



## PLANNING & ZONING COMMISSION AGENDA

**Tuesday, September 8, 2020  
6:00 PM**

*Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks will be required.*

*Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.*

**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.**

**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/>

### APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

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

1. Submit any 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: City Clerk  
PO Box 13  
Kuna ID 83634

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

1. Submit any 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](#)
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna  
Attention: City Clerk  
PO Box 13  
Kuna ID 83634

### Oral – Via electronic call during the Public Hearing

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
  - ✓ 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.

**Oral – In Person Testimony during the Public Hearing.**

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 on the City of Kuna Facebook page, <https://www.facebook.com/CityofKunaIdaho/>. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

Information provided at the public hearing will be available, upon request, five (5) days prior to the hearing. The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the hearing in a format that is usable to persons with disabilities.

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

**COMMISSIONERS:**

Chairman Lee Young  
 Vice Chairman Dana Hennis  
 Commissioner Cathy Gealy

Commissioner Stephen Damron  
 Commissioner John Laraway

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

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

1. August 25, 2020

**B. Findings of Fact & Conclusions of Law**

1. Case No. 20-15-DR (Design Review) Patagonia Pool House
2. Case Nos. 20-08-SN (Sign) and 20-17-DR (Design Review) Kuna Dental Automated Monument Sign

**3. PUBLIC HEARING:**

**4. BUSINESS ITEMS:**

**A. Case No. 20-18-DR (Design Review) Medical Office at Redhawk Square - ACTION ITEM**

NeUdesign Architecture requests Design Review approval for a 6,061 square foot medical office and accompanying parking lot within Redhawk Square (APN: S1323212411), located on the southwest corner of W Deer Flat and N School Ave.

**5. ADJOURNMENT:**



**PLANNING & ZONING COMMISSION  
MINUTES**

**Tuesday, August 25, 2020  
6:00 PM**

*Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks were required. Council Chambers audience occupancy was 15.*

*This meeting was also streamed Live on the City of Kuna Facebook page:  
<https://www.facebook.com/CityofKunaIdaho/>*

**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

**CITY STAFF PRESENT:**

Doug Hanson, Planner  
Jessica Reid, Planning & Zoning Staff

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

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

*1. August 11, 2020*

**B. Findings of Fact & Conclusions of Law**

- 1. Case Nos. 20-01-AN (Annexation), 20-03-S (Preliminary Plat) and 20-07-DR (Design Review) LedgeStone South Subdivision*
- 2. Case Nos. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) Patagonia East, Ridge & Lakes Subdivision*
- 3. Case Nos. 20-03-SUP (Special use Permit), 20-13-DR (Design Review) Eagle Christian Church*
- 4. Case Nos. 20-01-ZC (Rezone), 20-02-S (Preliminary Plat) & 20-05-DR (Design Review) Sera Sole Subdivision*
- 5. Case No. 19-13-AN (Annexation) Blackrock Marketplace/Village*

**Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:**

**Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron, and Commissioner John Laraway.**

**Voting No: None**

**Absent: 0**

**Motion carried: 5-0-0**

**3. PUBLIC HEARING:**

#### 4. BUSINESS ITEMS:

##### A. Case No. 20-15-DR (Design Review) Patagonia Pool House - **ACTION ITEM**

**Jessica Reid:** Good evening Commissioners; for the record, Jessica Reid, Planning & Zoning staff, 751 W 4<sup>th</sup> Street, Kuna, Idaho, 83634. Applicant Celeste Valle of Breckon Land Design, seeks Design Review approval on behalf of Patagonia Development to construct a pool, pool house and accompanying parking lot. The pool and pool house will be constructed on future Lot 1 of Block 18 (APN: S1407427955) within Patagonia No. 7, which was approved on May 19, 2019. Said project will acquire an ingress/egress via E Rio Chico Drive, which will become a public road once extended, and provides 15 parking stalls, 2 of which are ADA accessible. The 853 square foot pool house is comprised of a variety of approved building materials in earth toned colors, and features decorative beam details. The roof is comprised of architectural grade asphalt shingles. Men's and Women's bathroom facilities separated by a covered entryway, a pool storage room and pool equipment room, will be contained within the building; a 6-foot wide wrought iron, self-locking and closing, double gate will provide access from the parking lot. Wall and soffit mounted LED lighting will illuminate the area as well as street lighting along E Rio Chico Drive. The concrete pool deck will have multiple seating arrangements, a seating area shaded with a cabana-like structure, and will be surrounded by a 6-foot tube steel fence with a self-closing and locking 5-foot man gate, located on the north side. An ADA accessible ramp near the steps has been designed into the pool as to ensure all Patagonia residents will be served. Trash collection via bins has been provided on the north side of the pool house with appropriate screening walls, as well as the additional amenities of a seating area and bike rack. The entire pool and pool house area is surrounded by landscaping made up of trees, shrubs, crushed sandstone mulch and turf. Landscaping will be watered via an irrigation system. A pathway will span from the sidewalk on E Rio Chico Drive, along the front of the pool house, across the common lot, and connect to E Los Altares Drive to the north. Staff notes the applicant shall be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer. Staff has reviewed the application and finds the proposed project generally appears to conform to Kuna City Code Title 5; Comprehensive Plan; Future Land Use Map and Idaho Code. With that I will stand for questions. **C/Young:** Are there any questions for staff at this point? **C/Damron:** Not at this time. **C/Laraway:** No. **C/Gealy:** Yes, I had just one question. I had looked for the enclosure for the trash bins, and had seen that it would be bins and not a dumpster, but I'm not sure where the trash enclosure is; I heard you say on the north side. **JR:** It is shown off the north side where the 5-foot man gate is located. **C/Hennis:** If you look at page 116 (of the packet), it's on the north end of the building, keynote 5. **C/Gealy:** Ok, thank you. I have no other questions. **C/Young:** Would the applicant please come forward and state your name and address for the record. **John Breckon:** John Breckon, Breckon Land Design, 6661 N Glenwood Street. I don't have a whole lot to add, it's relatively self-explanatory if you've gone

through the packet and seen the materials. Essentially, this is part of phase 7 of Patagonia and within this common lot is a parking lot, the changing room building, and swimming pool. It is a relatively large common lot with green space big enough for a softball field, and has landscaping. Our intent is to dress this area up and provide a nice amenity for the community; the swimming pool is relatively large, has ADA accessibility, a trellis shade structure on one side as well as ample deck space for layout chairs. It is relatively similar to other pool designs that we do for this type of development, it has a small tanning shelf or shallow end that is about 18-inches deep, then it steps down to your more standard 3 – 5-foot depth. There is a nice landscape design, the color plan really shows the size of that common area; it also connects to the pathway to the north, the pathway bisects that common area and allows for pedestrian circulation throughout. The structure elevations gives you a good feel for what it (the pool house) will look like, the roofline, as well as the finishes and color; there is a dry-stacked stone appearance for a portion of the building, then it transitions to a cement fiber board with some darker earth tones. I will stand for questions.

**C/Young:** Are there any questions for the applicant at this time? **C/Gealy:** I have no questions. **C/Hennis:** The only thing I was wondering is are you planning on having any lights within the parking lot, light posts? I didn't see any indicated. **C/Young:**

There is a lighting plan on page 123. **JB:** There is a photometric plan and there is lighting on the building, and there is street lighting within the development. There is no light pole within the parking lot itself, we have the lighting coming off the building itself. We didn't think it was needed based on the photometrics. **C/Hennis:**

Ok, thank you. **C/Young:** That brings our discussion. **C/Hennis:** I think it has a nice open area, there's good parking; I don't have any opposition to it, they've presented a good product. **C/Young:** For me, the landscaping looks appropriate, the pathway connection. As far as the structure itself, the varying materials and roofline, it's not monolithic, and the rest of the structure has relief to it; it works pretty well. Any other thoughts. **C/Laraway:** It seems appropriate. **C/Damron:** I like the way they actually

have a large area, if the kids don't want to play in the pool they are still contained within that area, I think it bodes well with it and works nice. **C/Hennis:** I like the ADA (accessibility) in the pool, that's not something you see a lot of. **C/Gealy:** I have no concerns; I think it's a great addition to the community.

**Commissioner Dana Hennis moved to approve 20-15-DR (Design Review) for Patagonia Pool House with the conditions as outlined in the staff report. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:**

**Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron, and Commissioner John Laraway.**

**Voting No: None**

**Absent: 0**

**Motion carried: 5-0-0**

**B. Case No. 20-08-SN (Sign) and 20-17-DR (Design Review) Kuna Dental Automated Monument Sign – ACTION ITEM**

**C/Hennis:** Mr. Chairman, I'm not sure if I need to recuse myself from this as I am a patient of Dr. Croft's, I don't know if that is going to create an issue. I can listen then recuse if necessary. **C/Young:** Do you feel it would affect anything on the Design Review? **C/Hennis:** I can't see how it would, I just wanted to be transparent. **C/Young:** It's on the record, thank you. **Doug Hanson:** Good evening Mr. Chairman, members of the Commission; for the record, Doug Hanson, Kuna Planning & Zoning Staff, 751 W 4<sup>th</sup> Street, Kuna, Idaho, 83634. Apex Sign requests design review approval for a new freestanding, automated sign with illumination for Kuna Dental located 935 N Linder Road, Kuna, Idaho, 83634. Staff has determined that the sign area, illumination and location complies with Title 5 of Kuna City Code. With that, I will stand by for any questions you may have, thank you. **C/Gealy:** I have no questions. **C/Laraway:** No questions. **C/Young:** Not at this time. **C/Hennis:** No. **C/Damron:** No questions. **C/Young:** Will the applicant please come forward and state your name? **Craig Lunsford:** Good evening, Craig Lunsford, Apex Sign Company, 741 N Cactus Creek, Eagle, Idaho, 83616. I'm here on behalf of Kuna Dental and we seek to fabricate a double-sided pylon sign, with electronics, at 935 N Linder. I'll stand for any questions. **C/Gealy:** I have no questions. **C/Young:** The only question I have is, has there been any discussion as far as the base goes? What is the base material? **CL:** Chairman, the base material is aluminum and it will be painted to match a color on the building. **C/Young:** Has there been any discussion to installing stone to match the other monument sign in the development? Or any of the others across the street? **CL:** We discussed that in the very beginning, I had mentioned that we could potentially match the stone that's on the building; that was really about it in the terms of what does the base look like; we can certainly add it. **C/Young:** Ok. **CL:** It would be at an additional cost, you know, finding the exact stone and to have it installed by a mason. **C/Hennis:** My question that I had was, this is complying with the dimming at night as required in City Code? **CL:** Yes, it has an automatic dimming switch and they control it from their computer. **C/Hennis:** Ok, I just hadn't seen it noted in here so, I wanted to make sure. Thank you. **C/Young:** Any other questions at this time? **C/Laraway:** No questions. **C/Damron:** No questions. **C/Young:** Thank you; that brings up our discussion. **C/Damron:** I like your idea Chairman, of the trying to match the other monument sign as far as the base goes. My concern is aluminum doesn't hold paint well and in the future wind damage and rain damage, the stone would be a much better base. **C/Hennis:** I tend to agree with you on that one Chairman and Commissioner Damron, because we have such a large footing underneath there and one center post, that's my structural side of things; it's 6-foot by 3-foot by 4-foot, and you have one 6-inch diameter post in the middle. **C/Young:** I think the rest of the cabinet and its design fits well, I don't think it's over stated or anything. Any other thoughts, questions or comments? **C/Hennis:** No; I agree with you on that, otherwise, it's a good sign. It has nice proportions on it; I think if you get stone on the base to match surrounding monuments signs.

**Commissioner Dana Hennis moved to approve 20-08-SN (Sign) and 20-17-DR (Design Review) for the Kuna Dental Automated Monument sign with the conditions as**

outlined in the staff report and the additional condition the applicant work with the city to provide a base matching the adjacent building or monument signs. Seconded by Stephen Damron. Approved by the following roll call vote:

**Voting Aye:** Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron and Commissioner John Laraway.

**Voting No:** None

**Absent:** 0

**Motion carried:** 5-0-0

**5. ADJOURNMENT: 6:19 PM**

**C/Young:** Are there any reports from staff? **Jessica Reid:** There are no reports.

**Commissioner Cathy Gealy moved adjourn. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:**

**Voting Aye:** Chairman Lee Young, Commissioner Danna Hennis, Commissioner Cathy Gealy, Commissioner Stephen Damron and Commissioner John Laraway.

