



**KUNA PLANNING AND ZONING COMMISSION**  
**Agenda for May 23, 2017**

**Kuna City Hall ▪ Council Chambers ▪ 751 W. 4<sup>th</sup> St. ▪ Kuna, Idaho**

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

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

**2. CONSENT AGENDA**

a) Planning and Zoning Commission meeting minutes for May 9, 2017.

**3. PUBLIC HEARING**

- a) **17-01-SUP** (Special Use Permit) – Patricia Downum, Kuna Kave Kids: The applicant is seeking SUP approval for a Childcare Center use at 763 W. Avalon in Kuna, Idaho.
- b) **17-02-S** (Subdivision) and **17-06-DR** (Design Review) – Sailer Shores Meadows Subdivision #2: A preliminary plat and design review request from Thomas Maile to subdivide an approximately 1.78-acre site in an existing R-6 zone into eight (8) residential building lots and three (3) common lots. The site is located approximately 600 feet south of the intersection of Kuna Road and South Sailer Place, addressed as 245 S. Sailer Place, Kuna, Idaho.
- c) **13-04-SUP modification** (Special Use Permit) and **17-04-DR** (Design Review) – Falcon Ridge Public Charter School: A Special Use Permit Modification and Design Review request from Design West Architects, representing the Falcon Ridge Public Charter School to construct a 5,220 square feet (SF) addition to their existing building. The site is located at 278 South Ten Mile Road, Kuna, Idaho (APN#: R5070252300).
- d) **17-02-ZC** (Rezone) – Darius Elison, One Call Restoration: A request to rezone a parcel's current R-6 (Medium-Density Residential) zoning designation to a C-2 (Area Commercial District) zoning designation. The site is located at 315 East Avalon St., Kuna, Idaho (APN#: R9442000081).

**4. COMMISSION DISCUSSION AND REPORTS**

**5. ADJOURNMENT**

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, May 9, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	X	Jace Hellman, Planner I	X
Commissioner #5	Vacant		

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

Chairman Young called the meeting to order at **6:00 pm**.

**Call to Order and Roll Call**

**1. CONSENT AGENDA**

- a) Planning and Zoning Commission meeting minutes for April 25, 2017.
- b) 17-03-ZC (Rezone) and 17-01-S (Subdivision) - Caspian Subdivision: a request from DBTV Mason Creek Farms, LLC, for a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate density of 3.77 homes per acre. The site is located between Ten Mile and Linder Roads, on the north side of Lake Hazel Road, Meridian, Idaho. **-Findings of Fact and Conclusions of Law**

*Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

**2. NEW BUSINESS**

- a) **17-05-DR** (Design Review) - O'Reilly Auto Enterprises, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 7,453-square foot commercial building to house a new O'Reilly Auto Parts store, accompanying landscape, lighting and parking lot, within the Ensign Commercial Subdivision (Lot 6 Block 1).

**Nick Heatherly:** Chairman and commissioners my name is Nick Heatherly and I am here representing MR. Craig Schneider the architect of record, 1736 E Sunshine Suite 417 in Springfield, Missouri. I also have with me Mr. Mike Berg with Tate Consulting Engineers out of the Boise office and he will be available as well to answer any of the civil issues, site issues things like that you might have, if we have anything we need to discuss there. O'Reilly Automotive is please to bring to the City of Kuna a retail auto parts store. It is to be located in, I believe its lot 6 block 1 of the Ensign Subdivision. Access will be off of Meridian Rd, or State Highway 69, access will be through a 24-foot-wide cross access easement that actually lies along the northern property line. I believe that access easement is a part of lot 4 of that subdivision. All required parking has been provided, including the two-handicap spaces adjacent to the front entrance. Pedestrian access and connection is also provided via the extension of the side walk that lies in front of the store and it will be extended to the east to the sidewalk that will traverse along Meridian Rd. All of the roof mounted mechanical equipment is properly screened. The trash

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PLANNING & ZONING COMMISSION**

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container is also enclosed with a masonry fence of materials of similar nature and color as that of the building. It is our understanding that all of other matters of the design have met or exceeded the design requirements for the City of Kuna, and we stand ready to try and answer any question you might have regarding our project.

**C/Young:** Okay, is there any questions for the applicant at this time. **C/Gealy:** I have no questions at this time.

**C/Hennis:** None at this time, thank you. **C/Young:** okay thank you and we will have staff come forward. **Jace Hellman:** Chairman, Commissioners for the record my name is Jace Hellman, Planner I for the City of Kuna 751 W 4<sup>th</sup> St. The application before you tonight is for a design review for 7453 SQ FT building, accompanying landscape, lighting and parking within the Ensign Subdivision. It is pretty much straight forward, there is no structures on this lot, the lot is ready for construction. Staff finds that the comprehensive land map identifies this project location as mixed use general and we feel it generally conforms to what we want to see in there in the future and the overall vision of the subdivision. Everything they have presented conforms with code. They have more than enough parking than what is required. They have their wall sign that turns out to meet code as well and if you have any questions on that. I will stand for any questions on specifics. **C/Gealy:** I have no questions. **C/Young:** Did sanitation the sanitation company, or fire department have any comments. **Jace Hellman:** So, with the design review we did not have send out for agency comments, so we did not have any feedback on that. **C/Young:** Okay. **C/Hennis:** The required parking, is that all taken care of in the one lot, that is in front of the entry portion, so the back is sort of overflow. **Jace Hellman:** Yeah, and they have the required percentage of handicap spots per total number of parking. **C/Hennis:** Okay, I don't have anything further. **C/Damron:** Are we sheet draining this, or are we putting sumps in? **C/Young:** for water drainage? **C/Damron:** Are we going to put sumps in or are we going to sheet drain this out to a collection point? **Wendy Howell:** That will have to be approved through the city engineer. **C/Damron:** Okay, I didn't see it hear, so I was kind of wondering what it was. **Wendy Howell:** I believe the applicant may have a more thorough answer: **Nick Heatherly:** It was my understanding that the development as a whole was addressing all of the drainage issues that would be on site, it wouldn't be a specific lot, it was going to be more of a regional type detention in a storm water, mason type facility. **C/Damron:** Okay so we will put in a basin to collect and send it off to wherever site they have on site. **Nick Heatherly:** That's a part of the development of the subdivision. **C/Young:** I think it is to the North, across the way. **C/Damron:** That little thing. I just wanted to make sure. **C/Young:** Okay is there any other questions for staff. **C/Hennis:** Not for staff, I have one additional question for the applicant, if I could. So, do you guys usually bring shipments in by large semi, or is it by smaller trucks? It seems like your loading, or unloading area is kind of hard to get in to. **Nick Heatherly:** I don't know exactly in this region what size vehicle will be used, again I've seen this before, they schedule their loads to be delivered at times basically where the store is not open to the general public at that time, so you really don't have parking issues, so the entire parking lot is typically open for those times that the trucks arrive. That's how they operate and the context of it being a little bit tight yeah, but without having accesses out to Meridian you don't really get a nice circle path. We are going to have to deal with, what I will call the alley type area in what will be the western side, it will be connected with the access pathway on the western side. **C/Hennis:** Okay, thank you. **C/Young:** Okay are there any other questions. **C/Hennis:** No, thank you. **C/Young:** Thank you. I guess that will bring up our discussion. For me looking, and starting with the elevations I think they have done a good job of breaking up the elevations parapets are changing, pilasters and things to help break up the elevations so, I don't have any issues with that and the varying materials as well. Landscape wise, I don't see any issues. **C/Hennis:** No the landscape looks good, I was a little concerned with trying to get a truck in here, but these truck drivers can do

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amazing things. No, it seems like they have enough out there towards the Meridian Road side. **C/Young:** Any other thoughts? **C/Damron:** on the signage, from the other developments are they going to put a two-pole sign in, or is this going to be a single sign for O'Reilly. Like we did with Ridley's down off there. **C/Young:** The only signage I see is on the building itself. **C/Hennis:** weren't they talking about a monument sign. **Jace Hellman:** So with the signage application that the only one they submitted is for their wall sign, but there is a big monument sign that is for Tractor Supply and Dollar Tree, and they would get a slot on that sign. **C/Hennis:** Okay Thank you. **C/Hennis:** That's the nice thing about O'Reilly's, they don't have a monster sign. So, it is always pleasant. **C/Damron:** The normal façade on the side of O'Reilly's is green right, this one looks red. **C/Hennis:** It varies by region, I think their canopy is green on this one it looks like, over the entry. On the store front. **C/Damron:** Yeah it does, and the windows and the doors and such, not that it is a big concern. **C/Hennis:** Yeah because Tractor Supply is red and Dollar Tree is green, it would work either. **C/Young:** Any other thoughts or questions. **C/Gealy:** I think I have a question for staff, and I didn't notice that J&M Sanitation and the Fire Department hadn't been noticed, because it's a design review, but sometimes they like to have input, more for access for emergency vehicles or for trash collection, will they have the opportunity to review the plans to make sure they are suitable for the equipment they might need to bring in. Or was that done with the whole development? **Wendy Howell:** Yes, it was done with the development, all of those details that you are referring to. The fire district will have to sign off on the building permit though. **C/Gealy:** The fire district will? **Wendy Howell:** Yes. **C/Gealy:** I mean looking at it, it doesn't look like J&M would have any trouble. **Wendy Howell:** What we are looking at it for is strictly for City Compliance. **C/Gealy:** Okay, Thank you. And sometimes we see samples of the materials like in this case the field rock. **C/Young:** I think they are down at the bottom Cathy. **C/Gealy:** and field Stucco. **C/Hennis:** There is a picture in here, but you can't tell. **C/Hennis:** I don't have any other issues. **C/Young:** Okay, so if there is nothing else.

