup>



ZIP 83634  
041M11460992

**LEGAL  
NOTICE**

City of Kuna  
751 W. 4<sup>th</sup> St. PO Box 13  
Kuna, ID 83634

## Suggestions For Testifying at the Public Hearing:

### **Be informed . . .**

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at <http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes>.

### **Be on time . . .**

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

### **If you don't wish to speak, write . . .**

Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions must submit eight (8) copies, which will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.



**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

**CERTIFICATE OF MAILING**

Date: 05/14/2020  
To:  300' Property Owners     Other \_\_\_\_\_  
Planner: Doug Hanson, Planner I  
Case Name: 20-02-SUP Brauneisen In-Home Daycare

---

I HEREBY CERTIFY that on this 14<sup>th</sup> day of May, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

Attest

**Fernando Cortes Angel  
Jaqueline Rodriguez Urbieta  
378 E. Boise St.  
Kuna, ID 83634**

**Richard Baker  
Leila Baker  
374 E. Rosemary Ct.  
Kuna, ID 83634**

**Kathyleen Behrens  
363 E. Boise St.  
Kuna, ID 83634**

**Eliseu Borba  
302 E. Boise St.  
Kuna, ID 83634**

**Karla Brauneisen  
727 N. Katie Way  
Kuna, ID 83634**

**William J Henny Carney Rev Trust  
667 N. Katie Way  
Kuna, ID 83634**

**Grant Coleman  
270 E. Boise St.  
Kuna, ID 83634**

**Julio Contreras  
Veronica Contreras  
626 E. Full Moon St.  
Kuna, ID 83634**

**Norman Scott Copeland Rev Liv Trust  
1160 SE 282<sup>nd</sup>  
Gresham, OR 97080**

**Kenneth Delong  
Nancy Delong  
PO Box 14  
Kuna, ID 83634**

**Darrell Dix  
Marguerite Swartz  
11509 N. Utah  
Sutton, AK 99674**

**Kendra Farris  
631 N. Katie Way  
Kuna, ID 83634**

**Twyla Fisher  
250 E. Boise St.  
Kuna, ID 83634**

**Claudia Alejandra Galaviz  
654 N. Shady Grove Way  
Kuna, ID 83634**

**Tristen Grant-Harper  
Daniel Harper  
705 N. Katie Way  
Kuna, ID 83634**

**Walker Gross  
Irina Gross  
730 N. Katie Way  
Kuna, ID 83634**

**Matthew Hale  
Jessica Hale  
381 E. Boise St.  
Kuna, ID 83634**

**Thomas H. Hale  
Chelle C. Hale  
672 N. Shady Grove Way  
Kuna, ID 83634**

**Lester T. Hamilton  
Julie A. Hamilton  
710 N. Katie Way  
Kuna, ID 83634**

**Michael Heikkola  
Susan Heikkola  
685 N. Katie Way  
Kuna, ID 83634**

**Shaun J. Hickman  
Nang Hickman  
728 N. Shady Grove Way  
Kuna, ID 83634**

**Mark Hitesman  
755 N. Shady Grove Way  
Kuna, ID 83634**

**Robert P. Hudson  
Rosalva Andrade  
637 N. Shady Grove Way  
Kuna, ID 83634**

**Idaho Conference of Seventh-Day  
Adventists Inc Trustee  
7777 Fairview Ave.  
Boise, ID 83704**

**Ideal Property Options LLC  
5010 W. Cassia St.  
Boise, ID 83705-1949**

**Tamara Johnson  
320 E. Boise St.  
Kuna, ID 83634**

**Zornita P. Johnson  
Eric D. Johnson  
1369 W. Villa Norte St.  
Boise, ID 83702**

**Kuna Joint School District #3  
711 E. Porter Rd.  
Kuna, ID 83634**

**Jennifer Longoria  
642 N. Katie Way  
Kuna, ID 83634**

**Santino Lopez & Sherirae  
Amberecht-Lopez Revoc Trust  
1810 Baylor Ln.  
Santa Maria, CA 93454-1588**

**Kelli G. Mahan  
696 N. Katie Way  
Kuna, ID 83634**

**Anthony F. Martarano  
2030 W. Aspen Cove Dr.  
Meridian, ID 83642**

**Burt R. Matteo  
Rachel A. Matteo  
646 N. Shady Grove Way  
Kuna, ID 83634**

**Cheryl L. McNatt  
741 N. Katie Way  
Kuna, ID 83634**

**Steven D. McNeill  
Catherine M. McNeill  
368 E. Rosemary Ct.  
Kuna, ID 83634**

**Vanessa Nichole Michelizzi  
669 N. Shady Grove Way  
Kuna, ID 83634**

**Joshua Newcomb  
773 N. Shady Grove Way  
Kuna, ID 83634**

**Derek Oster  
651 N. Shady Grove Way  
Kuna, ID 83634**

**Kenneth E. Pierce  
Eileen M. Pierce  
341 E. Boise St.  
Kuna, ID 83634**

**Ronald Salas Jr.  
Heidi Salas  
677 N. Shady Grove Way  
Kuna, ID 83634**

**Alena A. Sanchez  
737 N. Shady Grove Way  
Kuna, ID 83634**

**Jerry Sword Jr.  
Chance Wiley  
340 E. Boise St.  
Kuna, ID 83634**

**Heidi Perren Tanner  
Gary N. Tanner II  
210 E. Boise St.  
Kuna, ID 83634**

**Layne Thorton  
Lori Thorton  
3224 S. Swan Falls Rd.  
Kuna, ID 83634**

**Dianna Wade  
Erik Baugh  
358 E. Boise St.  
Kuna, ID 83634**

**Westpark Company Inc  
PO Box 344  
Meridian, ID 83680-0344**

**Joshua K. Whitton  
Brooklyn J. Whitton  
678 N. Katie Way  
Kuna, ID 83634**

**Paul K. Zacher  
4701 Lakeside Way  
Fair Oaks, CA 95628**

**City of Kuna  
751 W. 4<sup>th</sup> St. PO Box 13  
Kuna, ID 83634**

received  
6.1.20

Hello committee members,

I have lived in Spicewood Subdivision for over 23 years. My house is located across the street from 727 N Katie Way. My house is located on the side of the street for the natural flow of traffic. Because of this, the natural place for people to park would be in front of my house. This would involve people walking on my grass to get their children out of their car seats. I work on keeping my property looking nice and realize that the extra walking on my grass will destroy it.

Spicewood Subdivision is only one of a few subdivisions that have grass swells in front of most houses. These grassy areas are to be maintained by homeowners. Most drivers do not know how to avoid parking on these areas. If you were to contact the HOA management company, they will report that many sprinkler heads get broke because of vehicles driving on the grass. Also, from the attached pictures, you can see that the homeowner has two vehicles parked in front of their house on a regular bases; therefore eliminating parking in front of their house.

Her special use permit would allow her to take care of up to six children. This would add up to 60 vehicles driving down Katie Way on a weekly bases. Traffic will exponentially be increased, and cause more damage and repair to roads in our subdivision.

The additional traffic flow would also be an avenue for residential and commercial solicitors into the neighborhood. This additional traffic will also have a negative impact on the serenity and tranquility of the neighborhood.

Allowing more people and children in a confined area or home run daycare would also potentially allow our Subdivision to be more susceptible to more socially contacted airborne diseases, such as colds, flu's and the Corona virus.

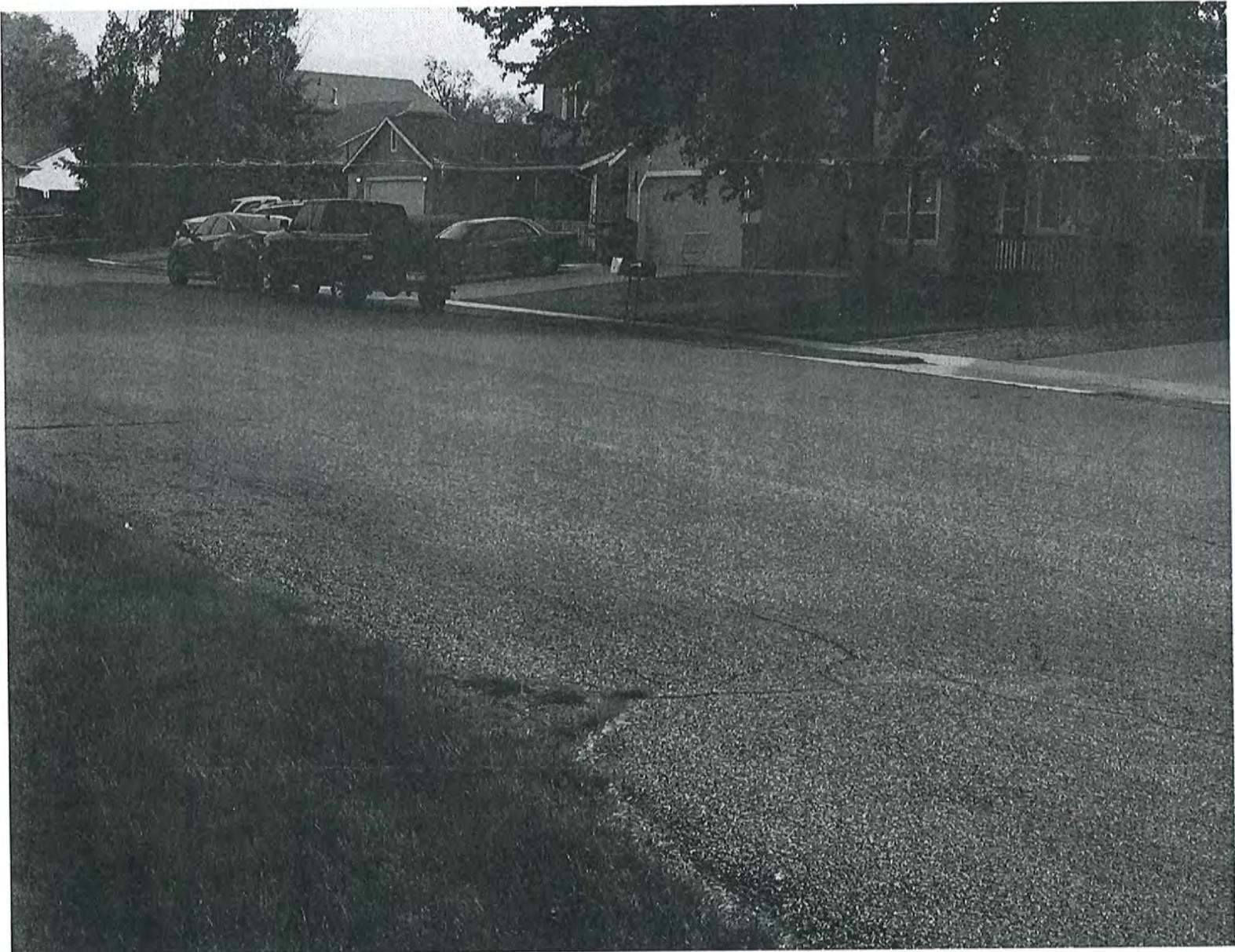
With allowing a daycare business to operate out of a residential home would set a precedence for other homeowners to run businesses out of their homes. Spicewood Subdivision is a residential community and should not allow businesses to be run out of their homes.

Thank you for your time and consideration.

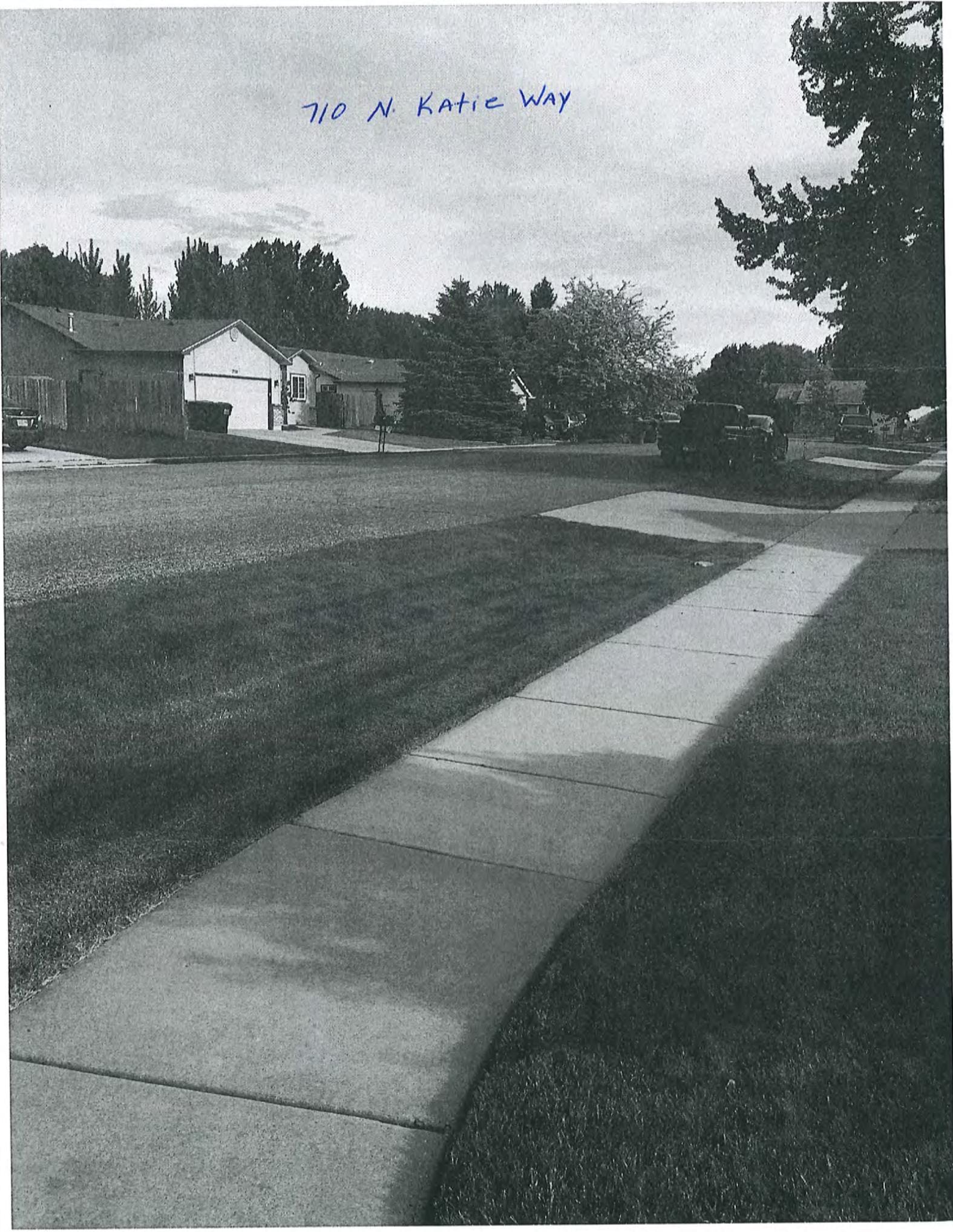
*Julie Hamilton*

Julie Hamilton

727 N. Katie Way



710 N. KATIE WAY





**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
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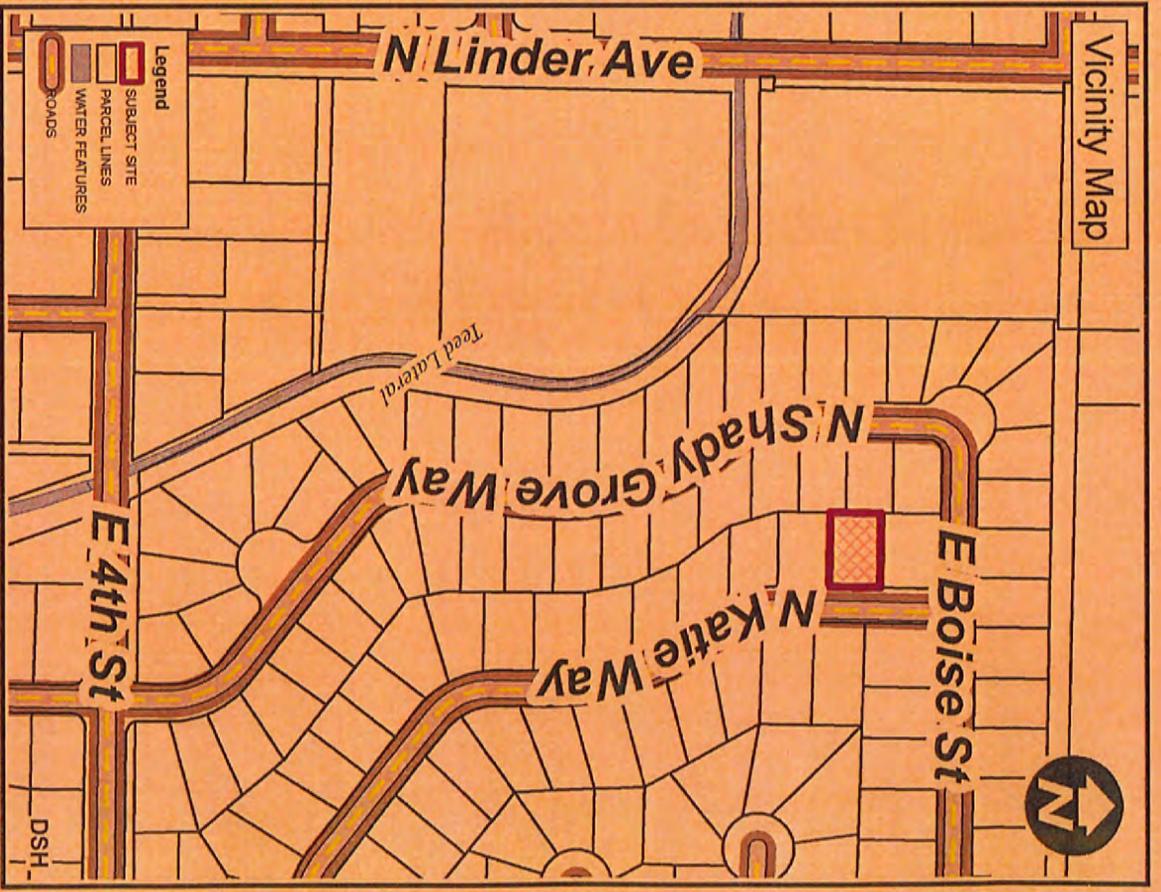
Dear Property Owner:

**NOTICE IS HEREBY GIVEN** that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **June 9, 2020, beginning at 6:00 pm** on the following case:

A Special Use Permit request from Karla Brauneisen to operate an In-Home Daycare located at 727 N. Katie Way, Kuna, Idaho (APN #: R8069130240). The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

You are invited to provide oral or written comments. Written testimony received by the close of business on **June 2, 2020** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions (must submit eight (8) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



MAILED 5/14/20



# City of Kuna

## Planning and Zoning Commission

### Staff Report

P.O. Box 13  
 Phone: (208) 922-5274  
 Fax: (208) 922-5989  
 www.Kunacity.id.gov

**To:** Planning and Zoning Commission

**Case Numbers:** 20-04-SN (Sign);  
 20-06-DR (Design Review) -  
**Malaspina Ranch  
 Monument Sign**

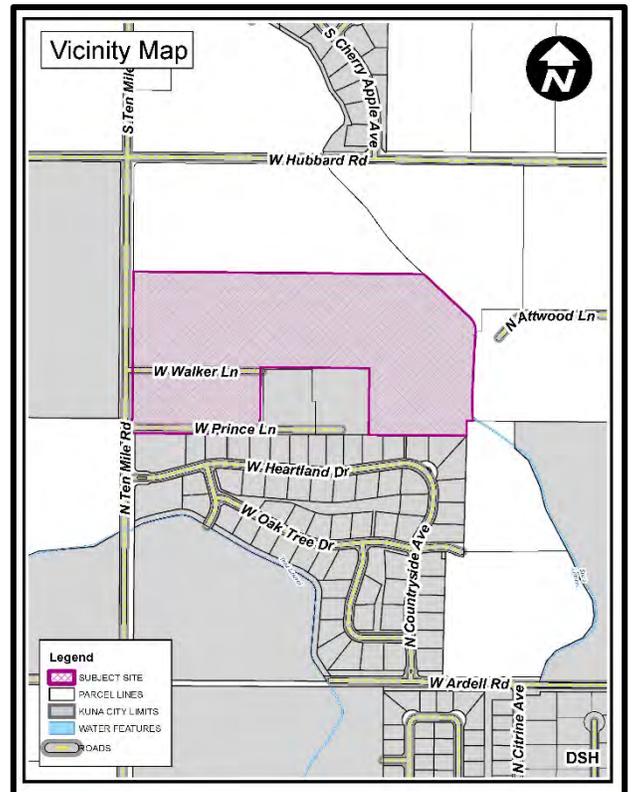
**Site Location:** W Walker Lane.  
 Kuna, Idaho 83634

**Planner:** Doug Hanson, Planner I

**Meeting Date:** June 9, 2020

**Owner:** **Endurance Holdings**  
 1977 W. Fairview Avenue  
 Meridian, ID 83642

**Applicant:** **Conger Group**  
 Dianne Jossis  
 P.O. Box 6385  
 Boise, ID 83707  
 208.336.5355  
[djossis@congergroup.com](mailto:djossis@congergroup.com)



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| A. Process and Noticing  | E. Staff Analysis                      |
| B. Applicants Request    | F. Applicable Standards                |
| C. Site History          | G. Proposed Decision by the Commission |
| D. General Project Facts |  |

**A. Process and Noticing:**

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

**B. Applicant’s Request:**

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).

**C. Site History:**

This parcel is currently zoned A within Kuna City Limits. The Malaspina Ranch Subdivision was originally approved in 2007. At the time of the original approval a monument sign was not included in the application.

**D. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	RR	Rural Residential – Ada County
<b>South</b>	R-4 C-1	Medium Density Residential (MDR) – Kuna City Neighborhood Commercial – Kuna City
<b>East</b>	RR	Rural Residential – Ada County
<b>West</b>	A	Agriculture – Kuna City

**2. Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Endurance Holdings LLC	27.61 acres	A (Agriculture)	R3785270042

**3. Existing Structures, Vegetation and Natural Features:**

There are currently no structures situated on the subject site. The site’s vegetation has been cleared for future development.

**4. Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

**E. Staff Analysis:**

The applicant is proposing to construct a new onsite freestanding monument sign for the Malaspina Ranch Subdivision, located for future Lot 1, Block 2 of the subdivision. The monument sign stands approximately four (4) ft high and twelve (12) ft across at its widest point. The sign area is approximately 32 square feet of just sign area.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “G” of this report and any additional conditions requested by the Planning and Zoning Commission.

**F. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**G. Commission’s Order of Decision:**

*Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** Case No’s 20-06-DR (Design Review) and 20-04-SN (Sign), a request from Conger Group, for design review approval for a subdivision monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. Applicant shall obtain and pay fees for a building permit for the footings, foundations, and/or other items determined by the building official. All work shall be inspected by City of Kuna inspectors.

3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
4. Applicant must ensure that sign is no closer than 10' to Rights-of-Way
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.



*City of Kuna*  
Planning and Zoning Commission  
Findings of Fact and Conclusions of Law

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

Based upon the record contained in Case No's 20-06-DR & 20-04-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby approves/conditionally approves/denies the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-06-DR & 20-04-SN, a design review request from Conger Group for a subdivision monument sign.

1. Based on the evidence contained in Case No's 20-06-DR & 20-04-SN, this proposal **does/does not** generally comply with the City Code.

**Finding:** *The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application **does/does not** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

**Finding:** *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed project does generally conform to the Kuna Architecture Guidelines.