**Voting No:** None

**Absent:** 0

**Motion carried:** 5-0-0

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

ATTEST:

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



*City of Kuna*  
**Planning & 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

**To:** Kuna Planning and Zoning Commission acting as the Design Review Committee

**File Numbers:** 20-15-DR (Design Review)  
 Patagonia Pool House

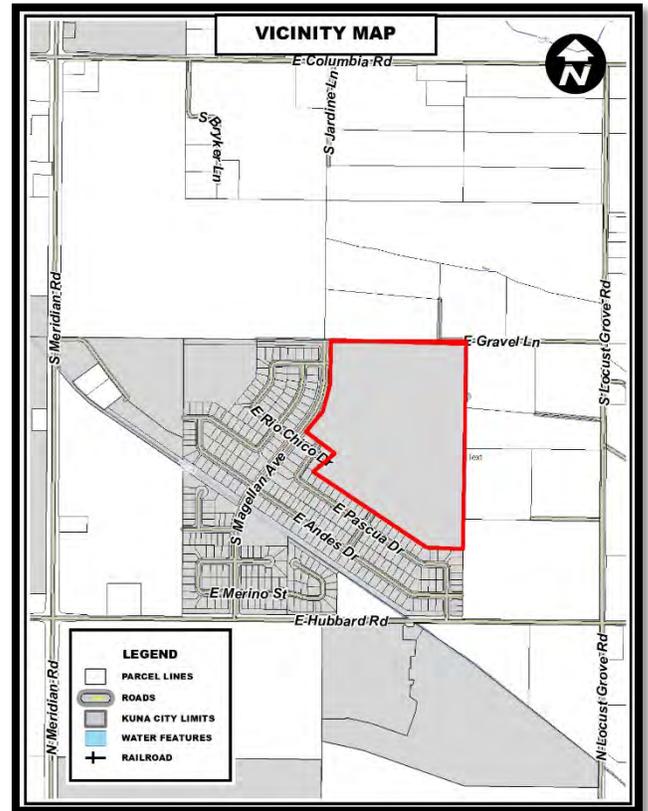
**Location:** Future Lot 1, Block 18  
 Patagonia No. 7  
 Kuna, ID 83634

**Planner:** Jessica Reid  
 Planning & Zoning Staff

**Hearing date:** August 25, 2020  
**Findings of Fact:** September 8, 2020

**Owner:** Patagonia Development  
 PO Box 344  
 Meridian, ID 83660  
 208.870.3432

**Applicant:** Breckon Land Design  
 Celeste Valle  
 499 Main St.  
 Boise, ID 83702  
 208.639.6407  
[cvalle@breckonld.com](mailto:cvalle@breckonld.com)



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| A. Course Proceedings    | D. Staff Analysis             |
| B. Applicants Request    | E. Applicable Standards       |
| C. General Project Facts | F. Decision by the Commission |

**A. Course of Proceedings:**

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial projects and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

**a. Notifications**

- i. Completeness Letter
- ii. Agenda

July 15, 2020  
 August 25, 2020

**B. Applicants Request:**

Breckon Land Design requests Design Review (DR) approval to construct a pool house, one pool, and accompanying parking lot with 15 parking spaces, two of which are ADA Accessible.

**C. General Projects Facts:**

**1. Surrounding Land Uses:**

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

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

- Approximately 52.15 Acres
- Zoning: R-6 (Medium Density Residential)
- Parcel # S1407427955 (until Final Plat is recorded)

**3. Services:**

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

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

There are no structures or vegetation on the subject site. This site has been graded and prepped for development and is generally flat.

**5. Transportation / Connectivity:**

Vehicle ingress/egress will become available via a public road with the future construction of Patagonia Subdivision No. 7 and the extension of E Rio Chico Drive.

**6. Comprehensive Future Land Use Map: The Future Land Use Map (FLUM) identifies this site as Medium Density Residential.**

**D. Staff Analysis:**

The pool, pool house and associated parking lot is planned for future Lot 1, Block 18 of Patagonia Subdivision No. 7. Trash collection via bins has been provided on the north side of the pool house with appropriate screening walls as well as the additional amenities of a seating area and bike rack. Staff finds that the proposed 13 regular parking spaces and 2 ADA accessible parking spaces appear to meet the requirements specified in Kuna City Code (KCC) 5-9-3.

Staff has reviewed the application and finds that the proposed pool house, pool, and parking lot generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District, as well as conforms to the Kuna architectural guidelines and parking standards.

Staff notes the applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer. The applicant is hereby notified that this project is subject to a Design Review inspection and fees for the building and parking lot. Required post

construction inspections are to verify Design Review compliance for the buildings, parking lot and lighting.

Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; Future Land Use Map; and Idaho Code. Staff recommends that if the Planning and Zoning Commission approves Case No. 20-15-DR (Design Review), the applicant shall be subject to the conditions of approval listed in section “F” of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

**E. 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

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

The decision is based on the facts outlined in the staff report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby approves Case No. 20-15-DR, a Design Review request from Breckon Land Design to construct a pool house, pool, accompanying lighting and a parking lot, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the applicable agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
  - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
  - b. 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.
  - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
  - d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
3. The City Engineer shall review and approve all civil plans and sewer hook-ups.
4. The applicant shall follow all specifications and requirements listed in KCC 8-4: - Solid Waste Management.
5. The applicant shall obtain separate electrical and plumbing permits **prior** to construction.
6. This development is subject to building design review inspections **prior** to receiving a certificate of occupancy. Design review inspection fees shall be paid prior to requesting staff inspection.
7. 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 Planning and Zoning Commission, or seek amending them through the Design Review process.
8. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

9. Applicant shall comply with all local, state and federal laws.

**DATED** this 8<sup>th</sup> day of September, 2020.



*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. 20-15-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, and including the exhibits, the Kuna Commission hereby approves Case No. 20-15-DR, a request from Breckon Land Design for the Patagonia pool and pool house.

1. Based on the evidence contained in Case No. 20-15-DR, the building design, including building mass, proportion of building, and relationship of exterior materials generally complies with the City Code.

***Finding:*** *The applicant has submitted a complete application, and following staff's 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 contains all of the necessary requirements as listed in KCC 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 overall building design, including building mass, proportion of building, relationship of openings in the buildings, and relationship of exterior materials, is appropriate for the proposed site selection.

***Finding:*** *The pool house is surrounded by a proposed pool and patio area. The pool house will have two separate restroom facilities for community members that are recreating in the pool area. The proposed pool house will be 17-feet and 5-inches tall. The pool house features a covered and gated entry with changes in the building façade and roofline. Building façade colors are earth toned and offer varying textures. The area will be well lit with building mounted LED lighting.*

4. The parking lot site plan design minimizes the impact of traffic on adjacent streets, provides appropriate, and safe vehicle parking.

***Finding:*** *The parking lot is a private parking lot that serves the residents of the Patagonia Subdivision – all phases. The parking lot will be accessed via a public street connection with phase 7 construction. The applicant has proposed thirteen off-street spaces which are 9 feet wide and 20 feet long, and one handicapped space which is 16 feet wide by 20 feet long. Parking area is well lit via building mounted lighting and street lights along E Rio Chico Drive. Applicant shall follow stall and aisle design standards listed in KCC.*

5. The site plan design provides for safe pedestrian access.

***Finding:*** *A 5-foot sidewalk, approved with the Patagonia No.7 Final Plat on May 19, 2020, will be installed and provides pedestrians safe access to and from the pool. Appropriate lighting provided along E Rio Chico Drive.*

6. The site landscaping minimizes the impact on adjacent properties through proper use of screening with sound and sight buffers. Unsightly areas are concealed and/or screened.

***Finding:** The sound and sight buffers includes a 6-foot tall open vision metal fence around the pool area as well as a landscape buffer. All deciduous trees have a 2-inch caliper, all evergreen trees are at least 6-feet tall; additional plantings include ornamental flowering trees with a 2-inch caliper, shrubs, perennials and ornamental grasses. The proposed landscaping is in conformance with Kuna City Code, and minimizes impact on adjacent uses. The proposed pool area includes amenities such as a covered seating area, handicap access to pool via ramp, patio seats and a bike rack.*

7. On-site grading and drainage are designed to maximize land use benefits and minimize off-site impact.

***Finding:** The applicant proposes a storm drain in the parking lot. The applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.*

**DATED** this 8<sup>th</sup> day of September, 2020.

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Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

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Jessica Reid  
Kuna Planning and Zoning Department



# 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)

**To:** Planning and Zoning Commission

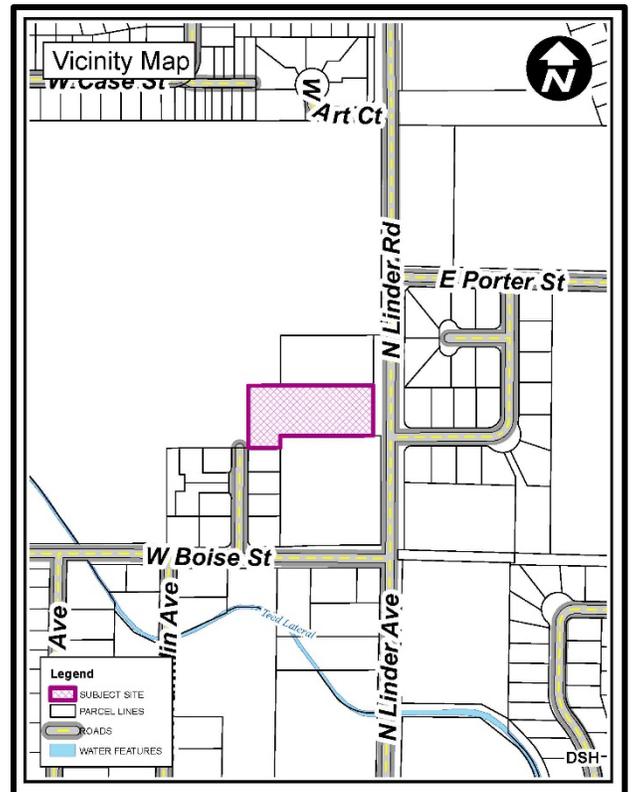
**Case Numbers:** 20-17-DR (Design Review);  
 20-08-SN (Sign) -  
**Kuna Dental Automated Monument Sign**

**Site Location:** 935 N Linder Road  
 Kuna, Idaho 83634

**Planner:** Doug Hanson, Planner I

**Meeting Date:** August 25, 2020  
**Findings:** **September 8, 2020**

**Applicant:** **Apex Signs**  
 Craig Lunsford  
 PO Box 2002  
 Eagle, Idaho 83616  
 208.871.6103  
[apexsignsboise@gmail.com](mailto:apexsignsboise@gmail.com)



- F. Applicable Standards
- G. Proposed Decision by the Commission

**Table of Contents:**

- A. Process and Noticing
- B. Applicant's Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis

**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 noticing actions.

**B. Applicant's Request:**

Apex Signs, request sign and design review approval for an approximately 100 square foot, freestanding, automated monument sign with illumination. The subject site is located at 935 N Linder Road, Kuna, ID 83634 (APN# S1323142310).

**C. Site History:**

This parcel is currently zoned C-3 (Service Commercial) within Kuna City Limits, it has been commercially zoned for over 25 years.

**D. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	C-3 CBD	Service Commercial – Kuna City Commercial Business District – Kuna City
<b>South</b>	R-20	High Density Residential – Kuna City

<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	CBD	Commercial Business District – Kuna City

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

<b>Property Owner</b>	<b>Parcel Size</b>	<b>Current Zone:</b>	<b>Parcel Number</b>
Croft Real Estate Investments LLC	1.363 acres	C-3 (Service Commercial)	S1323142310

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

The site has three existing structures. Vegetation is typical with that of a commercial office park. The site's topography is generally flat.

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.

E. **Staff Analysis:**

The applicant is proposing to construct a new onsite freestanding, automated monument sign with illumination for Kuna Dental. The monument sign stands approximately 15 feet high and 10 feet across at its widest point. The sign cabinet area is approximately 100 square feet.