*Commissioner Hennis motions to approve Case No. 17-05-DR (Design Review) for O'Reilly Auto Enterprises with the conditions outlined in the staff report and testimony; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

**3. COMMISSION DISCUSSION AND REPORTS**

*Introductions of John Laraway, our new Planning and Zoning Commissioner, and Jace Hellman, our new Planner I.*

**4. ADJOURNMENT**

*Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

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PLANNING & ZONING COMMISSION**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

P.O. Box 13  
Kuna, ID 83634  
Phone: (208) 922-5274  
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www.cityofkuna.com

## Planning & Zoning Commission Staff Report

**To:** Planning and Zoning Commission

**Case Number:** 17-01-SUP (Special Use Permit)  
for a Child Care Center

**Site Location:** 763 W. Avalon St.  
Kuna, ID 83634

**Planner:** Trevor Kesner, Planner II

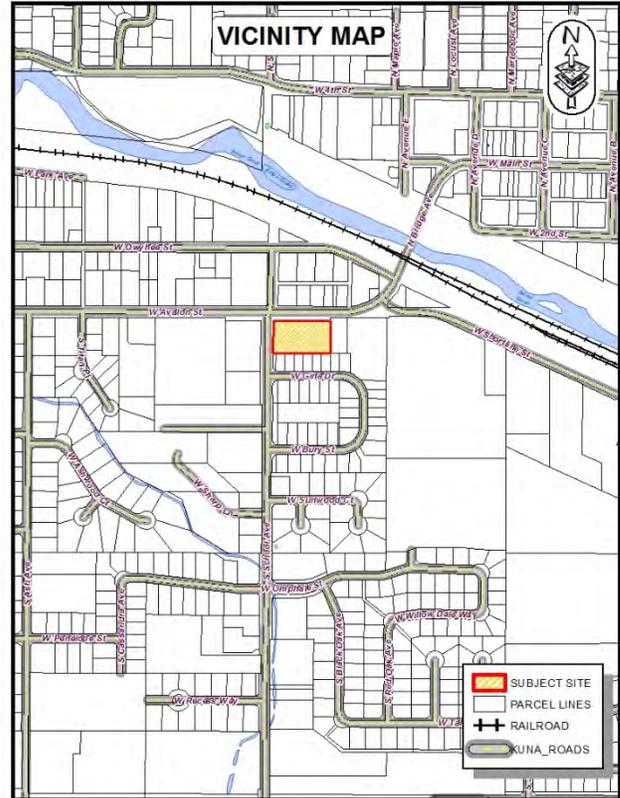
**Hearing Date:** May 23, 2017

**Applicant:** Patricia Downum  
139 W. 4<sup>th</sup> St.  
Kuna, ID 83634  
(208) 869-5906  
Kavekeeper1@yahoo.com

**Owner:** Tim Gordon  
1206 N. Black Cat Rd.  
Kuna, ID 83634

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- A. Course Proceedings
- B. General Facts, Staff Analysis
- C. Agency Responses
- D. Applicable Standards
- E. Comprehensive Plan Analysis
- F. Proposed Factual Findings
- G. Proposed Conclusions of Law
- H. Proposed Decision by the Commission



### A. Course of Proceedings

1. The applicant is proposing to operate a Childcare Center within an existing commercial building located at 763 W. Avalon Street. In accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC); this use requires approval of a Special Use Permit (SUP).
2. In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks approval of a Special Use Permit (SUP) for a Childcare Center at the subject site for more than thirty-six (36) children at any one time, on a regularly scheduled basis.

### B. General Project Facts and Staff Analysis:

1. **Request:** The applicant is seeking SUP approval for Childcare Center use at 763 W. Avalon in Kuna to provide additional choices for parents who seek child care facilities which suit their child/children's needs.
2. **Noticing:** The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements. The Planning and Zoning public hearing is scheduled for May 23, 2017.

3. **Background:** The applicant is proposing to move and operate an existing Childcare Center business (Kuna Kave Kids) at the subject site. The Childcare Center hours of operation will be Monday through Friday from approximately 6:00 am until 6:00 pm with some variation for special circumstances. The applicant proposes to provide care for children age newborn to 11 years old. The applicant proposes a maximum number of 8-10 employees working on site at any one time. A Childcare Center use in the C-2 zone requires an SUP to operate this type of business.
4. **Legal Description:** A warranty deed with the legal description were included with the application documents.
5. **Comprehensive Plan Designation:** The Future Land Use map approved by the Kuna City Council identifies this site as Area Business District (C-2); used for general business, shopping centers and related uses with access to a collector thoroughfare. In accordance with KCC 5-3-2, staff views this Childcare Center SUP request to be consistent with the Future Land Use map.

6. **Land Use:**

Direction	Current Zoning	
North	C-1/R-6	Neighborhood Business District/Medium Density Residential – Kuna City
South	R-8	High Density Residential – Kuna City
East	C-2	Area Business District – Kuna City
West	M-1	Light Manufacturing District – Kuna City

6.1 **Aerial Map:**



6.2 **Parcel Number:** APN: S1326120716

6.3 **Parcel Sizes and Current Zoning:** C-2 (Area Business District), 1.292-acre parcel; approximately 45,000 square feet.

**6.4 Services:**

- Fire Protection – Kuna Fire District
- Police Protection – Kuna City Police (Ada County Sheriff's office)
- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Sanitation Services – J&M Sanitation Services

**6.5 Existing Structures, Vegetation and Natural Features:** There is currently a fully improved commercial structure on the subject site, estimated to be approximately 9,746 square feet. Vegetation on site consists of landscaping generally associated with a commercial office building in a 'C-2' zoning designation. The topography of the site is generally flat and drainage of non-permeable surfaces are accommodated for and fully contained on site.

**6.6 Transportation / Connectivity:** Road frontage is on W. Avalon Street and S. School Avenue. The subject site is fully improved with sidewalks and approved commercial driveway approaches. A dedicated bike lane is located along the north side of W. Avalon, and marked crosswalks are located at the intersection of W. Avalon and S. School Avenue.

**6.7 Public Services, Utilities and Facilities:** Notifications were sent out to all applicable government agencies for this land use action application and the public was invited to attend.

**a. Notifications**

- |                            |                |
|----------------------------|----------------|
| i. Agencies                | April 18, 2017 |
| ii. 300' Property Owners   | April 21, 2017 |
| iii. Kuna, Melba Newspaper | April 26, 2017 |
| iv. Site Posted            | May 13, 2017   |

**C. Partner Agency Comments:** The following agencies returned comments, which are included as exhibits with this case file:

- |  |               |
|--|---------------|
| a. Nampa Meridian Irrigation District (NMID)       | - Exhibit B.1 |
| b. Central District Health Department (CDHD)       | - Exhibit B.2 |
| c. Idaho Department of Environmental Quality (DEQ) | - Exhibit B.3 |
| d. Ada County Highway District (ACHD)              | - Exhibit B.4 |

**D. Applicable Standards:**

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

**E. Comprehensive Plan Analysis:**

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Special Use Permit for this site is consistent with the following Comprehensive Plan components:

**GOALS AND POLICIES – Property Rights**

**Goal 1:** *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property "takings".*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's established six criterions to determine the potential for property taking.

**GOALS AND POLICIES – Economic Development**

**Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.**

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

**GOALS AND POLICIES – Land Use**

**Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.**

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity, within both the community-scale and neighborhood-scale centers; to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

**F. Proposed Findings of Fact:**

1. All required procedural items have been completed as shown in the staff report.
2. The proposed Childcare Center complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available, installed and are adequate to accommodate the site's proposed special use.
4. The proposed Special Use Permit will not be detrimental to the public's health, safety and general welfare.
5. The site is zoned C-2 and is appropriate for use as a Childcare Center by obtaining Special Use Permit approval.
6. The project description, staff analysis and findings of fact are correct.

**G. Proposed Conclusions of Law:**

1. The Childcare Center use is consistent with Kuna City Code.
2. The Childcare Center use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a Childcare Center use.
4. The Childcare Center use is unlikely to cause environmental damage or avoidable injury to wildlife or their habitat.
5. The Childcare Center use is unlikely to cause adverse public health problems.
6. The Childcare Center use is in compliance with all other ordinances and laws of the City.
7. The Childcare Center use is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public; taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing street and utility services in proximity to and serving the site are suitable and adequate for Childcare Center purposes.
9. Based on the evidence contained in Case #17-01-SUP, this proposal complies with Sections 5-3 and 5-6 of Kuna City Code.
10. Based on the evidence contained in Case #17-01-SUP, this proposal complies with Section 6.0 of the Kuna Comprehensive Plan and the Comprehensive Future Land Use Map.

11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve this SUP application. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**H. Decision by the Commission:**

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

**Proposed Conditions of approval:**

1. As requested by the applicant, the Childcare Center facility is allowed to be open Monday through Friday from 6:00 am until 6:00 pm, Monday through Friday, with some variation to accommodate special circumstances.
2. Signs, banners, flags or other means to attract attention onsite are allowed in accordance with KCC 5-10-4. A permit must be obtained prior to installing any new or modifying any existing signage.
3. In the event the uses or the buildings on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
4. The applicant shall install safety locks on all doors and cabinets where chemicals are stored.
5. Fire extinguishers and smoke detectors shall be installed according to Kuna Fire Chief instructions, ICC 2012 standards, and in accordance with Title 9, Chapter 1 of Kuna City Code.
6. Comply with all State, City, Central Health District and Fire District standards, as recommended.
7. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the SUP may be revoked by the planning and zoning commission.
8. Applicant shall ensure that fencing around the outside play areas is in safe condition and has a gate that locks on at least one side of the structure and is accessible from a side yard.
10. The Special Use Permit shall follow the proposed intent provided on the SUP application and divest when the applicant no longer operates a Childcare Center on the property and/or has any interest in the property or the business is discontinued for more than one (1) year. The applicant is obligated to advise the City of any changes in ownership or leasing agreements which would affect business operations.
11. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the SUP or the approvals will divest.
12. The applicant shall maintain a Kuna City Business License through the Kuna City Clerk's office once the Special Use Permit is acquired; the Fire District, Building Inspector and Central District Health Department must perform their necessary inspections for final sign-off, if not already submitted.
13. Meet all staff and agency requirements and recommendations.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Trevor Kesner, Planner II  
Kuna Planning and Zoning Department



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

## Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

<b>Project name:</b> Kuna Kave Kids Daycare Inc	<b>Applicant:</b> Patricia Downum
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	
	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
	Landscape plan drawn to scale as the same size as the site development plan with the following details: <ul style="list-style-type: none"> <li>◇ Type, size and location of all existing &amp; proposed plant materials and other ground covers. The size of plants at planting and maturity should be included.</li> <li>◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered.</li> <li>◇ Method of irrigation.</li> <li>◇ Cross-sections through areas of special features, berms, retaining walls, etc.</li> <li>◇ Footprints of all structures to be constructed.</li> </ul>	?
	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: <ul style="list-style-type: none"> <li>◇ Building locations—existing and proposed with spare-footages.</li> <li>◇ Fences—existing, surrounding and proposed.</li> <li>◇ Off-street parking, circulation and driveway locations and types.</li> <li>◇ Location and size of adjacent streets and driveways.</li> <li>◇ North arrow and property lines.</li> <li>◇ Drawings of major exterior elevations.</li> <li>◇ Building materials and color scheme.</li> <li>◇ Existing grades and proposed new grades.</li> <li>◇ Existing lighting and proposed lighting.</li> </ul>	?
✓	Commitment of Property Posting form signed by the applicant/agent.	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

RECEIVED  
4-14-17



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

### Commission & Council Review Application

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

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

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

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

For Office Use Only	
File Number (s)	17-01-SUP
Project name	KUNA KAVE KIDS
Date Received	4-14-17
Date Accepted/Complete	4-18-17
Cross Reference Files	
Commission Hearing Date	5/23/17
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>TIMOTHY GORDON</u>	Phone Number: <u>208-941-5603</u>
Address: <u>1206 N. Black/CAT RD</u>	E-Mail: <u>TIMOTHYGTIMJM@AOL.COM</u>
City, State, Zip: <u>Kuna, Id 83634</u>	Fax #: <u>208-922-4033</u>
Applicant (Developer): <u>Patricia Downum</u>	Phone Number: <u>208-869-5906</u>
Address: <u>139 W. 4th St</u>	E-Mail: <u>KaveKeeper7@yahoo.com</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: <u>763 W. Avalon St</u>
Site Location (Cross Streets): <u>Avalon &amp; School</u>
Parcel Number (s): <u><del>51326</del> 51326/20716</u>
Section, Township, Range: <u>26, 2 N, 1 W</u>
Property size: <u>.292 Acres</u>
Current land use: _____ Proposed land use: <u>Childcare Center</u>
Current zoning district: _____ Proposed zoning district: _____