**Finding:** *The applicant proposes to construct a monument sign that stands approximately four (4) ft high and twelve (12) ft across at its widest point. The sign area is approximately 32 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with the subdivision.*

**DATED** this 9<sup>th</sup> day of June, 2020.

# Design Review

## Step 1

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### Design Review Application Submittal Requirements

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Date of Pre-Application Meeting: N/A

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Letter of Explanation: [Letter of Explanation.pdf](#)

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Vicinity Map [Vicinity Map.pdf](#)

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Aerial Photo [Vicinity Map.pdf](#)

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Deed [Deeds and affidavits.pdf](#)

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Detailed Site Plan [Site Plan.pdf](#)

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Detailed Landscape Plan [Landscape Plan.pdf](#)

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Detailed Drainage Plan [Drainage plan.pdf](#)

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Detailed Elevation Plan [Sign Elevations.pdf](#)

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Material Sample Rendering [Sign Elevations.pdf](#)

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(Section Break)

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#### Site Plan

*A Site Plan that graphically portrays the site and includes the following features: 1) North arrow. 2) To scale drawings. 3) Property lines. 4) Name of "Plan Preparer" with contact info. 5) Name of project & date. 6) Existing structures; identify those which are to be relocated or removed. 7) On-site adjoining streets, alleys, private drives and rights-of-way. 8) Drainage location and method of on-site retention/detention. 9) Location of public restrooms. 10) Existing/proposed utility service and any above-ground utility structures and their location. 11) Location and width of easements, canals and drainage ditches. 12) Location and dimensions of off-street parking. 13) Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas. 14) Trash storage areas and exterior mechanical equipment with proposed method of screening. 15) Sign locations (a separate sign application must be submitted along with this application; a link and upload area are provided at the end of this application). 16) On-site transportation circulation plan for motor vehicles, pedestrians, and bicycles. 17) Locations and uses of ALL Open Spaces. 18) Locations, types and sizes of sound and visual buffers (Note: All buffers must be located outside the public right-of-way). 19) Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangles. 20) Location of subdivision lines (if applicable). 21) Illustration that*

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demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles. 22) Location of walls and fences and indication of their height and material of construction. 23) Roofline and foundation plan of building location on the site. 24) Location and designations of all sidewalks. 25) Location and designation of all rights-of-way and property lines.

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Site Plan

[Site Plan.pdf](#)

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(Section Break)

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#### Landscape & Streetscape Plan

*The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscape and streetscape plans must be colored. The Planning & Zoning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.*

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#### Landscape & Streetscape Plan Requirements

*1) North arrow. 2) To scale drawings. 3) Boundaries, property lines and dimensions. 4) Name of "Plan Preparer" with contact info. 5) Type and location of all plant materials and other ground covers (Please review the city's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of proposed landscape materials at the time of planting and at maturity. A list of acceptable trees is available upon request from staff). 6) Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed. 7) Method of irrigation (Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance). 8) Locations, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencing, fountains, street/pathway furniture, etc.). 9) Sign locations (a separate sign application must be submitted with this application, a link and upload area are provided at the end of this application). 10) Locations and uses for Open Spaces. 11) Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangles. 12) Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles. 13) Location and designations of all sidewalks. 14) Clearly identify pressurized irrigation lines and underground water storage. 15) Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan, prepared by a registered Professional Engineer (PE) shall be submitted to the City for review and approval by the City Engineer.*

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Landscape & Streetscape Plan      [Landscape Plan.pdf](#)

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(Section Break)

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**Building Elevations**

*1) Detailed elevation plans of each side of any proposed building(s) or addition(s) (Note: Four (4) elevations to include all sides of development and must be in color). 2) Identify the elevations as to North, South, East and West orientation. 3) Color copies of all proposed building materials and indication where each material and color application is located (Note: Submit as 11" x 17" reductions). 4) Screening/treatment of mechanical equipment. 5) Provide a cross-section of the building showing any rooftop mechanical units and their roof placement. 6) Detailed elevation plans showing the materials to be used in construction of trash enclosures.*

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Building Elevations      [Sign Elevations.pdf](#)

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(Section Break)

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**Lighting Plan**

*1) Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration). 2) Types and wattage of all light fixtures (Note: The City encourages use of "Dark Sky" lighting fixtures). 3) Placement of all light fixtures shown on elevations and landscaping plans.*

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Lighting Plan      [Sign Elevations.pdf](#)

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(Section Break)

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**Roof Plans**

*1) Size and location of all rooftop mechanical units.*

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Roof Plans      [Sign Elevations.pdf](#)

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**Step 2**

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**Applicant**

---

First Name      Dianne

---

Last Name      Jossis

---

Title      Representative

---

Phone Number      2083365355

---

Email      [djossis@congergroup.com](mailto:djossis@congergroup.com)

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Address1	P. O. Box 6385
Address2	<i>Field not completed.</i>
City	Boise
State	ID
Zip	83707

(Section Break)

Owner	
First Name	Endurance Holdings
Last Name	<i>Field not completed.</i>
Phone Number	2083365355
Email	<a href="mailto:djossis@congergroup.com">djossis@congergroup.com</a>

Address1	1977 W. Fairview Avenue
Address2	<i>Field not completed.</i>
City	Meridian
State	ID
Zip	83642

(Section Break)

Represented By	
<i>If different from above</i>	
First Name	<i>Field not completed.</i>
Last Name	<i>Field not completed.</i>
Phone Number	<i>Field not completed.</i>
Email	<i>Field not completed.</i>
Address1	<i>Field not completed.</i>

Address2	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip	<i>Field not completed.</i>

(Section Break)

#### Property Information

Address1	2802 N. Ten Mile Road
Address2	<i>Field not completed.</i>
City	Kuna
State	ID
Zip	83643
Distance from Major Cross Street	575 feet north
Cross Street Name(s)	Ten Mile and Hubbard Roads

#### Step 3

Intent	Staff Level Application
Explanation	A roughly 32 square foot subdivision sign
Dimension of Property	Common Lot 1, Block 2 of Malaspina Ranch Sub. No. 1
Current Land Use(s)	common lot
What are the land uses of the adjoining properties?	N, S, E: Residential W: Agricu
Is the project intended to be phased, if so, what is the phasing time period?	N/A
Please explain	<i>Field not completed.</i>

Number of and use(s) of all structures N/A

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Minimum building height for each zoning district

*O: 35', C-1: 35', C-2: 60', C-3: 60', CBD: 80', M-1: 60', M-2: 60', M-3: 60', P: 60'*

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Building heights N/A

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Number of stories N/A

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What is the percentage of building space on the lot when compared to the total lot area? N/A

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(Section Break)

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Materials

*Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A.*

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Roof Material and Color N/A

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Walls

*State percentage of wall coverage for each type of building material below for each frontage wall. Please attach photos to support application types.*

---

Supporting Photos *Field not completed.*

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% of Wood N/A

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% EIFS (Exterior Insulation Finish System) N/A

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% Masonry N/A

---

% Face Block N/A

---

% Stucco N/A

---

% Stucco N/A

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List all other Wall materials N/A

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Windows/Doors N/A

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Soffits & Fascia N/A

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Trim, etc.	N/A
Identify Mechanical Units	N/A
Type/Height	N/A
Proposed Screening Method	N/A
Identify Trash Enclosures	N/A
Proposed Screening Method	N/A
Materials & Color	N/A
Are there any irrigation ditches/canals on or adjacent to the property?	No
If Yes, what is the name of the irrigation or drainage provider?	N/A
<b>Fencing</b> <i>Note: The City of Kuna has height limitations of fencing material (Kuna City Code 4-2A-20) and requires a fence permit to be obtained prior to installation.</i>	
Existing Fencing Material, Color & Height	N/A
Will the existing fencing remain?	<i>Field not completed.</i>
New Fencing Material, Color & Height	N/A
Location of New Fencing	<i>Field not completed.</i>
<b>Drainage</b>	
Proposed method of on-site drainage retention/detention?	Injection wells
Percentage of site devoted to building coverage?	N/A

% of site devoted to Landscaping?	N/A
% of site that is hard surface?	N/A
% of site devoted to other uses?	N/A
Describe other uses	N/A
Dimensions of landscaped areas within public rights-of-way	N/A
% of Landscaping within the parking lot?	N/A
Are there any existing trees of 4" or greater on the property?	<i>Field not completed.</i>
If Yes, what type, size and general location?	<i>Field not completed.</i>
<b>Dock Loading Facilities</b>	
Number of docking facilities and their location?	N/A
Method of screening?	N/A
<b>Parking Requirements</b>	
Total number of parking spaces?	N/A
Width & length of spaces?	N/A
Total number of compact spaces (8' x 17')?	N/A
<b>Miscellaneous</b>	
Pedestrian amenities?	N/A

Is any portion of the property subject to flooding conditions? No

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(Section Break)

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If the Planning & Zoning Director or designee, the Planning & Zoning Commission, and/or the City Council determine that additional and/or revised information is needed; and/or if other unforeseen circumstances arise, and dates outlined for processing may be rescheduled by the City. Applicant/Representative MUST attend the Planning & Zoning Commission meetings.

*The Ada County Highway District (ACHD) may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate, or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6100. In order to expedite your request, please have ready the file number indicated in this notice.*

---

*By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.*

---

First Name	Dianne
Last Name	Jossis
Electronic Signature Agreement	I Agree
Date & Time	4/23/2020 11:30 AM

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(Section Break)

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Reference Items

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Affidavit of Legal Interest	<a href="#">Click here</a>
Sign Permit Application	<a href="#">Click here</a>
Sign Permit Upload	<a href="#">Malaspina Ranch - Commission and Council Review and Sign Permit Application.pdf</a>

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Email not displaying correctly? [View it in your browser.](#)



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.cityofkuna.com

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Endurance Holdings, Inc./Frank Fazzio</u>	Phone Number: <u>208-631-5613</u>
Address: <u>1977 W. Overland Road</u>	E-Mail: <u>acmedevel@gmail.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Acme LLC</u>	Phone Number: <u>208-631-5613</u>
Address: <u>P. O. Box 6385</u>	E-Mail: <u>acmedevel@gmail.com</u>
City, State, Zip: <u>Boise, ID 83707</u>	Fax #: _____
Engineer/Representative: <u>Josh Beach</u>	Phone Number: <u>208-631-5613</u>
Address: <u>P. O. Box 6385</u>	E-Mail: <u>acmedevel@gmail.com</u>
City, State, Zip: <u>Boise, ID 83707</u>	Fax #: _____

### Subject Property Information

Site Address: <u>2082 N. Ten Mile Road Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>South of Hubbard Road on the east side of Ten Mile Road.</u>	
Parcel Number (s): <u>R3785270042</u>	
Section, Township, Range: <u>Section 14, T. 2N., R. 1W.</u>	
Property size : <u>20.64 acres</u>	
Current land use: <u>Residential (under construction)</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>R-4</u>

**Project Description**

Project / subdivision name: Malaspina Ranch Subdivision sign

General description of proposed project / request: We are proposing a subdivision sign within Lot 1, Block 2 of the Malaspina Ranch Sub No. 1. The sign will be constructed of wood and will consist of gold, dark bronze and white paint.

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other Monument signb

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common and/or other lots: \_\_\_\_\_

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_

Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_

Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# City of Kuna SIGN PERMIT APPLICATION

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

**SUBMITTAL FEE: \$30**

## SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area)
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: R3785270042 Zone R-4

Site Address: 2802 N. Ten Mile Road Kuna, ID 83634

Applicant's Name: Acme LLC (Josh Beach as representative) Phone: 208-631-5613

Applicant's Address: P. O. Box 6385 City: Boise Zip: 83707

Contact's Email: acmedevel@gmail.com RCE# Forge Signworks-12089

*Note: The following information must be completed in entirety. For additional signs, please attach information to application*

SIGN #1	PROPOSED <u>X</u>	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument <u>X</u>	
Sign Dimensions:	Length <u>12 feet</u>	Width <u>32 inches</u>	Square Feet <u>32</u>	
Building Lineal Foot (space of which is occupied by enterprise) <u>N/A (monument sign)</u>				

SIGN #2	PROPOSED _____	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument _____	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise) _____				

*Note: Once plans have been checked and approved for issuance the applicant MUST pick up the building permit within 30 days or the plans will be destroyed. Per IBC 2015/IRC 2012 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.*

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/

# ACME LLC

April 21, 2020

City of Kuna - Planning and Zoning Department  
P. O. Box 13  
Kuna, ID 83634

**Re: Sign Permit Application with Design Review – Malaspina Ranch monument sign**

To Whom It May Concern:

Please find the attached submittal for the Sign Permit Application with Design Review

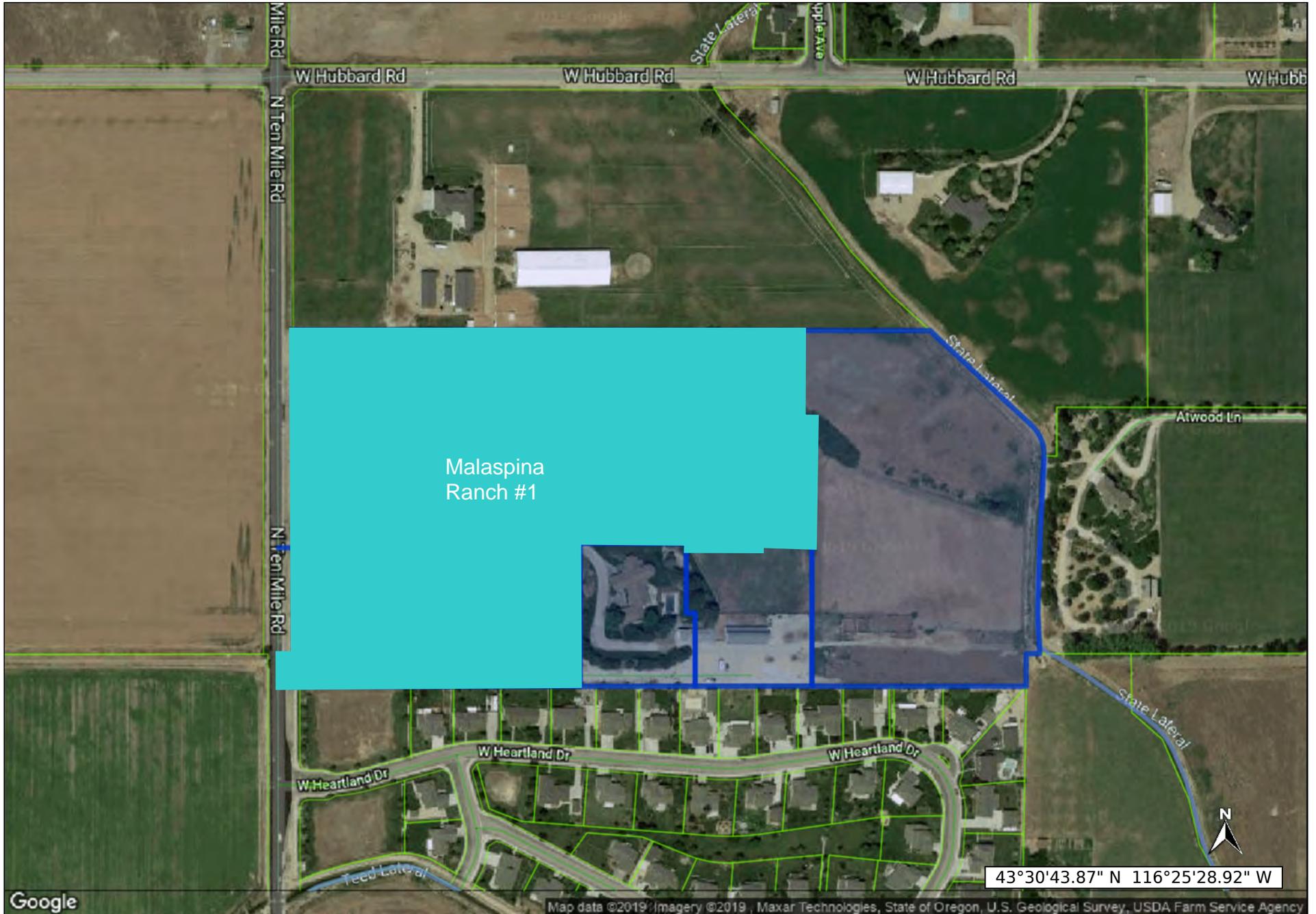
The proposed monument sign is 32 inches by 144 inches, or approximately 32 s.f.. The sign will be constructed of wood with dark bronze for the background color, gold for the accent color on the corners, and white as the color for the lettering. The sign will be constructed in Lot 1, Block 2 of Malaspina Ranch Subdivision and will comply with all Kuna City codes.

We respectfully request approval of the Sign Permit Application with Design Review. Thank you for your consideration on this matter, please contact Josh Beach with any questions at 208-336-5355.

Sincerely,

*Josh Beach*

Josh Beach  
Conger Group  
Applicant's Representative





**TitleOne**  
a title & escrow co.

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=2 VICTORIA BAILEY TITLEONE BOISE	<b>2019-016180</b> 02/28/2019 02:12 PM \$15.00
---	--

Order Number: 19328921

**Warranty Deed**

For value received,

**Frank J. Fazio Jr. and Cindy Ann Fazio, husband and wife**

the grantor, does hereby grant, bargain, sell, and convey unto

**Endurance Holdings, LLC, an Idaho Limited Liability Company**

whose current address is 1977 W. Overland Road Meridian, ID 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land being a portion of Lot 2 of Block 1 of Hubbard Estates Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 70 of Plats at Page(s) 7150 and a portion of the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, as shown as Parcel B on Record of Survey No. 9865, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 2014-058568 all lying in the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said Section 14 (formerly shown as Section 8); thence along the West boundary of said Section 14 (formerly shown as Section 8) South 00°00'17" West 1406.94 (formerly shown of record as 1409.94) feet to an iron pin marking the Northwest corner of Galiano Estates Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 99 of Plats at Page(s) 12780; thence along the North boundary of said Galiano Estates Subdivision South 89°56'56" East 683.00 feet to an iron pin marking the Point of Beginning; thence leaving said North boundary along a line East of and parallel with said West boundary of said Lot 2 North 00°00'17" East 340.01 feet to an iron pin; thence along a line North of and parallel with the South boundary of said Lot 2 South 89°56'56" East 552.00 feet to an iron pin; thence along a line East of and parallel with said West boundary of Lot 2 South 00°00'17" West 340.01 feet to an iron pin on said North boundary of Galiano Estates Subdivision; thence along said North boundary North 89°56'56" West 552.00 feet to the Point of Beginning.

Excepting therefrom:

A parcel being a portion of Lot 2, Block 1 of Hubbard Estates Subdivision as shown in Book 70 of Plats at Page(s) 7150, records of Ada County, Idaho, and a portion of the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows;

Commencing at a brass cap monument marking the Southwest corner of said Northwest quarter, from which a brass cap monument marking the Northwest corner of said Northwest quarter bears North 0°23'24" East a distance of 2663.77 feet; thence North 0°23'24" East along the Westerly boundary of said Northwest quarter a distance of 1256.84 feet to a 5/8 inch diameter iron pin; thence South 89°33'49" East along the Northerly boundary of Galiano Estates Subdivision as shown in Book 99 of Plats on Pages 12780 through 12783, records of Ada County, Idaho, a distance of 698.00 feet to the Point of Beginning; thence leaving said Northerly boundary North 0°23'24" East a distance of 330.46 feet to a point; thence South 89°27'25" East a distance of 246.40 feet to a point; thence South 0°23'24" West a distance of 161.00 feet to a point; thence South 89°27'25" East a distance of 20.38 feet to a point; thence South 0°23'24" West a distance of 168.96 feet to a point on said Northerly boundary of Galiano Estates Subdivision; thence North 89°33'49" West along said Northerly boundary a distance of 266.79 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: February 27, 2019

[Signature]  
Frank J. Fazzio Jr.

[Signature]  
Cindy Ann Fazzio

State of Idaho, County of Blaine, ss.

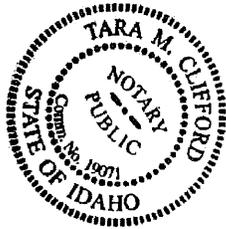
On this 26th day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank J. Fazzio Jr. and Cindy Ann Fazzio, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public

Residing In:

My Commission Expires: Residing - Eagle, Idaho  
(seal) Commission Expires: 6/18/2022

Residing: Eagle, Idaho  
Commission Expires: 6/18/2022





TitleOne  
a title & escrow co.

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=2 CHE FOWLER  
TITLEONE BOISE

2019-016222  
02/28/2019 02:44 PM  
\$15.00

Order Number: 18324688

### Warranty Deed

For value received,

**Idaho Livestock Company LLC, an Idaho limited liability company**

the grantor, does hereby grant, bargain, sell, and convey unto

**Endurance Holdings LLC, an Idaho limited liability company**

whose current address is 1977 W. Overland Road Meridian, ID 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

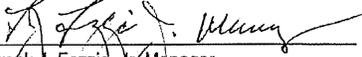
A parcel of land being a portion of Lot 2 of Block 1 of Hubbard Estates Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 70 of Plats at Page(s) 7150 and a portion of the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, as shown as Parcel A on Record of Survey No. 9865, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 2014-058568 all lying in the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said Section 14 (formerly shown of record as Section 8); thence along the West boundary of said Section 14 (formerly shown of record as Section 8)  
South 00°00'17" West 584.17 feet to a point on the extended North boundary of said Lot 2; thence leaving said West boundary along said extended North boundary  
South 89°50'32" East 35.00 feet to an iron pin marking the Northwest corner of said Lot 2, said point being the Point of Beginning; thence along the North boundary of said Lot 2  
South 89°50'32" East 1474.31 feet to an iron pin marking the Northeast corner of said Lot 2; thence along the East boundary of said Lot 2  
South 47°29'19" East 113.60 feet to an iron pin; thence continuing  
South 46°53'32" East 207.59 feet to an iron pin marking a point of curve; thence continuing along the arc of a curve to the right 77.96 feet, said curve having a radius of 90.00 feet, a central angle of 49°37'45" and a long chord bearing  
South 22°04'40" East 75.54 feet to an iron pin marking the point of tangent; thence continuing  
South 02°44'13" West 175.96 feet to an iron pin; thence continuing  
South 01°54'14" West 186.38 feet to an iron pin; thence continuing  
South 02°31'48" East 94.61 feet to an iron pin marking the Southeast corner of said Lot 2; thence along the South boundary of said Lot 2  
North 89°56'56" West 29.59 feet to an iron pin; thence leaving said South boundary  
South 01°27'33" West 75.02 feet to an iron pin marking the Northeast corner of Galiano Estates Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 99 of Plats at Page(s) 12780; thence along the North boundary of said Galiano Estates Subdivision  
North 89°56'56" West 496.14 feet to an iron pin; thence leaving said North boundary along a line East of and parallel with the West boundary of said Lot 2  
North 00°00'17" East 340.01 feet to an iron pin; thence along a line North of and parallel with the South boundary of said Lot 2  
North 89°56'56" West 552.00 feet to an iron pin; thence along a line East of and parallel with West boundary of said Lot 2  
South 00°00'17" West 340.01 feet to an iron pin on said North boundary of Galiano Estates Subdivision; thence along said North boundary  
North 89°56'56" West 683.00 feet to an iron pin marking the Northwest corner of said Galiano Estates Subdivision on said West boundary of Section 14; thence along said West boundary  
North 00°00'17" East 75.00 feet to an iron pin marking the Southwest corner of the Northwest quarter of said Northwest quarter of Section 14; thence along the South boundary of said Northwest quarter of the Northwest quarter of Section 14  
South 89°56'56" East 35.00 feet to an iron pin marking the Southwest corner of said Lot 2; thence along the West boundary of said Lot 2  
North 00°00'17" East 747.70 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: February 27, 2019

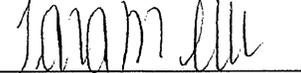
Idaho Livestock Company LLC, an Idaho limited liability company

By:   
Frank J. Fazio, Jr, Manager

State of ID, County of ADA, ss.