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. **Order of Decision by the Commission:**

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves** Case No's 20-17-DR (Design Review) and 20-08-SN (Sign), a request from Apex Signs for design review approval for a freestanding, automated monument sign with illumination, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. Applicant shall obtain all appropriate building permits prior to construction (electrical permits are considered under this condition). All work shall be inspected by Kuna City 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.
7. Applicant shall work with staff to provide a sign base matching the surrounding buildings or monument signs.

**DATED** this 8<sup>th</sup> day of September, 2020.



*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 20-17-DR & 20-08-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-17-DR & 20-08-SN, a design review request from Apex Signs for a freestanding, automated monument sign with illumination for Kuna Dental.

1. Based on the evidence contained in Case No's 20-17-DR & 20-08-SN, this proposal **does** 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** 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 fifteen (15) feet high and ten (10) feet across at its widest point. The sign cabinet area is approximately 100 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with Kuna Architecture Design Guidelines.*

**DATED** this 8<sup>th</sup> day of September, 2020.

---

Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

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Doug Hanson, Planner I  
Kuna Planning and Zoning Department

**Jessica Reid**

---

**From:** noreply@civicplus.com  
**Sent:** Friday, July 10, 2020 10:34 AM  
**To:** Jessica Reid; Doug Hanson  
**Subject:** Online Form Submittal: Design Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## Design Review

### Step 1

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#### Design Review Application Submittal Requirements

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Date of Pre-Application Meeting: 7/8/20

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Letter of Explanation: [DESIGN REVIEW NARRATIVE.pdf](#)

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Vicinity Map [VICINITY MAP.png](#)

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Aerial Photo [AERIAL PHOTOGRAPH.png](#)

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Deed [WARRANTY DEED AND AFFIDAVIT.pdf](#)

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Detailed Site Plan [HORIZONTAL CONTROL PLAN.pdf](#)

---

Detailed Landscape Plan [LANDSCAPE PLAN.pdf](#)

---

Detailed Drainage Plan [GRADING AND DRAINAGE PLAN.pdf](#)

---

Detailed Elevation Plan [A-211 ELEVATIONS.pdf](#)

---

Material Sample Rendering [A-212 COLORED 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*

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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 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

[A-101 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      [COLORED 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      [A-212 COLORED 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      [PHOTOMETRIC PLAN.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      [A-131 ROOF PLAN.pdf](#)

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**Step 2**

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**Applicant**

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First Name      Amanda

---

Last Name      Bidwell

---

Title      Representative

---

Phone Number      208-884-2824

---

Email      abidwell@neudesignarch.com

---

Address1      725 E 2nd St

---

Address2 *Field not completed.*

City Boise Meridian

State ID

Zip 83642

(Section Break)

Owner

First Name Michael

Last Name Fife

Phone Number 208-941-0325

Email mike@fsonedev.com

Address1 2667 E Gala Ct, Ste 120

Address2 *Field not completed.*

City Meridian

State ID

Zip 83642

(Section Break)

Represented By  
*If different from above*

First Name *Field not completed.*

Last Name *Field not completed.*

Phone Number *Field not completed.*

Email *Field not completed.*

Address1 *Field not completed.*

Address2 *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip *Field not completed.*

(Section Break)

Property Information

Address1	N School Ave	APN: S1323212411
Address2	Field not completed.	
City	Kuna	
State	ID	
Zip	83634	
Distance from Major Cross Street	At the Corner	
Cross Street Name(s)	Deer Flat, School Ave	

**Step 3**

Intent	Building Design Review
Explanation	New Medical Office building - design review
Dimension of Property	140x185
Current Land Use(s)	Bare land
What are the land uses of the adjoining properties?	North: R-6 single family residential; East: R-6 single family residential; South: R-6 single family residential; West: R-6 single family residential
Is the project intended to be phased, if so, what is the phasing time period?	None
Please explain	Project not intended to be phased
Number of and use(s) of all structures	1 new medical office building with two tenants
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'
Building heights	23'
Number of stories	1
What is the percentage of building space on the lot	22.6

when compared to the total lot area?

(Section Break)

Materials

*Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A.*

Roof Material and Color      Architectural Asphalt Shingles - Black

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      [A-212 COLORED ELEVATIONS.pdf](#)

% of Wood      0

% EIFS (Exterior Insulation Finish System)      0

% Masonry      Grey Pearl: N: 20%, E: 17%, S: 13%, W: 15%

% Face Block      0

% Stucco      Drift of Mist: N: 42%, E: 60%, S: 45% W: 43%

% Stucco      Anonymous: N: 16%, E: 6%, S: 16%, W: 13%

List all other Wall materials      *Field not completed.*

Windows/Doors      Storefront: Dark Bronze, N: 22%, E: 18%, S: 26% W: 29%

Soffits & Fascia      Stucco Soffit - drift of mist; Cement Board Fascia - anonymous

Trim, etc.      Stucco - Anonymous

Identify Mechanical Units      Air conditioning units

Type/Height      ground mounted compressor, ~2.5' tall

Proposed Screening Method      Landscaping

Identify Trash Enclosures      Enclosure located in development

Proposed Screening Method      Landscaping

Materials & Color      CMU and metal gates

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? *Field not completed.*

#### Fencing

*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.*

Existing Fencing Material,  
Color & Height None

Will the existing fencing  
remain? No

New Fencing Material,  
Color & Height None

Location of New Fencing None

#### Drainage

Proposed method of on-site  
drainage  
retention/detention? Underground Seepage beds

Percentage of site devoted  
to building coverage? 22.6

% of site devoted to  
Landscaping? 26.2

% of site that is hard  
surface? 51.2

% of site devoted to other  
uses? NA

Describe other uses *Field not completed.*

Dimensions of landscaped  
areas within public rights-  
of-way 10'x260'

% of Landscaping within the  
parking lot? 6.3%

Are there any existing trees of 4" or greater on the property? No

If Yes, what type, size and general location? *Field not completed.*

#### Dock Loading Facilities

Number of docking facilities and their location? None

Method of screening? None

#### Parking Requirements

Total number of parking spaces? 32

Width & length of spaces? 9'x20'

Total number of compact spaces (8' x 17')? None

#### Miscellaneous

Pedestrian amenities? Bike racks

Is any portion of the property subject to flooding conditions? No

(Section Break)

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 Amanda

Last Name Bidwell

---

Electronic Signature Agreement I Agree

---

Date & Time 7/10/2020 10:30 AM

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(Section Break)

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Reference Items

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Affidavit of Legal Interest [Click here](#)

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Sign Permit Application [Click here](#)

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Sign Permit Upload [SIGN PERMIT.pdf](#)

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Email not displaying correctly? [View it in your browser.](#)

Date: July 10, 2020

City of Kuna  
Planning & Development Services  
751 W 4th St  
Kuna, ID 83634

Re: Kuna Medical Office - Kuna: Design Review Narrative

This building is a new medical office building located at the corner of Deer Flat and School Avenue. The building is designed with quality, yet cost effective materials in a simple, yet elegant pattern. The main body of the building is stucco with two different colors to break up the facade, there are also stone accents around the base and the main entries to the building. The building is also broken up with varied rooflines, providing visual interest, clear main entries, and clear places for building signage.

The mass of the building functions well in proportion to the site and surrounding area. The surrounding area is largely single family residential homes, with this development bringing in some more commercial spaces to the hard corner. The adjacent building within the development is a dentists office colored with blacks and white and a unique roofline, future proposed spaces in this development include assisted living facilities, intended to be colored with more natural tans. This building seeks to fit into the overall development, as well as the surrounding area, by choosing warm grays and varied, but traditional rooflines to tie together the surrounding neighborhood. Openings are used in the building to bring in daylighting, as well as break up the exterior walls. The exterior materials were chosen to be durable and natural looking materials.

The building has two tenant spaces, each with their own main entry. These entries are easily recognizable by the raised roofline, canopy over the doors, and grand entry features. These canopies at the front door serve as visual indicators of the main entries, as well as serving to protect pedestrians from inclement weather before they enter the building.

The roof is designed as a sloped roof with hips and gables. The double fascia and gutter line provide detail around the edging of the roof. The exterior wall materials are comprised of stucco and cultured stone, creating a durable exterior for the longevity of the building. The building facades are broken up with undulation, varied rooflines, and a rhythm of windows and openings to help create visual interest.

The mechanical units will be interior furnaces, hidden in closets within the building, as well as three condenser units placed along the north facade. These exterior mechanical units are intended to be screened from public view by landscaping surrounding them.

The proposed landscaping was designed to provide year round interest with a variety of evergreen/deciduous shrubs and perennials for seasonal color. The plan utilizes columnar evergreen plantings to soften building facades and screening of the trash enclosure and mechanical units. All specified plant material is suited to our climate and region and will be served by an automatic, underground irrigation system. The proposed