Exhibit  
A-4

**Project Description**

Project / subdivision name: Kuna Kave Kids Daycare Inc  
General description of proposed project / request: Childcare

Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

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

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

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): M-F 7am to 6pm Building height: \_\_\_\_\_  
Total number of employees: 5 Max. number of employees at one time: 8-10  
Number and ages of students/children: 3w / 0 to 11yr Seating capacity: \_\_\_\_\_  
Fencing type, size & location (proposed or existing to remain): Chain link

Proposed Parking: a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: \_\_\_\_\_

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

Applicant's Signature: [Signature] Date: 2/17/17



RECEIVED  
4-14-17

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

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

File No. :	<u>17-01-SUP</u>	: <u>KUNA KAVE KIDS DAYCARE</u>
Cross Ref. :	_____	
File Name:	<u>CHILD-CARE CENTER</u>	

**Definition of a Home Daycare:**

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

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

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

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

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

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

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



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

**Additional Information**

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

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

**Applicant Information**

Applicant: Patricia Downum Phone: 208-869-5906  
 Owner Purchaser Lessee

Fax/Email: KaveKeeper1@yahoo.com

Applicant's Address: 139 W. 4th Street

Kuna ID Zip: 83634

Owner: Tim Gordon Phone: 208-941-5603

Owner's Address: 1206 N. Black Cat Rd. Email: TimothyWTim.Jm@AOL.com

Kuna, ID Zip: 83634

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

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

\_\_\_\_\_ Zip: \_\_\_\_\_

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

- FAMILY CHILDCARE HOME CHILDCARE CENTER       GROUP CHILDCARE HOME

**Subject Property Information**

Site Address: 763 W. Avalon St

Site Location (Cross Streets): Avalon + School

Parcel Number(s): 51326 120716 Section, Township, Range: 26, 2N, 1W

Gross Floor Area: \_\_\_\_\_ Live-able Space (not for daycare use): 0

Current Land Use: \_\_\_\_\_ Proposed Land Use: Childcare Center Currently Zoning District: \_\_\_\_\_

### Project Description / Summary

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

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

If yes, how many? 10

Project Description: Child Care Center

General Description of request: Moving Kuna Kave Kids Daycare to increase child number.

Hours/Days of operation: 6 A.M. to 6 p.m. Monday thru Friday

Number and ages of children: 0 months to 11 years of age 36 enrolled currently

Fencing type / size / & location: 6' Chain link

Existing or proposed lighting: existing

Parking available: yes Number of possible parking spots: 60

Off street parking available: NO Designated pick-up area: yes

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

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

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

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

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

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

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

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

**Application Submittal Requirements**

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

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

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

- Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department
- Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding; and all bedding shall be washed after soiling and at least once a week
- Outdoor play areas shall adjoin, or be safely accessible to indoor areas
- All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 ½") in spacing or diameter or greater than nine inches (9") to prevent child entrapment
- All upright angles shall be greater than 55 degrees to prevent the children's entrapment and entanglement
- The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 ¾ inch width
- All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing
- Play equipment shall be place at least six feet (6') away from buildings, fences, trees or other play equipment and kept in good repair. Swing seats shall be made of plastic, soft or flexible material
- Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity
- Vertical offsets such as outsides basement window wells, stairways or retaining walls shall have guardrails or approved screening
- Area's inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles)
- Wells, tool sheds and other hazards are to be fenced or closed off
- Areas inhabited by children are to be kept free of animal wastes and debris
- Remove any poisonous substances such as plants, berries or mushrooms from the premises

- Sandbox or sand play areas are to be completely covered when not in use
- Outdoor water features are not allowed on the premises or nearby child accessible areas; water features includes pools, spas, ponds and other similar water containment areas
- Child care facilities shall not be permitted next to an open body of water without an approved method of fencing construction that has been reviewed by City Planning Staff
- The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept unloaded at all times and the ammunition will be stored separately from the firearms. The children's parents or guardians shall be notified of weapons kept on premises and advised of how they are secured



**Applicant's Signature:** *[Signature]* **Date:** 4/14/17

**Signature of receipt by City Staff:** *[Signature]* **Date:** 4/14/17

ADDITIONAL COMMENTS:

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2-17-17

# Neighborhood Meeting List Request

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

## GENERAL INFORMATION:

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

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

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

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

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

\*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

## PROPOSED USE:

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

APPLICATION TYPE	BRIEF DESCRIPTION
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	
<input checked="" type="checkbox"/> Conditional Use	<u>moving Kuna Kave Kids Daycare Inc to</u>
<input type="checkbox"/> Variance	<u>763 W. Avalon St</u>
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input type="checkbox"/> Zoning Ordinance Map Amendment	

## SITE INFORMATION:

Location: Quarter: NW4NE4 Section: 26 Township: 2N Range: 1W Total Acres: .292  
 Subdivision Name: N/A # 0716 Lot(s): N/A Block(s): N/A  
 Site Address: 763 W Avalon Tax Parcel Number(s): 51326120716  
Kuna

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

## CURRENT PROPERTY OWNER:

Name: Tim + Belinda Gordon  
 Address: 1206 N Blakka Lake Rd City: Kuna State: ID Zip: 83634

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

Name: Patty Downum Business (if applicable): Kuna Kave Kids Daycare Inc  
 Address: 139 W. 4th St. City: Kuna State: ID Zip: 83634  
 Fax: \_\_\_\_\_ Phone: 208-922-9482 Cell: 208-869-5906

OFFICE USE ONLY		Stamp: <u>2-17-17</u>
File No.: <u>w/k</u>	Received By: <u>AR</u>	

Exhibit

A-3i



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4.14.17

# Neighborhood Meeting Certification

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

### GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Kuna Kave Kids Daycare Inc  
 Date and time of neighborhood meeting: March 3, 2017 6:30 p.m.  
 Location of neighborhood meeting: 763 W. Avalon St. Kuna

### SITE INFORMATION:

Location: Quarter: NW4NEA Section: 26 Township: 2N Range: 1W Total Acres: .292  
 Subdivision Name: NA # 0716 Lot: N/A Block: N/A  
 Site Address: 763 W. Avalon Tax Parcel Number(s): 51326120716  
Kuna

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

### CURRENT PROPERTY OWNER:

Name: Tim + Belinda Gordon  
 Address: 1206 N. Black Cat Rd City: Kuna State: ID Zip: 83634

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

Name: Patty Downum Business (if applicable): Kuna Kave Kids Daycare Inc  
 Address: 139 W. 4th St. City: Kuna State: ID Zip: 83634

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

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**APPLICANT:**

Name: Patricia Downum

Address: 139 W. 4th St

City: Kona State: HI Zip: 83634

Telephone: 208-869-5906 Fax: \_\_\_\_\_

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

Signature: (Applicant)  Date 4/14/17

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MEETING  
FRIDAY MARCH 3, 2017  
763 W. AVALON ST

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We would like to invite you to join us in a meeting to discuss moving my current daycare **Kuna Kave Kids Daycare Inc.** occupancy of 32, to **763 W. Avalon St.** The larger facility will have occupancy of 152. We will be able to provide more openings for children and more local job opportunities. With all the new subdivision's being built, there has been a high demand for child care in Kuna.

# SIGN IN SHEET

**PROJECT NAME:** Kuna Kave Kids Daycare Inc

**Date:** March 3, 2017

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Jennifer Mankie</u>	<u>338 E Black Hawk Dr</u>	<u>83634</u>	<u>208-957-1332</u>
2	<u>Ricki Shaw</u>	<u>472 N. Katsura Ave</u>	<u>83634</u>	<u>2316202051</u>
3	<u>Ryan Hutchings</u>	<u>379 W Male Ct</u>	<u>83634</u>	<u>2085733000</u>
4	<u>Valerie Sands</u>	<u>2555 W. Gainsboro Dr</u>	<u>83634</u>	<u>208-739-1444</u>
5	<u>Lee &amp; Doris Downum</u>	<u>11998 Wallaine, Boi</u>	<u>83713</u>	<u>208-371-6685</u>
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**Certification Card PediatricPlus G<sup>2010</sup>**

**CPR, AED, and First Aid for Children, Infants, and Adults**

Patty Downum

has successfully completed and competently performed the required knowledge and skill objectives for this program.



Allan Laird  
Authorized Instructor (Print Name)

27216  
Registry No.

5-11-16  
Class Completion Date

880-6069  
Training Center Phone No.

5-11-18  
Expiration Date

LA1836  
Training Center I.D.

This card certifies the holder has demonstrated the required knowledge and skill objectives to a currently authorized MEDIC First Aid Instructor. Certification does not guarantee future performance, or imply licensure or credentialing. Course content covers all age groups and conforms to the 2010 AHA Guidelines for CPR and ECC, and other evidence-based treatment recommendations. Certification period may not exceed 24 months from class completion. More frequent reinforcement of skills is recommended.

**HEARTSAVER PEDIATRIC FIRST AID CPR AED**

**Heartsaver<sup>®</sup> Pediatric First Aid CPR AED**



Tasha Gifford

The above individual has successfully completed the objectives and skills evaluations in accordance with the curriculum of the AHA Heartsaver Pediatric First Aid CPR AED Program. Completed modules are those **NOT** marked out:

Pediatric First Aid Child/Infant CPR AED Adult CPR AED Exam Asthma Care Video  
1/20/2017 1/2019  
Issue Date Recommended Renewal Date

**Certification Card PediatricPlus G<sup>2010</sup>**

**CPR, AED, and First Aid for Children, Infants, and Adults**

Dixie L. Forsmo

has successfully completed and competently performed the required knowledge and skill objectives for this program.



Allan Laird  
Authorized Instructor (Print Name)

27216  
Registry No.

6-29-16  
Class Completion Date

880-6069  
Training Center Phone No.

6-29-18  
Expiration Date

LA1836  
Training Center I.D.

This card certifies the holder has demonstrated the required knowledge and skill objectives to a currently authorized MEDIC First Aid Instructor. Certification does not guarantee future performance, or imply licensure or credentialing. Course content covers all age groups and conforms to the 2010 AHA Guidelines for CPR and ECC, and other evidence-based treatment recommendations. Certification period may not exceed 24 months from class completion. More frequent reinforcement of skills is recommended.

**HEARTSAVER FIRST AID CPR AED**

**Heartsaver<sup>®</sup> First Aid CPR AED**



Erika Jones

The above individual has successfully completed the objectives and skills evaluations in accordance with the curriculum of the AHA Heartsaver First Aid CPR AED Program. Optional completed modules are those **NOT** marked out:

Child CPR AED Infant CPR Exam  
8/20/2016 08/2018  
Issue Date Recommended Renewal Date

RECEIVED 11-19-17

**G<sup>2010</sup> Pediatric CPR AED and First Aid Certification Card**

Jessica Jeffs

has successfully completed and competently performed the required knowledge and skill objectives for this program.



**ASHI-Approved Certification Card**

Allan Laird  
Authorized Instructor (Print Name)

27216  
Registry No.

5-4-16  
Class Completion Date

880-6069  
Training Center Phone No.

5-4-18  
Expiration Date

LA1836  
Training Center I.D.

This card certifies the holder has demonstrated the required knowledge and skill objectives to a currently authorized ASHI Instructor. Certification does not guarantee future performance, or imply licensure or credentialing. Course content covers all age groups and conforms to the 2010 AHA Guidelines for CPR and ECC, and other evidence-based treatment recommendations. Certification period may not exceed 24 months from class completion date. More frequent reinforcement of skills is recommended.