On this 28<sup>th</sup> day of February 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Frank J. Fazio, Jr., known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho  
Residing In: \_\_\_\_\_  
My Commission Expires: Eagle, Idaho  
Commission Expires: 6/18/2022



Parcel #'s: R3785270042 and S1314223413

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, Endurance Holdings, LLC located at 1977 E. Overland Rd. Meridian, ID 83642  
being first duly sworn upon oath, depose and say:

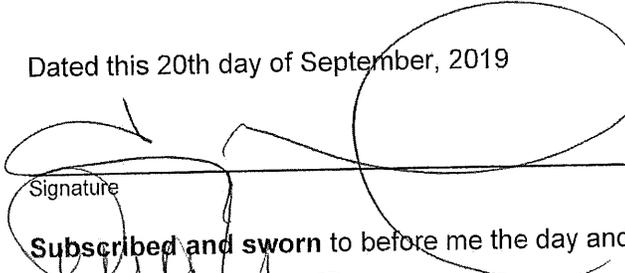
(If Applicant is also Owner of Record, skip to  
B)

A. That I am the record owner of the property described on the attached, and that I grant my Permission to Conger Group located at 4824 W. Fairview Ave Boise, ID 83706 to submit the accompanying Final Plat application and to represent my interests regarding Case No's 07-09-ZC & 07-13-S for Malaspina Ranch Subdivision and state that it is my desire to reinstate the Preliminary Plat and request that the City reinstate the approval.

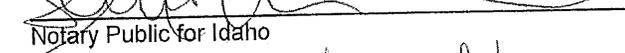
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 20th day of September, 2019

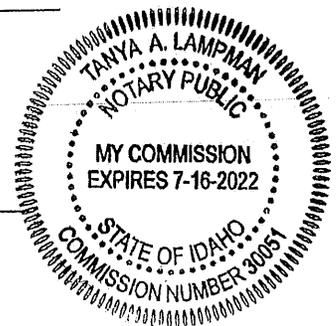
  
\_\_\_\_\_  
Signature

Subscribed and sworn to before me the day and year first above written.

  
\_\_\_\_\_  
Notary Public for Idaho

Residing at: Middleton, id

My commission expires: 7/16/22



Parcel #: S1314223414



City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, Frank J. Fazzio, Jr. and Cindy Ann Fazzio residents at 2802 N. Ten Mile Road, Kuna ID 83634 being first duly sworn upon oath, depose and say:

**(If Applicant is also Owner of Record, skip to B)**

- A. That I am the record owner of the property described as parcel #S1314223414 (2802 N. Ten Mile Road), and that I grant my permission to Conger Group located at 4824 W. Fairview Ave Boise, ID 83706 to submit the accompanying Final Plat application for Malaspina Ranch Subdivision.
- B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 23rd day of September, 2019

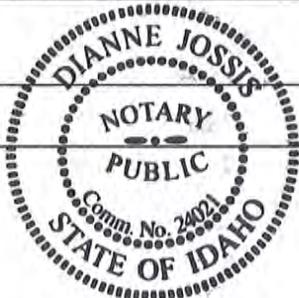
Signature

**Subscribed and sworn** to before me the day and year first above written.

Notary Public for Idaho Dianne Jossis

Residing at: Ada County

My commission expires: 8/1/2025





QUITCLAIM DEED

FOR VALUE RECEIVED, Frank J. Fazzio, Jr. and Cindy Ann Fazzio, husband and wife, do hereby convey, release, remise and forever quitclaim unto Frank J. Fazzio, Jr. and Cindy Ann Fazzio, husband and wife, whose address is 2802 Ten Mile Road, Kuna, Idaho 83634, the following described premises, to-wit:

A parcel of real property being a portion of Lot 2, Block 1 of Hubbard Estates Subdivision as shown in Book 70 of Plats on Page 7150, records of Ada County, Idaho, and a portion of the NW ¼ of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the southwest corner of said NW ¼, from which a brass cap monument marking the northwest corner of said NW ¼ bears N 0°23'24" E a distance of 2663.77 feet;

Thence N 0° 23'24" E along the westerly boundary of said NW ¼ a distance of 1256.84 feet to a 5/8 inch diameter iron pin;

Thence S 89°33'49" E along the northerly boundary of Galiano Estates Subdivision as shown in Book 99 of Plats on Pages 12780 thru 12783, records of Ada County, Idaho, a distance of 698.00 feet to the **POINT OF BEGINNING**.

Thence leaving said northerly boundary N 0°23'24" E a distance of 330.46 feet to a point;

Thence S 89°27'25" E a distance of 246.40 feet to a point;

Thence S 0°23'24" W a distance of 161.00 feet to a point;

Thence S 89°27'25" E a distance of 20.38 feet to a point;

Thence S 0°23'24" W a distance of 168.96 feet to a point on said northerly boundary of Galiano Estates Subdivision;

Thence N 89°33'49" W along said northerly boundary a distance of 266.79 feet to the **POINT OF BEGINNING**.

This parcel contains 1.95 acres, more or less.

together with the appurtenances.

DATED this 1st day of March, 2019.

Frank J. Fazio, Jr.  
FRANK J. FAZZIO, JR.

DATED this 1st day of March, 2019.

Cindy Ann Fazio  
CINDY ANN FAZZIO

STATE OF IDAHO            )  
  ) ss.  
County of Ada                )

On this 1st day of March, 2019, before me, the undersigned, a Notary Public in and for said County, personally appeared FRANK J. FAZZIO, JR., and CINDY ANN FAZZIO, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Penny L. Bell  
NOTARY PUBLIC FOR IDAHO  
Residing at: Boise, Idaho





# MALASPINA RANCH SUBDIVISION NO. 1

**CERTIFICATE OF OWNERS**

Known all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel being a portion of Lot 2, Block 1 of Hubbard Estates Subdivision as shown in Book 70 of Plats on Page 7150, records of Ada County, Idaho, and a portion of the NW ¼ of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of said NW ¼, from which a Brass Cap monument marking the northwest corner of said NW ¼ bears N 0°23'24" E a distance of 2693.77 feet:

Thence N 0°23'24" E along the westerly boundary of said NW ¼ a distance of 1256.94 feet to a 5/8 inch diameter rebar and the POINT OF BEGINNING;

Thence continuing N 0°23'24" E along said westerly boundary a distance of 735.00 feet to a 5/8 inch diameter rebar;

Thence leaving said westerly boundary S 89°36'48" E a distance of 35.00 feet to a 5/8 inch diameter rebar on the easterly right-of-way of N. Ten Mile Road;

Thence N 0°23'24" E along said easterly right-of-way a distance of 747.70 feet to a 5/8 inch diameter rebar on the northerly boundary of said Lot 2;

Thence S 89°27'25" E along said northerly boundary a distance of 1119.74 feet to a 5/8 inch diameter rebar;

Thence leaving said northerly boundary S 0°23'25" W a distance of 190.00 feet to a 5/8 inch diameter rebar;

Thence S 89°27'25" E a distance of 30.17 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 300.24 feet to a 5/8 inch diameter rebar;

Thence N 89°36'38" W a distance of 125.00 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 45.25 feet to a 5/8 inch diameter rebar;

Thence N 89°36'38" W a distance of 50.00 feet to a 5/8 inch diameter rebar;

Thence N 0°23'24" E a distance of 30.07 feet to a 5/8 inch diameter rebar;

Thence N 89°27'25" W a distance of 125.00 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 146.00 feet to a 5/8 inch diameter rebar;

Thence S 89°27'25" E a distance of 20.33 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 168.98 feet to a 5/8 inch diameter rebar on the northerly boundary of Galano Estates Subdivision as shown in Book 99 of Plats on Pages 12780 thru 12783, records of Ada County, Idaho;

Thence N 89°33'48" W along said northerly boundary a distance of 954.79 feet to the POINT OF BEGINNING.

This parcel contains 20.84 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Challenger Development, Inc., an Idaho Corporation

Cory D. Barton, President

Owners,  
Frank J. Fazio, Jr.

Cindy Ann Fazio

**CERTIFICATE OF SURVEYOR**

I, Clinton W. Hansen, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



CLINTON W. HANSEN

P.L.S. No. 11118

ACKNOWLEDGMENT  
State of Idaho )  
County of Ada ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Cory D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires \_\_\_\_\_

Notary Public for Idaho  
Residing in \_\_\_\_\_ Idaho

ACKNOWLEDGMENT  
State of Idaho )  
County of Ada ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank J. Fazio, Jr., known or identified to me to be the person who executed the within instrument and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires \_\_\_\_\_

Notary Public for Idaho  
Residing in \_\_\_\_\_ Idaho

ACKNOWLEDGMENT  
State of Idaho )  
County of Ada ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Cindy Ann Fazio, known or identified to me to be the person who executed the within instrument and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires \_\_\_\_\_

Notary Public for Idaho  
Residing in \_\_\_\_\_ Idaho

# MALASPINA RANCH SUBDIVISION NO. 1

**HEALTH CERTIFICATE**

Sanitary restrictions, as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or the agent filing the certificate of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1306, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department, EHS \_\_\_\_\_ Date \_\_\_\_\_

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

President ACHD \_\_\_\_\_

Date \_\_\_\_\_

County Treasurer \_\_\_\_\_

**APPROVAL OF CITY ENGINEER**

The undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY RECORDERS CERTIFICATE**

State of Idaho )  
County of Ada ) s.s.

I hereby certify that this instrument was filed for record at the request of \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ of \_\_\_\_\_ in Book \_\_\_\_\_ of plates at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Minutes past \_\_\_\_\_.

Instrument No. \_\_\_\_\_

Deputy \_\_\_\_\_

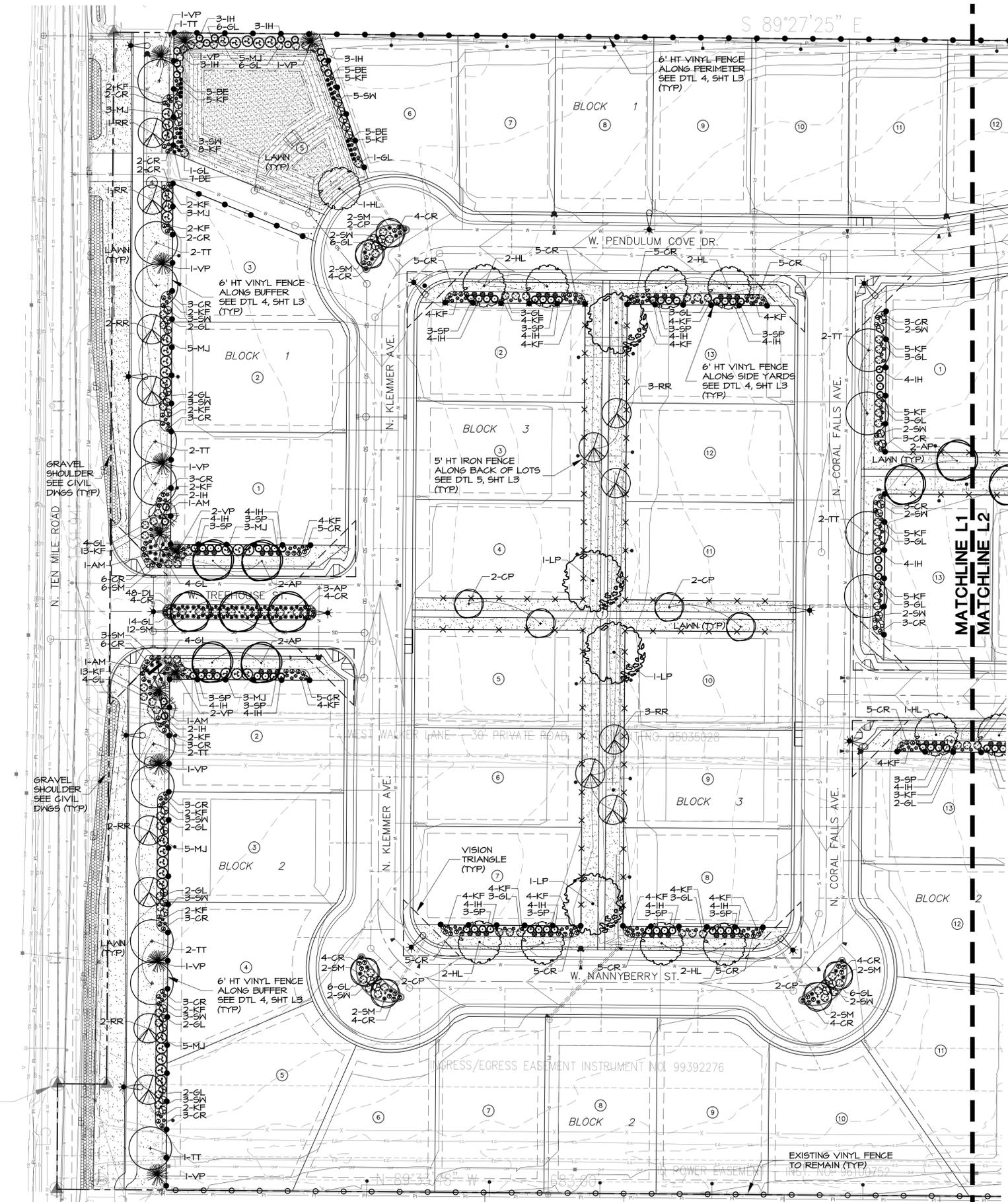
Ex-Officio Recorder \_\_\_\_\_

**APPROVAL OF CITY COUNCIL**

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly accepted and approved.

City Clerk, Kuna, Idaho \_\_\_\_\_





### PLANT SCHEDULE (REFERENCE SHEET L3)

SYM	COMMON NAME
<b>EVERGREEN TREES</b>	
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
<b>SHADE TREES (CLASS III)</b>	
LP	BLOODGOOD LONDON PLANETREE
<b>SHADE/STREET TREES (CLASS III)</b>	
CP	CHANTICLEER PEAR
AP	AUTUMN PURPLE ASH
HL	SKYLINE HONEYLOCUST
TT	TULIP TREE
<b>ORNAMENTAL TREES (CLASS I)</b>	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>	
BE	BLACK EYED SUSAN
CR	RED FLOWER CARPET ROSE
DL	STELLA D'ORO DAYLILY
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
SM	SLOWGROW MUGO PINE
SP	SPILLED WINE WEIGELA
SN	SUMMERWINE NINEBARK

- LAWN
- 6' VINYL FENCE ALONG PERIMETER, LANDSCAPE BUFFER, AND SIDE YARDS (TYP). SEE DTL 4, SHT L3.
- 5' IRON FENCE BACK OF LOTS ALONG COMMON OPEN SPACE (TYP). SEE DTL 5, SHT L3.

### NOTES

- REFERENCE SHEET L3 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFERENCE SHEET L4 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.

### KEY MAP



  
**JENSENBELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1608 Tyrrel Lane, Ste 150 Boka, ID 83706  
 Ph. (208) 343-7776 www.jensenbelts.com

  
 NORTH  
  
 SCALE 1" = 40'

  
**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1110 E. STATE STREET, SUITE 210  
 EAGLE, ID 83616  
 TEL. 208.838.0013  
 www.baileyengineers.com



CHECKED BY:  
KCS

DRAWN BY:  
KCS

REVISED	NO.	DATE	DESCRIPTION
	1	1-7-20	PLANTING REVISION

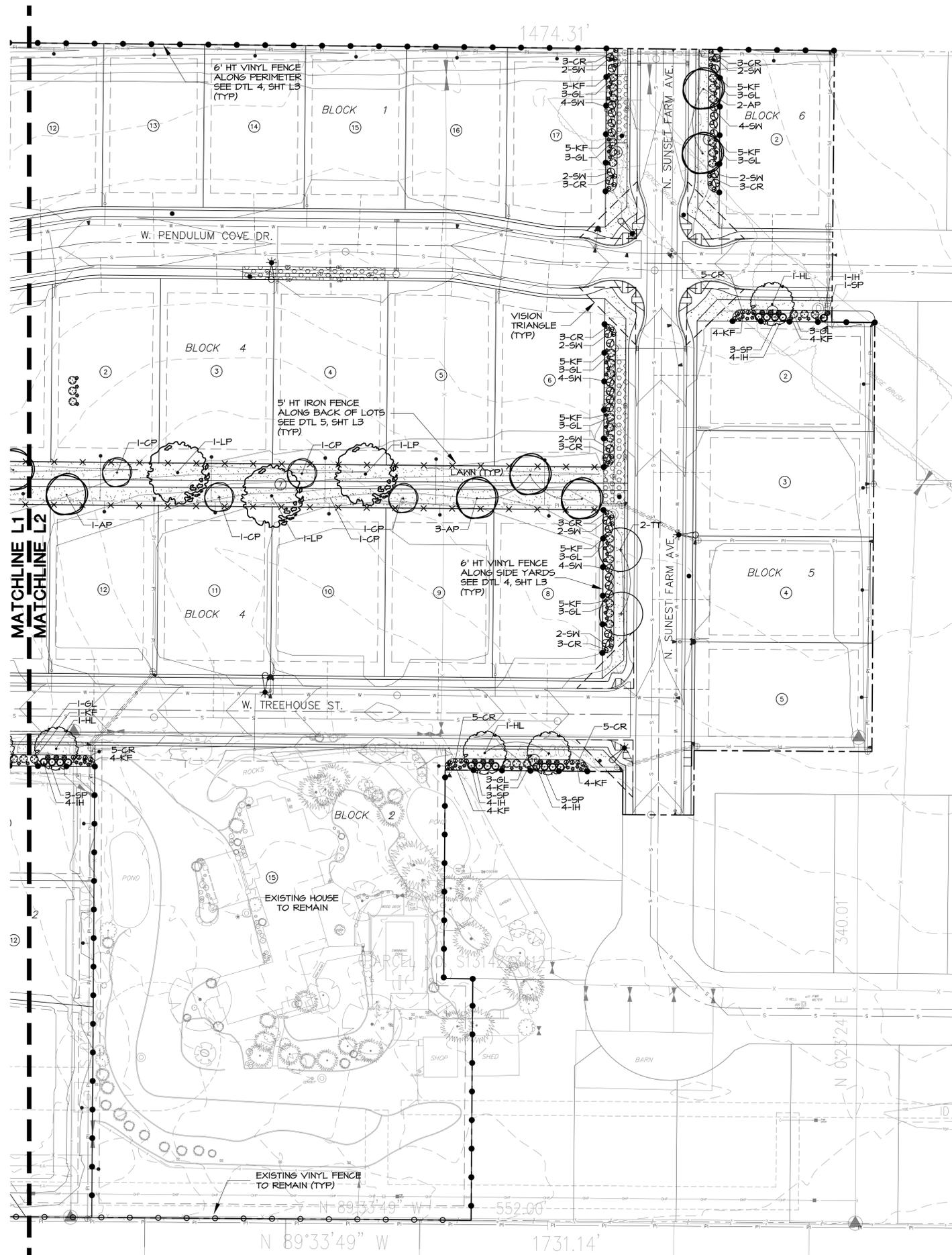
FINAL PLAT LANDSCAPE PLAN  
 MALASPINA SUBDIVISION NO. 1  
 CHALLENGER DEVELOPMENT, INC.

DATE:  
11-18-2019

PROJECT:  
JBA-1987

SHEET  
**L1**

Approved per Email from Troy Behunin dated 1/24/2020



### PLANT SCHEDULE (REFERENCE SHEET L3)

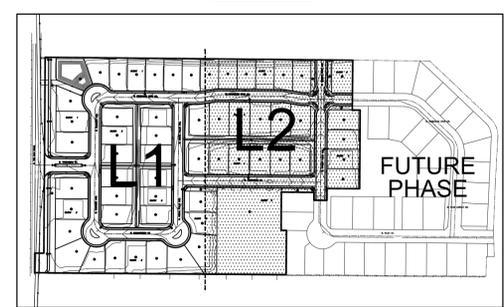
SYM	COMMON NAME
<b>EVERGREEN TREES</b>	
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
<b>SHADE TREES (CLASS III)</b>	
LP	BLOODGOOD LONDON PLANETREE
<b>SHADE/STREET TREES (CLASS II)</b>	
CP	CHANTICLEER PEAR
AP	AUTUMN PURPLE ASH
HL	SKYLINE HONEYLOCUST
TT	TULIP TREE
<b>ORNAMENTAL TREES (CLASS I)</b>	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>	
BE	BLACK EYED SUSAN
CR	RED FLOWER CARPET ROSE
DL	STELLA D'ORO DAYLILY
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
SM	SLOWGROW MUGO PINE
SP	SPILLED WINE WEIGELA
SN	SUMMERWINE NINEBARK

- LAWN
- 6' VINYL FENCE ALONG PERIMETER, LANDSCAPE BUFFER, AND SIDE YARDS (TYP). SEE DTL 4, SHT L3.
- 5' IRON FENCE BACK OF LOTS ALONG COMMON OPEN SPACE (TYP). SEE DTL 5, SHT L3.

### NOTES

- REFERENCE SHEET L3 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFERENCE SHEET L4 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.

### KEY MAP



NORTH

SCALE 1" = 40'



REVISION	NO.	DATE	DESCRIPTION
	1	1-7-20	PLANTING REVISION
CHECKED BY: KCS			
DRAWN BY: KCS			

FINAL PLAT LANDSCAPE PLAN  
 MALASPINA SUBDIVISION NO. 1  
 CHALLENGER DEVELOPMENT, INC.



CHECKED BY:  
KCS  
 DRAWN BY:  
KCS

REVISED	NO.	DATE	DESCRIPTION
	1	1-7-20	PLANTING REVISION

FINAL PLAT LANDSCAPE PLAN  
 MALASPINA SUBDIVISION NO. 1  
 CHALLENGER DEVELOPMENT, INC.

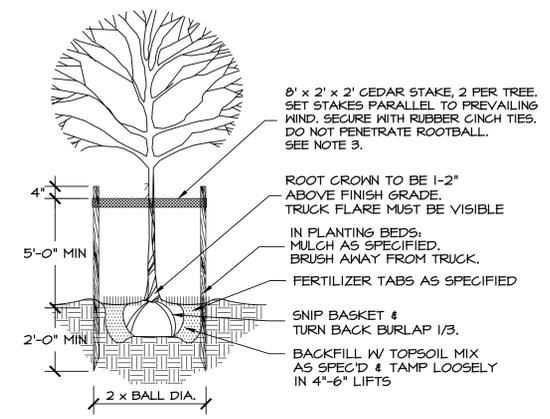
## PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B4B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
<b>SHADE TREES (CLASS III)</b>			
LP	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE'	2" CAL B4B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B
<b>ORNAMENTAL TREES (CLASS I)</b>			
AM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KIN5'	2" CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
DL	STELLA D'ORO DAYLILY	HEMEROCALLIS x 'STELLA D'ORO'	1 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
SM	SLOW-GROWING MUGO PINE	PINUS MUGO 'SLOW-GROWING'	3 GAL
SF	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPIH1'	5 GAL
SW	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL



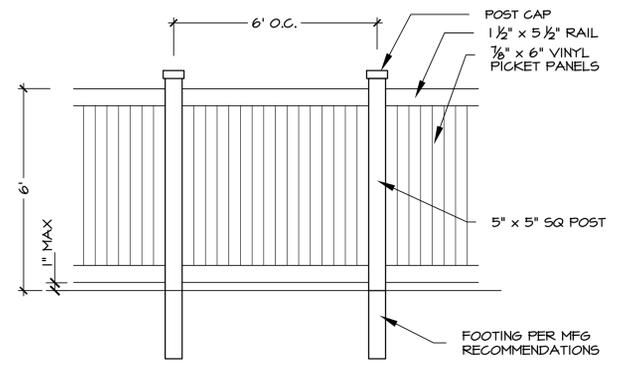
## NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHT L4 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHT L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. NO SOD SHALL BE PLACED OVER OPEN SAND WINDOWS WHERE INDICATED ON PLAN.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL ONE (1) STREET TREE 5' FROM BACK OF SIDEWALKS ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- EXISTING TREES ADJACENT TO HOME TO REMAIN TO BE PROTECTED AND RETAINED. ALL OTHER EXISTING VEGETATION TO BE REMOVED.
- STREET TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM STREET LIGHT FIXTURES.