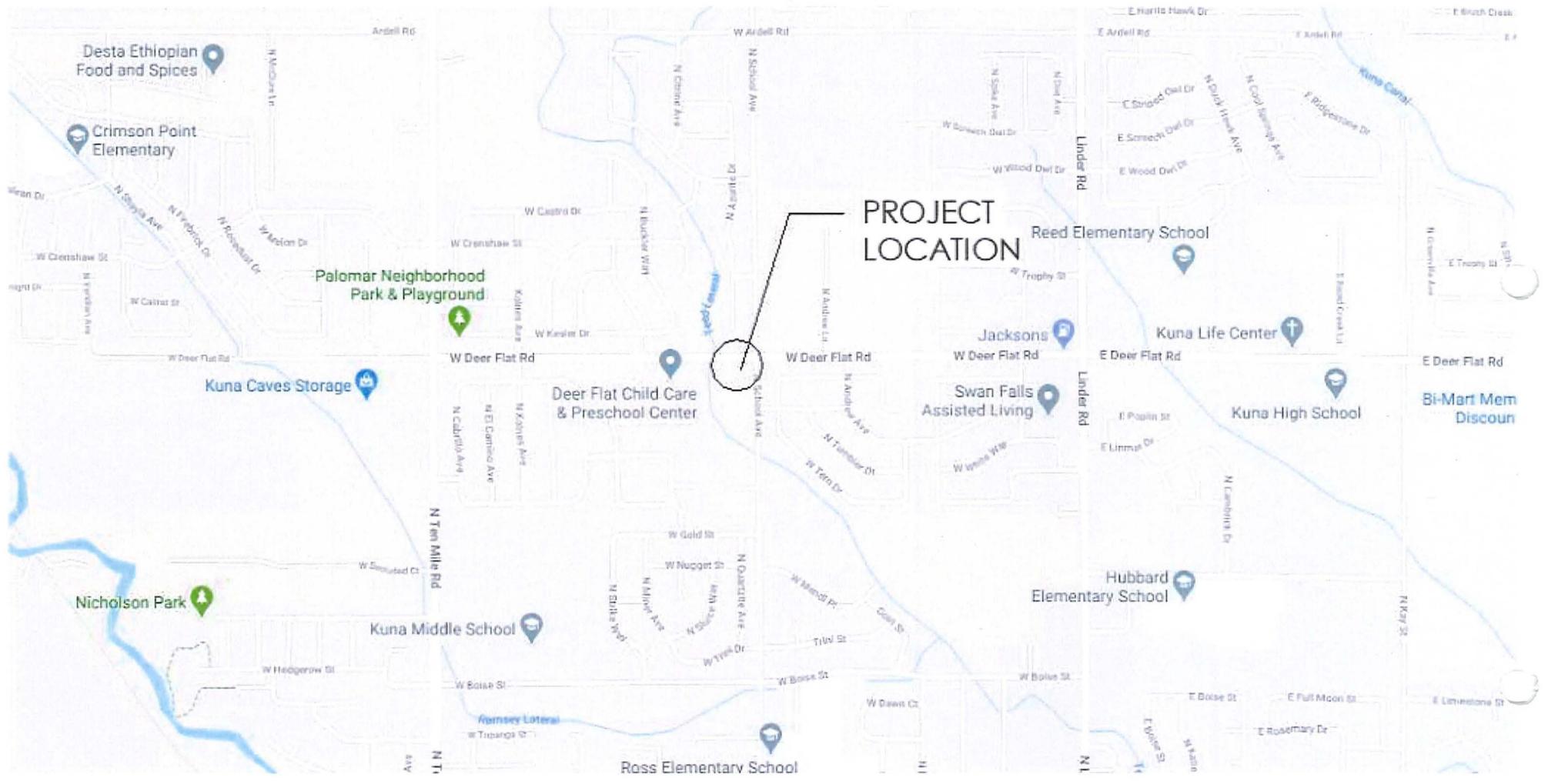


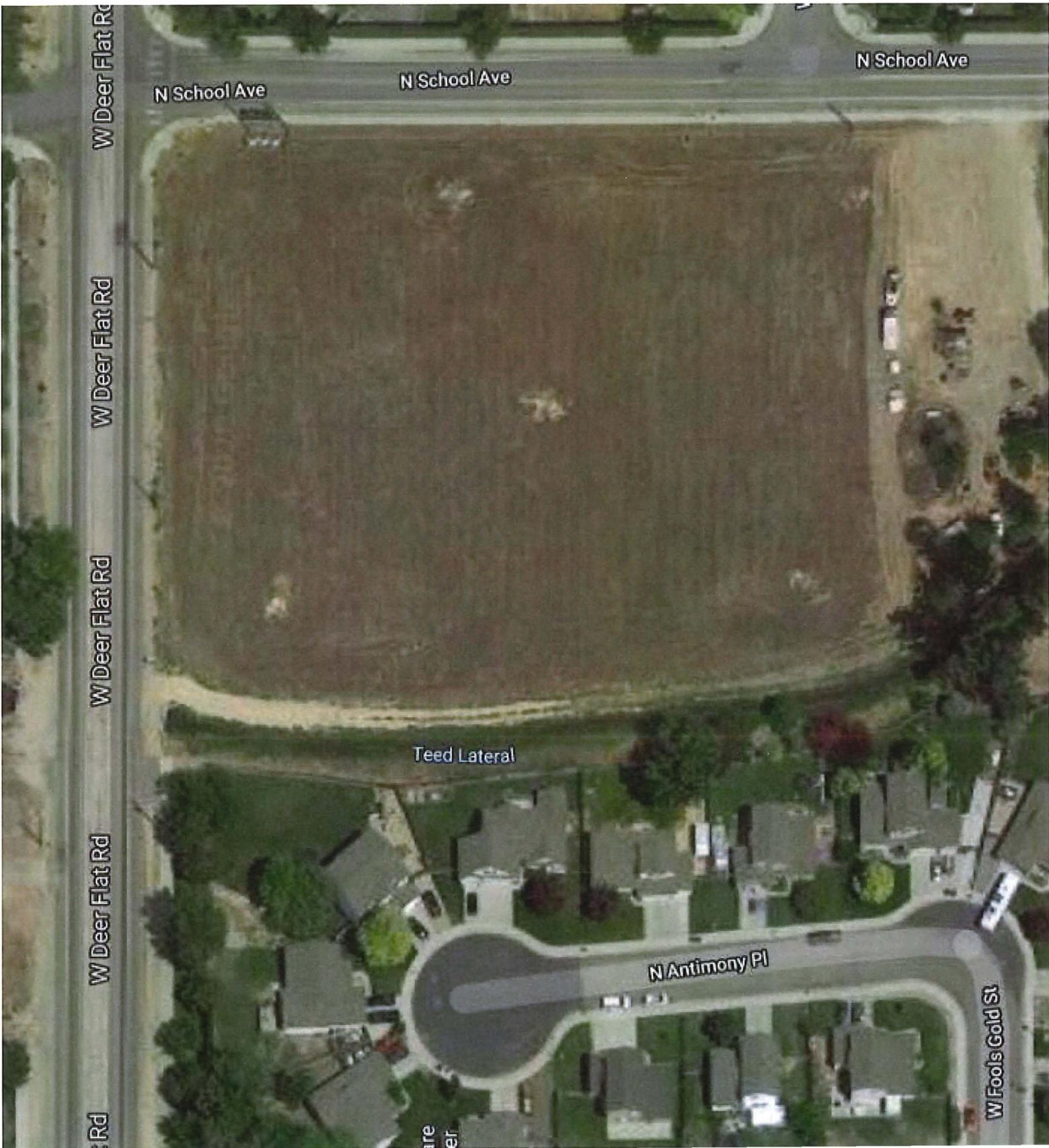
725 E<sup>o</sup> 2<sup>nd</sup> Street Meridian, ID 83642    [www.neUdesignArch.com](http://www.neUdesignArch.com)    208.884.2824

landscape plan will improve community livability, preserve the quality of life, and enhance the aesthetic quality, economic viability, and environmental health of this development within the City of Kuna.

The new Kuna Medical office is designed to be a great addition to the City of Kuna, bringing variety to the uses in the area, and enhancing the visual aesthetic of the hard corner at Deer Flat and School Avenue.

# Vicinity Map:





W Deer Flat Rd

N School Ave

N School Ave

N School Ave

W Deer Flat Rd

W Deer Flat Rd

W Deer Flat Rd

Rd

Teed Lateral

N Antimony Pl

W Fools Gold St

are  
er

AFTER RECORDING MAIL TO:

ADA COUNTY RECORDER Phil McGrane	<b>2020-025062</b>
BOISE IDAHO Pgs=3 CHE FOWLER	03/02/2020 01:00 PM
FIRST AMERICAN TITLE AND ESCROW COMPANY	\$15.00

NSDF 3.5 LLC, an Idaho limited liability company  
2541 E. Gala Street, Suite 310  
Meridian, ID 83642

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

---

## WARRANTY DEED

File No.: 4101-3368014 (RR)

Date: **February 27, 2020**

For Value Received, **Redhawk 1212, LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **NSDF 3.5 LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **2541 E. Gala Street, Suite 310, Meridian, ID 83642**, the following described premises, situated in **Ada County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

**See attached Exhibit "A"**

APN: **S1323212410**

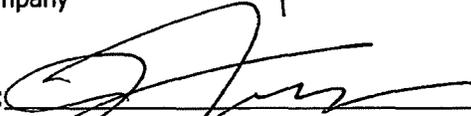
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: S1323212410

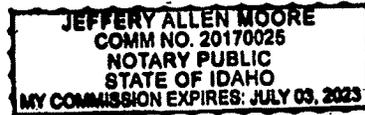
Warranty Deed  
- continued

File No.: 4101-3368014 (RR)  
Date: 02/27/2020

Redhawk 1212, LLC, an Idaho limited liability company

By:   
Name: Jonathan Fink  
Title: Manager

STATE OF Idaho )  
                  ) ss.  
COUNTY OF Ada )



On this 27<sup>TH</sup> February, 2020, before me, the undersigned Notary Public, in and for said State, personally appeared **Jonathan Fink**, known or identified to me to be the person whose name is subscribed to the within Instrument as the **Manager of RedHawk 1212, LLC, an Idaho limited liability company**, which is known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said limited liability company's name.

  
\_\_\_\_\_  
Signature of Notary Public  
Residing at: Meridian, ID  
My Commission Expires: July 03, 2023

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

This parcel is a portion of the Northeast quarter of the Northwest quarter of Section 23 in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

Commencing at the northeast corner of the Northeast quarter of the Northwest quarter (North one quarter corner, Section 23), a found brass cap monument; thence  
South 00°22'07" East along the east boundary of the Northeast quarter of the Northwest quarter a distance of 61.98 feet; thence  
South 89°37'53" West a distance of 30 feet to the TRUE POINT OF BEGINNING, said point being on the west right of way for School Street, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 00°22'07" East parallel with the east boundary of the Northeast quarter of the Northwest quarter and along the west right of way of School Street a distance of 423.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 89°40'18" West a distance of 339.88 feet to a point on the east boundary of Goldcreek Subdivision No. 2 as shown on the official plat in the office of the Recorder for Ada County, Idaho, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
North 01°07'22" West along said east boundary a distance of 440.04 feet to a point on the south right of way of Deer Flat Road witnessed by a found 1/2 inch diameter rebar bearing South 01°07'22" East a distance of 23.00 feet; thence  
North 89°40'18" East along said south right of way a distance of 328.67 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South 45°20'49" East a distance of 24.05 feet to the TRUE POINT OF BEGINNING.



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, Michael Fife of NSDF 3.5, LLC 2667 E Gala Ct, Ste 120  
Name Address  
Meridian, ID 83642  
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 neUdesign Architecture, LLC 725 E 2nd St., Meridian, ID 83642 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 29<sup>th</sup> day of June, 20 20

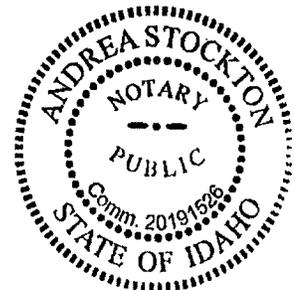
Signature

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

Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 07/25/2025





neudesign  
ARCHITECTURE  
725 E 2nd St  
Meridian, ID 83642  
208.884.2824

CONSULTANT

THIS DOCUMENT IS THE PROPERTY OF  
NEUDESIGN ARCHITECTURE, LLC AND  
IS NOT TO BE REPRODUCED WITHOUT  
WRITTEN AUTHORIZATION.  
© NEUDESIGN ARCHITECTURE, LLC

CLIENT:  
FS ONE DEVELOPMENT  
KUNA MEDICAL OFFICE  
KUNA, ID

PROFESSIONAL SEAL

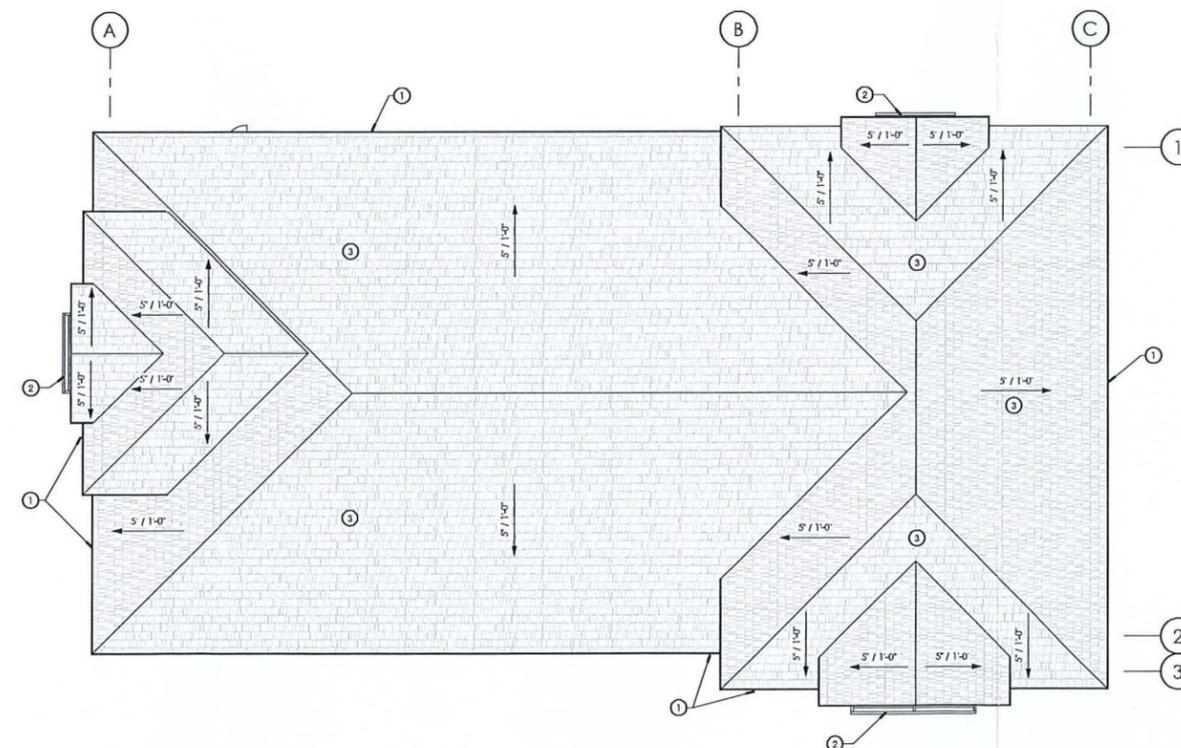
NO. DESCRIPTION DATE

ROOF PLAN

A-131

JOB NUMBER  
DRAWN BY

20042  
RH



**ROOF PLAN NOTES**

#	Note
1	GUTTER
2	METAL AWNING - DARK BRONZE
3	ARCHITECTURAL SHINGLES

**GENERAL NOTES:**

- PROVIDE 50% OF REQUIRED 1 1/2' 300SF OF ATTIC FLOOR SPACE ROOF VENTING ABOVE THE EAVES w/ RIDGE VENTING. PROVIDE ROOF VENTS 6" 10" FROM INSIDE F.O. WALL IN USE OF SOFFIT VENTS.
- PROVIDE GUTTERS AS SHOWN. COORDINATE DOWNSPOUTS WITH SITE DRAINAGE PLAN. CONNECT WITH SEEPAGE BEDS.
- PROVIDE ICE/WATER BARRIER @ EAVES TO 2'-0" FROM BUILDING PERIMETER & AT ALL CRICKETS.
- STANDARD EAVE DEPTH SHALL BE 1'-4" OR 2'-0". SEE REFLECTED CEILING PLAN FOR MORE INFORMATION. DIMENSIONS MAY NOTE AN ADDITIONAL 0'-3" WHERE STONE VENEER ON ADJACENT WALLS APPLY.
- ALL EXTERIOR EAVES TO BE CONTINUOUS ALUMINUM SOFFIT MATERIAL.
- ROOF SHALL MEET CLASS B CLASSIFICATION PER 2012 IBC.
- NO ATTIC SPACE SHALL BE LARGER THAN 3,000SF. PROVIDE A DRAFT STOP AS REQUIRED w/ DOOR AND SELF CLOSING HARDWARE.