**G<sup>2010</sup> Pediatric CPR AED and First Aid Certification Card**

Jon Cooke

has successfully completed and competently performed the required knowledge and skill objectives for this program.



**ASHI-Approved Certification Card**

Allan Laird  
Authorized Instructor (Print Name)

27216  
Registry No.

12-2-15  
Class Completion Date

880-6069  
Training Center Phone No.

12-2-17  
Expiration Date

LA1836  
Training Center I.D.

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Exhibit A-3a

RECEIVED  
4-14-17



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

P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website:  
www.cityofkuna.com

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

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

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

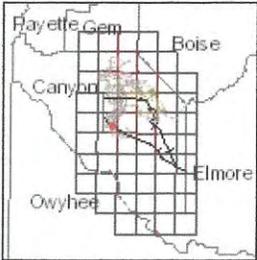
I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Applicant/agent signature

Date

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



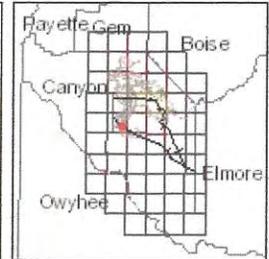
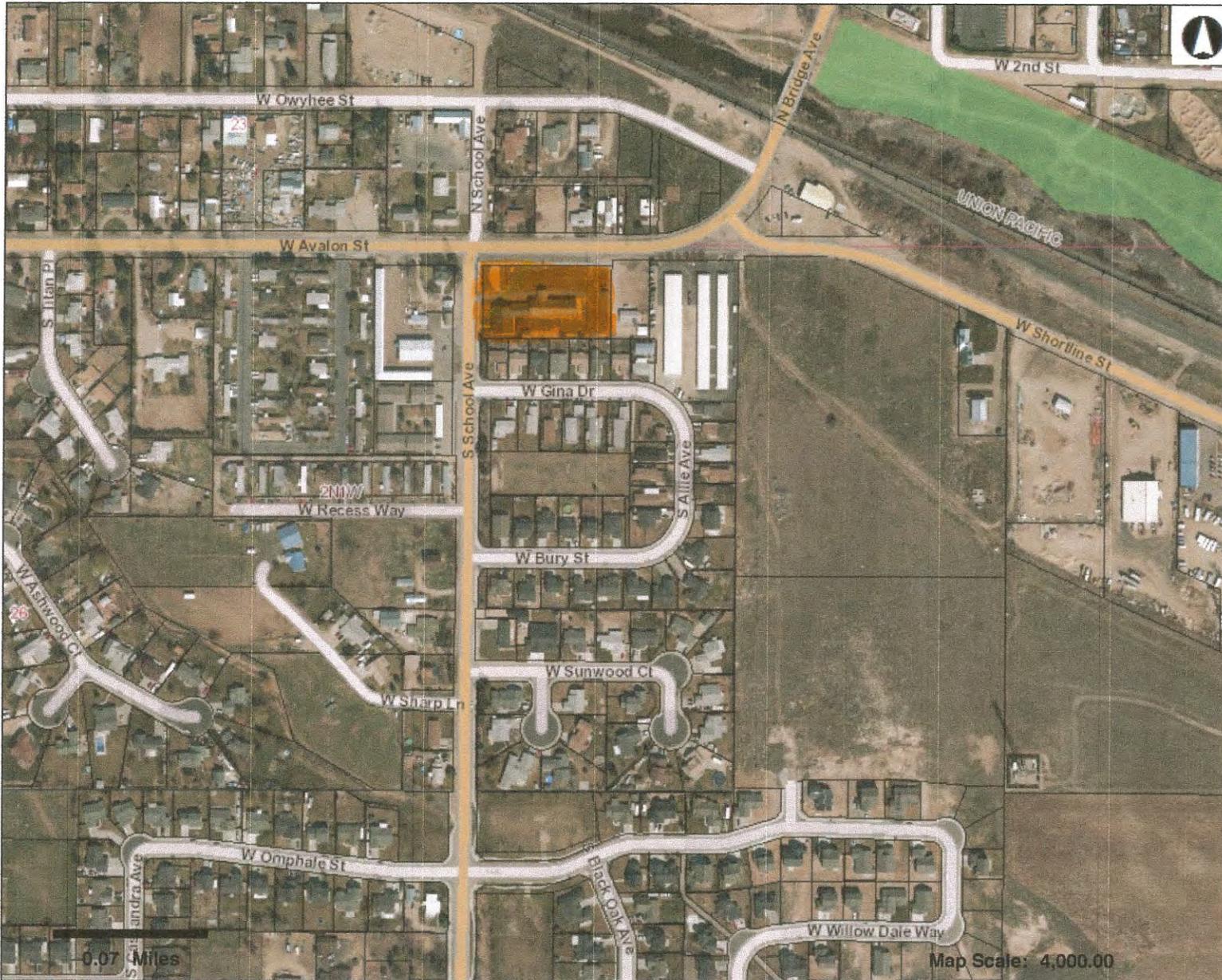
**Legend**

- + Railroad
- Roads (<2,000 scale)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