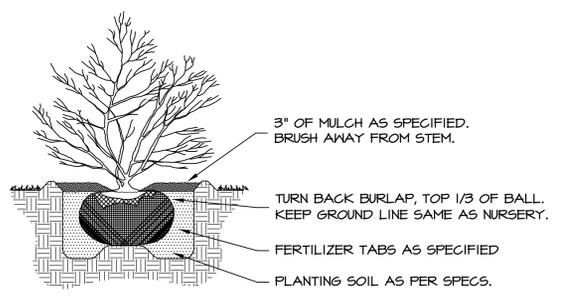
- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
  - TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING  
NOT TO SCALE



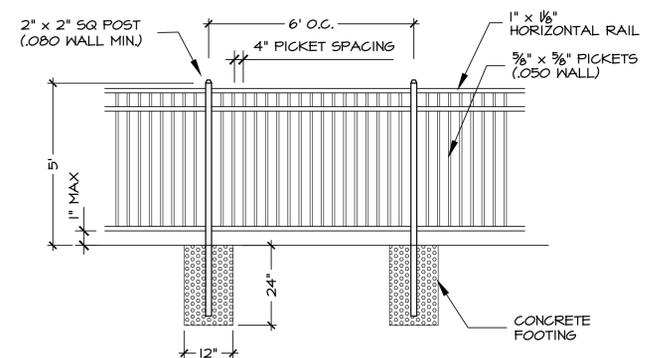
- NOTES:**
- FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  - VINYL FENCE STYLE MAY VARY SLIGHTLY.

④ VINYL PRIVACY FENCE  
NOT TO SCALE



**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING  
NOT TO SCALE

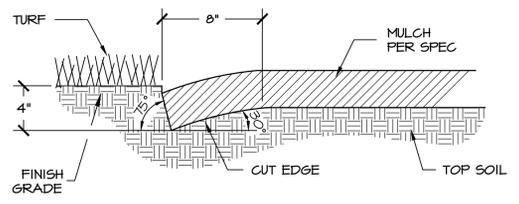


- NOTES:**
- WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.

⑤ IRON FENCE  
NOT TO SCALE

## LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. TEN MILE RD.	30'	150' / 100' =	15 TREES	16 TREES (10 SHADE TREES + 12 ORNAMENTAL TREES)
			23 EVERGREENS 90 SHRUBS	24 EVERGREENS 131 SHRUBS
PARK/COMMON OPEN SPACE		71,400 SF / 1000 =	71 TREES	71 TREES
<b>TOTAL NUMBER OF TREES</b>			<b>115 TREES</b>	<b>128 TREES</b>



③ PLANTER CUT BED EDGE  
NOT TO SCALE

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:

- 1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities.
2. Do not make substitutions.
3. Analysis and Standards:
4. Trees, Shrubs and Groundcovers:
5. Label at least one tree and one shrub of each variety with attached waterproof tag
6. Inspection:
1.4 SUBMITTALS
A. General:
B. Plant and Material Certifications:
1. Certificates of inspection
2. Manufacturer's or vendor's certified analysis
C. Mulch:
1.5 DELIVERY, STORAGE AND HANDLING
A. Sod:
B. Trees and Shrubs:
C. Deliver trees and shrubs after preparations for planting have been completed
D. Do not drop or dump materials from vehicles during delivery or handling.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be planted within 24 hours after stripping.
B. Trees and Shrubs: Provide freshly dug trees and shrubs.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
D. Do not drop or dump materials from vehicles during delivery or handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage.
B. Excavation: When conditions detrimental to plant growth are encountered,
C. Adjacent Landscape: Protect planted areas adjacent to construction area.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site.
2. Compositon: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1.
Other components shall conform to the following limits:
pH 6.5 to 7.5
Soluble Salts 600 ppm maximum
Silt 25-50%
Clay 10-30%
Sand 20-50%
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer.
C. Commercial fertilizer "A" for trees and shrubs during planting;
1. Commercial fertilizer "A" for trees and shrubs during planting;
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding;
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod.
D. Herbicide: Pre-emergent for topical application in planting beds.
2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed.
2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses.
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width.
2. Broken pads or pads with uneven ends will not be acceptable.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tilling, regrading and replanting as required to establish a smooth, acceptable lawn.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.
3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.
Remove rejected plants and materials promptly from project site.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings.
3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified.
3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth,
B. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement.
3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture,
B. Set container grown stock, as specified, for balled burlapped stock,
C. Trees planted in turf area:
D. Mulch pits, and planted areas.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray,
F. Prune, thin, cut, and shape trees and shrubs in accordance with standard horticultural practice.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified.
Compost: Lawn Areas: 1/4 compost, 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement.
3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can;
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over cuttings, branches, stems, twigs and foliage.
F. Prune, thin, cut, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds.
2. Lay to form a solid mass with tightly fitted joints.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "real" type mower.
3. Subsequent fertilizing shall occur three to four weeks after installation.
3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tilling, regrading and replanting as required to establish a smooth, acceptable lawn.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.
3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.
Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas-85%, Lawn areas-100% (full head-to-head)
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide install approved fixed tee or coupling device for air blow winterization.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
Pipe Size Pipe Section Pipe Size Pipe Section
3/4" 0-9 GPM 1 1/2" 26-34 GPM
1" 10-17 GPM 2" 35-50 GPM
1 1/4" 18-25 GPM 2 1/2" 51-80 GPM

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Schedule:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polytype" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
2. Manufacturer: Rainbird or Hunter.
B. Manufacturer: Rainbird or Hunter.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.
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B. Manufacturer: Rainbird or Hunter.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts.
C. Quick coupler valve: brass or bronze construction with hinged top.
D. Drip Control Zone Kit: Hunter PCZ-101.
E. Wing: Solid or stranded direct-burial type as recommended by manufacturer of control unit, type AWC-UJ, UL approved.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater.
3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.
3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.
3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts.
C. Quick coupler valve: brass or bronze construction with hinged top.
D. Drip Control Zone Kit: Hunter PCZ-101.
E. Wing: Solid or stranded direct-burial type as recommended by manufacturer of control unit, type AWC-UJ, UL approved.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Install valve box on bricks - four required.
3. Install top flush with finish grade.
4. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications.
B. PVC pipe joints, solvent welded, except as indicated.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.
1. Minimum water coverage: Planting areas-85%, Lawn areas-100% (full head-to-head)
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide install approved fixed tee or coupling device for air blow winterization.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
Pipe Size Pipe Section Pipe Size Pipe Section
3/4" 0-9 GPM 1 1/2" 26-34 GPM
1" 10-17 GPM 2" 35-50 GPM
1 1/4" 18-25 GPM 2 1/2" 51-80 GPM

- D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch or lawn.
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated.
3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof per manufacturers requirements.

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3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door. Coordinate power with electrical.
C. Install controller per manufacturers requirements.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
b. Heads are properly adjusted for radius and arc of coverage;
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION



Site Planning / Landscape Architecture
1808 Tyrrel Lane, Ste 150 Boise, ID 83706
Ph: (208) 343-7175 www.jensensbelts.com



CHECKED BY: KCS

DRAWN BY: KCS

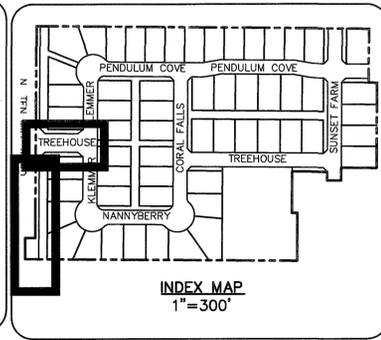
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FINAL PLAT LANDSCAPE PLAN
MALASPINA SUBDIVISION NO. 1
CHALLENGER DEVELOPMENT, INC.

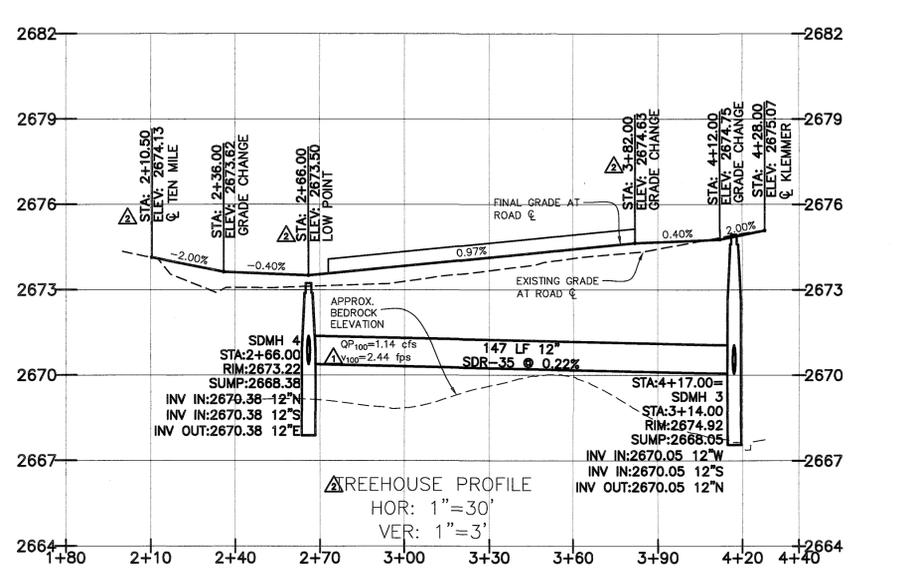
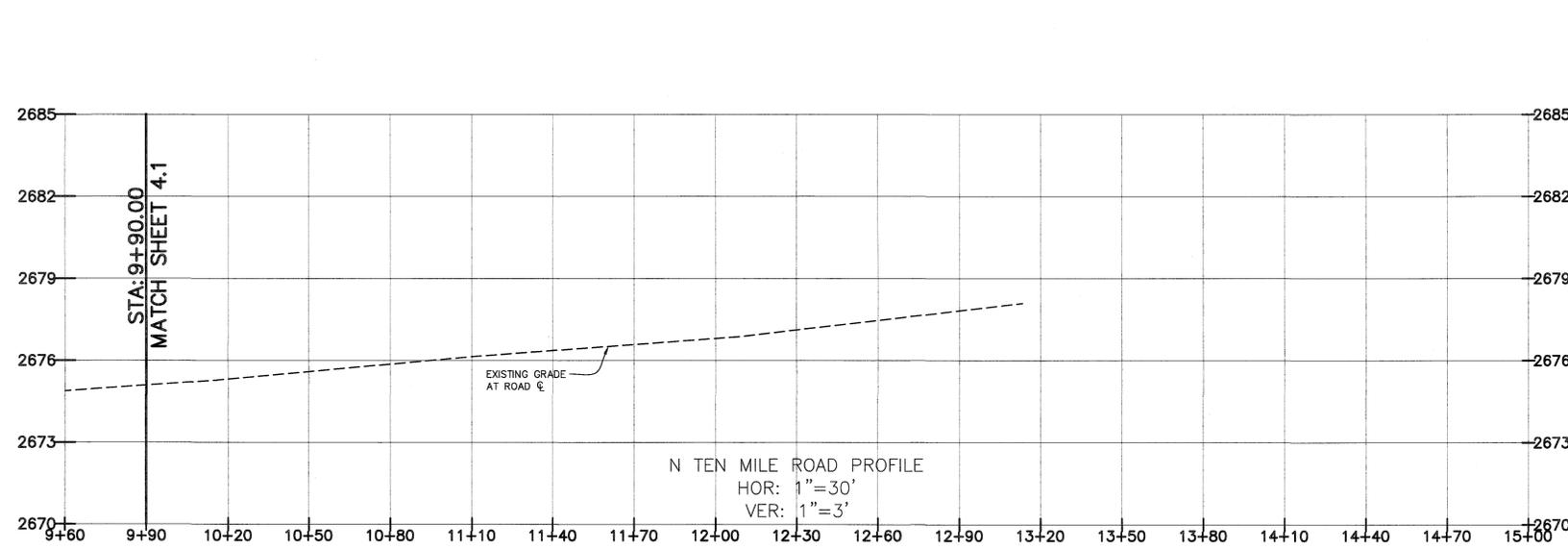
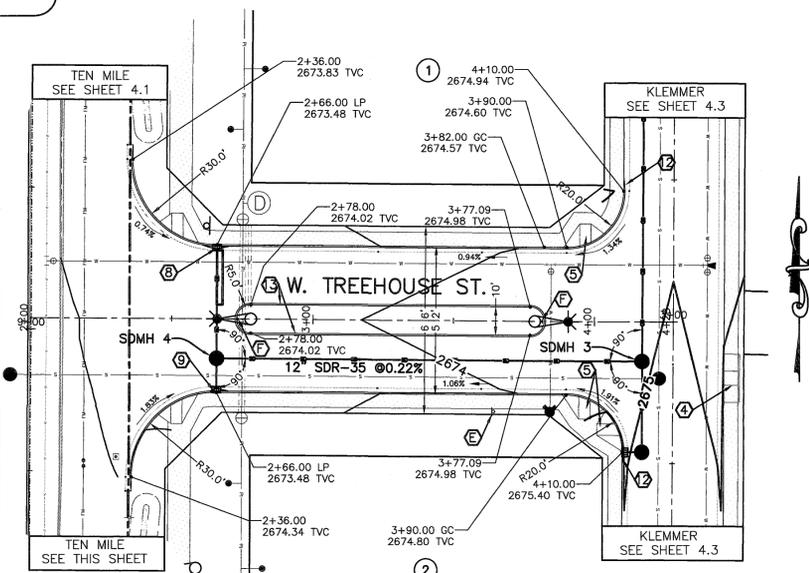
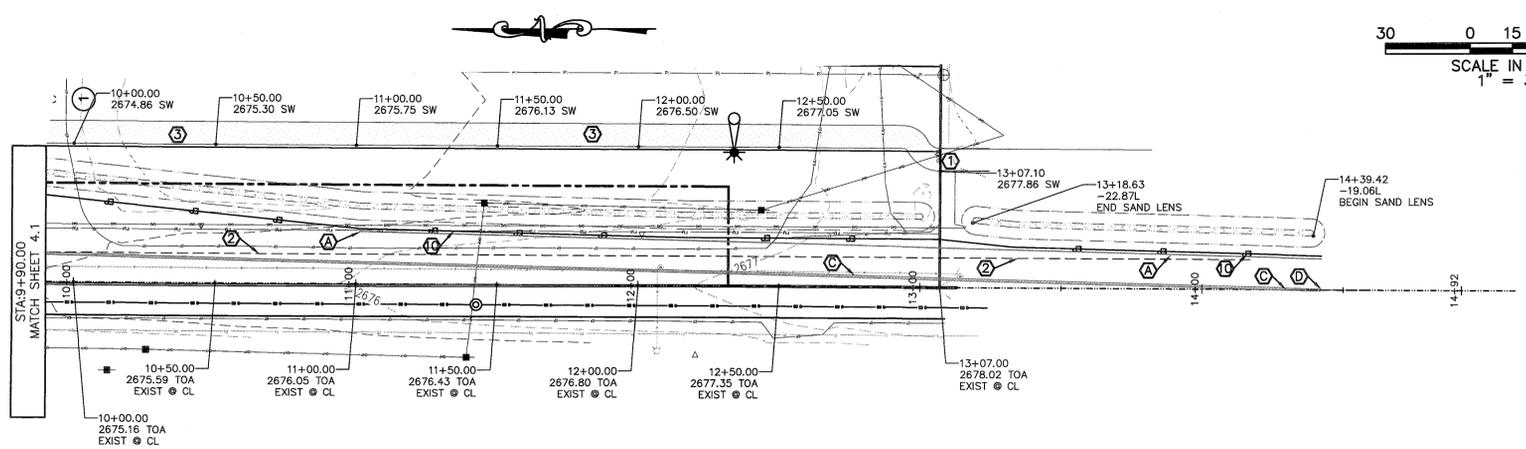
DATE: 11-18-2019
PROJECT: JBA-1987

SHEET 14

- STRIPING KEYNOTES**
- A 4" WHITE PER ACHD STRIPING DETAIL #17
  - B NOT USED
  - C 4" DOUBLE YELLOW PER ACHD STRIPING DETAIL #7.
  - D MATCH EXISTING STRIPING. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
  - E 25 MPH SPEED LIMIT SIGN PER MUTCD R4-7 & ACHD TS-1114.
  - F INSTALL 'KEEP RIGHT' SIGN PER MUTCD R4-7 WITH OBJECT MARKER PER OM-1 (YELLOW, 18"x18") [BOTTOM OF SIGN SET 24" ABOVE CURB LINE]. SIGN POLE PER ACHD TS-1114.
- NOTES:**
- SEE SHEET 3.1 FOR EXISTING STRIPING & SPECIFICATION FOR OBLITERATION (WHERE NECESSARY). STRIPING SHOWN ON THIS SHEET REFLECTS PROPOSED FINAL CONDITIONS ON TEN MILE.
  - FIELD VERIFY ALL EXISTING LOCATIONS PRIOR TO MATCHING/OBLITERATION.



- KEYNOTES**
- 1 MATCH EXIST. SIDEWALK FIELD VERIFY PRIOR TO CONSTRUCTION
  - 2 SAWCUT EXIST. ASPHALT AS REQUIRED (MIN. 2") FOR 1% TO 4% CROSS SLOPE (PER ACHD SD-806, SD-301, & SD-303)
  - 3 CONST. 8" SIDEWALK PER ACHD SD-709. VERIFY CONSTRUCTION & LOCATION W/ LANDSCAPE PLAN.
  - 4 CONSTRUCT MID-BLOCK PEDESTRIAN RAMP PER ACHD SD-712G.
  - 5 CONSTRUCT PEDESTRIAN RAMP PER ISPCW SD-712C.
- NOTE:** ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. ACHD WILL NOT ALLOW ANY TOLERANCE FROM THIS REQUIREMENT. LONGITUDINAL SLOPE ON PATHWAYS SHALL NOT EXCEED 5.00%.
- NOTE:** ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPCW SD-712.
- 6 CB #7 - INV ELEV. 2670.48 W/ 1' SUMP PER ACHD SD-601. CONST. 36 LF 12" C-900 @ 0.28% TO SDMH 4. (QP<sub>100</sub>=0.56 cfs, QP<sub>2</sub>=0.40 cfs)
  - 7 CB #6 - INV ELEV. 2670.48 W/ 1' SUMP PER ACHD SD-601. CONST. 8 LF 12" SDR-35 @ 1.25% TO SDMH 4. (QP<sub>100</sub>=0.56 cfs, QP<sub>2</sub>=0.42 cfs)
  - 8 CONSTRUCT TAPER AS SHOWN TO EXISTING EDGE OF PAVEMENT. VERIFY EXTENTS PRIOR TO CONSTRUCTION.
  - 9 NOT USED
  - 10 CONSTRUCT 5' TRANSITION FROM VERTICAL CURB TO ROLLED CURB
  - 11 CONSTRUCT 6" VERTICAL CURB PER ISPCW SD-701A ON LANDSCAPE ISLANDS. SEE ENTRANCE DETAIL SHEET 4.10



Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.  
Kuna City Engineer

Date: \_\_\_\_\_

Plans Are Accepted For Public Street Construction

By: Cory Worsch DATE: 1/3/19  
ADA COUNTY HIGHWAY DISTRICT

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
208-888-0013  
1000 S. BOONVILLE LANE  
BOONVILLE, MO 65016  
www.baileyengineering.com

PROFESSIONAL ENGINEER  
08/30/2019  
17882  
STATE OF IDAHO  
KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.  
DRAWN BY: BBO

REVISED NO. DATE DESCRIPTION  
1 05-31-2019 ACHD, CITY OF KUNA  
2 07-25-2019 ACHD, CITY OF KUNA

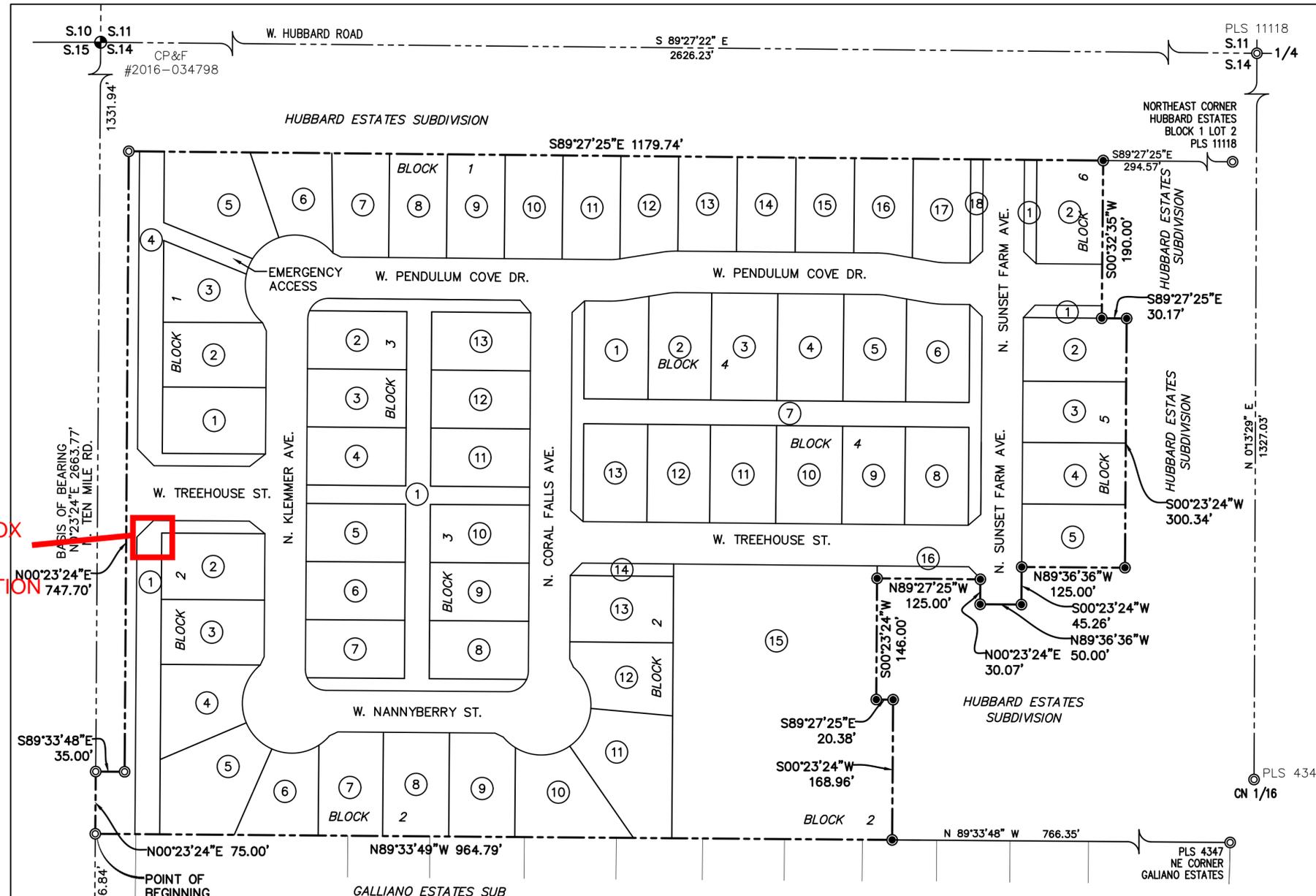
ROADWAY PLAN & PROFILE  
MALASPINA RANCH SUBDIVISION NO. 1  
CHALLENGER DEVELOPMENT