1 ROOF PLAN - OVERALL  
1/8" = 1'-0"



**ELEVATION NOTES**

- Note
- 1 STUCCO - SHERWIN WILLIAMS - DEFT OF MBT
  - 2 STUCCO - SHERWIN WILLIAMS - ANONYMOUS
  - 3 SPLIT MODULAR STONE - GREYPEARL
  - 4 STOREFRONT SYSTEM - DARK BRONZE
  - 5 METAL AWNING - DARK BRONZE
  - 6 ARCHITECTURAL SHINGLES
  - 7 METAL GUTTERS & DOWNSPOUTS
  - 8 SIGN LOCATION SIGN BY OTHERS

**GENERAL NOTES:**

- A. ALL ELEVATIONS ARE CONSIDERED TO BE PER INTENT OF THE DRAWINGS AND MAY NOT REFLECT EXACT CONSTRUCTED EXACT CONSTRUCTED ITEMS
- B. VERIFY FINISHES OF ALL EXPOSED SURFACES WITH OWNER TYP
- C. ALL PLUMBING FIXTURES TO BE VERIFIED W/ OWNER
- D. ALL GRADES ARE SHOWN AS ESTIMATES - VERIFY ACTUAL STRUCTURAL ITEMS WITH STRUCTURAL DRAWINGS
- E. NOTES ARE TYP. PER EACH ITEM SHOWN ON THIS SHEET (MAY ONLY BE LABELED ONCE ON ONE ELEVATION/DETAIL/SECTION)



neudesign  
ARCHITECTURE  
725 E 2nd St  
Meridian, ID 83642  
208.884.2824

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CLIENT: FS ONE DEVELOPMENT  
KUNA MEDICAL OFFICE  
KUNA, ID

PROFESSIONAL SEAL

**NOT FOR PERMIT**

NO. DESCRIPTION DATE

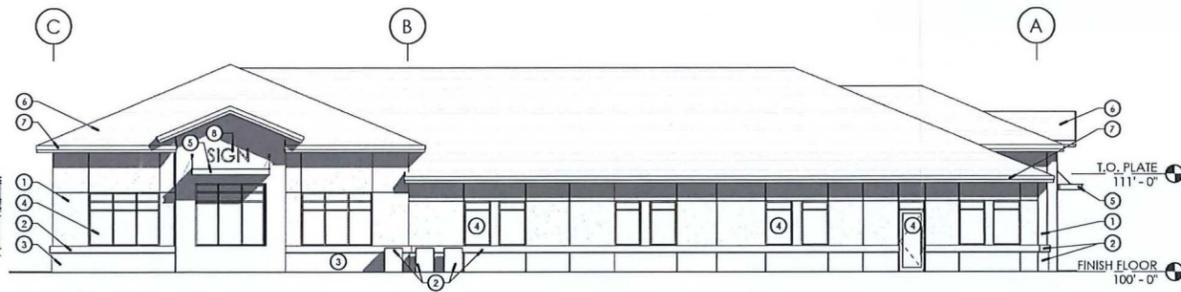
EXTERIOR ELEVATIONS

A-211

JOB NUMBER 20062  
DRAWN BY ALB



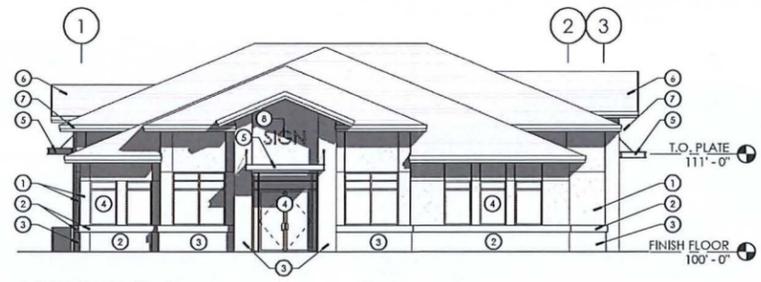
5 DEERFLAT



1 NORTH ELEVATION  
1/8" = 1'-0"



6 REHAB AUTHORITY ENTRY



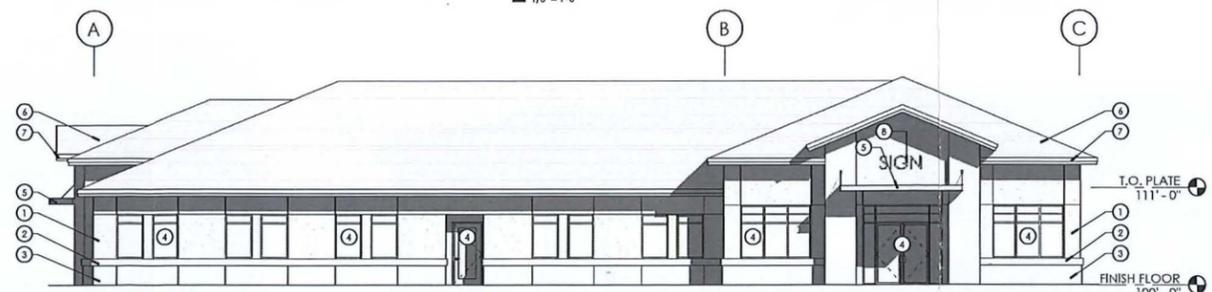
3 WEST ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



7 ADVANCED FAMILY MEDICINE ENTRY



4 SOUTH ELEVATION  
1/8" = 1'-0"

**ELEVATION NOTES**

- | # | Note                                      |
|---|---|
| 1 | STUCCO - SHERWIN WILLIAMS - DRIFT OF MIST |
| 2 | STUCCO - SHERWIN WILLIAMS - ANONYMOUS     |
| 3 | SPLIT MODULAR STONE - GREY PEARL          |
| 4 | STOREFRONT SYSTEM - DARK BRONZE           |
| 5 | METAL AWNING - DARK BRONZE                |
| 6 | ARCHITECTURAL SHINGLES                    |
| 7 | METAL GUTTERS & DOWNSPOUTS                |
| 8 | SIGN LOCATION SIGN BY OTHERS              |

**GENERAL NOTES:**

- A. ALL ELEVATIONS ARE CONSIDERED TO BE "PER INTEN" OF THE DRAWINGS AND MAY NOT REFLECT EXACT CONSTRUCTED EXACT CONSTRUCTED ITEMS
- B. VERIFY FINISHES OF ALL EXPOSED SURFACES WITH OWNER TYP
- C. ALL PLUMBING FIXTURES TO BE VERIFIED W/ OWNER
- D. ALL GRADES ARE SHOWN AS ESTIMATES - VERIFY ACTUAL STRUCTURAL ITEMS WITH STRUCTURAL DRAWINGS
- E. NOTES ARE TYP. PER EACH ITEM SHOWN ON THIS SHEET (MAY ONLY BE LABELED ONCE ON ONE ELEVATION/DETAIL/SECTION)



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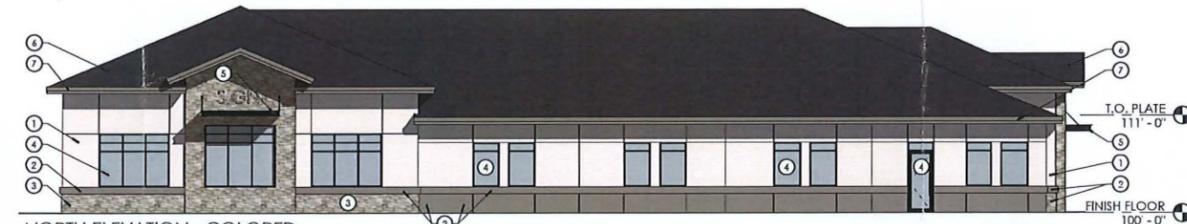
STUCCO - SHERWIN WILLIAMS - DRIFT OF MIST

STUCCO - SHERWIN WILLIAMS - ANONYMOUS

SPLIT MODULAR STONE - GREY PEARL



5 DEERFLAT



1 NORTH ELEVATION - COLORED  
1/8" = 1'-0"



6 ADVANCED FAMILY MEDICINE ENTRY



3 WEST ELEVATION - COLORED  
1/8" = 1'-0"



2 EAST ELEVATION - COLORED  
1/8" = 1'-0"



7 REHAB AUTHORITY ENTRY



4 SOUTH ELEVATION - COLORED  
1/8" = 1'-0"

CLIENT:  
FS ONE DEVELOPMENT  
KUNA MEDICAL OFFICE  
KUNA, ID

PROFESSIONAL SEAL

**NOT FOR PERMIT**

NO. DESCRIPTION DATE

COLORED ELEVATIONS

A-212

JOB NUMBER  
DRAWN BY

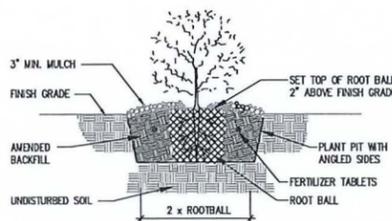
20062  
ALB

**GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL**

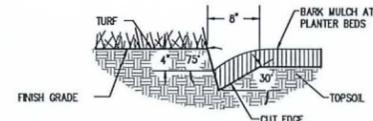
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATTER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 3/4" MINUS BLACK AND TAN PERM-BARK ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

**GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL**

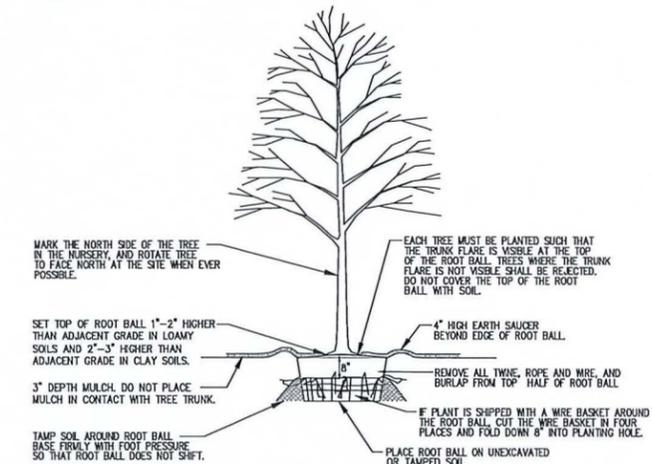
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