3/21/2017

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



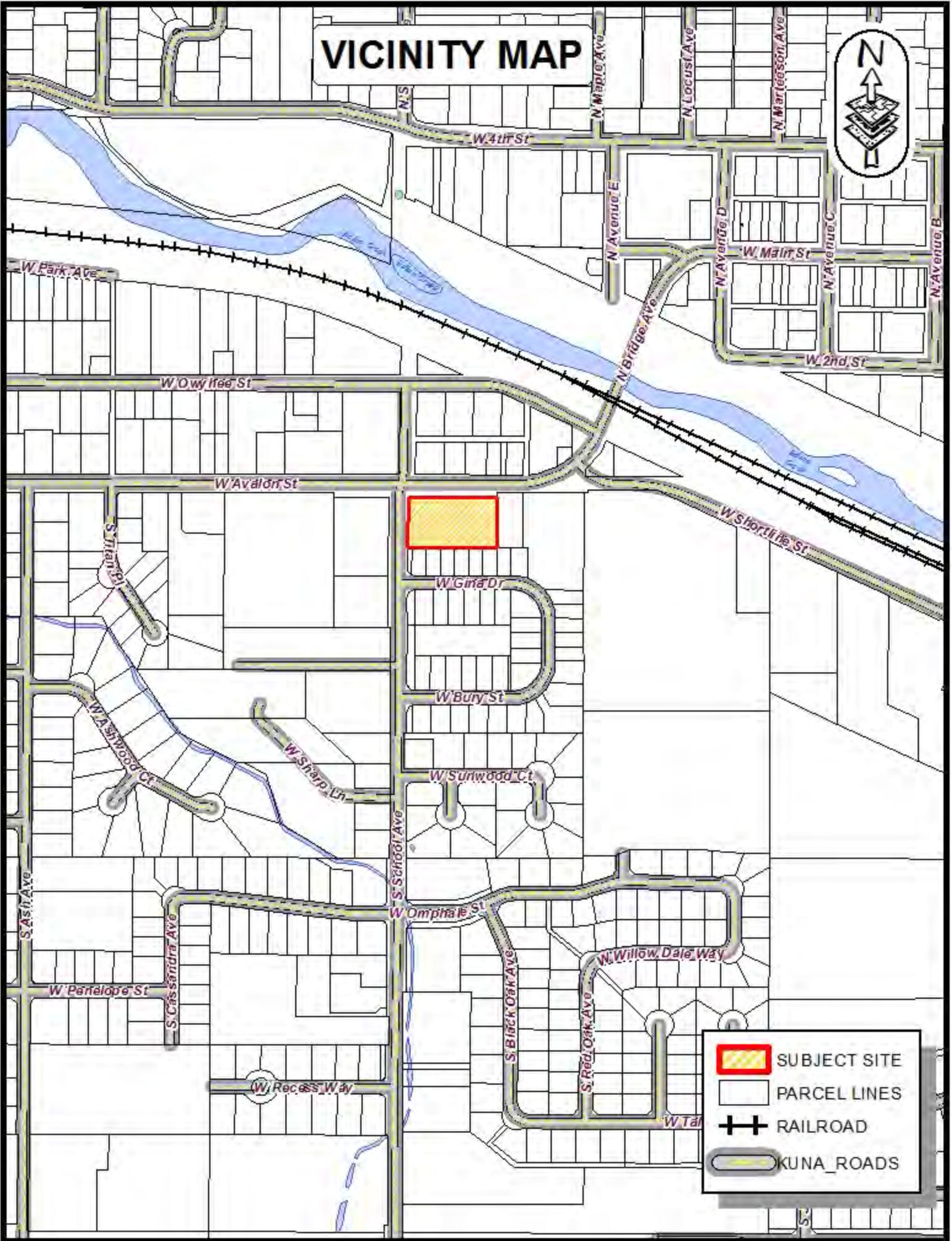
### Legend

- Railroad
- Parks
- Townships
- Sections
- Condos
- Parcels

3/21/2017

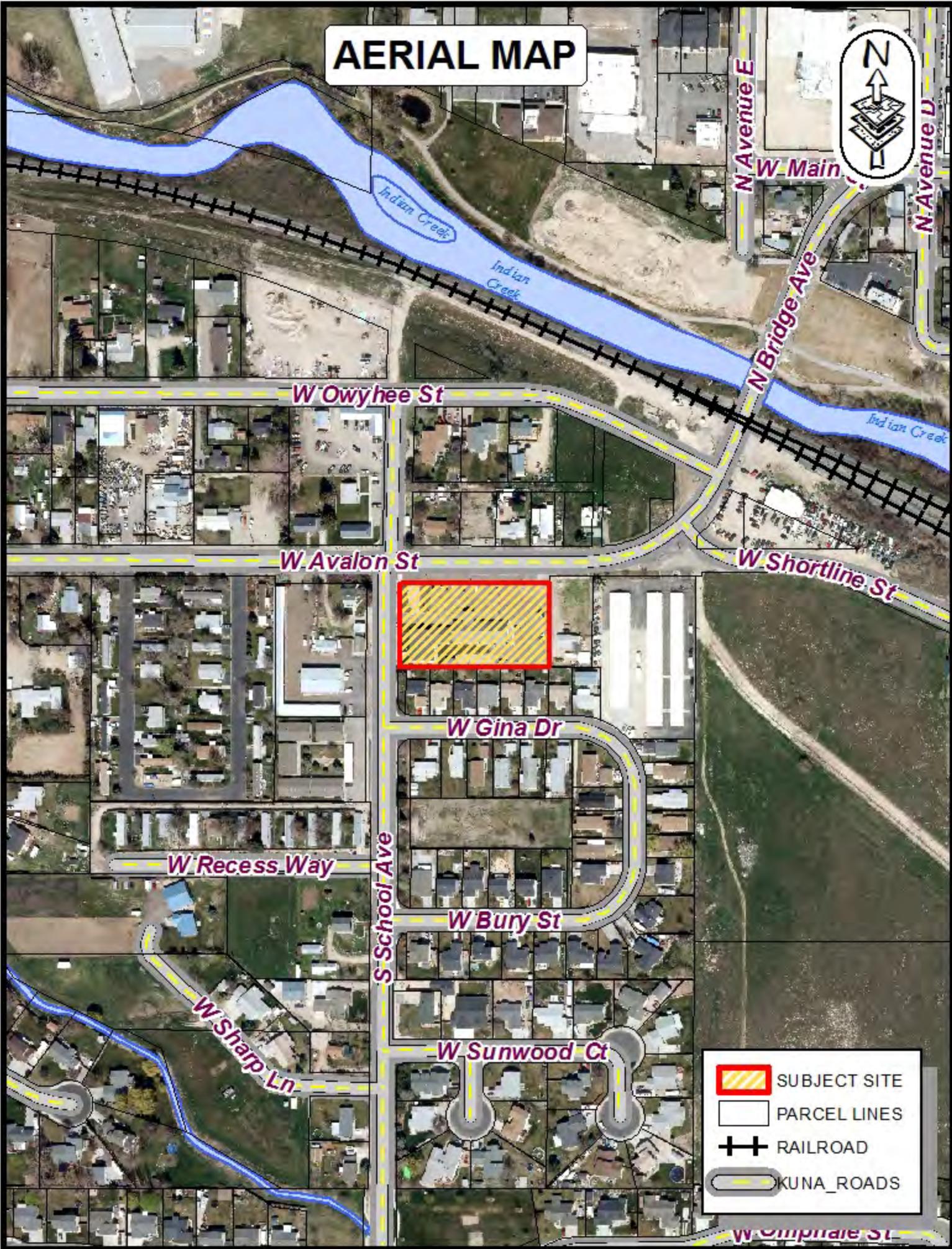
Exhibit  
A-3d

# VICINITY MAP



	SUBJECT SITE
	PARCEL LINES
	RAILROAD
	KUNA_ROADS

# AERIAL MAP



	SUBJECT SITE
	PARCEL LINES
	RAILROAD
	KUNA_ROADS

AT-27762

**RECORDATION REQUESTED BY:**

D. L. Evans Bank  
Nampa Karcher Branch  
1536 Caldwell Blvd.  
Nampa, ID 83651

ADA COUNTY RECORDER Christopher D. Rich	<b>2015-070791</b>
BOISE IDAHO Pgs=8 CHE FOWLER	08/04/2015 10:59 AM
ALLIANCE TITLE - BOISE PRODUCTION CENTER	\$31.00

**WHEN RECORDED MAIL TO:**

D. L. Evans Bank  
Nampa Karcher Branch  
1536 Caldwell Blvd.  
Nampa, ID 83651

**SEND TAX NOTICES TO:**

Timothy Gordon, Belinda S. Gordon and Green Family Revocable  
Trust  
1206 North Black Cat Road  
Kuna, ID 83634

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**DEED OF TRUST**

THIS DEED OF TRUST is dated July 29, 2015, among Timothy Gordon, Belinda S. Gordon, husband and wife and Michael A. Green and Barbara J. Green, Trustees of The Green Family Revocable Trust Dated: 5-14-10 ("Grantor"); D. L. Evans Bank, whose address is Nampa Karcher Branch, 1536 Caldwell Blvd., Nampa, ID 83651 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Alliance Title & Escrow Corp., whose address is 250 South 5th Street, Suite 100, Boise, ID 83702 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor does hereby irrevocably grant, bargain, sell and convey in trust, with power of sale, to Trustee for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Ada County, State of Idaho:

A tract of land situated in the Northwest quarter of the Northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, further described as follows:

Commencing at a brass cap monumenting the Northwest corner of the Northeast quarter of said Section 26; thence North 89°55'55" East along the Northerly line of said Northeast quarter a distance of 35.00 feet to a point; thence South 00°10'18" West parallel with the Westerly line of said Northeast quarter a distance of 48.00 feet to a point, said point being the POINT OF BEGINNING; thence North 89°55'55" East parallel with the Northerly line of said Northeast quarter a distance of 315.67 feet more or less, to a point on the Easterly line of that property conveyed to Life Center Assembly of God by Quitclaim Deed recorded January 13, 2000 as Instrument No. 100003553, Deed Records of Ada County, Idaho; thence South 00°11'44" West along the Easterly line of said Life Center Assembly of God property a distance of 178.32 feet to a found ½ inch iron rod located on the Northerly line of Plateau Village Subdivision No. 1 (a subdivision recorded in Book 63 of Plats at Pages 6305 and 6306, Records of Ada County, Idaho; thence South 89°55'55" West along the Northerly line of said Plateau Village Subdivision No. 1 a distance of 315.60 feet to a point that bears North 89°55'55" East a distance of 35.00 feet from the Westerly line of said Northeast quarter; thence North 00°10'18" East parallel with and 35.00 feet Easterly of said Westerly line a distance of 178.32 feet to the POINT OF BEGINNING.

The Real Property or its address is commonly known as 763 West Avalon Street, Kuna, ID 83634. The Real Property tax identification number is S1326120716.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

**GRANTOR'S WAIVERS.** Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Borrower shall pay to Lender all indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Grantor shall perform all their respective obligations under the Note, this Deed of Trust, and the Related Documents.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the

Property or to other limitations on the Property. THE REAL PROPERTY IS NOT MORE THAN EIGHTY (80) ACRES AND IS NOT PRINCIPALLY USED FOR THE AGRICULTURAL PRODUCTION OF CROPS, LIVESTOCK, DAIRY OR AQUATIC GOODS, OR IS NOT MORE THAN FORTY (40) ACRES REGARDLESS OF USE, OR IS LOCATED WITHIN AN INCORPORATED CITY OR VILLAGE.

**Duty to Maintain.** Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

**Nuisance, Waste.** Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

**Removal of Improvements.** Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

**Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

**Compliance with Governmental Requirements.** Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**Duty to Protect.** Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

**DUE ON SALE - CONSENT BY LENDER.** Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Idaho law.

**TAXES AND LIENS.** The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

**Payment.** Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

**Right to Contest.** Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

**Evidence of Payment.** Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

**Notice of Construction.** Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials and the cost exceeds 1,000.00. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

**PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Deed of Trust.

**Maintenance of Insurance.** Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least fifteen (15) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

**Application of Proceeds.** Grantor shall promptly notify Lender of any loss or damage to the Property if the estimated cost of repair or replacement exceeds 1,000.00. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

**Grantor's Report on Insurance.** Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Deed of Trust:

**Title.** Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

**Defense of Title.** Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

**Compliance With Laws.** Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

**Survival of Representations and Warranties.** All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Borrower's Indebtedness shall be paid in full.

**CONDEMNATION.** The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

**Proceedings.** If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

**Application of Net Proceeds.** If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

**IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES.** The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

**Current Taxes, Fees and Charges.** Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

**Taxes.** The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Borrower which Borrower is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Borrower.

**Subsequent Taxes.** If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

**SECURITY AGREEMENT; FINANCING STATEMENTS.** The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

**Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

**Security Interest.** Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

**Addresses.** The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

**FURTHER ASSURANCES; ATTORNEY-IN-FACT.** The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

**Further Assurances.** At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or re-recorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages,

deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Borrower's and Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

**Attorney-in-Fact.** If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

**FULL PERFORMANCE.** If Borrower and Grantor pay all the Indebtedness when due, and Grantor otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

**EVENTS OF DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

**Payment Default.** Borrower fails to make any payment when due under the Indebtedness.

**Other Defaults.** Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

**Compliance Default.** Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

**Default on Other Payments.** Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Insolvency.** The dissolution or termination of the Trust, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Breach of Other Agreement.** Any breach by Borrower or Grantor under the terms of any other agreement between Borrower or Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Borrower or Grantor to Lender, whether existing now or later.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Borrower's or Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**RIGHTS AND REMEDIES ON DEFAULT.** If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

**Notice of Default.** In the Event of Default Lender shall execute or cause the Trustee to execute a written notice of such default and of Lender's election to cause the Property to be sold to satisfy the Indebtedness, and shall cause such notice to be recorded in the office of the recorder of each county wherein the Real Property, or any part thereof, is situated.

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Borrower would be required to pay.

**Foreclosure.** With respect to all or any part of the Real Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

**UCC Remedies.** With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

**Collect Rents.** Lender shall have the right, without notice to Borrower or Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

**Appoint Receiver.** Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Tenancy at Sufferance.** If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower or Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

**Other Remedies.** Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

**Notice of Sale.** Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

**Sale of the Property.** To the extent permitted by applicable law, Borrower and Grantor hereby waives any and all rights to have the

Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property. Notice of sale having been given as then required by law, and not less than the time required by law having elapsed, Trustee, without demand on Grantor, shall sell the property at the time and place fixed by it in the notice of sale at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser his or her deed conveying the Property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness of such matters or facts. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable attorneys' fees, including those in connection with the sale, Trustee shall apply proceeds of sale to payment of (a) all sums expended under this Deed of Trust, not then repaid with interest thereon as provided in this Deed of Trust; (b) all indebtedness secured hereby; and (c) the remainder, if any, to the person or persons legally entitled thereto.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

**Rights of Trustee.** Trustee shall have all of the rights and duties of Lender as set forth in this section.

**POWERS AND OBLIGATIONS OF TRUSTEE.** The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

**Powers of Trustee.** In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

**Obligations to Notify.** Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless the action or proceeding is brought by Trustee.

**Trustee.** Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

**Successor Trustee.** Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of Ada County, State of Idaho. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

**NOTICES.** Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Deed of Trust:

**Amendments.** This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Annual Reports.** If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Governing Law.** This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Idaho without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Idaho.

**Choice of Venue.** If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Cassia County, State of Idaho.

**Joint and Several Liability.** All obligations of Borrower and Grantor under this Deed of Trust shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Deed of Trust.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any person or circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other person or circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

**Successors and Assigns.** Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

DEED OF TRUST  
(Continued)

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**Waive Jury.** All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**Waiver of Homestead Exemption.** Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Idaho as to all indebtedness secured by this Deed of Trust.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Beneficiary.** The word "Beneficiary" means D. L. Evans Bank, and its successors and assigns.

**Borrower.** The word "Borrower" means Timothy William Gordon, Belinda Suzanne Gordon, Michael Anthony Green, Barbara Jean Green and Green Family Revocable Trust and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

**Default.** The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

**Grantor.** The word "Grantor" means Timothy Gordon, Belinda S. Gordon and Green Family Revocable Trust .

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

**Lender.** The word "Lender" means D. L. Evans Bank, its successors and assigns.

**Note.** The word "Note" means the promissory note dated July 29, 2015, in the original principal amount of \$456,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

**Trustee.** The word "Trustee" means Alliance Title & Escrow Corp., whose address is 250 South 5th Street, Suite 100, Boise, ID 83702 and any substitute or successor trustees.

**EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH GRANTOR AGREES TO ITS TERMS.**

GRANTOR:

x   
Timothy Gordon, Individually

x   
Belinda S. Gordon, Individually

GREEN FAMILY REVOCABLE TRUST  
By:   
Michael Anthony Green, Trustee of Green Family Revocable Trust

By:   
Barbara Jean Green, Trustee of Green Family Revocable Trust

DEED OF TRUST  
(Continued)

Loan No: 3218100405/03

Page 7

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Idaho )  
 ) SS  
COUNTY OF Bonanza )

On this 29 day of July, in the year 20 15, before me Brenda McKnight, a notary public in and for the State of Idaho, personally appeared Timothy Gordon and Belinda S. Gordon, known or identified to me (or proved to me on the oath of \_\_\_\_\_), to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Brenda McKnight  
Notary Public for Idaho  
My commission expires 1-7-2020

Residing at Chambersville  
BRENDA McKNIGHT  
NOTARY PUBLIC  
STATE OF IDAHO

TRUST ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF ORANGE )

On this 29th day of July, in the year 20 15, before me ASIM MAHMOOD, a notary public in and for the State of Idaho, personally appeared Michael Anthony Green, Trustee of Green Family Revocable Trust and Barbara Jean Green, Trustee of Green Family Revocable Trust, known or identified to me (or proved to me on the oath of \_\_\_\_\_), to be Trustees of Green Family Revocable Trust, the trust that executed the instrument on the persons who executed the instrument on behalf of said trust, and acknowledged to me that such trust executed the same.

ASIM MAHMOOD  
Notary Public for Idaho CALIFORNIA  
My commission expires 08-17-2018

Residing at ORANGE CALIFORNIA  
ASIM MAHMOOD  
COMM. #2078311  
NOTARY PUBLIC - CALIFORNIA  
ORANGE COUNTY  
My Commission Expires 08/17/2018

REQUEST FOR FULL RECONVEYANCE  
(To be used only when obligations have been paid in full)

To: \_\_\_\_\_, Trustee

The undersigned is the legal owner and holder of all Indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: \_\_\_\_\_ Beneficiary: \_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A**

**A tract of land situated in the Northwest quarter of the Northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, further described as follows:**

**Commencing at a brass cap monumenting the Northwest corner of the Northeast quarter of said Section 26; thence North 89°55'55" East along the Northerly line of said Northeast quarter a distance of 35.00 feet to a point; thence South 00°10'18" West parallel with the Westerly line of said Northeast quarter a distance of 48.00 feet to a point, said point being the POINT OF BEGINNING; thence North 89°55'55" East parallel with the Northerly line of said Northeast quarter a distance of 315.67 feet more or less, to a point on the Easterly line of that property conveyed to Life Center Assembly of God by Quitclaim Deed recorded January 13, 2000 as Instrument No. 100003553, Deed Records of Ada County, Idaho; thence South 00°11'44" West along the Easterly line of said Life Center Assembly of God property a distance of 178.32 feet to a found ½ inch iron rod located on the Northerly line of Plateau Village Subdivision No. 1 (a subdivision recorded in Book 63 of Plats at Pages 6305 and 6306, Records of Ada County, Idaho; thence South 89°55'55" West along the Northerly line of said Plateau Village Subdivision No. 1 a distance of 315.60 feet to a point that bears North 89°55'55" East a distance of 35.00 feet from the Westerly line of said Northeast quarter; thence North 00°10'18" East parallel with and 35.00 feet Easterly of said Westerly line a distance of 178.32 feet to the POINT OF BEGINNING.**



4-14-17

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, TIMOTHY W. GORDON, 1206 N. Black CAT Rd.  
Name Address  
Kuna, Id., 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Patricia Downum 139 W. 4th Street Kuna ID 83634 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 17 day of Feb, 2017

Timothy W. Gordon  
Signature

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

Kayla Frei  
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: February 8, 2023



Exhibit  
A-3e

STATE OF IDAHO  
DEPARTMENT OF HEALTH AND WELFARE  
**BASIC DAYCARE LICENSE**

*The holder of this Basic Daycare License*

Resource ID: 0000014240

**KUNA KAVE KIDS DAY CARE, INC.**

PATRICIA DOWNUM – OWNER

139 W. 4<sup>TH</sup> ST.  
KUNA, ID 83634

NAME OF FACILITY / APPLICANT / ADDRESS

*has complied with the requirements of Section 39-1104, Idaho Code, and has obtained a fire inspection and health inspection establishing compliance with Section 39-1109 and 39-1110 and the requirements in Idaho Code 39-1105 regarding criminal history checks to be licensed as a:*

**DAYCARE CENTER**

Occupancy Load: 32

**12/17/2016**

Effective Date

**12/16/2018**

Expiration Date

*Your continued compliance will require criminal history checks for all owners, operators and employees who have direct contact with children, and on all other individuals thirteen (13) years of age or older who have unsupervised direct contact with children or are regularly on the premises of this daycare facility.*

*According to Section 39-1117, Idaho Code, a daycare license does not constitute a representation affirming to any person that the program or facility is free from risk. A daycare license does not guarantee adequacy of care, services, safety, or the well-being of any child, staff, contractor, volunteer, or visitor of a daycare facility. It is the parent's primary responsibility for evaluation and selection of daycare services.*

*Your Basic Daycare License and contact information to file daycare complaints must be posted in a conspicuous place at your facility and a copy of Idaho Code Sections 39-1101 through 39-1119 shall be available on the premises at all times for staff and parents to read upon request.*

*Ericka Rupp*

Ericka Rupp, Program Manager  
Division of Welfare

*01/10/2017*

Date

Exhibit

A-3f

# City of Kuna



License No. 170006

Granted: January 13, 2017  
Expires: January 31, 2018

This Business License is granted to:

Kuna Kave Kids Daycare Inc

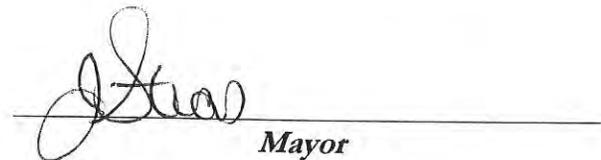
139 W 4th Street  
KUNA ID 83634

Permitting the licensee to carry on the business or occupation of: Daycare

within the Corporate limits of the City of Kuna, having paid the sum of \$10.00 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-4.

  
City Clerk



  
Mayor



MAIN OFFICE • 707 N. ARMSTRONG PL. • BOISE, ID 83704-0825 • (208) 375-5211 • FAX 327-8500

*"To improve the health of our communities by identifying sustainable solutions to community health issues, developing partnerships for implementation of strategies, and demonstrating our success through measurement of outcomes."*

## CHILD CARE PLAN REVIEW AND APPROVAL FORM

New     Remodeled or Altered

NAME	ADDRESS	PHONE
Establishment: <i>Kuna Kave Kids Daycare Inc</i>	<i>139 W. 4th Street Kuna</i>	<i>922-9482</i>
Owner/Consultant: <i>Patty Downum</i>	<i>1065 W. Penwood St Meridian</i>	<i>869-5906</i>
Contact Name:		

- A. **Submit plans prior to construction.** Properly prepared plans and specifications for construction, remodeling, or alteration must be submitted to the District Health Department for review and approval. Such plans must include a floor plan of the childcare center.
- B. **APPROVAL of the final plans and specifications is required prior to the start of construction/remodel.**
- C. **Submit a childcare application.**
- D. **Preoperational/Final inspection:** The District Health Department must be notified of a request for preoperational inspection when 80% of the construction/remodel is completed, i.e. floor, walls, ceiling and equipment up and running.
- E. After plans are reviewed and approved, applicant must sign the final page accepting responsibility and verifying that it is understood that the childcare center will be built in accordance with the approved plans.
- F. The health department must be notified of any changes to the plan.

Date reviewed: 11/4/16

*Nathy Cheney*  
Reviewing Public Health Specialist

The intention of the plan review is to provide a child care facility that will operate in a manner that will protect the health and safety of children. By interpretation or definition the *Idaho State Code Title 39, Chapter 11, 39-1110; 39-1109 and Title 02, Chapter 10, IDAPA 1602.10.080.04* discusses child care facilities operating in a clean and sanitary manner, preventing cross contamination and the spread of communicable diseases. These sections of the code reflect the requirements on the following plan review checklist. In addition to the requirements we have added recommendations that will be of assistance in operating an efficient child care facility.

*Serving Valley, Elmore, Boise, and Ada Counties*

**Ada / Boise County Office**  
707 N. Armstrong Pl.  
Boise, ID 83704  
Enviro. Health: 327-7499  
Family Planning: 327-7400  
Immunizations: 327-7450  
Senior Nutrition: 327-7460  
WIC: 327-7488  
FAX: 327-8500

**Elmore County Office**  
520 E. 8th St. North  
Mountain Home, ID 83647  
Enviro. Health: 587-9225  
Family Health: 587-4407  
WIC: 587-4409  
FAX: 587-3521

**Valley County Office**  
703 N. 1st St.  
McCall, ID 83638  
Ph. 634-7194  
FAX: 634-2174

**A. FOOD PROTECTION SECTION 39-1110 (1)(2)**

PLANS			REQUIREMENTS AND RECOMMENDATIONS
YES	NO	NA	
✓			<b>KITCHEN:</b> 1. Separate hand wash sink  Comments: _____ _____
✓			2. Dish Washing a. Dish machine (Note: Domestic dish machine shall have a sanitization cycle) Commercial unit is recommended.
		✓	b. 3-compartment sink
		✓	c. Commercial dish machine Note: Floor sink or drain recommended.  <b>Recommendation:</b> Use a commercial model dish machine or two (2) domestic dish machines if enrollment is over one hundred (100) and if infant bottles are being washed.
			Comments: _____ _____
		✓	3. Food/vegetable preparation sink – indirectly wasted to sewer with a one-inch air gap
			Comments: _____
✓			4. Cooking equipment
			Comments: _____
✓			5. Food Storage (no bare wood shelves)

**B. WATER SUPPLY AND SEWAGE DISPOSAL SECTION 39-1110 (1-2)(6)**

PLANS			REQUIREMENTS
YES	NO	NA	
✓			Water Supply: Must have hot (minimum of 100°F) and cold running water. 1. Public water supply (name of approved supplier/system)
		✓	2. Private supply (name of approved supplier/system)
		✓	Note: If the center operates with 25 or more individuals the owner must comply with Idaho Public Drinking Water Rules. Contact Central District Health Department for information.
			Comments: _____
		✓	3. Sewage Disposal* Septic System approved by the Health Authority. (Must be of proper size for the number of individuals using the facility) * Must apply for Accessory Use Permit from Central District Health Department
✓			b. Approved central or municipal sewer system
			Comments: _____

**C. TOILET AND HANDWASHING FACILITIES 39-1110 (5)**

PLANS			REQUIREMENTS AND RECOMMENDATIONS
YES	NO	NA	
✓			1. Toilets
		✓	<i>Recommendations:</i> Toddler toilets for potty training
		✓	Restrooms in each classroom
✓			2. Hand washing sinks (warm and cold water)
Comments: _____			
			b. Tempering Valve Note: All hand washing sinks must have a water temperature of a minimum of 100°F.
✓			c. Maximum water temperature of 120 °F
		✓	3. Hand washing sinks needed outside of restroom (Art projects, cleanup prior to eating)
Comments: _____			
✓			Note: Type of flooring around sinks outside of restroom must be smooth, easily cleanable, and non-absorbent.