DATE: 04-11-2019  
PROJECT: C2018-028  
SHEET 4.2

PLAT SHOWING  
**MALASPINA RANCH**  
**SUBDIVISION NO. 1**  
 LOCATED IN THE NW ¼ OF SECTION 14  
 TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,  
 KUNA, ADA COUNTY, IDAHO  
 2020

**NOTES:**

- Lot lines common to a public right-of-way line have a ten (10) foot wide permanent public utilities, water, sewer, drainage & irrigation easement unless otherwise shown. All rear lot lines have a ten (10) foot wide permanent drainage and irrigation easement as shown.
- Each side of interior lot lines have a five (5) foot wide drainage, and irrigation easement as shown. Where a City of Kuna Pressure Irrigation main is constructed, said side lot line easements are ten (10) feet wide as shown.
- This subdivision is subject to a City of Kuna Development Agreement Recorded as Instrument No. \_\_\_\_\_ records of Ada County, Idaho. Any re-subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision and may require amendment of the Development Agreement.
- Lots 4, 5, and 18, Block 1, Lots 1, 14, and 16, Block 2, Lot 1, Block 3, Lot 7, Block 4, Lot 1, Block 5, and Lot 1, Block 6 are designated as common area lots to be owned and maintained by the Malaspina Ranch Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the city of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment. All common lots contain a blanket utility and City of Kuna water, sewer and Pressure Irrigation Easement.
- A portion of Lots 4, 17, and 18, Block 1, Lots 3, 4, 5, 6 and 7, Block 4, and the entirety of Lot 5, Block 1 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Drainage System are dedicated to the ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- Irrigation water will be provided by Kuna Municipal Irrigation System in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights from the Boise-Kuna Irrigation District and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the municipal irrigation system.
- Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Direct lot access to N. Ten Mile Rd. is prohibited.
- This subdivision is subject to an ACHD License Agreement recorded as Instrument No. \_\_\_\_\_
- This subdivision does not fall within any FEMA flood hazard zone. Reference FIRM Panel 16001C0250J, revised October 2, 2003.
- Existing ACHD Permanent Easement - See Inst. No. \_\_\_\_\_
- Vacation of Private Road Easement Inst. No. 95035028 per Inst. No. \_\_\_\_\_
- Vacation of Ingress/Egress Easement Inst. No. 99392276 per Inst. No. \_\_\_\_\_
- Vacation of Idaho Power Company Easement Inst. No. 96100752 per Inst. No. \_\_\_\_\_
- Vacation of Idaho Power Company Easement Inst. Nos. 8755520 & 9364501 per Inst. No. \_\_\_\_\_



APPROX  
SIGN  
LOCATION

Line Table

Line #	Direction	Length
L1	S64°31'05"E	10.96'
L2	N47°19'21"E	20.53'
L3	S89°27'25"E	29.93'
L4	N24°32'56"W	10.96'
L5	N52°08'00"E	24.23'
L6	N44°32'00"W	19.87'
L7	S24°34'07"E	10.97'
L8	N64°36'18"W	10.97'
L9	S65°27'39"W	10.98'
L10	N25°21'56"E	10.98'
L11	N51°21'12"W	24.23'
L12	S45°23'24"W	28.28'
L13	N40°22'59"W	19.85'

Line Table

Line #	Direction	Length
L14	S44°36'36"E	28.28'
L15	S47°19'21"W	20.53'
L16	S48°41'02"E	19.85'
L17	N49°29'14"E	19.85'
L18	N46°26'40"W	20.57'
L19	N89°27'25"W	30.07'
L20	N00°23'24"E	0.97'
L21	S46°26'40"E	20.57'
L22	N44°32'00"W	8.00'
L23	S45°24'48"W	8.00'
L24	S44°35'12"E	8.00'
L25	S43°36'38"W	20.53'
L26	S43°33'54"W	20.52'

Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C1	50.00'	39.34'	38.33'	S22°55'42"W	45°04'36"
C2	50.00'	39.34'	38.33'	S68°00'17"W	45°04'36"
C3	50.00'	78.67'	70.81'	S45°28'00"W	90°09'11"
C4	100.00'	16.56'	16.54'	N85°47'56"E	9°29'18"
C5	100.00'	16.56'	16.54'	S85°47'56"W	9°29'18"
C6	60.00'	55.68'	53.71'	S22°56'24"E	53°10'26"
C7	60.00'	53.87'	52.08'	S29°22'03"W	51°26'28"
C8	60.00'	69.59'	65.76'	S88°18'57"W	66°27'19"
C9	60.00'	19.70'	19.61'	N49°03'06"W	18°48'36"
C10	60.00'	17.34'	17.28'	S48°45'45"W	16°33'15"
C11	60.00'	59.44'	57.04'	S85°25'10"W	56°45'36"
C12	60.00'	45.27'	44.20'	N44°35'12"W	43°13'40"
C13	60.00'	76.77'	71.64'	N13°41'03"E	73°18'51"
C14	25.00'	28.98'	27.39'	S57°19'56"W	66°25'19"
C15	25.00'	10.35'	10.28'	S12°15'20"W	23°43'52"
C16	25.00'	10.27'	10.20'	S11°22'33"E	23°31'54"
C17	25.00'	28.98'	27.39'	S56°21'10"E	66°25'19"
C18	25.00'	28.98'	27.39'	N57°13'32"E	66°25'19"
C19	25.00'	10.31'	10.24'	N12°12'08"E	23°37'28"
C20	100.00'	16.24'	16.22'	N84°48'17"W	9°18'17"
C21	100.00'	16.24'	16.22'	S84°48'17"E	9°18'17"

Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C22	50.00'	39.25'	38.25'	S22°05'54"E	44°58'36"
C23	50.00'	78.50'	70.68'	S44°35'12"E	89°57'13"
C24	50.00'	39.25'	38.25'	S67°04'31"E	44°58'36"
C25	60.00'	198.85'	119.55'	S45°28'35"W	189°53'20"
C26	50.00'	78.58'	70.74'	N45°24'48"E	90°02'47"
C27	50.00'	39.29'	38.29'	N67°55'29"E	45°01'24"
C28	50.00'	39.29'	38.29'	N22°54'06"E	45°01'24"
C29	60.00'	198.82'	119.56'	S44°35'12"E	189°51'21"
C30	75.00'	12.42'	12.41'	S85°47'56"W	9°29'18"
C31	125.00'	20.70'	20.68'	S85°47'56"W	9°29'18"
C32	75.00'	12.18'	12.17'	N84°48'17"W	9°18'17"
C33	60.00'	198.84'	119.55'	N45°24'48"E	189°52'50"
C34	125.00'	20.30'	20.28'	N84°48'17"W	9°18'17"
C35	125.00'	20.30'	20.28'	S84°48'17"E	9°18'17"
C36	125.00'	20.70'	20.68'	N85°47'56"E	9°29'18"
C37	75.00'	12.42'	12.41'	N85°47'56"E	9°29'18"
C38	60.00'	72.44'	68.12'	S74°10'08"E	69°10'47"
C39	60.00'	41.48'	40.65'	N51°26'17"E	39°36'22"
C40	75.00'	12.18'	12.17'	S84°48'17"E	9°18'17"
C41	60.00'	20.09'	20.00'	N22°02'27"E	19°11'17"
C42	60.00'	64.86'	61.75'	N18°31'14"W	61°56'05"

**LEGEND**

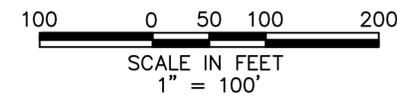
- SUBDIVISION BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- LOT NUMBER
- ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 5
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN AS NOTED
- ⊗ SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- ⊠ FOUND ALUMINUM CAP MONUMENT



CLINTON W. HANSEN, PLS  
 LAND SOLUTIONS, LAND SURVEYING  
 & CONSULTING, PC  
 231 E. 5TH ST., SUITE A  
 MERIDIAN, ID 83642

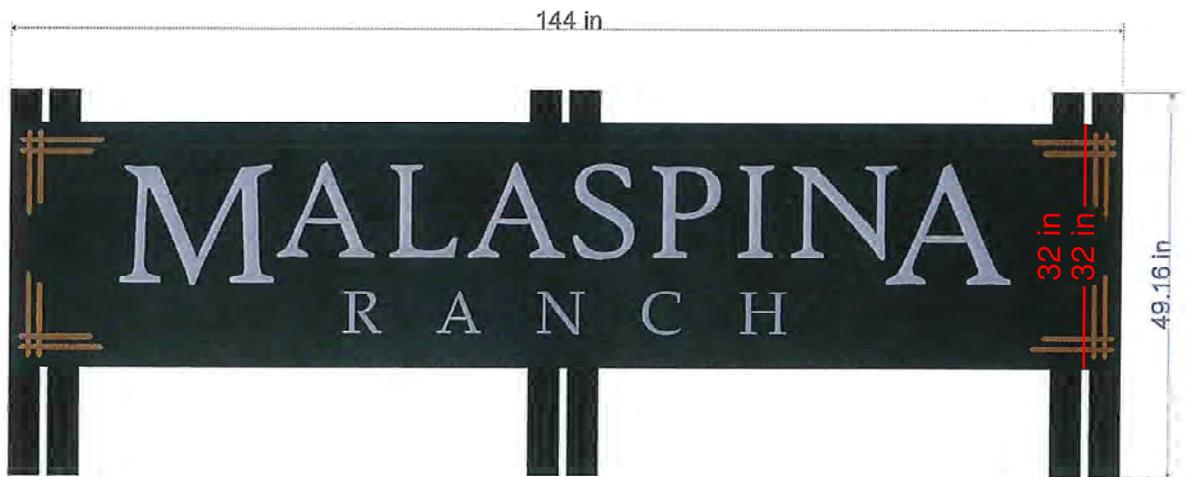
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 4

**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 4242 N. BROOKSIDE LN TEL 208-938-0013  
 BOISE, ID 83714 www.baileyengineers.com





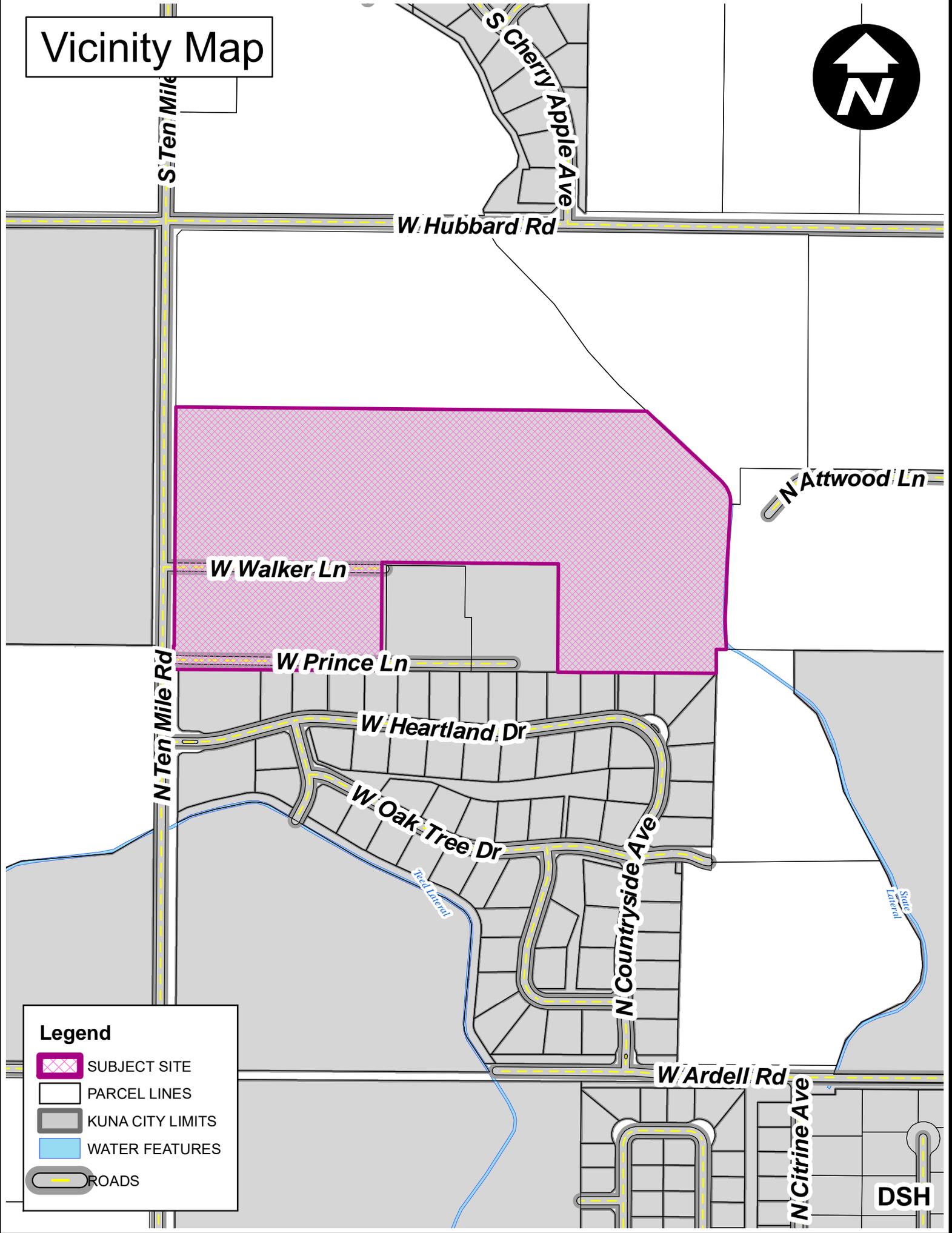
307 E. 37TH STREET • BOISE, IDAHO 83714 • RCE-12069  
www.forgesignworks.com • P 208.344.5809 • F 208.377.4520



\*Tax not included if applicable

PROPOSAL

# Vicinity Map

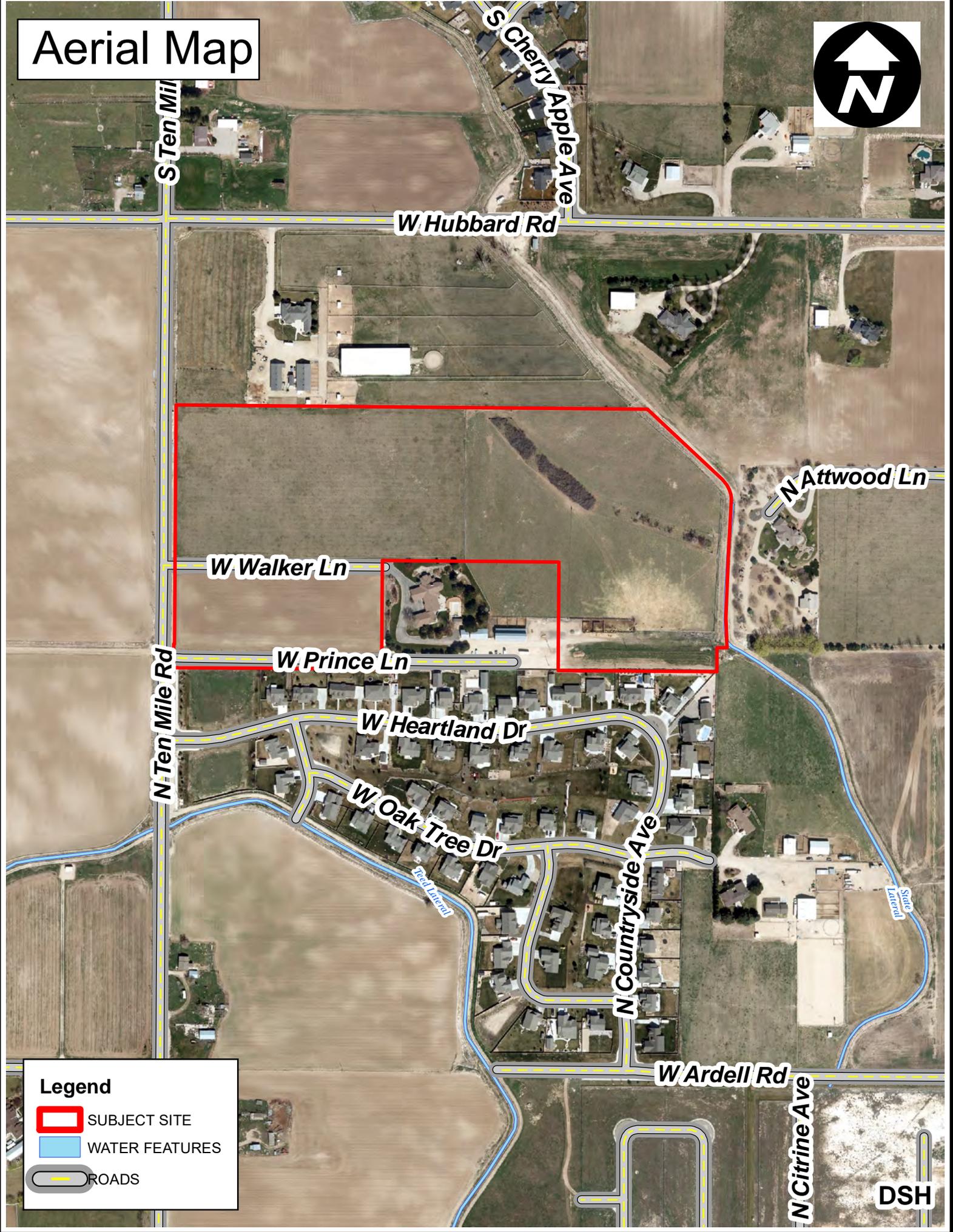


## Legend

-  SUBJECT SITE
-  PARCEL LINES
-  KUNA CITY LIMITS
-  WATER FEATURES
-  ROADS

DSH

# Aerial Map



## Legend

-  SUBJECT SITE
-  WATER FEATURES
-  ROADS

DSH



# City of Kuna

## Planning and Zoning Commission

### Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

**To:** Planning and Zoning Commission

**Case Numbers:** 20-01-OA – Sign Ordinance Amendment

**Planner:** Jace Hellman, Planner II

**Hearing Date:** June 9, 2020

**Applicant:** City of Kuna, Planning and Zoning  
751 W. 4<sup>th</sup> St  
Kuna, ID 83634  
208.922.5274  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

#### Table of Contents:

- |                          |                                |
|--------------------------|--------------------------------|
| A. Course of Proceedings | D. Staff Analysis              |
| B. Project Request       | E. Applicable Standards        |
| C. Agency Responses      | F. Commission's Recommendation |

#### A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states ordinance amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

##### a. Notifications

- |                                 |                   |
|---------------------------------|-------------------|
| i. Sign Company Comment Request | December 23, 2019 |
| ii. Agency Comment Request      | March 16, 2020    |
| iii. Kuna Melba Newspaper       | May 20, 2020      |
| iv. Kuna Melba Newspaper        | May 27, 2020      |

#### B. Project Request:

Consideration from the Planning and Zoning Commission of an Ordinance for the City of Kuna, Idaho, 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.

#### C. Agency Responses:

Request for agency comments was sent on March 16, 2020. Staff received no responses.

#### D. Staff Analysis:

The proposed ordinance amendment repeals the existing Chapter 10 of Title 5, and provides an entirely new Chapter 10. Within this proposed new chapter, staff has eliminated contradictory sections of code such as the measurement of sign areas and sign heights. Height and area requirements of signs have been expanded in order to provide for more flexibility in design. Staff has also reduced the permitted brightness of signs with digital components from 5,200 NIT between sunrise and sunset and 300 between sunset and sunrise to 5,000 NIT between sunrise and sunset and 100 NIT between sunset and sunrise. A NIT is an illuminative brightness measurement equivalent to one (1) candela per square meter measured perpendicular to the rays of the source.

A new process for the approval of signs has been proposed as well. Under the proposed ordinance, signs are no longer subject to the approval of the design review committee. Rather, all signage requiring approval shall be subject to administrative determination prior to installation.

Additionally, the proposed ordinance amendment removes definitions from Chapter 10 of Title 5 and adds all definitions associated with signage to Kuna City Code 5-1-6-2: - Meaning of Terms or Words.

On December 23, 2019, staff sent the proposed ordinance draft to several sign companies who work in the community, Staff only received comment from one company. Those recommendations and corrections have been incorporated into the proposed ordinance amendment.

**E. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**F. Commission's Recommendation:**

*Note: These motions are for the recommendation of approval, conditional approval or denial of the Ordinance Amendment to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case No. 20-01-OA (*Ordinance Amendment*), a request to amend Subsection 2 of Section 6, Chapter 1, Title 5 by Adding Definitions Associated with signage; and repeal Chapter 10 of Title 5; and amend Title 5 by the addition of a new Chapter 10.

**DATED** this 9<sup>th</sup> day of June, 2020.



# City of Kuna

## Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
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Based upon the record contained in Case No. 20-01-OA (Ordinance Amendment) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends (*approval/conditional approval/denial*) of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-01-OA, a request to amend Subsection 2 of Section 6, Chapter 1, Title 5 by Adding Definitions Associated with signage; and repeal Chapter 10 of Title 5; and amend Title 5 by the addition of a new Chapter 10.

*If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** *In lieu of a mailed notice, two notices of the time, place of the hearing and summary of the proposal was published in the Kuna Melba News. The legal notices were published on May 20, 2020 and May 27, 2020.*

2. *In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.*

**Staff Finding:** *Applicable agencies were notified on and asked to provide comment on March 16, 2020. Staff has received no responses.*

**DATED** this 9<sup>th</sup> day of June, 2020

ORDINANCE \_\_\_\_\_

CITY OF KUNA, IDAHO  
ZONING ORDINANCE AMENDMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **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.**

**Section 1: City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:**

- 1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and
- 1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on \_\_\_\_\_, 2020, as required by Sections 67-6511 and 67-6509, Idaho Code, made findings (approved by the Commission on \_\_\_\_\_, 2020) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.3 Kuna City Council, pursuant to public notice as required by law, held a public hearing on \_\_\_\_\_, 2020, on the Legislative Proposal for Amendments to the Kuna Zoning Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on \_\_\_\_\_, 2020) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 It is necessary that City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

**Section 2: That Subsection 2 of Section 6, Article 2, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:**

## 5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

### SIGNS:

*AUTOMATED SIGN:* Any sign or part of a sign that changes physical position by any movements or rotation that gives the visual impression of such movement.

*BANNER SIGN:* A sign constructed of fabric or paper that is supported along the sides by staples, tape, wire, ropes, strings, or other similar materials. Governmental flags or emblems shall not be considered banner signs.

*CABINET SIGN:* A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

*CITY ENTRY SIGN:* A permanent sign identifying the City of Kuna or a particular district. No business advertising is permitted on city entry signage.

*COMMUNITY EVENTS:* Events sponsored by the city, chamber of commerce, school district, a church/religious institution, or non-profits that has a city approved site within Kuna city limits.

*CONSTRUCTION SIGN:* A temporary sign providing information about future development or current construction on a site and the parties involved.

*DIGITAL SIGN:* A changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes (LED), liquid crystal display (LCD), plasma display, individual light bulbs, or other digital or analog electronic media to display or project copy which can be modified by electronic processes.

*DIRECTIONAL SIGN:* A temporary sign used to provide directional information for businesses, new subdivisions or buildings under construction or property for sale which is to be, or is being, developed pursuant to any approved application before the city.

*FEATHER FLAG SIGN:* A lightweight fabric that flows easily in the wind, and is attached to an aluminum pole. The pole can either be inserted into the ground or can be connected to a solid base.

*FREE-HANGING SIGNBOARD:* A sign attached underneath a canopy, awning or colonnade.

*FREESTANDING SIGN:* A single- or multiple-faced sign, supported from the ground by one (1) or more columns, uprights or braces, and not affixed to a building. Freestanding signs may be a pole or monument sign.