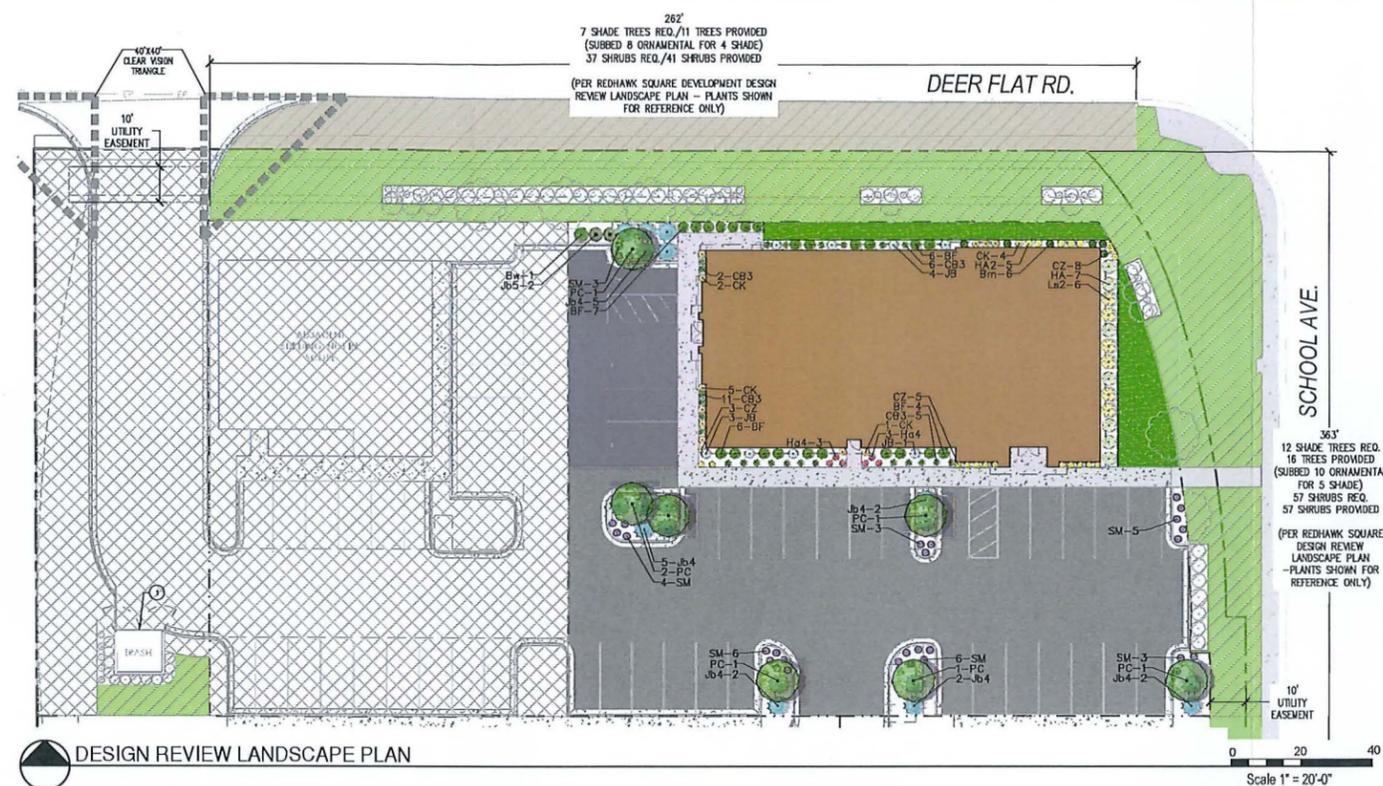
**1 SHRUB PLANTING DETAIL**  
NTS



**2 EDGING DETAIL**  
NTS



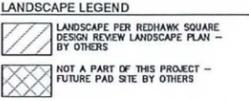
**3 TREE PLANTING DETAIL**  
NTS



**DESIGN REVIEW LANDSCAPE PLAN**

**PLANT SCHEDULE**

FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	CLASS
PC	7	Pyrus calleryana 'Capitol' Capital Flowering Pear	2" CAL. B&B	35'X15'	Class 1
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
BF	23	Buxus microphylla 'Faulkner' Faulkner Boxwood	2 GAL.	4'X3'	
Bw	1	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 GAL.	4'X4'	
Bm	6	Buxus sempervirens 'Monrue' TM Green Tower Boxwood	5 GAL.	9'X2'	
HA	7	Hydrangea arborescens 'Abetwo' Incredible Hydrangea	5 GAL.	4'X4'	
Jb4	18	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 GAL.	0.5'X6'	
JB	8	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	6"-8" B&B	12'X3'	
Jb5	2	Juniperus squamata 'Blue Star' Blue Star Juniper	5 GAL.	3'X4'	
LS2	6	Ligularia stenocephala 'Little Rocket' Little Rocket Ligularia	2 GAL.	3'X4'	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
CB3	24	Chrysanthemum x superbum 'Becky' Becky Shasta Daisy	1 GAL.	3'X2'	
CZ	16	Coreopsis verticillata 'Zagreb' Zagreb Thread Leaf Coreopsis	1 GAL.	1'X1'	
HA4	6	Hemerocallis x 'Chicago Apache' Chicago Apache Daylily	1 GAL.	2'X2'	
SM	30	Salvia nemorosa 'May Night' May Night Sage	1 GAL.	2'X2'	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
CK	12	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 GAL.	4'X2'	
HA2	5	Hakonechloa macroa 'All Gold' Japanese Forest Grass	1 GAL.	1'X2'	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME			
	1,083 sf	Turf Sod Rhizomatous Rhizomatous Tall Fescue			



**KEYNOTES**

- TRASH ENCLOSURE PER CIVIL



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CLIENT: FS ONE DEVELOPMENT  
KUNA MEDICAL OFFICE  
KUNA, ID



NO.	DESCRIPTION	DATE

**LANDSCAPE PLAN**

L1.0





# City of Kuna

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

## Planning & Zoning Commission - Staff Report

**To:** Kuna Planning and Zoning Commission acting as the Design Review Committee

**File Numbers:** 20-18-DR (Design Review)  
Medical Office at Redhawk Square

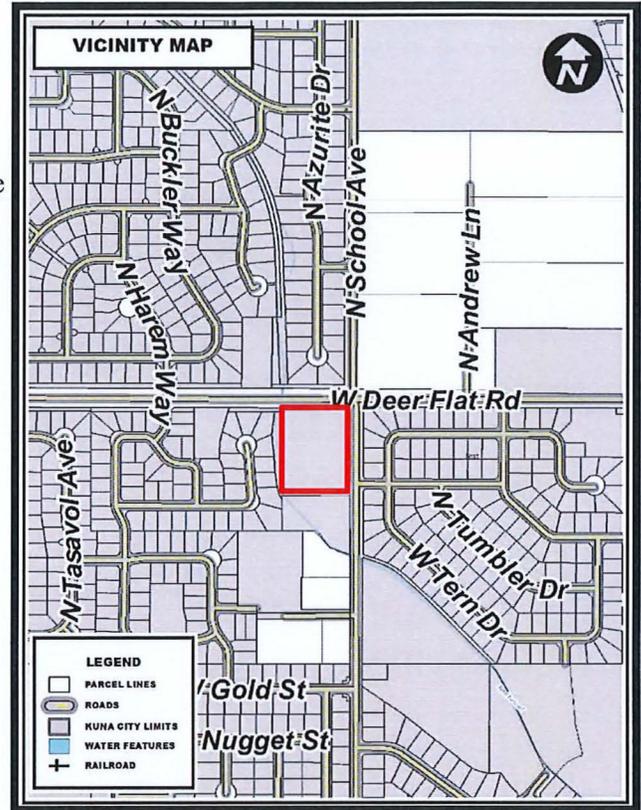
**Location:** Southwest Corner of  
W Deer Flat & N School Avenue  
Redhawk Square  
Kuna, ID 83634

**Planner:** Jessica Reid  
Planning & Zoning Staff

**Hearing date:** September 8, 2020

**Owner:** Michael Fife  
2667 E Gala Court  
Meridian, ID 83642  
208.941.0325

**Applicant:** NeUdesign Architecture  
Amanda Bidwell  
725 E 2<sup>nd</sup> Street  
Meridian, ID 83642  
208.884.2824  
[abidwell@neudesignarch.com](mailto:abidwell@neudesignarch.com)



### Table of Contents:

- |                          |  |
|--------------------------|--|
| A. Course Proceedings    | D. Staff Analysis                      |
| B. Applicants Request    | E. Applicable Standards                |
| C. General Project Facts | F. Proposed Decision by the Commission |

### A. Course of Proceedings:

I. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial projects and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

#### a. Notifications

- |                          |                   |
|--------------------------|-------------------|
| i. Completeness Letter   | July 27, 2020     |
| ii. Agency Notifications | July 27, 2020     |
| iii. Agenda              | September 8, 2020 |



**B. Applicants Request:**

NeUdesign Architecture requests Design Review (DR) approval for an approximately 6,061 square foot medical office and accompanying parking lot located on the southwest corner of W Deer Flat and N School Ave.

**C. General Projects Facts:**

**1. Surrounding Land Uses:**

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

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

- Approximately 0.6 acres
- Zoning: C-1 (Neighborhood Commercial)
- Parcel # S1323212411 (until Final Plat is recorded)

**3. Services:**

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

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

There are no structures and limited weed-like vegetation on the subject site. Site development is underway with curb, gutter and sidewalk in the process of installation.

**5. Transportation / Connectivity:**

Two vehicle ingress’s/egress’s have been provided, the first on the northwest side of the parcel along W Deer Flat Road; the second via cross connection from the southeastern side of the parcel along N School Avenue.

**6. Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

**D. Staff Analysis:**

The medical office and associated parking lot is planned for the northeast corner of the identified parcel. Staff finds that the proposed 32 regular parking spaces and 2 ADA accessible parking spaces appear to meet the requirements specified in Kuna City Code (KCC) 5-9-3.

Staff has reviewed the application and finds that the proposed building and parking lot generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District, as well as conforms to the Kuna architectural guidelines and parking standards.

Staff notes the applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer. Additionally, Chad Gordon of J&M Sanitation, contracted solid waste provider for City of Kuna, requests an additional trash enclosure and dumpster be provided to service the building. The applicant is hereby notified that this project is subject to a Design Review inspection and

fees for the building and parking lot. Required post construction inspections, are to verify Design Review compliance for the building, parking lot, landscaping and lighting.

Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; the Future Land Use Map; and Idaho Code. Staff recommends that if the Planning and Zoning Commission approves case no. 20-18-DR (Design Review), the applicant be subject to the conditions of approval listed in section "F" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

**E. 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

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

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

The decision is based on the facts outlined in the staff report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby **approves/denies** Case No. 20-18-DR, a Design Review request by Amanda Bidwell of NeUdesign Architecture, for a medical office building and associated parking lot, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
  - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
  - b. 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.
  - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
  - d. Approval from Ada County Highway District/Impact Fees, if any, shall be paid **prior** to building permit approval.
3. The City Engineer shall review and approve all civil plans and sewer hook-ups.
4. The applicant shall work with J&M Sanitation to provide an appropriate trash solution.
5. The applicant shall obtain separate electrical and plumbing permits **prior** to construction.
6. This development is subject to building design review inspections **prior** to receiving a certificate of occupancy. Design review inspection fees shall be paid prior to requesting staff inspection.
7. 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 Planning and Zoning Commission, or seek amending them through the Design Review process.
8. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
9. Applicant shall comply with all local, state and federal laws.

**DATED** this 8<sup>th</sup> day of September, 2020.



*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. 20-18-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby (*approves/approves conditionally/denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-18-DR (Design Review), a request for design review approval for a medical office and parking lot at Redhawk Square.

*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 No. 20-18-DR, the building design, including building mass, proportion of building, and relationship of exterior materials generally comply with the City Code.

**Staff 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 KCC Title 5.*

2. The contents of the proposed Design Review application contains all of the necessary requirements as listed in KCC 5-4-9: - Design Review Application Required. However, per comments received by J&M Sanitation, a new trash enclosure shall be provided to service the building.

**Staff 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 overall building design, including building mass, proportion of building, relationship of openings in the buildings, and relationship of exterior materials, is appropriate for the proposed site selection.

**Staff Finding:** *The medical office is surrounded by a proposed parking lot and landscape buffers. The proposed medical office will be 23-feet tall and offers varying rooflines, textures, materials and colors. The medical office will have two entrances for two different businesses, one on the south side and one on the west side. The entrances provide recessed doorways, overhangs, and column-like sections with stone façade. Building façade colors are earth toned offer varying textures. The area will be well lit with wall mounted LED lighting and light poles within the associated parking lot.*

4. The parking lot site plan design minimizes the impact of traffic on adjacent streets, and provide appropriate, safe vehicle parking.