**D. STRUCTURAL DESIGN AND MATERIALS**

PLANS			The following areas shall have a smooth, non-absorbent, and easily cleanable surface.	
YES	NO	N/A		Type of Flooring
✓			1. Dining areas in class room/outside of classrooms	TBD Smooth
✓			2. Janitorial/mop service sink	TBD non-absorbent
✓			3. Kitchen	TBD easily
✓			4. Restrooms	TBD
		✓	5. Sinks outside of restroom	TBD Cleanable
✓		✖	6. Drinking Fountain	TBD
Comments: _____				

**E. INFANT ROOM**

PLANS			REQUIREMENTS AND RECOMMENDATIONS
YES	NO	N/A	
✓			1. Sinks (warm and cold water)
			a. Hand washing sink must maintain a minimum of 100° F
✓			b. Bottle preparation sink
Note: Sinks shall be separated by at least 5 feet			
Comments: _____			
✓			2. Under counter refrigeration with thermometers

Comments: _____			
		✓	<b>Recommendations:</b> 2 or 3-Compartment sink for bottle washing
		✓	Dishwashing machine with sani-cycle
✓			Separate sleeping room
✓			Separate play area
✓			<b>Note:</b> Type of flooring around sinks and eating area must be smooth, easily cleanable and non-absorbent

#### F. Play Area Section 39-1110 (4)

PLANS			REQUIREMENTS AND RECOMMENDATIONS
YES	NO	NA	
		✓	Play Yard 1. Swings - 6-8 feet from fences and walls, anchored
Comments: _____			
		✓	2. Slides not facing south
Comments: _____			
		✓	3. Irrigation ditches or ponds fenced or covered
✓			4. Fences 6 feet tall on perimeter
		✓	5. Other: Properly designed footing and fall areas around play equipment.
Comments: _____			
		✓	6. Other
Comments: _____			
✓			<b>Recommendations:</b> 1. Bike trail 2. Separate play area designed for infants, one's and two's

#### G. Other Operations

PLANS			REQUIREMENTS
YES	NO	NA	
✓			1. Mop/Service sink a. Atmospheric Vacuum breaker
✓			b. Rack or hooks for hanging mops to dry
Comments: _____			
✓			2. Water fountain of sanitary design and not located in toilet room
Comments: _____			
✓			3. Electrical outlets a. Safety caps
		✓	b. Electrical outlets with built-in safety devices (GFI)
Comments: _____			
✓			4. Storage a. Cubbies, coat hooks, or hangers
Comments: _____			

✓			5. Plumbing
		✓	a. AVB on hose bibs
			b. Dishwasher drain hose
Comments: _____			
✓			6. Fire safety
			a. Smoke Detectors
			b. Fire Extinguisher
Comments: _____			

### H. Miscellaneous Recommendations

✓			1. Storage for art supplies, cleaning compounds, and diapers
Comments: _____			
✓			2. Security at front entry
Comments: <u>Key Pad / Person at Front desk</u>			
✓			3. Counter top for parent check-in
Comments: _____			
✓			4. Area for sick child
Comments: _____			

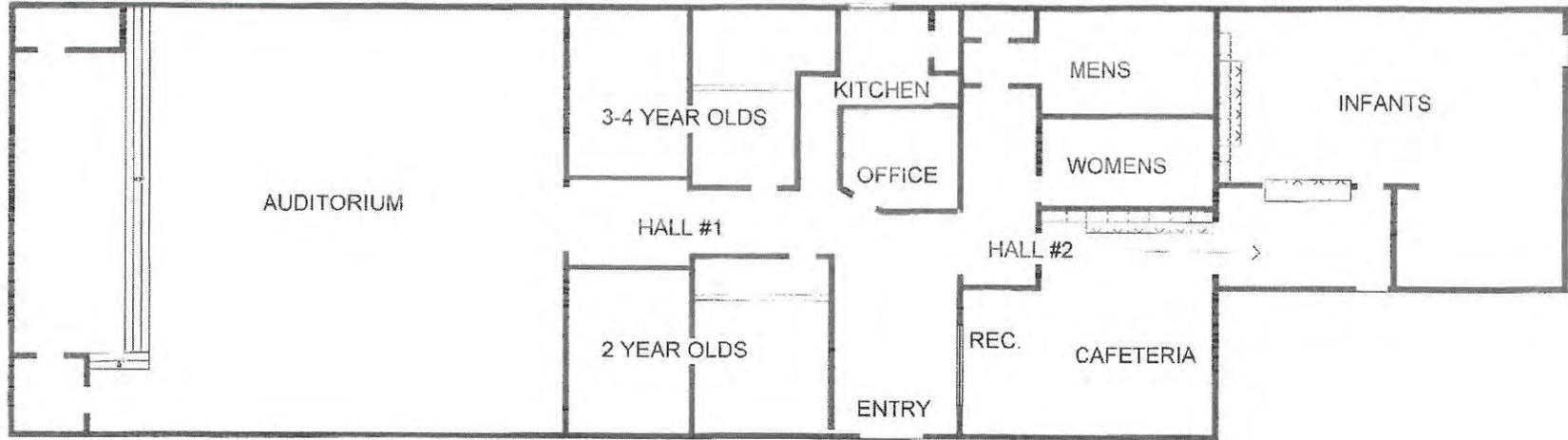
I have read, understand, and agree to comply with the above listed requirements and accept responsibility for any changes needed when not in compliance.

Signed: [Signature] Date: 11-4-16

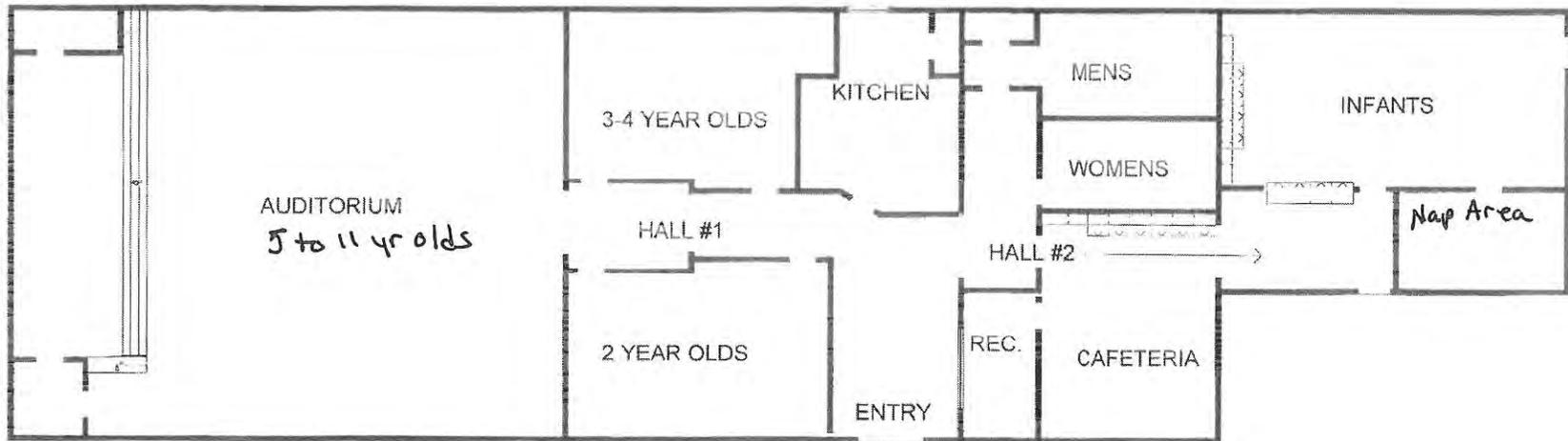
Firm/Company: \_\_\_\_\_ Copy of plan review given to: Patly