*GRADE:* The finished elevation or level of the ground at the base of sign.

*GRAND OPENING SIGN:* A temporary sign indicating a new business or new management informing public.

HEIGHT OF SIGN: The vertical distance measured from the highest point of the sign and/or support structure to the finished grade of the ground and/or supporting structure.

ILLUMINATION: A sign lighted by or exposed to artificial lighting either by artificial lighting or in the sign or directed toward the sign.

MONUMENT SIGN: A freestanding sign with a solid base, including rock signs and which incorporate architectural features which complement the sign construction. Pole-type supports are not permitted for monument signs, unless enclosed within the monument sign structure.

MURAL: A painting, other than a business advertising sign, on the outside wall of a building approved by the City's arts commission.

NONCONFORMING SIGN: A sign and its supporting structure which does not conform to all or part of the provisions of this chapter at the time of adoption.

OFF-PREMISES SIGN: Signs located on a separate parcel or a separate site from the place where the product, service, activity or business is located.

ON-PREMISES SIGN: Signs located on the same parcel or a site as the place where the product, service, activity or business is located.

POLE SIGN: A sign mounted on a freestanding pole or supported by one (1) or more poles that are not enclosed as in a monument sign structure.

PORTABLE SIGN: Any sign not designated to be permanently attached to a building or anchored to the ground such as A-frame sign, yard signs and sandwich boards intended to allow for business identification and other advertising promoted by the business.

READER BOARD: A sign or portion of a sign designated as visual display board, in which a wide variety of subjects, including advertising for products or services, travel, news or event information is displayed. Reader boards contains simple block letters that are physically manipulated to change the message.

REAL ESTATE SIGN: A temporary sign that relates to the sale, rental or lease of property or buildings, or construction activities on a site.

ROOF SIGN: A sign erected on a roof or parapet of a building. Signs mounted on mansard facades, eaves and architectural projections such as canopies or marquees shall not be considered to be roof.

SIGN AREA: The actual area of the sign face/copy, not including supporting structures.

SIGN FACE: The area or display surface used for the message.

SHOPPING CENTER: A "shopping center" is a group of commercial establishments, planned, developed, owned and/or managed as a unit related in location, size and type of shops to the trade area the unit serves. Shopping centers shall provide services for a neighborhood or for the community.

TEMPORARY SIGN: A nonpermanent sign intended for use for a limited period of time, as regulated within this chapter.

WALL SIGN: A sign mounted flat against and projecting less than 14 inches from, or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of said wall.

WINDOW SIGN: A sign affixed to the interior or exterior of a window or placed immediately behind a window pane and may be viewed from the exterior of the building. This excludes merchandise in a window display.

YARD SIGN: A temporary sign made typically of plastic, fold-over cardboard or poster type material which are attached to the ground with wire or wooden stakes.

**Section 3: That Chapter 10 of Title 5 Kuna City Code be and the same is hereby repealed.**

**Section 4: That Title 5 Kuna City Code be and the same is hereby amended by the addition thereto of a new Chapter 10 to read as follows:**

**5-10-1: - INTENT:**

The purpose of this chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed signage. It is intended to protect property values, create an attractive community, while encouraging creative, readable, uncluttered and well-maintained signage. It is further intended to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signage.

**5-10-2: - APPLICABILITY:**

- A. All signs: Signs shall not be erected or maintained in any district as established by the zoning ordinance except those signs specifically set forth in this chapter. No sign shall be placed within a vision triangle (KCC 5-3-1:E.5), nor shall any sign be placed a minimum of five (5) feet from any public right-of-way and all site property lines, unless otherwise noted in this chapter.
- B. Historical Signage: Existing signs pertaining to any business within the design review overlay district which business is found by the planning and zoning director to be of local historical significance are exempt from the provisions of this chapter.
- C. Undefined or unclassified signs: To determine applicable regulations for any sign not specifically defined herein, the planning and zoning director shall use a definition or classification within this title which most closely defines or classifies any such sign.
- D. Materials and appearance: Sign materials and appearance shall be complementary to the building's architecture colors.
- E. Change of face/copy: A permit shall not be required for a change of face and/or copy on any sign, repainting, cleaning or other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued in accordance with this code, provided that the cabinet and/or structure is not altered.

F. When any part of this chapter conflicts with another provision of federal, state or local law, the provision that establishes the stricter standard shall control.

G. All signs shall be subject to approval by the planning and zoning director, unless otherwise noted within this chapter.

### **5-10-3: - PROCESS:**

- A. Application required: For projects requiring administrative approval, the applicant shall submit a sign application. It shall be unlawful for any person to erect, construct, enlarge, move or convert any sign in the city, or cause the same to be done, without the approval of a sign application.
1. The application and fees, shall be submitted to the planning and zoning director on forms provided by the planning department.
  2. The planning and zoning director shall apply standards listed in this chapter to review the sign permit request.
  3. The City Engineer shall review the proposed location of the sign to ensure the sign does not impede any easements.

### **5-10-5: - REQUIREMENTS FOR SPECIFIC SIGN TYPES:**

The regulations contained in this section shall apply to all signs used within any district:

#### A. Digital Signs:

1. Digital signs may be permitted as part of a monument sign and shall be prohibited in all other types of signs if the city determines the sign does not comply with the following:
  - a. The lighting shall be harmonious with and in accordance with the general objectives, or with any specific objective of chapter 4 of this title;
  - b. The lighting shall be installed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and shall not change the essential character of the area; and
  - c. The lighting shall not be intrusive to existing or future neighboring uses.
2. All digital signs that utilize light to create change may change frame content through dissolve, fade or scroll features only. No sign shall be operated in a manner which the sign, sign structure, design or pictorial segment of the sign shows full animation, glowing, flashing, rotating content, or otherwise create an illusion of movement, except for single color text only message displays scrolling or traveling across the sign area.
3. The signs shall only change frame content not more than every eight (8) seconds. The change of content must change immediately within a period of less than one (1) second.
4. Based on brightness measured in NIT (an illuminative brightness measurement equivalent to one (1) candela per square meter measured perpendicular to the rays of the source); digital

signs that utilize light to change frames shall contain an auto dimmer allowing for no more than five thousand (5,000) NIT illumination between sunrise and sunset and up to one-hundred (100) NIT illumination between sunset and sunrise.

5. The digital sign portion of any sign should be constructed in a manner in which it is subordinate to the overall design of the sign. The digital sign portion of any sign shall not exceed twenty-five (25) percent of the face of any sign.
6. Where more than one (1) sign is allowed, only one (1) sign may contain a digital sign.
7. The addition of a digital sign to any nonconforming sign is prohibited.

B. Free-Hanging Signs:

1. Free-hanging signs shall not exceed eight (8) square feet, nor shall any such sign extend beyond the porch or canopy to which it is attached.
2. A minimum distance of seven (7) feet six (6) inches shall be required between a walkway or required front yard and the lowest part of any free-hanging sign.

C. Monument Signs:

1. Single-tenant buildings which are not within the central business district (CBD district), the monument signs shall not exceed eight (8) feet in height and the sign area shall not exceed seventy (70) square feet per side.
2. Single-tenant buildings which are within the CBD district, the monument signs shall not exceed five (5) feet in height with a maximum sign area of forty (40) square feet.
3. Multi-tenant buildings which are not within the CBD district or within a "shopping center", the monument signs shall not exceed twenty (20) feet at the highest point and the sign area shall not exceed one hundred fifty (150) square feet per side.
4. Multi-tenant buildings which are within the CBD district, the monument signs shall not exceed seven (7) feet in height with a maximum sign area of sixty (60) square feet. There shall only be one (1) freestanding monument sign for each building regardless of the number of businesses located in that building.
5. A "Shopping Center" located on a site less than twenty (20) acres shall be allowed one monument sign per abutting street. "Shopping centers" located on a site twenty (20) acres or greater shall be allowed two (2) signs per classified roadway.
  - a. "Shopping center" signs adjacent to a roadway not designated as a state highway shall not exceed twenty (20) feet in height and one hundred fifty (150) square feet per side.
  - b. "Shopping center" signs adjacent to roadways designated as a state highway shall not exceed thirty (30) feet in height and two hundred (200) square feet per side.
  - c. If the "shopping center" has a single address, the address shall be located on the monument sign and shall be a size that is readable from the street.

- d. Any single-tenant building within a shopping center shall be permitted one (1) monument sign. The height of any such sign shall not Exceed eight (8) feet in height. The sign area shall not exceed seventy (70) square feet per side.
6. Residential subdivisions may be permitted one (1) monument sign on each side of any entry road into a subdivision, or within the landscape median if approved by ACHD and the planning and zoning director.
  - a. Subdivision monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side.
  - b. Subdivision monument signs shall comply with clear vision sight triangle standards under KCC 5-3-1: E.
  - c. No residential subdivision monument sign shall contain electronic message centers (EMCs).
7. The minimum distance between monument signs on a single parcel, shall be one hundred (100) feet.
8. No monument sign shall be any closer than fifty (50) feet from a monument sign, or other freestanding sign, on an adjacent property.
9. Monument signs are permitted to be double-faced.

#### D. Pole Signs.

1. Pole sign (on-premises and less than thirty (30) feet in height): A freestanding sign (on-premises and up to thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right-of-way or adjoining lot line. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or on location.
2. Pole signs (on-premises and more than thirty (30) feet in height): A freestanding sign (on-premises and over thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right-of-way or adjoining lot line through acquisition of a special use permit. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or location, unless it is a corner lot in which case you may have one (1) freestanding sign per street

#### E. Billboard Signs:

1. Billboard signage: Billboards are limited to the A, M-1 and M-2 zoning districts and permitted there by way of a special use permit.
  - a. The city considers any sign with more than two hundred (200) square feet of surface area a billboard sign, no billboard sign shall exceed six-hundred (600) total square feet.

- b. Billboard signs shall conform to the zoning district's yard and height regulation.
- c. Billboard signs within the highway overlay district are not allowed regardless of the zoning district.
- d. A nonconforming billboard sign may change the face of the signage only. Any other alterations or upgrades requires the billboard signage to be brought into compliance with current signage standards.

F. Portable Advertising Signs (on-premises):

1. Commercial portable advertising signs (on-premises):

- a. One (1) portable advertising sign (on-premises) shall be permitted per business. Except that, if the business abuts more than one (1) street it shall be permitted one (1) portable advertising sign (on-premises) per street that it abuts as long as the signs are a minimum of seventy-five (75) feet apart.
- b. Portable advertising sign (on-premises), except for feather flag signs, shall be a maximum of sixteen (16) square feet along roadways with three (3) or less travel lanes and twenty-four (24) square feet along roadways with more than three (3) travel lanes.
- c. Portable advertising sign (on-premises), shall only be permitted on the parcel where the business is located, or on the adjacent sidewalk (as described below in subsection d), and shall not be permitted on any other parcel except that any multi-tenant site shall have the sign on the site and not on any other site.
- d. Portable advertising sign (on-premises), on a public sidewalk abutting the business's parcel may be permitted if a minimum of five (5) feet of unobstructed walkway, or ADA required minimum width/aisle, remains for pedestrians. The sign shall be located so as to not interfere with the flow of pedestrians.
- e. If a feather flag sign is used as a portable advertising sign (on-premises), the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
- f. Vendors and temporary merchants shall comply with all portable advertising sign (on-premises) requirements. However, any such sign shall be allowed only for the length of time that the vendor or temporary merchant is in operation.
- g. The display of all portable advertising signs (on-premises) shall be limited to the hours of operation associated with the advertising business; all signs shall be displayed and removed daily.

2. Residential subdivision portable advertising signs (on-premises):

- a. Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of four (4) in ground signs.
- b. Signs shall not exceed twelve (12) square feet in area and ten (10) feet in height.

- c. Signs shall only advertise the names of owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.
  - d. If a feather flag sign is used as a portable advertising sign (on-premises) the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
  - e. Signs shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and poorly maintained signs.

G. Directional Signs (off-premises):

1. Commercial Directional Signs (off-premises):
  - a. Shall only be permitted for businesses which are not located on any street designated as an arterial street on the Street Circulation Map in the Kuna Comprehensive Plan.
  - b. Portable directional signs (off-premises) are allowed only when a change in direction is required to lead customers to the business site.
  - c. Portable directional signs (off-premises) shall be a maximum of two and one-half (2½) feet in height and four (4) square feet along roadways with three (3) or less travel lanes and three (3) feet in height and six (6) square feet along roadways with more than three (3) travel lanes.
  - d. Portable directional signs (off-premises) on a public sidewalk may be permitted if ADA required minimum width/aisle, remains for pedestrians of unobstructed walkway. The sign shall be located to not interfere with the flow of pedestrians.
2. Residential Subdivision Directional Sign (off-premises):
  - a. Shall not exceed twelve (12) square feet in area.
  - b. Shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted within the subdivision.
  - c. Residential Subdivision Directional signs (off-premises) shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and/or poorly maintained signs.
4. No portable directional sign (off-premises) shall have any exclusive right to any location within a public right-of-way, nor shall any sign be permitted to be placed within any congested area where the signage might impede or inconvenience the public, nor shall any sign be placed within a vision triangle (KCC 5-3-1:E.5). For the purpose of this paragraph, the judgment of the planning department, or ACHD official, or ITD official, exercised in good faith, shall be

deemed conclusive as to whether the area is congested or the public is impeded or inconvenienced.

5. Portable directional signs (off-premises) shall not be illuminated or animated.

6. All portable directional signs (off-premises) placed on property not of applicant's ownership shall have property owner's written permission.

#### H. Signs on City-Owned Property:

1. No person shall erect a sign upon any property owned or controlled by the city without first having procured prior written permission from the planning and zoning director.

#### I. Sign Illumination:

1. The city must find that any illuminated sign permitted under the specific regulations within this article is designed such that brightness levels are controlled to assure a soft, subtle effective light in accordance with other city regulations intended to create and maintain the Kuna architecture theme, while encouraging energy efficient lighting.

2. Floodlighting is permitted only through the use of incandescent and high-pressure sodium light sources. Floodlights are required to face downward and be fully shielded.

3. Exposed neon is permitted when used to create the sign letter(s) or as an architectural element as part of the sign design. A clear covering may be permitted for protection of the neon element.

4. Halo illumination is permitted.

5. Metal halide is not permitted as a light source for signage.

6. Internal illumination is permitted.

#### J. Wall Signs:

1. For wall signs within commercial and industrial districts, the total area shall not exceed ten percent (10%) of the area of the building face to which it is attached. The total square footage of allowed wall signage may be split into multiple signs; however, no business shall have more than three signs per side of the building.

2. Projection of parallel signage shall not exceed a maximum of twelve (12) inches from the face of the building.

3. Projection of perpendicular signage shall not exceed a maximum of two (2) feet measured from the face of the main building and minimum distance of seven (7) feet six (6) inches shall be required between public rights-of-way or required front yard and the bottom of sign.

4. No wall sign shall extend above a structure's roof line.

K. Permitted Temporary Signs: Written city approval shall not be required for the temporary signs as described and regulated within this subsection unless otherwise noted. Additionally, signs listed under "prohibited signs" of this chapter are also prohibited as temporary signs.

1. *Banner signs:* Banner signs used for limited timeframe promotions of special events, grand openings, or sales of products or services. Said banner signs shall be securely attached to a building, structure or similar permanent fixture and shall not be permitted to be displayed for more than thirty (30) consecutive calendar days with a minimum of sixty (60) consecutive days between placements. Banner signs may be placed on temporary posts inserted into the ground, but posts must be placed in a fashion and location approved by city staff. No banner sign shall exceed thirty-two (32) square feet. If a banner sign is desired beyond thirty (30) days a sign application shall be submitted to the planning and zoning director for administrative determination.
2. *Construction signs:* Shall be placed on the construction site only between the time that a development application has been filed with the city and final issuance of certificate of occupancy. Contractors' signs may include banks, realtors, subcontractors, etc., and shall not exceed sixteen (16) square feet, except that thirty-two (32) square feet may be permitted along state highways, unless legally required by governmental contract to be larger, and seven (7) feet shall be the maximum height.
3. *Event signs:* Community events signs shall be permitted for a maximum of thirty (30) days in any calendar year. No requirement within this article shall apply to temporary community event signs; except however, no temporary community event sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director. (See chapter 3 of this title, subsection 1.E (5) for clear sight triangle standards.)
4. *Government signs:* Government or other legally required posters, notices or signs.
5. *Grand Opening signs:* All signs, except for prohibited signs as regulated in this chapter, are allowed for a grand opening of a new business or enterprise or for a grand opening for a business or enterprise under new management for a maximum period of sixty (60) calendar days.
6. *Holiday signs:* Temporary signs commemorating and/or recognizing a holiday as defined herein, shall be allowed during the time the holiday is typically recognized. Holiday signs shall not advertise a business, product or service. No requirement within this article shall apply to temporary holiday signs; except however, no temporary holiday sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director (See chapter 3 of this title, subsection 1.E.(5) for clear sight triangle standards.)
7. *Political signs:* Political signs, freestanding or wall sign providing information relating to a local, state or national election, shall not be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in public rights-of-way, on public property, nor shall any such sign be posted on a utility or regulatory pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons

responsible for the posting a sign or campaign material shall remove such material within two (2) weeks following election day.

8. Real Estate signs (on and off-premises): On and off-premises signs used for real estate open houses. Said signs shall not exceed six (6) square feet, shall only be used during the open house, and shall be removed immediately after the open house.
  9. Subdivision Advertising signs: Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of eight (8) in ground signs that do not exceed twelve (12) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five (95) percent of the subdivision's lots have been sold.
  10. Temporary wall sign (in lieu of permanent wall sign): A business identification banner, or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any wall sign for a new business. Said sign shall not be larger than the wall sign that would be permitted per this title, shall only be located on the face of the building where the wall sign would be permitted per this title, and shall be removed when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.
  11. Temporary sign (in lieu of permanent monument sign): A business identification A-frame, sandwich board or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any monument sign for a new business. Said sign shall not be larger than the monument sign that would be permitted per this title and shall be removed immediately when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.
- L. Exempt Signs: The provisions and requirements of this chapter shall not apply to the following signs, except that no sign shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in chapter 3 of this title. Signs contained in this section are not subject to approval by the planning and zoning director:
1. Address numbers: Numbers and letters for address identification.
  2. City entry signs: Signage identifying City of Kuna or a particular district. Permanent city entry sign shall require a building permit and electrical permit.
  3. Directional signs: Shall not exceed six (6) square feet in area.
  4. Drive thru menu board signs: A wall or freestanding sign that lists the foods or other products available at drive through facilities.
  5. Door signs: Door signs identifying the business, business hours, emergency phone numbers, shall be permitted up to a maximum of two (2) square feet.
  6. Emergency service signs: Signs for emergency services such as police services, emergency rooms, fire departments, hospitals, etc.

7. Flag signs: The flag of the government or noncommercial institution.
8. Flag sign (commercial): The flag of a commercial institution, except that no more than one (1) flag is permitted per business, the flag shall not exceed twenty (20) square feet in surface area, shall be left loose to fly in the breeze and shall be a maximum of fifteen (15) feet in height.
9. Fuel island canopy signs: Signs affixed to, mounted on or painted on a fuel island canopy.
10. Interior signs: Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons such use or uses.
11. Memorial signs: Memorial signs or tablets, names or buildings and dates of erection of a building or structure.
12. Name plate signs (professional): Professional nameplates not to exceed four (4) square feet in area.
13. Neon window signs: A sign containing glass tube lighting in which a gas and phosphorus are used in combination to create a colored light. Neon Signs shall be no larger than four (4) square feet. No more than two (2) neon window signs per street frontage shall be allowed.
14. Person signs: Signs worn or held by a person while walking the public ways of the city.
15. Public convenience signs: Signs not exceeding six (6) square feet in area, erected for the convenience of the public, such as signs identifying restrooms, public telephones, pathways and similar features or facilities.
16. Seasonal decorations: Reasonable seasonal decorations within the appropriate holiday season. Displays shall be removed at the end of the public holiday season within 10 calendar days.
17. Traffic or other municipal signs (signs required by law): Temporary or permanent traffic signals, railroad crossings signs, legal notices, and temporary emergency or non-advertising signs.
18. Utility company signs: Signs of public utility companies indicating danger or which show the location of utility facilities.
19. Warning signs: Nonilluminated or externally illuminated, "no trespassing", "no parking", "no dumping" and other warning signs located on the lot to which the sign is appurtenant and not exceeding six (6) square feet.
20. Window signs: Window signs are exempt as long as the total window covered does not exceed thirty (30) percent of the total window area of all windows facing public streets.

M. Prohibited signs: The following signs and attention attracting devices shall be prohibited within the city, except as may otherwise be specifically stated within this subsection. These signs and other attention attracting devices are subject to removal by the city at the owner's or user's sole expense:

1. Any sign which blocks the Americans with Disabilities Act (ADA) minimum width required for handicap accessibility on a public sidewalk.
2. Bubble machines except for grand openings and community events.
3. Chasing lights, except as may be approved by the city as an integral part of a building or structure, and except for grand openings, community events and seasonal events.
4. Polyurethane and polyvinyl chloride (PVC) style inflatable balloons and blimps, larger than twenty-four (24) inches in diameter, except for grand openings and community events.
5. Reader board signs in excess of twenty (20) square feet.
6. Roof signs.
7. Searchlights, beacons, strobe lights, scintillating lights, and similar lights except for grand openings and community events.
8. Signs which imitate or resemble an official traffic sign or signals.
9. Signs which by reason of their size, location, movement, content, coloring or illumination that may be confused with or construed as a traffic control sign, the light of an emergency vehicle, radio equipment vehicle, or signs which obstruct the visibility of any traffic or street sign.
10. Signs and posters that are tacked, pasted, taped or otherwise affixed in a similar manner upon walls of buildings, trees, poles, posts, fences, hydrants, bridges or other like structures.
11. No sign shall be installed, erected or attached to a fire escape or door or window giving access to a fire escape.
12. Signs in violation of this title.
13. Signs in violation of local, state, or federal law over which the city exercises jurisdiction.
14. Any sign whose permit or approval has expired.

N. Art Installations: All art installations including but not limited to sculptures, fountains, mosaics and murals shall be exempt from the provisions and requirements of this chapter provided that art does not incorporate advertising or identification.

1. No art installation shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in chapter 3 of this title.

2. Art installations are subject to approval by the City of Kuna Art Commission.

#### **5-10-5: - MEASUREMENT OF SIGNAGE:**

A. The sign area shall be measured as follows:

1. The sign area shall be computed as the actual area of a sign face/copy (calculated as height multiplied by width, or 3.14 multiplied by radius squared, etc.)
2. In the case of individually applied lettering on walls, the area shall be computed by drawing straight lines to enclose the extremities of the letters or numbers.
3. Support structures of the sign shall not be included in calculating the sign area, but shall be included in the measurement of the height of the sign.

B. The height of all signs shall be measured from the top edge of the sign and/or support structure to the finished grade of the ground below the sign and/or supporting structure.

1. Signs located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm or other raised area shall be included in the height of the sign.
2. Upon planning and zoning director's administrative determination approval, architectural elements used above any sign area may be excluded from the maximum height measurement if it is determined that said architectural elements add to the character of the sign and do not create an overbearing appearance in relation to the sign, building and area.

#### **5-10-6: - SIGN APPROVAL PROCEDURE:**

A. Approval: The planning and zoning director shall make an administrative determination and provide the applicant a written letter stating the reasons for the decision reached and if any, conditions of approval.

B. Maintenance: It shall be the responsibility of the property owner to continually maintain any and all signs on his/her property. The sign, copy and materials shall be maintained and kept in good condition to guard against fading, decay, unsafe and poorly maintained signs. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the sign shall proceed at once to put such sign in a safe and secure condition or remove the sign.