**Staff Finding:** *The parking lot is a public parking lot that serves the patrons of the businesses. The parking lot will be accessed via public street connections from W Deer Flat Road and N School Avenue, as well as cross-connection between surrounding parking lots. The applicant has proposed 30 standard off-street stalls and 2 ADA accessible stalls which provides pedestrians safe access to and from the medical offices. Applicant shall follow stall and aisle design standards listed in KCC.*

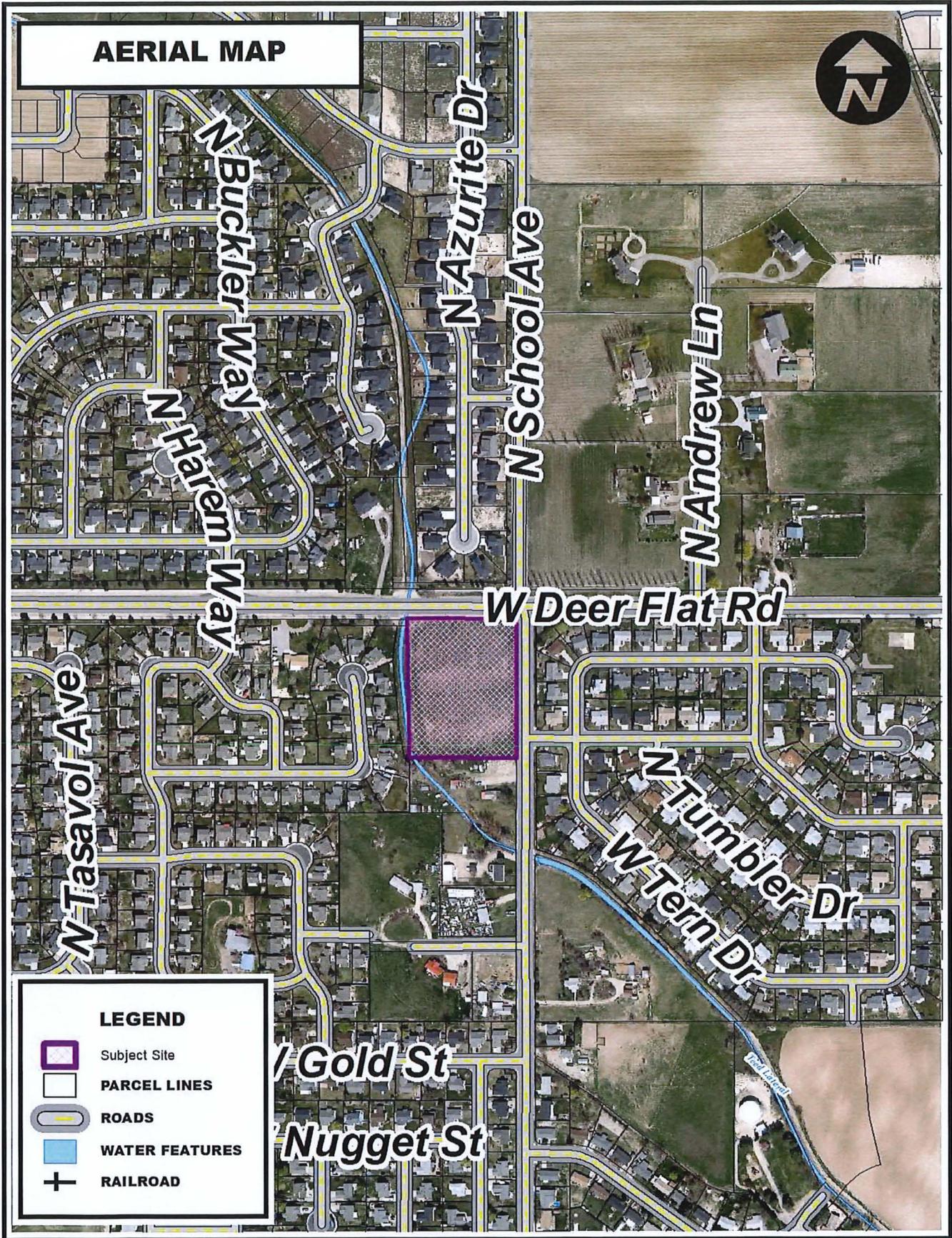
5. The site landscaping minimizes the impact on adjacent properties.

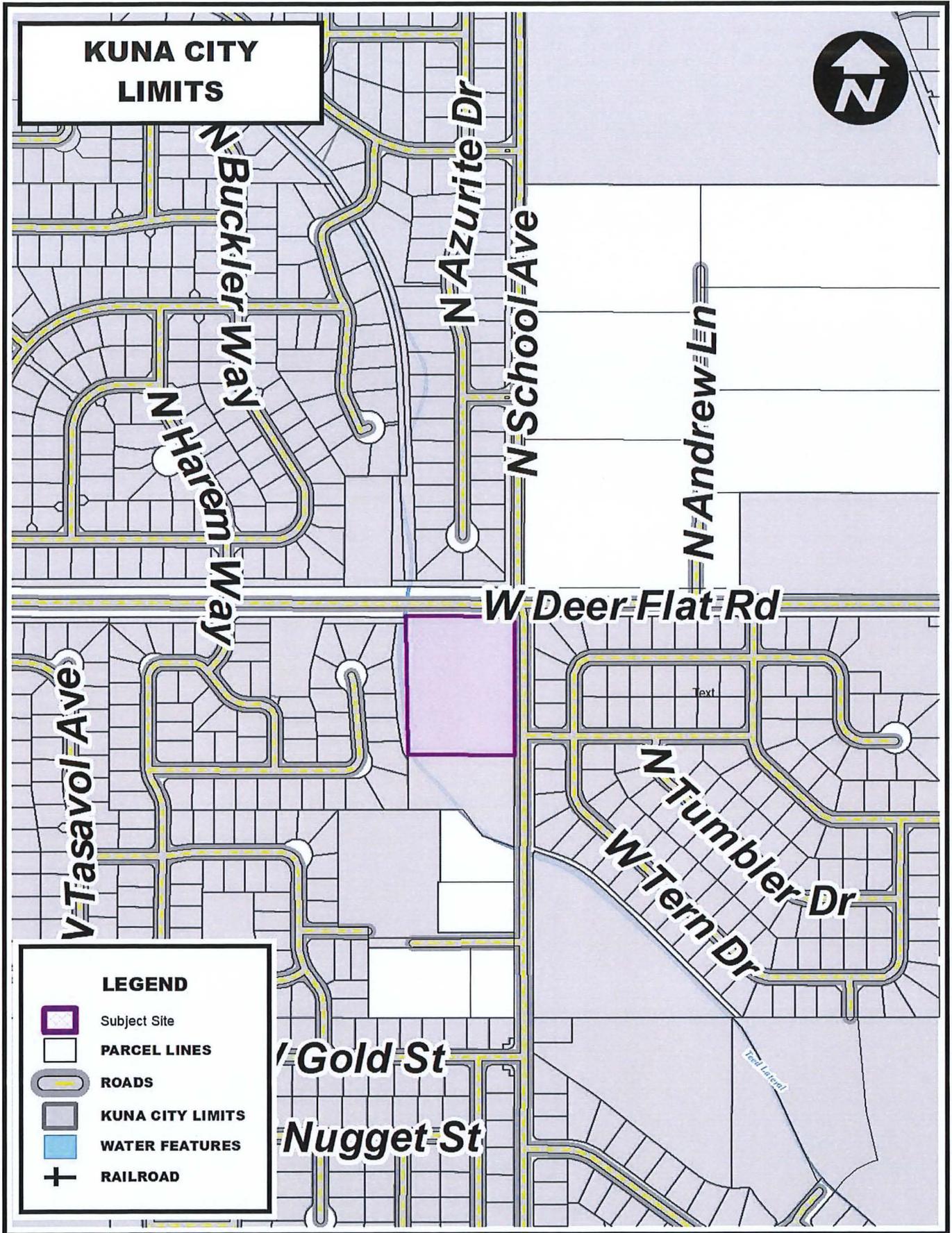
**Staff Finding:** *The applicant has proposed a landscape buffer including trees, shrubs, grasses, and perennial flowers. The proposed landscaping is in conformance with Kuna City Code, and minimizes impact on adjacent uses.*

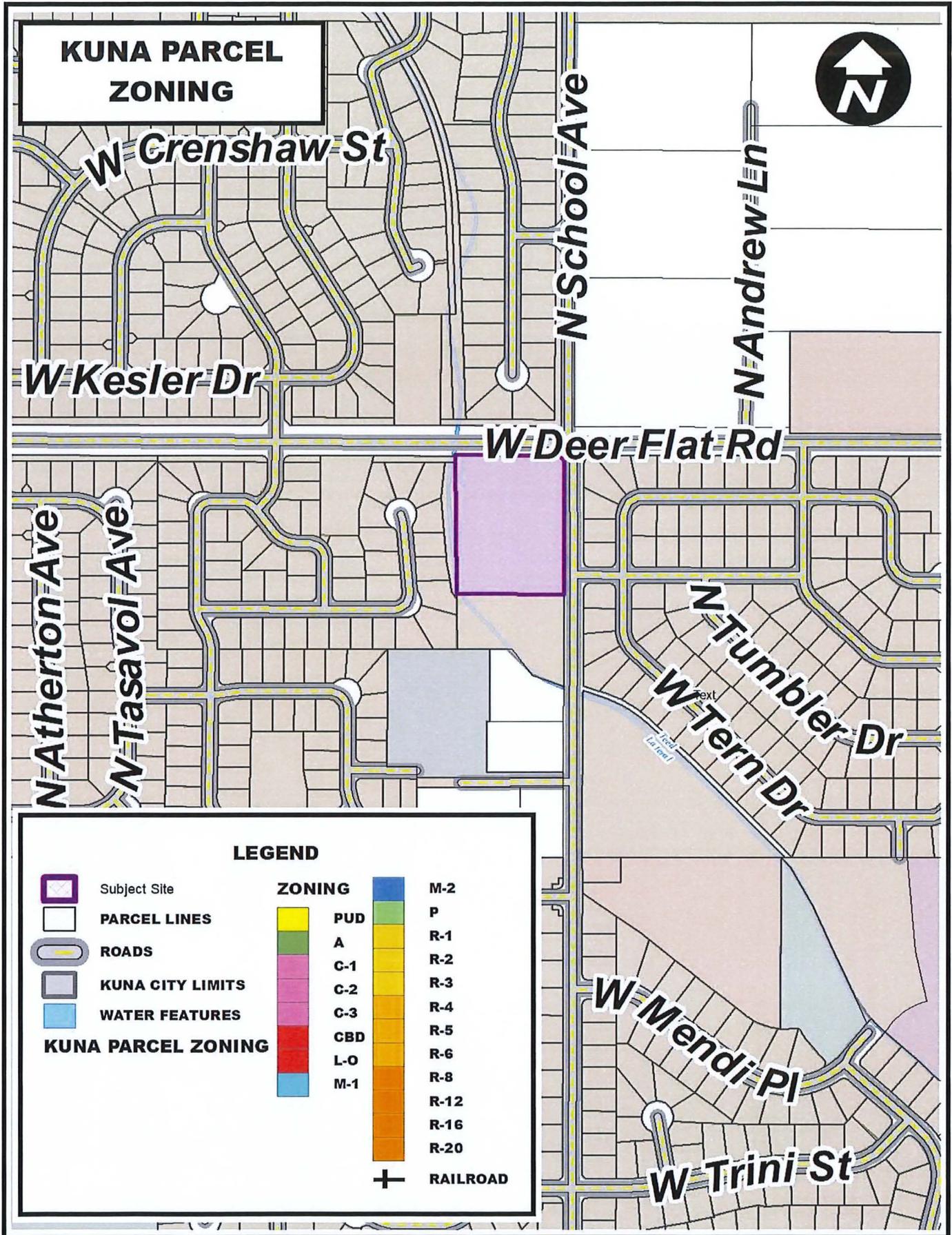
6. On-site grading and drainage are designed to maximize land use benefits and minimize off-site impact.