1. Maintenance shall be such that the signage continues to conform to any conditions imposed by this section, the sign permit or any applicable special use permits. Nothing in this Code shall relieve the owner or user of any sign or owner of property on which a sign is located from maintaining the sign in a safe condition and state of good repair.

C. Inspections:

The planning and zoning director, or the director's designee may inspect, at any time deemed necessary, any sign regulated by this chapter to ensure that such sign conforms to this chapter and all other ordinances of the city.

1. All signs requiring a footing shall obtain a building permit and inspection(s) prior to the pouring of any concrete or covering of any footing. All requests for building permits and inspections shall be made directly to the building department.
2. All signs containing electrical connections shall be required to obtain an electrical permit and inspection(s). All requests for electrical permits and inspections shall be made directly to the building department.

It is the responsibility of the sign contractor and/or sign applicant to ensure that full compliance is met with all requirements. Failure to comply may result in the removal, replacement and/or alteration of the noncompliant signs at the sole expense of the contractor and/or sign permit applicant.

#### **5-10-7: APPEAL:**

- A. Any person aggrieved by the decision of the planning and zoning director may appeal the decision of the director within twenty (20) days after the written decision has been rendered by filing with the director a notice of appeal specifying the grounds upon which the appeal is being taken. The director shall transmit to the planning and zoning commission all papers constituting a record upon which the action appealed from was taken. The planning and zoning commission, after notice to the applicant, shall consider the appeal in a regularly scheduled public meeting. An appeal fee shall be required for an appeal. The planning and zoning commission's decision is final.

#### **5-10-8: NONCONFORMING SIGNS:**

- A. A "Nonconforming Sign" is a sign and its supporting structure which does not conform to all or part of the provisions of the chapter, and;
  1. Was in existence and lawfully erected prior to the effective date of this chapter; and
  2. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or
  3. Was in existence, located, and used on the premises at the time it was annexed into the city limits or included in the City's area of impact and has been in regular and continuous use.
- B. Any nonconforming sign and its supporting structure, which is destroyed, damaged, dilapidated or deteriorated, may be replaced or repaired providing:
  1. The new sign does not have a nonconforming feature that the original did not have; and
  2. The new sign does not exceed the size of the original sign; and
  3. A nonconforming sign is not expanded or changed; and
  4. A sign permit for the replacement or repair is issued within six (6) months of the date of the damage. The planning and zoning director may approve requests for extensions within the original six (6) months.

- C. No sign or supporting structure which is lawfully reproduced, repaired, or renovated as a nonconforming sign shall be increased in area or height.
- D. Changing of a nonconforming sign's face/copy is permitted in all cases.
- E. Relocation: Notwithstanding any other provision of this chapter, any legally existing nonconforming sign may be relocated on the same lot or tract of land, if the sign is required to be removed from its present location due to no fault of the owner. Such relocation of the sign shall be placed, inasmuch as possible, to the original location of the sign.

#### **5-10-9: - VARIANCE:**

If an owner or applicant desires to obtain a variance from the provisions in this subsection, it shall not be treated as variance pursuant to the provisions of KCC 5-11-4 of this title and the procedure for such variance shall not be governed by the aforementioned section. The special procedure for variances from this subsection shall be as follows:

- A. The owner or applicant shall file an application for a sign variance with the planning and zoning director or assignee, which application shall be provided by the City.
- B. Upon receipt of the sign variance application, the assignee shall review each application on a case-by-case basis to determine if the application is appropriate.
- C. Upon hearing the request for the sign variance, the director shall either approve, deny, or approve with conditions, the application for sign variance. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision at the hearing.
- D. Appeal: Any aggrieved party may appeal the decision of the director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

#### **5-10-10: - VIOLATIONS:**

Any sign installed, erected, constructed or maintained in violation of any of the terms of this chapter shall be subject to penalties set forth in KCC 1-4-1. Nothing herein contained shall prevent the council or any other public official from taking such lawful actions as is necessary to restrain or prevent any violation of this chapter.

**Section 5: Severability Provision**

4.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

**Section 6: Directing the City Clerk**

5.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

**Section 7: Effective Date**

6.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901 A, Idaho Code, may be published.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF KUNA

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

File Message Help Tell me what you want to do

Move OneNote Mail Categorize Follow Up Translate Read Aloud Zoom

Mon 12/23/2019 1:17 PM

**Jace Hellman**  
City of Kuna Request for Comment: Sign Ordinance Re-write

To: "Aaron Vance"

DRAFT Signage Ord 12-23-19.docx  
.docx File

Hello,

The City of Kuna is in the process of revamping its Sign Ordinance. We have a working draft (see attached) and would welcome any feedback that you can provide. We are hoping to have a final draft completed by the end of January. So, if it would be possible to have your comments in by close of business January 24<sup>th</sup>, 2020 that would great. We greatly appreciate any insight you may have on this matter.

If you have any questions, or need further clarification, please do not hesitate to ask. Thank you.

Best,

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

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Mon 12/23/2019 1:17 PM

**Jace Hellman**  
City of Kuna Request for Comment: Sign Ordinance Re-write

To: "robert@lytlesigns.com"

DRAFT Signage Ord 12-23-19.docx  
.docx File

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Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

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Mon 12/23/2019 1:17 PM

**Jace Hellman**  
City of Kuna Request for Comment: Sign Ordinance Re-write

To: 'Craig Lunsford'

DRAFT Signage Ord T2-23-19.docx  
.docx File

Hello,

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Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

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Mon 12/23/2019 1:17 PM

**Jace Hellman**  
City of Kuna Request for Comment: Sign Ordinance Re-write

To: 'Virginia Cunningham'

DRAFT Signage Ord T2-23-19.docx  
.docx File

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Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

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Mon 12/23/2019 1:17 PM

 **Jace Hellman**  
City of Kuna Request for Comment: Sign Ordinance Re-write

To: 'support@iesign.com'

 DRAFT Signage Ord 12-23-19.docx  
.docx File

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Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

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Mon 12/23/2019 1:17 PM

 **Jace Hellman**  
City of Kuna Request for Comment: Sign Ordinance Re-write

To: 'dave@aimsign.com'

 DRAFT Signage Ord 12-23-19.docx  
.docx File

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Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

## 5-1-6-2, Meaning of terms or works

Directional sign: as described can it be listed as a directional sign off premises or temporary? Add a definition for a permanent directional sign, (which is allowed as an exempt sign not to exceed 6 square feet)

Wall signs: are they allowed to break the plain or extend above a roof line. This is not defined in either the definition of wall signs, or the section of wall sign allowances.

## 5-10-54

The sign descriptions that are being eliminated in section B, (IE- Drivethu/Drive up signs, Directional signs, Etc.). Can these be listed in the exempt sign section, or prohibited signs, depending on what is allowed? It would make it easier to determine if a sign is allowed or requires a permit.

Fuel canopy signs being eliminated in section E, would these now qualify as wall signs, with their own allowance (8% of fuel canopy). I think that this is understood, but since at one time they had their own criteria, this may be something that should be mentioned in the code for clarification.

## Section I

Pole Signs: There does not appear to designate the difference on what the requirements are for a Pole sign 30' or less and a Pole sign over 30' other than taller than 30' requires a special use permit. In other words, if I want a sign over 30' tall, is there any other restrictions other than a special use permit?

## Section N

Sign illumination: Are internally illuminated signs allowed? I think it should state either way.

Wall signs: Section 3, I think the word "project" should be "projection"

Vision triangle is mentioned in the code under portable off premise signs, however it is not defined, or if it is defined in another part of the code, it would be helpful to mention the code number for reference. Also I do not see vision triangles mentioned in any of the setbacks. (I see a 5' setback from property lines, but is there also a vision triangle for monument or pole signs near driveways or intersections?)

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Monday, March 16, 2020 11:28 AM  
**To:** Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power Easements; Idaho Power Easments 2; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; Jim Obert; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Wendy Howell  
**Subject:** City of Kuna Request for Comment - Case No. 20-01-OA (Ordinance Amendment); Signage  
**Attachments:** DRAFT Signage Ord 3-13-20.pdf

March 16, 2020

Notice is hereby given by the City of Kuna that the following action is under consideration by the Planning and Zoning Commission and City Council for:

<b>FILE NUMBER</b>	<b>20-01-OA (Ordinance Amendment)</b>
<b>PROJECT DESCRIPTION</b>	<ul style="list-style-type: none"><li>• <b>MAKING CERTAIN FINDINGS; AND</b></li><li>• <b>AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND</b></li><li>• <b>REPEALING CHAPTER 10 OF TITLE 5; AND</b></li><li>• <b>AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10; AND</b></li><li>• <b>PROVIDING A SEVERABILITY CLAUSE; AND</b></li><li>• <b>DIRECTING THE CITY CLERK; AND</b></li><li>• <b>PROVIDING AN EFFECTIVE DATE.</b></li></ul>
<b>APPLICANT/ REPRESENTATIVE</b>	City of Kuna PO Box 13 Kuna, ID 83634
<b>SCHEDULED HEARING DATE</b>	<b>Tuesday, April 14, 2020 at 6:00 pm</b>
<b>STAFF CONTACT</b>	Wendy I. Howell, Planning & Zoning Director <a href="mailto:whowell@kunaid.gov">whowell@kunaid.gov</a> Phone: 208- 922-5274 Fax: 208-922-5989 <b>-OR-</b> Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone : 208-922-5274 Fax : 208-922-5989

Attached is the ordinance for your consideration and response. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 pm located at Kuna City Hall, 751 W. 4<sup>th</sup> Street, Kuna, Idaho 83634.

Jace Hellman

Planner II

751 W 4<sup>th</sup> St

Kuna, ID 83634

[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Wednesday, May 13, 2020 2:36 PM  
**To:** 'IDAHO PRESS-TRIBUNE'  
**Subject:** City of Kuna Request for Legal Publication  
**Attachments:** KMN Legal, ACI Expansion.doc; PZ KMN Notice 20-01-OA.doc

Greetings:

We would like to request that you publish the attached legal notifications in the May 20, 2020 and May 27, 2020 cycles of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. These notification needs to be published in both cycles.

The Kuna P.O. for this request is #10028 (if you need it).  
Thank you!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

**CITY OF KUNA**  
PO Box 13 - Kuna, ID 83634  
Phone: 208-922-5274

**File # 20-01-OA – City of Kuna, Zoning Ordinance Amendment**

NOTICE IS HEREBY GIVEN that Kuna Planning and Zoning Commission will hold a public hearing on **Tuesday, June 9, 2020 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID. The public hearing is for the purpose of gaining input on the following ordinance amendment:

- 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.

The public is invited to present written or oral comments. Written testimony received by the close of business on **June 2, 2020** will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4<sup>th</sup> Street, Kuna, ID.

If you have questions or require special accommodations, contact the Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

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(No need to print anything below this line.)

*Please publish one time each on May 20, 2020 and May 27, 2020.*  
(Sent 05/13/2020)

Kuna P.O. #10028

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS Printed at 05/14/20 11:20 by sje14

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Acct #: 345222 Ad #: 2014085 Status: New WHOLD

1 KUNA, CITY OF Start: 05/20/2020 Stop: 05/27/2020  
P.O. BOX 13 Times Ord: 2 Times Run: \*\*\*  
KUNA ID 83634 LEG 2.00 X 42.00 Words: 234  
Total LEG 84.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: L2 Cost: 136.27  
# Affidavits: 1

Contact: CHRIS ENGLES Ad Descrpt: 20-01-0A  
Phone: (208)387-7727 Given by: JACE HELLMAN  
Fax#: P.O. #:  
Email: awelker@kunaaid.gov; gsmith@k Created: sje14 05/14/20 11:15  
Agency: Last Changed: sje14 05/14/20 11:20

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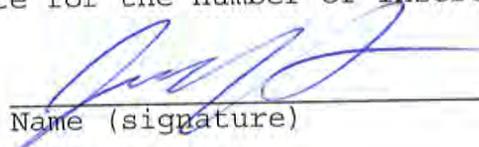
PUB ZONE EDT TP RUN DATES  
KMN A 96 S 05/20,27

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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208) 467-9251  
Fax (208) 475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 05/14/20 11:20 by sjel4

Acct #: 345222

Ad #: 2014085

Status: New WHOLD WHOI

**LEGAL NOTICE**

**File # 20-01-OA  
City of Kuna, Zoning Ordinance Amendment**

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- REPEALING CHAPTER 10 OF TITLE 5; AND
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Kuna Planning & Zoning Department

May 20, 27, 2020

2014085

# LEGAL NOTICES



## LEGAL NOTICE

**File # 20-01-CPF, Ensign Subdivision No. 1 Re-plat**

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Commission will hold a public hearing, Tuesday, June 9, 2020 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Preliminary Plat & Final Plat Combination Plat (Short Plat) request to Re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to divide 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).

The public is invited to present written or oral comments. Written testimony received by the close of business on June 4, 2020 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process,

which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions about the project or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna P&Z Dept.

May 20, 2020 2014090

## LEGAL NOTICE

**Case # 20-02-SUP (Special Use Permit)**

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday June 9, 2020, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a Special Use Permit request from Karla Brauneisen to operate an In-Home Daycare located at 727 N. Katie Way, Kuna, Idaho (APN #: R8069130240).

The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commission-

ers, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

May 20, 2020 2014035

## LEGAL NOTICE

**File # 20-01-OA City of Kuna, Zoning Ordinance Amendment**

NOTICE IS HEREBY GIVEN that Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID. The public hearing is for the purpose of gaining input on the following ordinance amendment:

- 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.

The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020 will be included in the packets distributed to the governing body.

Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

If you have questions or require special accommodations, contact the Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

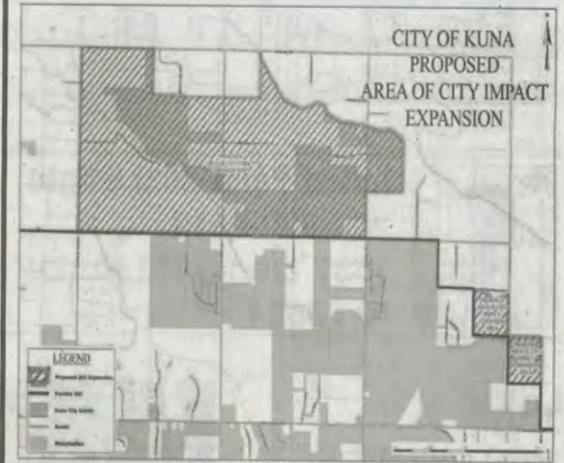
May 20, 27, 2020

2014085

## LEGAL NOTICE

**City of Kuna Northern Area of City Impact Boundary Expansion**

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm, at Kuna city hall, 751 W 4th Street, Kuna, ID, to review the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.



The public is invited to present written or oral comments. Written testimony received by the close of business on June 2, 2020, will be included in the packets distributed to the governing body. Late submissions (must include eight [8] copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or City Hall: 751 W 4th Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

May 20, 27, 2020

2014041

# Kuna-Melba News Classifieds

TO ADVERTISE CALL 208.922.3008

### Legal Notices

#### LEGAL NOTICE

**Case #'s 19-10-AN (Annex), 19-01-PUD (Planned Unit Development), 19-06-S (Preliminary Plat) & a Development Agreement.**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, June 16, 2020 at 6:00 pm, at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an Annexation, P.U.D., Preliminary Plat & Development Agreement request by RiverRidge Engineers, to annex approximately 761 acres into Kuna City limits, with a variety of zones; to include R-6 (Medium Density Residence), R-12 (High Density Residence), R-20 (High Density Residence), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. The project is proposed as a multi-phased, Master-Planned Development with 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 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.

The public is invited to present written or oral comments. Written testimony received by the close of business on June 10, 2020, will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

**Announcements**

**55/Older? Unemployed? Limited/No Current Income?**

Earn a paycheck and update job skills through the Senior Community Service Employment Program – it's a stepping stone to employment.

Now enrolling in Ada and Canyon counties!  
Find out if you qualify.  
Call Experience Works:  
**888.278.9109**  
[www.experienceworks.org](http://www.experienceworks.org)  
No Fee. Nonprofit Organization. EEO.

**Firewood**

**FIREWOOD FOR SALE**  
\$100 in logs  
\$150 in rounds  
\$225 split  
\$16/yd Cascade Compost  
**(208)365-2244**

**Household Goods**

Thomasville Marketplace  
Luxury Shag Rug 5'-3"x7'-5"  
Sand Dune \$49.  
208-884-1581

**Medical Equipment**

**3-Wheeled Rascal Scooter**  
Needs batteries  
\$200  
**(208)466-3437**

**Sports Equipment**

**TRADE:**  
My Electrical Experience for almost anything of VALUE.  
**(208)880-7967**

**Wanted**

**WANTED FREON R12.**  
We pay CASH.

R12 R500 R11. Convenient. Certified professionals.  
**312-291-9169**  
[www.refrigerantfinders.com/ad](http://www.refrigerantfinders.com/ad)

**Pets & Supplies**

**Pets & Company Retirement Sale**  
(Karcher Mall)  
Store Hours: 10-5

25% off all merchandise in store!

Must come through back door.  
**(208)467-3231**

**Find it Fast in the Kuna-Melba News Classified Pages**

**Announcements**

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\$100 in logs  
\$150 in rounds  
\$225 split  
\$16/yd Cascade Compost  
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Luxury Shag Rug 5'-3"x7'-5"  
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Store Hours: 10-5

25% off all merchandise in store!

Must come through back door.  
**(208)467-3231**

**Find it Fast in the Kuna-Melba News Classified Pages**

**Automobiles**

## Public Auction

Bid as soon as the vehicles are unveiled

**Friday, May 29th at 5:00 PM Mountain Time**  
Bidding ends Thursday, June 4th at 1:00 PM

5 minute soft close rule applies. Vehicles receiving a bid in the last 5 minutes of Bidding will extend the bidding on that item by 5 minutes.

Vehicles, Equipment & other items from:  
State of Idaho Department of Fish & Game, State of Idaho Department of Corrections, State of Idaho Department of Health & Welfare, City of Boise, Idaho Department of Water Resources, Idaho Soil and Water Conservation Commission, Boise State University, State of Idaho Department of Park & Recreation, Idaho Department of Agriculture, Idaho Department of Environmental Quality, Idaho Lottery Commission, Idaho Industrial Commission, Idaho State Police, Idaho Department of Finance, Idaho State Tax Commission, ValleyRide, Idaho State Tax Commission, Idaho State Historical Society, plus independent Consignment.

For more information, register and bid online at:  
<http://daaid.autoremarketers.com>

**Preview: Monday, June 1st from 10 am to 3pm**

Information Subject to Change

**Brought to you by:**

**Automobiles**

★★★★★★

**2010 Ford Focus SES**  
2.0 4 Cyld. Automatic, A/C, Leather Interior (Heated), Power Sunroof, Power Windows/Locks, Tilt/Cruise, Keyless Entry, CD, All Season Radials (90%), New Brakes, 30-35 Plus MPG  
Average Miles Priced \$1,100 Under NADA Book  
1st \$3,650  
Loaded! Good Condition!  
**(208)409-3702**

★★★★★★

**Boats & Watersports**

**16' Lund Boat**  
w/ 50hp ob motor, electric trolling motor, livewell. Great fishing/family boat!  
\$5,800  
**(208)880-4189**

**19' deep hull boat**  
with like new 350 engine. Kept in shed. See to appreciate.  
\$3,500  
**(208)922-5909**

**19' motor home**  
can sleep 6 excellent engine, very clean.  
\$2,000  
**(208)922-5909**

**Fifth Wheels**

**2010 Wildcat Fifth Wheel**  
by Forest River





# City of Kuna

## Planning and Zoning Commission

### Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.id.gov

**To:** Planning and Zoning Commission

**Planner:** Wendy I. Howell, PCED

**Hearing Date:** June 9, 2020

**Applicant:** City of Kuna, Planning and Zoning  
751 W. 4<sup>th</sup> St  
Kuna, ID 83634  
208.922.5274

#### Table of Contents:

- |                          |                                |
|--------------------------|--------------------------------|
| A. Course of Proceedings | D. Staff Analysis              |
| B. Project Request       | E. Applicable Standards        |
| C. Agency Responses      | F. Commission's Recommendation |

#### **A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

##### **a. Notifications**

- |                           |                |
|---------------------------|----------------|
| i. Agency Comment Request | March 24, 2020 |
| ii. Kuna Melba Newspaper  | May 20, 2020   |
| iii. Kuna Melba Newspaper | May 27, 2020   |

#### **B. Project Request:**

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.

#### **C. Agency Responses:**

Idaho Transportation Department responded on March 5, 2020 stating that they did not have any objections.

#### **D. Staff Analysis:**

The City of Kuna has worked with Meridian city to come to an agreeable area of city impact on the most northern boundary of the approved area of city impact. The map in front of you depicts the agreed-on boundary between Kuna and Meridian.

There are two additional areas that Kuna is proposing to include in the area of city impact are adjacent to Highway 69 and W Aristocrat Drive. All of these areas include already annexed properties.

#### **E. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.

3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**F. Commission's Recommendation:**

*Note: These motions are for the recommendation of approval, conditional approval or denial of the Ordinance Amendment to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.

**DATED** this 9<sup>th</sup> day of June, 2020.



# City of Kuna

## Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

Based upon the record contained in the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.