*Staff Finding: The applicant proposes two seepage trenches in the parking lot. The applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.*

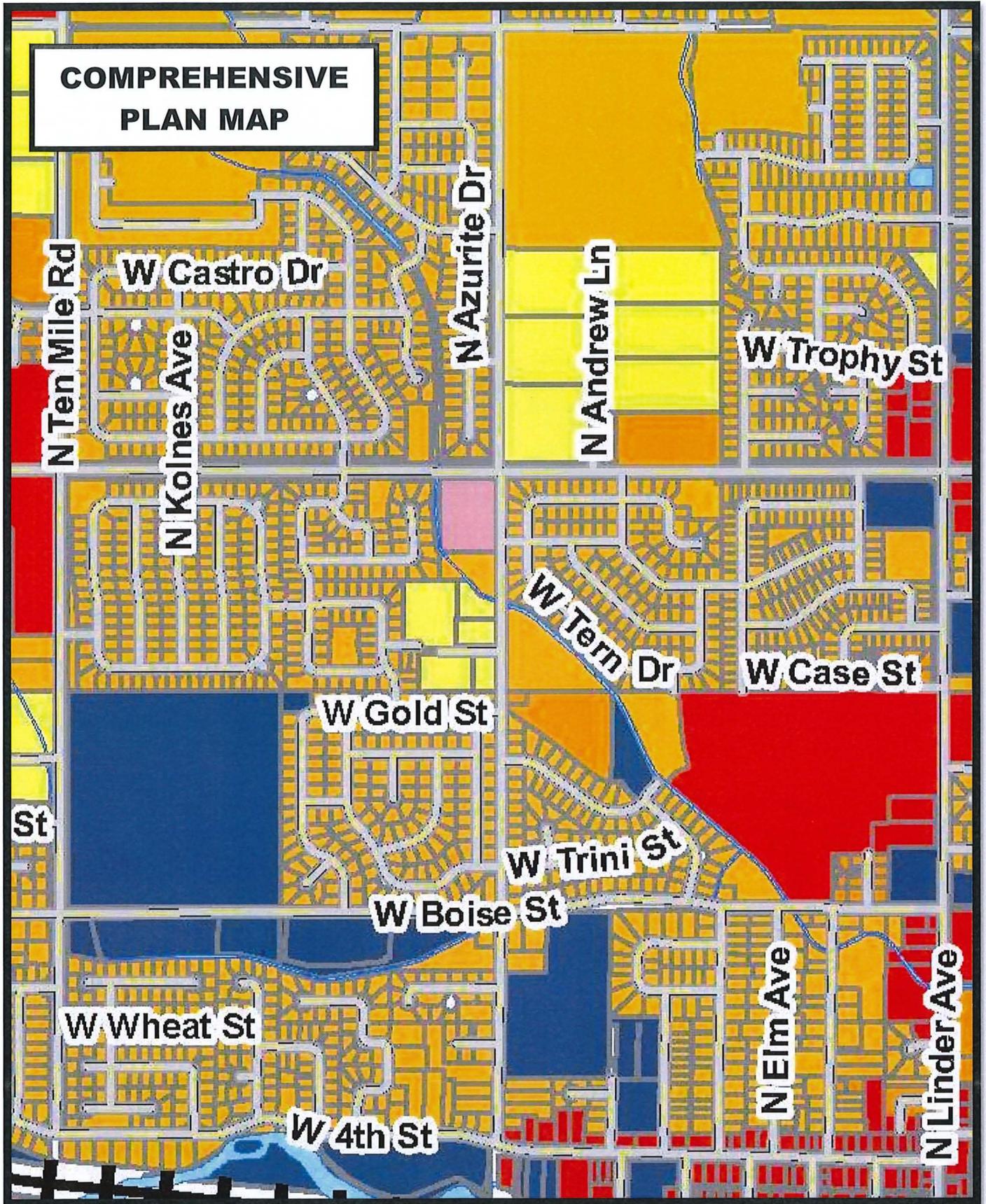
**DATED** this 8<sup>th</sup> day of September, 2020.







**COMPREHENSIVE  
PLAN MAP**





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

## Agency Transmittal

July 27, 2020

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

<b>FILE NUMBER:</b>	20-18-DR (Design Review) – Medical Office at Redhawk Square
<b>PROJECT DESCRIPTION</b>	Amanda Bidwell requests Design Review Approval for new medical office at Redhawk Square, which consists of one lot on approximately 0.6 acres. (APN: S1323212411)
<b>SITE LOCATION</b>	The SWC of W Deer Flat Road and N School Avenue, Kuna, ID 83634.
<b>REPRESENTATIVE</b>	<i>Amanda Bidwell</i> NeUdesign Architecture 725 E 2 <sup>nd</sup> Street Meridian, ID 83642 208.884-2824 <a href="mailto:abidwell@neudesignarch.com">abidwell@neudesignarch.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, September 8, 2020. 6:00 P.M.
<b>STAFF CONTACT</b>	Jessica Reid <a href="mailto:jreid@kunaid.gov">jreid@kunaid.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.

**From:** [Paul Stevens](#)  
**To:** [Jessica Reid](#)  
**Cc:** [Wendy Howell](#); [Troy Behunin](#)  
**Subject:** DR. Office  
**Date:** Wednesday, August 26, 2020 3:22:28 PM  
**Attachments:** [image001.png](#)

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Jessica:

I have no comments regarding the design review of the Dr. office. 20-08-DR

*Paul A. Stevens, PE*  
City of Kuna - Engineer  
Phone 208-287-1727



751 W 4th St  
PO Box 13  
Kuna, ID 83634

Exhibit  
B2

**From:** [Chad Gordon](#)  
**To:** [Jessica Reid](#)  
**Subject:** Re: 20-18-DR (Design Review) Request for Comment  
**Date:** Tuesday, August 4, 2020 4:25:57 PM  
**Attachments:** [image003.png](#)  
[Redhawk Square Sub.pdf](#)

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Jessica,

I had sent over some comments when this originally came through. This complex will need a couple of additional dumpster enclosures to meet the needs for trash service. Can you check to see if those changes were recorded. I have attached the original markups that I sent back.

Thanks,

On Mon, Jul 27, 2020 at 4:13 PM Jessica Reid <[jreid@kunaid.gov](mailto:jreid@kunaid.gov)> wrote:  
July 27, 2020

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

<b>FILE NUMBER:</b>	20-18-DR (Design Review) – Medical Office at Redhawk Square
<b>PROJECT DESCRIPTION</b>	Amanda Bidwell requests Design Review Approval for new medical office at Redhawk Square, which consists of one lot on approximately 0.6 acres. (APN: S1323212411)
<b>SITE LOCATION</b>	The SWC of W Deer Flat Road and N School Avenue, Kuna, ID 83634.
<b>REPRESENTATIVE</b>	<i>Amanda Bidwell</i> NeUdesign Architecture 725 E 2 <sup>nd</sup> Street Meridian, ID 83642 208.884-2824 <a href="mailto:abidwell@neudesignarch.com">abidwell@neudesignarch.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>September 8, 2020.</b> 6:00 P.M.
	Jessica Reid

**STAFF CONTACT**

[jreid@kunaid.gov](mailto:jreid@kunaid.gov)

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.

Kind Regards,

*Jessica Reid*

Customer Service Specialist III

751 W 4<sup>th</sup> Street

Kuna, ID 83634

[jreid@kunaid.gov](mailto:jreid@kunaid.gov)

Ph: (208) 922-5274

**KUNA**  
Planning & Zoning

--

Chad J. Gordon  
J&M Sanitation Inc.  
Office # (208) 922-3313  
Fax # (208) 922-4033  
Cell # (208) 941-6371  
E-mail : [chad.gordon@jmsanitation.com](mailto:chad.gordon@jmsanitation.com)

**PROPOSED TRENCH**

THE TRENCH SHALL BE 48" DEEP AND 24" WIDE. THE TRENCH SHALL BE LOCATED AS SHOWN ON THIS PLAN. THE TRENCH SHALL BE BACKFILLED WITH 3" MINIMUM GRANULAR FILL TO THE FINISH GRADE. THE TRENCH SHALL BE COVERED WITH 12" MINIMUM GRANULAR FILL TO THE FINISH GRADE. THE TRENCH SHALL BE COVERED WITH 12" MINIMUM GRANULAR FILL TO THE FINISH GRADE. THE TRENCH SHALL BE COVERED WITH 12" MINIMUM GRANULAR FILL TO THE FINISH GRADE.

**PROPOSED TRENCH**

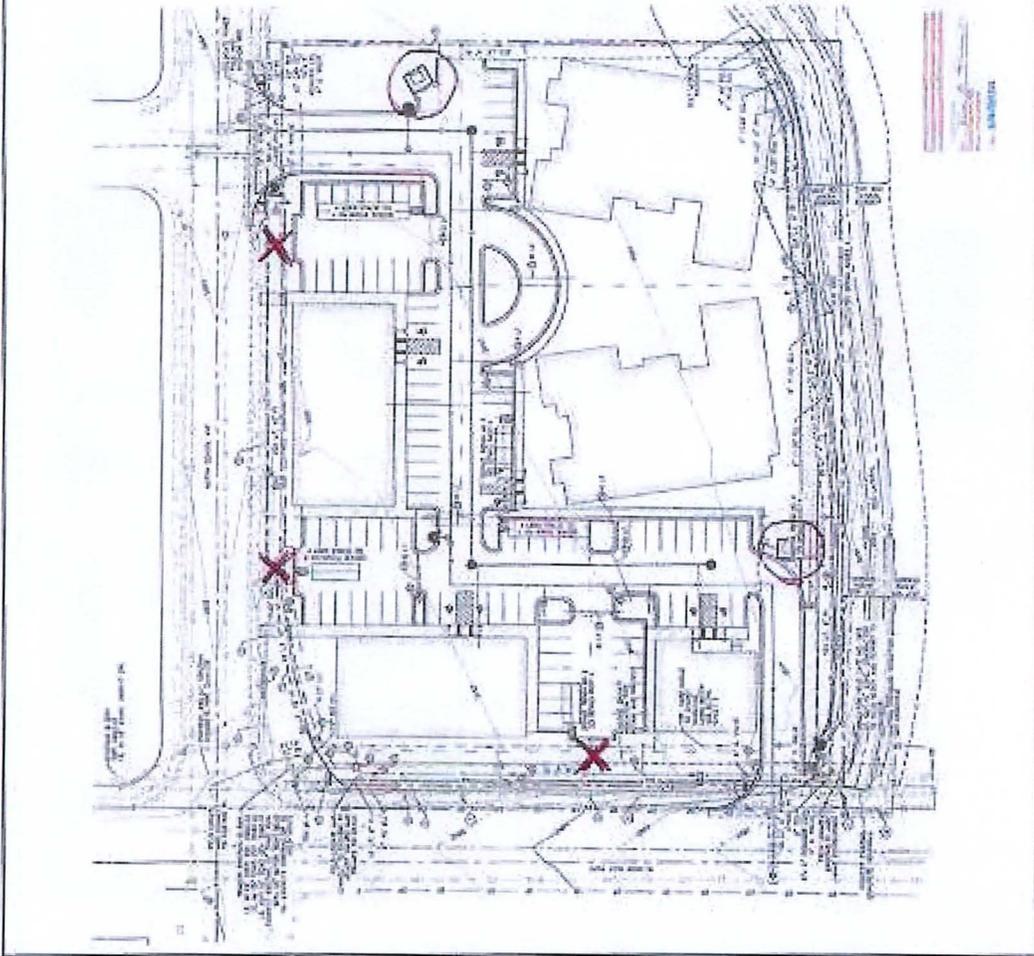
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**NSDF 3.5 LLC**  
2667 E Gala Ct, Ste 120  
Meridian, ID 83642

07/30/2020

TO THE City of Kuna Planning and Zoning Department  
FROM

\$ \*\*461.00

four hundred sixty-one and 00/100\*\*\*\*\*

DOLLARS

City of Kuna Planning and Zoning Department  
P.O. Box 13  
Kuna, ID 83634 USA

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Architectural Design Review

AUTHENTICITY

<b>RECEIPT</b>		DATE <u>8-4-20</u>	No. <u>192256</u>
RECEIVED FROM <u>NSDF 3.5 LLC</u>		<u>\$461.00</u>	
<u>four hundred sixty one and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>20-18-DR med office @ Redhawk</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>461.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY <u>[Signature]</u> 3-11

Exhibit  
B4