*If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

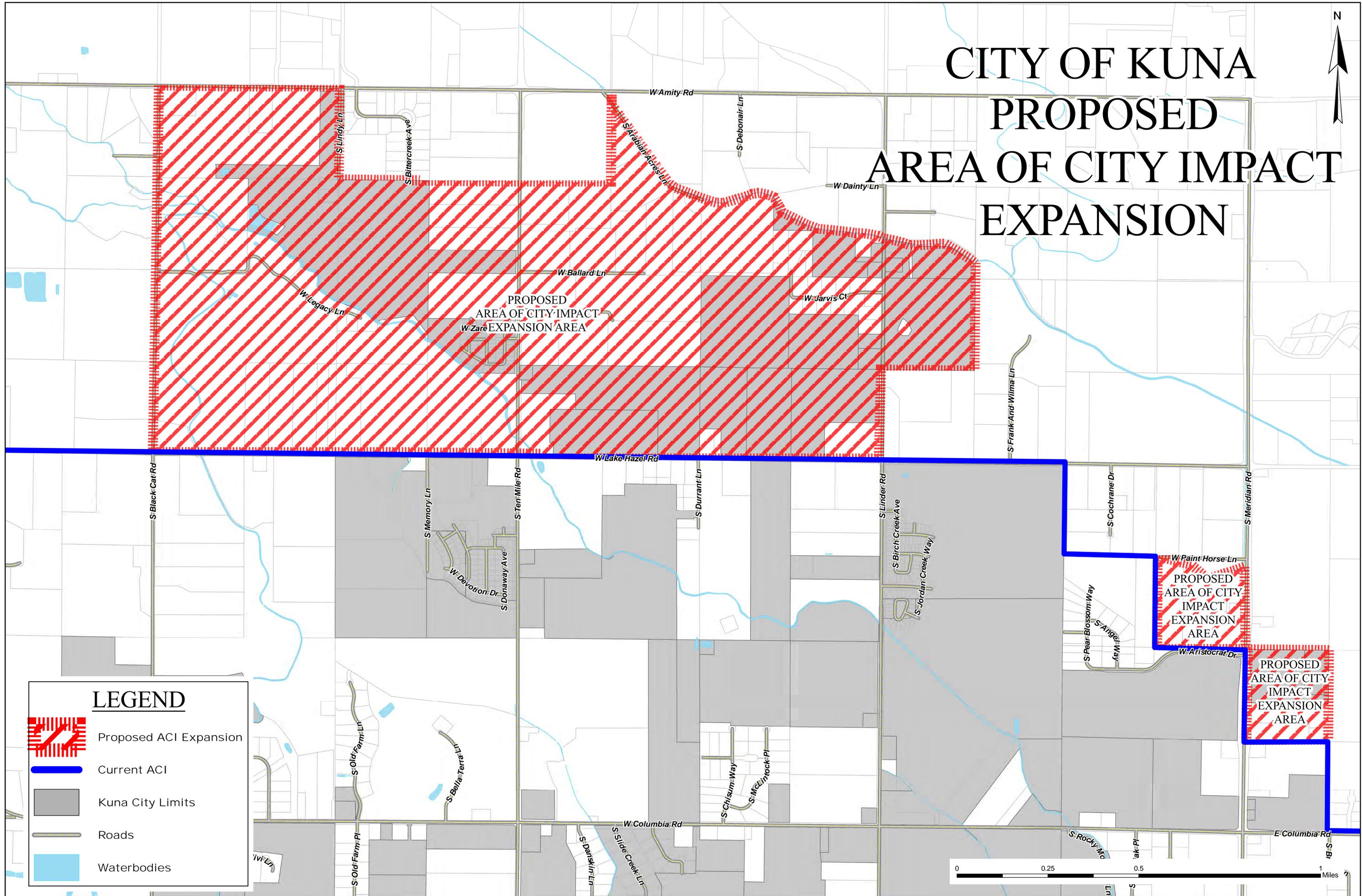
**Staff Finding:** *In lieu of a mailed notice, two notices of the time, place of the hearing and summary of the proposal was published in the Kuna Melba News. The legal notices were published on May 20, 2020 and May 27, 2020.*

2. *In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.*

**Staff Finding:** *Applicable agencies were notified on and asked to provide comment on March 3, 2020. Staff has received no responses.*

**DATED** this 9<sup>th</sup> day of June, 2020

# CITY OF KUNA PROPOSED AREA OF CITY IMPACT EXPANSION



## LEGEND

-  Proposed ACI Expansion
-  Current ACI
-  Kuna City Limits
-  Roads
-  Waterbodies



**LEGAL DESCRIPTION FOR THE CITY OF KUNA'S AREA OF CITY IMPACT:**

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Rd and S McDermott Rd,

Thence south 7-½ miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;

Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;

Thence south 1-½ miles to a point in the center of the E Poen Rd;

Thence east 4 miles along the E Poen Rd alignment;

Thence south ¼ mile along S Cole Rd;

Thence east ½ mile to the alignment of S Broken Sky Ln;

Thence north along said alignment ¼ mile to the alignment of E Poen Rd;

Thence east 1 ½ miles to the alignment of S Pleasant Valley Rd;

Thence north along said S Pleasant Valley Rd 5 miles more or less to the intersection of W Tenmile Creek Rd;

Thence in a northwesterly direction for 4.94 miles more or less along W Tenmile Creek to the intersection of W Hubbard Rd;

Thence west 1 mile along W Hubbard Rd to the intersection of S Cloverdale Rd;

Thence north ½ mile along S Cloverdale Rd;

Thence west 1-½ mile to the center of Section 8, Township 2 North Range 1 East;

Thence north ½ miles to a point in the center of E Columbia Rd;

Thence west 1-¼ miles along E Columbia Rd to the intersection of S Bryker Ln;

Thence north ½ of a mile;

Thence west ¼ of a mile to the centerline of S Meridian Rd and the alignment of W Aristocrat Dr;

Thence north approximately 1,150 feet more or less along said centerline of S Meridian Rd to the centerline of the Meridian Lateral;

Thence following said Meridian Lateral in a westerly direction for approximately 1,070 feet to the eastern boundary of the Western 12.5 acres of the SE ¼ of the NE ¼ of Section 1, Township 2 North, Range 1 West;

Thence north 57 feet more or less to the centerline of W Paint Horse Ln;

Thence west 1,742 feet west to the Center North 1/16 Corner of Section 1, Township 2 North, Range 1 West;

Thence north ¼ of a mile;

Thence west ½ of a mile;

Thence north  $\frac{1}{4}$  of a mile;

Thence east  $\frac{1}{4}$  of a mile;

Thence north approximately three tenths of a mile to the centerline of the Rawson Lateral;

Thence along the Rawson Lateral approximately 1.17 miles and coincident with S Arabian Acres Ln to the intersection of said Lane and the Eastern boundary of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$ , Township 3 North, Range 1 West, Section 35;

Thence south .21 miles to the southern boundary of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$ , Township 3 North, Range 1 West, Section 35;

Thence west  $\frac{3}{4}$  of a mile to the alignment of S Lindy Ln;

Thence north  $\frac{1}{4}$  of a mile to the centerline of W Amity Rd;

Thence along the centerline of West Amity Rd  $\frac{1}{2}$  of a mile to the intersection of said road and S Black Cat Rd;

Thence south one mile to a point in center of W Lake Hazel Rd;

Thence west one mile along W Lake Hazel Rd to the Point of Beginning;

#### **EXCEPTING THERFROM**

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Rd and S McDermott Rd,

Thence south 7- $\frac{1}{2}$  miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;

Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;

Thence south 1- $\frac{1}{2}$  miles to a point in the center of the E Poen Rd;

Thence east 4 miles along the E Poen Rd alignment;

Thence south  $\frac{1}{4}$  mile along S Cole Rd;

Thence east  $\frac{1}{2}$  mile to the alignment of S Broken Sky Ln;

Thence north along said alignment  $\frac{1}{4}$  mile to the alignment of E Poen Rd;

Thence east 1  $\frac{1}{2}$  miles to the alignment of S Pleasant Valley Rd;

Thence north along said S Pleasant Valley Rd 5 miles more or less to the intersection of W Tenmile Creek Rd;

Thence in a northwesterly direction for 4.94 miles more or less along W Tenmile Creek to the intersection of W Hubbard Rd;

Thence west 1 mile along W Hubbard Rd to the intersection of S Cloverdale Rd;

Thence north  $\frac{1}{2}$  mile along S Cloverdale Rd;

Thence west 1-½ mile to the center of Section 8, Township 2 North Range 1 East;

Thence north ½ miles to a point in the center of E Columbia Rd;

Thence west 1-¼ miles along E Columbia Rd to the intersection of S Bryker Ln;

Thence north ¼ of a mile;

Thence west ¼ of a mile to the centerline of S Meridian Rd;

Thence north along said centerline of S Meridian Rd ¼ of a mile;

Thence west ¼ of a mile;

Thence north ¼ of a mile;

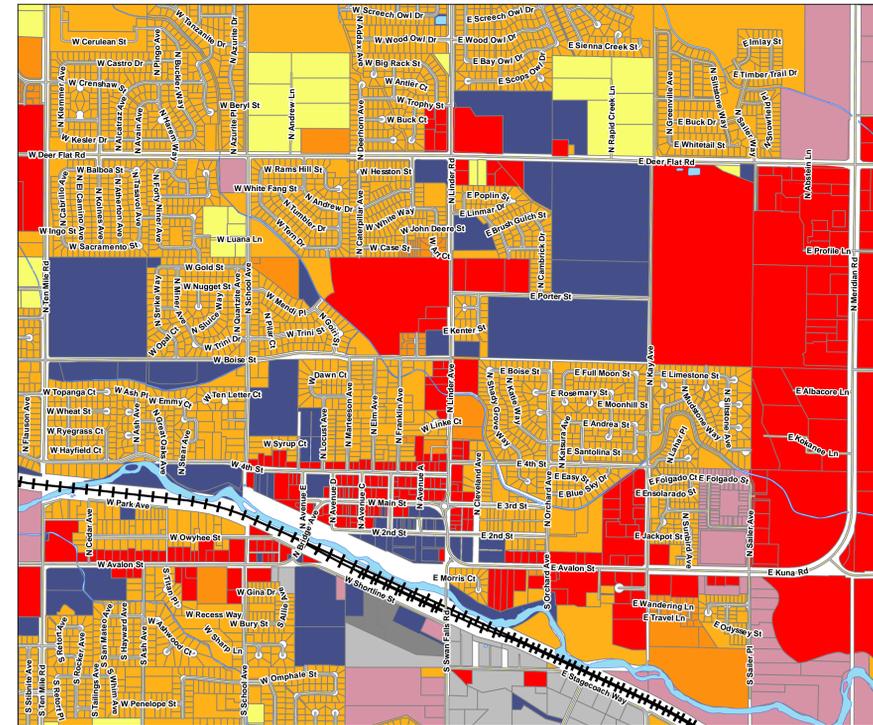
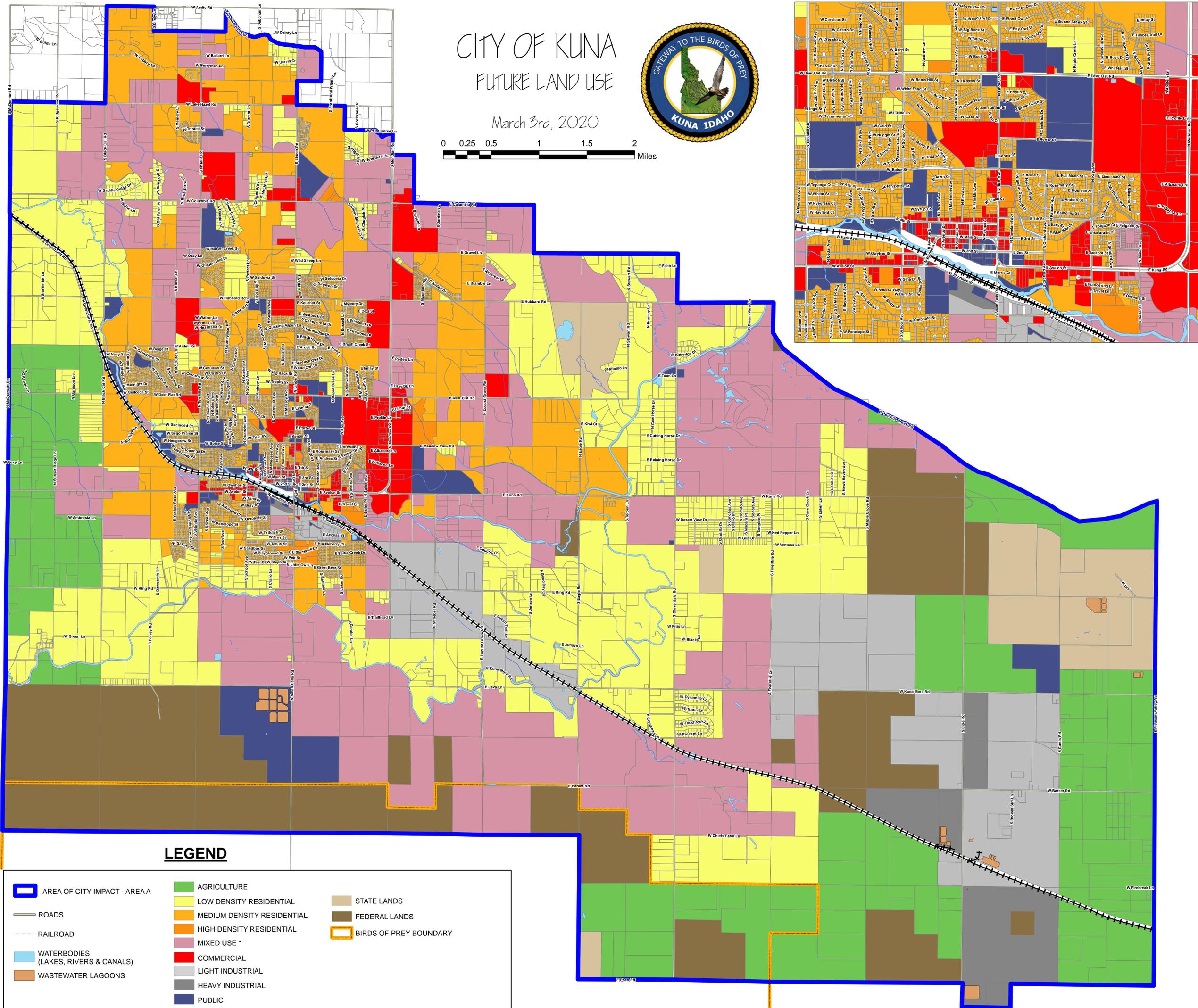
Thence west ¼ of a mile;

Thence north ¼ of a mile to a point in center of W Lake Hazel Rd;

Thence west 3-½ miles along W Lake Hazel Rd to the Point of Beginning;

# CITY OF KUNA FUTURE LAND USE

March 3rd, 2020



## LEGEND

- |                                      |                            |                        |
|--------------------------------------|----------------------------|------------------------|
| AREA OF CITY IMPACT - AREA A         | AGRICULTURE                | STATE LANDS            |
| ROADS                                | LOW DENSITY RESIDENTIAL    | FEDERAL LANDS          |
| RAILROAD                             | MEDIUM DENSITY RESIDENTIAL | BIRDS OF PREY BOUNDARY |
| WATERBODIES (LAKES, RIVERS & CANALS) | HIGH DENSITY RESIDENTIAL   |                        |
| WASTEWATER LAGOONS                   | MIXED USE *                |                        |
|                                      | COMMERCIAL                 |                        |
|                                      | LIGHT INDUSTRIAL           |                        |
|                                      | HEAVY INDUSTRIAL           |                        |
|                                      | PUBLIC                     |                        |

\* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Tuesday, March 3, 2020 11:20 AM  
**To:** Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; Jim Obert; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Wendy; 'chood@meridiancity.org'; 'jbongiorno@meridiancity.org'; 'yochum.joe@westada.org'; 'harp.kimberly@westada.org'  
**Subject:** City of Kuna Request for Comment - Northern Area of City Impact Expansion  
**Attachments:** ACI Expansion Agency Packet.pdf

March 3, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>Case Name:</b>	Northern Area of City Impact Boundary Expansion
<b>Project Description</b>	The City of Kuna is requesting to expand its most northern boundary of its Area of City Impact (ACI) Boundary. 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.
<b>Site Location</b>	See attached map and legal description
<b>Applicant</b>	<b>City of Kuna – Planning and Zoning Department</b>
<b>Public Hearing Date</b>	Tuesday, <b>March 24, 2020</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Wendy Howell, Planning and Zoning Director WHowell@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

**Jace Hellman**

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Thursday, March 5, 2020 8:00 PM  
**To:** Jace Hellman  
**Subject:** Northern Area of City Impact Expansion

Good evening,  
ITD has received the proposed Northern Area of City Impact Boundary Expansion Agency Packet for review. ITD has no objections to the proposed changes in the application.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

**From:** Jace Hellman <jhellman@kunaID.gov>  
**Sent:** Tuesday, March 3, 2020 11:20 AM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhardt@kunaschools.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim Obert <jim@kunaschools.org>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Phil Roberts <proberts@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>; chood@meridiancity.org; jbongiorno@meridiancity.org; yochum.joe@westada.org; harp.kimberly@westada.org  
**Subject:** [EXTERNAL] City of Kuna Request for Comment - Northern Area of City Impact Expansion

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---  
March 3, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>Case Name:</b>	Northern Area of City Impact Boundary Expansion
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<b>Project Description</b>	The City of Kuna is requesting to expand its most northern boundary of its Area of City Impact (ACI) Boundary. 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.
<b>Site Location</b>	See attached map and legal description
<b>Applicant</b>	<b>City of Kuna – Planning and Zoning Department</b>
<b>Public Hearing Date</b>	Tuesday, <b>March 24, 2020</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Wendy Howell, Planning and Zoning Director <a href="mailto:Whowell@kunaid.gov">Whowell@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



## Jace Hellman

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**From:** Jace Hellman  
**Sent:** Wednesday, May 13, 2020 2:36 PM  
**To:** 'IDAHO PRESS-TRIBUNE'  
**Subject:** City of Kuna Request for Legal Publication  
**Attachments:** KMN Legal, ACI Expansion.doc; PZ KMN Notice 20-01-OA.doc

Greetings:

We would like to request that you publish the attached legal notifications in the May 20, 2020 and May 27, 2020 cycles of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. These notification needs to be published in both cycles.

The Kuna P.O. for this request is #10028 (if you need it).  
Thank you!

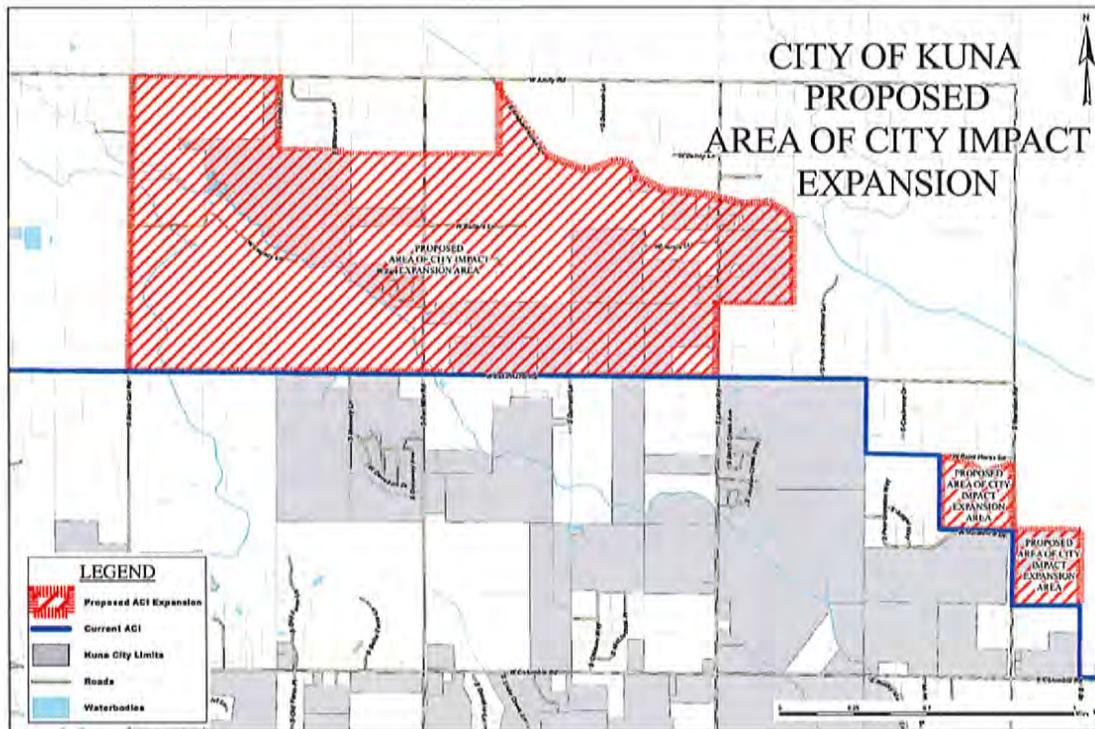
Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

**KUNA**  
Planning & Zoning

CITY OF KUNA  
PO Box 13 - Kuna, ID 83634  
Phone: (208) 922-5274

### City of Kuna – Northern Area of City Impact Boundary Expansion

NOTICE IS HEREBY GIVEN, that the **Kuna Planning and Zoning Commission** will hold a public hearing on **Tuesday, June 9, 2020 at 6:00 pm**, at Kuna city hall, 751 W 4<sup>th</sup> Street, Kuna, ID, to review the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.



The public is invited to present written or oral comments. Written testimony received by the close of business on **June 2, 2020**, will be included in the packets distributed to the governing body. Late submissions (must include eight [8] copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or City Hall: 751 W 4<sup>th</sup> Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

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(No need to print anything below this line)

*Please publish on May 20, 2020 and May 27, 2020*  
**PO will be: #10028**

(Sent 05/13/2020)

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 05/14/20 10:15 by sje14

Acct #: 345222

Ad #: 2014041

Status: New WHOLD

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 05/20/2020 Stop: 05/27/2020  
Times Ord: 2 Times Run: \*\*\*  
LEG 2.00 X 58.00 Words: 219  
Total LEG 116.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: L2 Cost: 185.33  
# Affidavits: 1

Contact: CHRIS ENGLES  
Phone: (208)387-7727

Fax#:

Email: awelker@kunaaid.gov; gsmith@k

Agency:

Ad Descrpt: CITY IMPACT BOUNDARY  
Given by: JACE HELLMAN

P.O. #:

Created: sje14 05/14/20 09:50

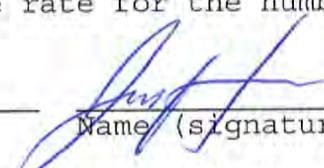
Last Changed: sje14 05/14/20 10:14

PUB ZONE EDT TP RUN DATES  
KMN A 96 S 05/20,27

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208) 467-9251  
Fax (208) 475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 05/14/20 10:15 by sje14

Acct #: 345222

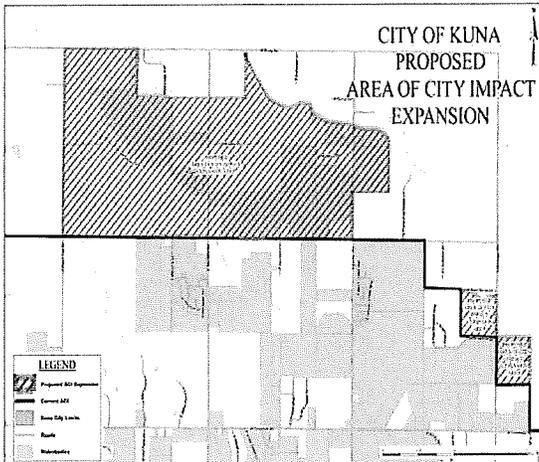
Ad #: 2014041

Status: New WHOLD WHOI

**LEGAL NOTICE**

**City of Kuna  
Northern Area of City Impact Boundary Expansion**

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm, at Kuna city hall, 751 W 4<sup>th</sup> Street, Kuna, ID, to review the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.



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If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

May 20, 27, 2020

2014041

345222 1999514

1 KUNA, CITY OF

P.O. BOX 13  
KUNA ID 83634

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO** )

County of Ada )

)SS.

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 2 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

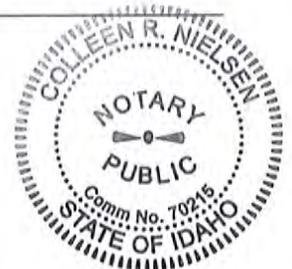
That said notice was published the following:  
03/04/2020 03/11/2020

*Sharon Jessen*  
STATE OF IDAHO)

County of Canyon)

On this 11th day of March in the year of 2020 before me a Notary Public, personally appeared. Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

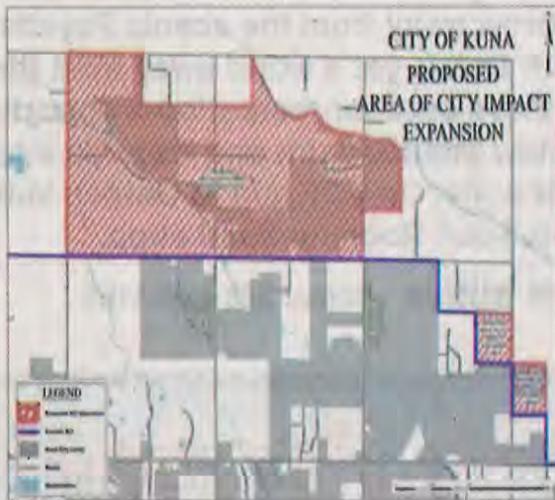
*Colleen R. Nielsen*  
Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 06/28/2023



**LEGAL NOTICE**

**City of Kuna  
Northern Area of City Impact Boundary Expansion**

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, March 24, 2020, at 6:00 pm, at Kuna city hall, 751 W 4th Street, Kuna, ID, to review the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary and 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.



The public is invited to present written or oral comments. Written testimony received by the close of business on March 17, 2020, will be included in the packets distributed to the governing body. Late submissions (must include eight [8] copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or City Hall: 751 W 4th Street, Kuna, ID. If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

March 4, 11, 2020

1999514