Approved by: [Signature]  
Public Health Specialist

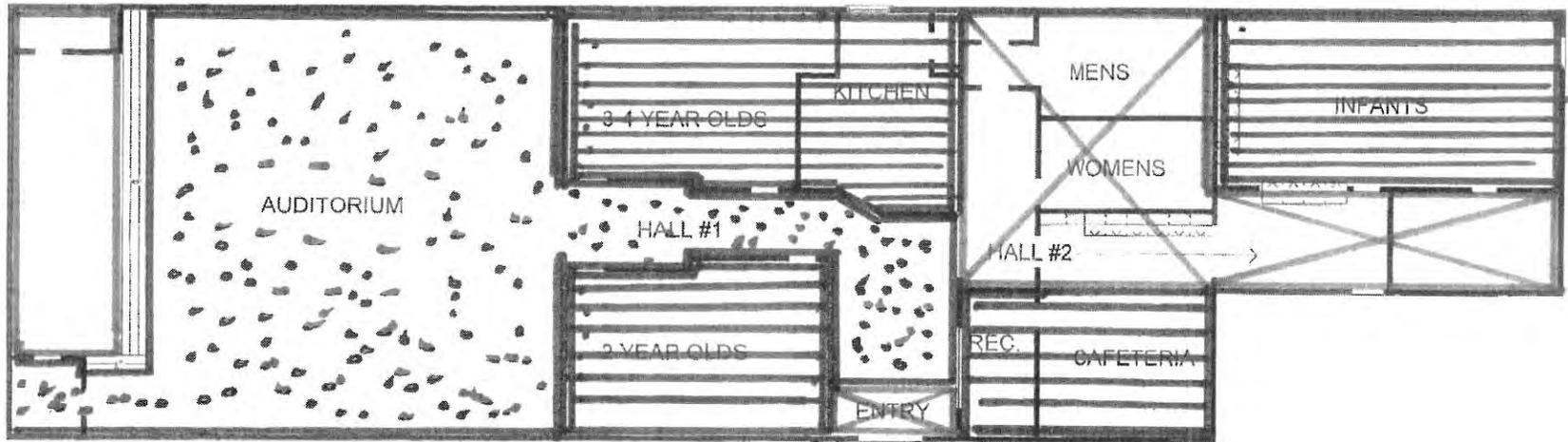
EXISTING



# NEW WORK



# FLOOR FINISH PLAN



 CARPET TILES

 EXISTING TILE TO REMAIN

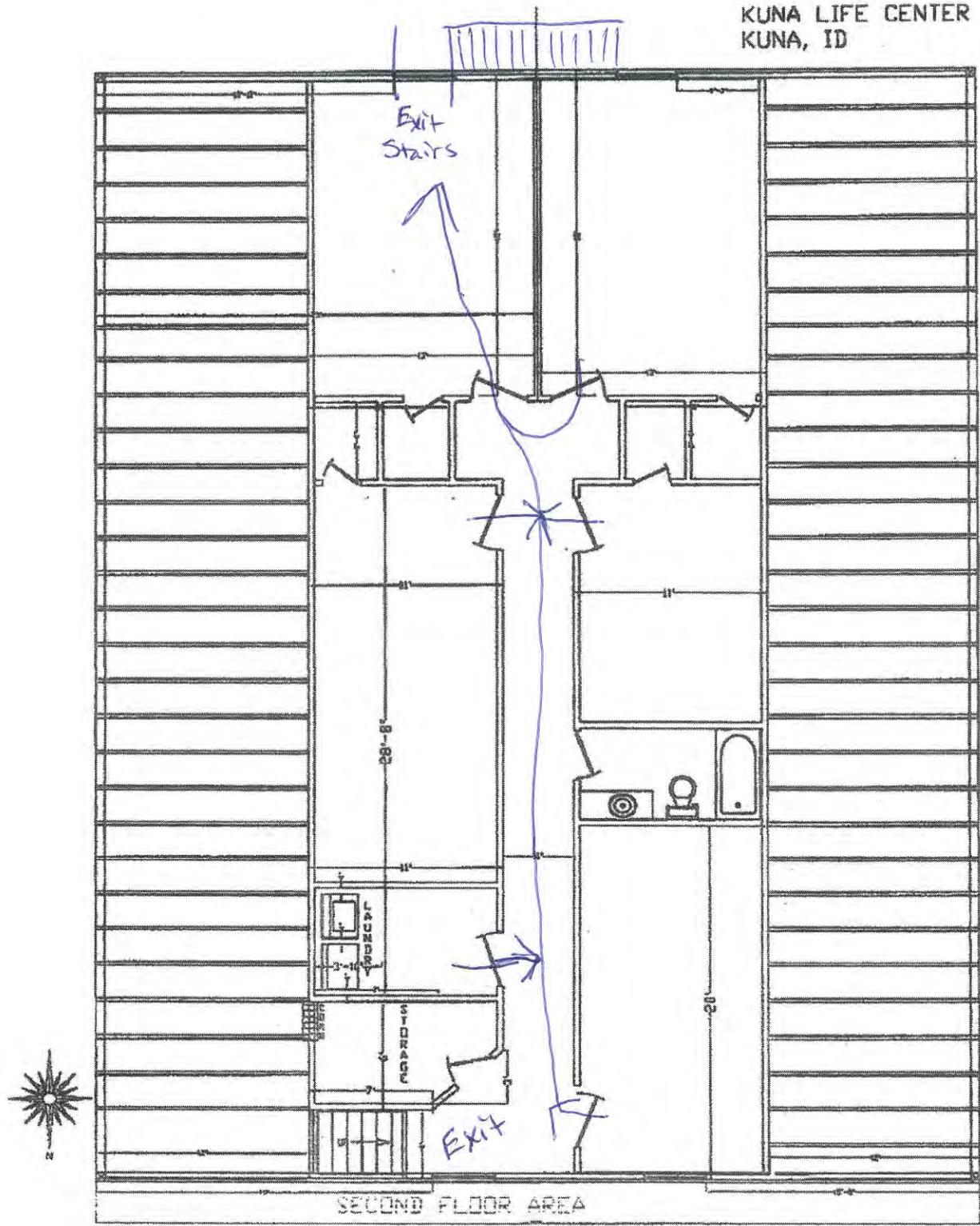
 NEW PLANK FLOORING

 CARPET REPAIR

\* Teacher takes Attendance sheet for Role Call.

Meet out front in Common area (Grass Area)

KUNA LIFE CENTER  
KUNA, ID

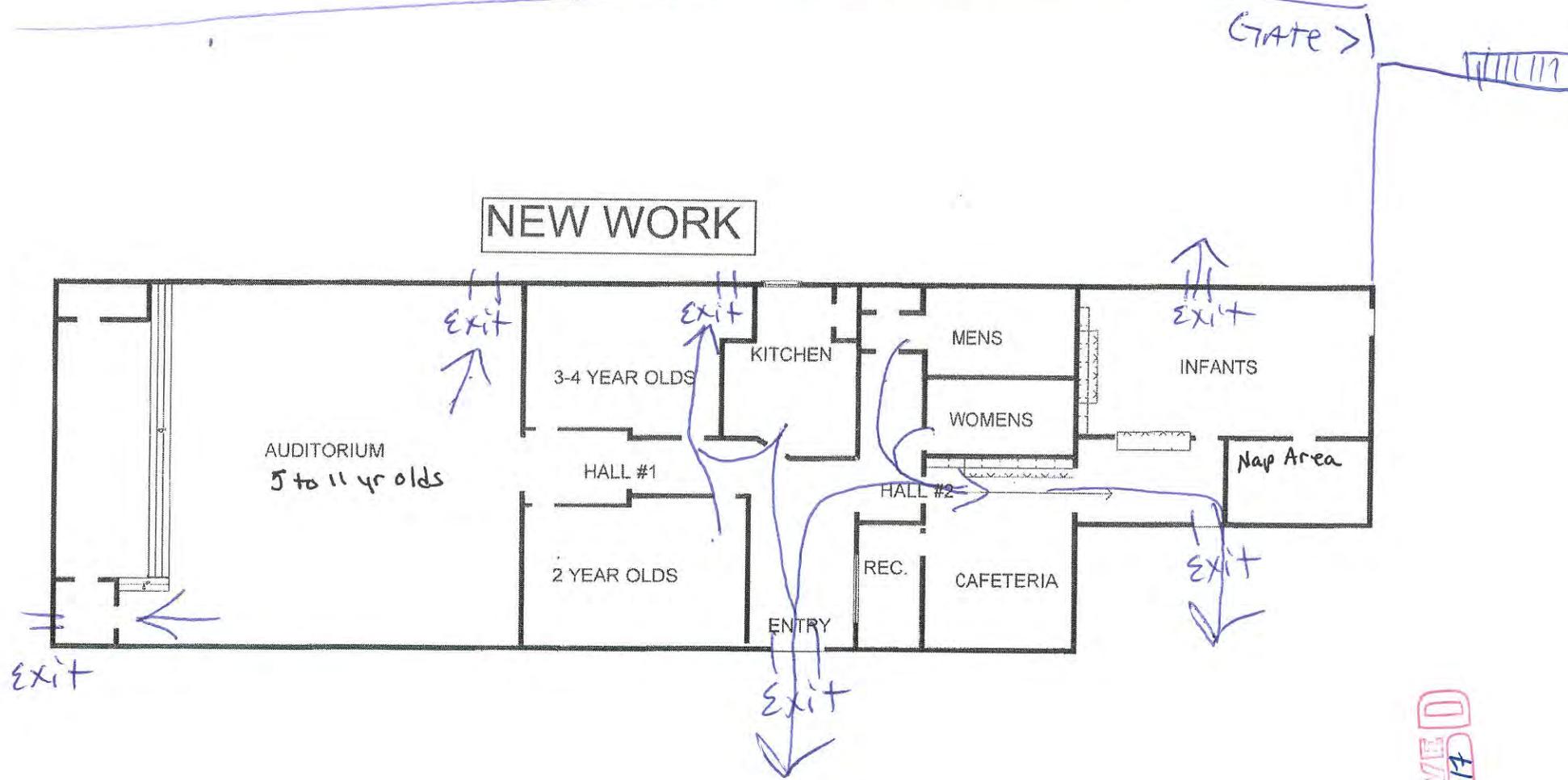


2nd Floor Above  
Alpha Systems

4-18-17

Exhibit  
A-3j

Meet in Commons Area (Grass Area) out front  
★ Teacher takes Attendance Sheet  
for role call.



RECEIVED  
4-18-17

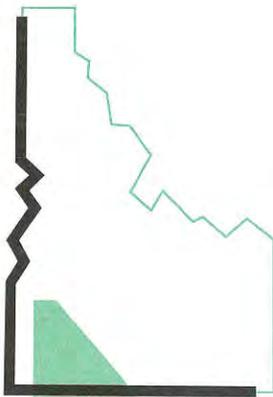
**From:** [Trevor Kesner](#)  
**To:** ["ACHD"](#); ["Ada County Engineer"](#); [Antonio Conti](#); [Attorney Icloud](#); [Becky Rone - Kuna USPS Addressing](#); ["Boise Project Board of Control"](#); ["Boise Project Board of Control"](#); ["Boise-Kuna Irrigation Distr."](#); ["Cable One t.v."](#); ["Central District Health Dept. CDHD"](#); ["COMPASS"](#); [DEQ](#); [Eric Adolfson](#); [Gordon Law](#); ["Idaho Power"](#); ["Idaho Power"](#); [Idaho Power Easements](#); ["Intermountain Gas"](#); ["Intermountain Gas"](#); [J&M Sanitation - Chad Gordon](#); [Jaime Golliber](#); [Julie Stanley - Regional Address Mgmt.](#); ["Ken Couch: Idaho Transportation Department"](#); ["Kuna Police"](#); ["Kuna Postmaster - Marc C. Boyer"](#); ["Kuna School District"](#); ["Kuna School District"](#); ["Kuna School District"](#); [Nampa Meridian Irrigation District](#); [Natalie Purkey](#); [Planning Mgr: Ada County Development Services](#); [Terry Gammel](#)  
**Subject:** City of Kuna, Planning and Zoning Department: Request for Agency Comment or Recommendations  
**Date:** Tuesday, April 18, 2017 4:17:00 PM  
**Attachments:** [Aerial\\_vicin.pdf](#)  
[CPR First aid cert.pdf](#)  
[LOI.pdf](#)  
[Site plan.pdf](#)  
[Daycare SUP app.pdf](#)

Greetings:

Notice is hereby given; the following action is under consideration by the City of Kuna, Planning & Zoning Commission:

<b>FILE NUMBER</b>	17-01-SUP (Special Use Permit) – Patty Downum – <b>Childcare Center</b>
<b>PROJECT DESCRIPTION</b>	Applicant is requesting approval for a Special Use Permit (SUP) to operate a <b>Group Child Care Center</b> at the existing commercial building located at 763 W. Avalon St., Kuna, Idaho. The applicant proposes child care for more than 36 children (age 0-11 years) at any one time. The proposed hours of operation will be approximately 6 am – 6 pm, Monday through Friday.
<b>SITE LOCATION</b>	763 W. Avalon St., Kuna, Idaho 83634 (refer to attached maps).
<b>APPLICANT/ REPRESENTATIVE</b>	'KUNA KAVE KIDS' Childcare Center Patricia Downam 139 W. 4 <sup>th</sup> Street Kuna, Idaho 83634 208.869-5906 <a href="mailto:kavekeeper1@yahoo.com">kavekeeper1@yahoo.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 23<sup>rd</sup>, 2017</b> @ 6:00 p.m. Kuna City Hall. 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>STAFF CONTACT</b>	Trevor Kesner, Planner II <a href="mailto:tkesner@kunaid.gov">tkesner@kunaid.gov</a> Phone: 922-5274 Direct: 387-7731 Fax: 922-5989

We have enclosed information to assist you with your consideration and response. **No response from you within 15 business days will indicate that you have no objection or concerns with this project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. If you need additional information to assist with your review and comments, please contact our office. If you are not the designated individual within your organization to review such applications, please forward this information to them or contact our office to update our contact information on file for agency review. Thank you.



RECEIVED

APR 25 2017

CITY OF KUNA

ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

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

April 20, 2017

Trevor Kesner, Planner II  
City of Kuna, Planning & Zoning Dept.  
P.O. Box 13  
Kuna, ID 83634

**RE: 17-01-SUP/ Childcare Center; 763 W. Avalon Street**

Dear Troy:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of district boundaries.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/gnf

PC: Office/File



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #
Conditional Use # 17-01-SUP
Preliminary / Final / Short Plat

APR 28 2017
CITY OF KUNA

City of Kuna

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

14. Reviewed By: [Signature]
Date: 4/25/17

Exhibit B-2

## Trevor Kesner

---

**From:** Lori Badigian <LBadigian@cdhd.idaho.gov>  
**Sent:** Monday, May 1, 2017 1:46 PM  
**To:** Trevor Kesner  
**Subject:** FW: Kuna Kaves

Lori Badigian, REHS | Sr. Environmental Health Specialist  
Central District Health  
707 N. Armstrong Place | Boise, ID 83704  
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118  
E: [Lbadigian@cdhd.idaho.gov](mailto:Lbadigian@cdhd.idaho.gov) | W: [www.cdhd.idaho.gov](http://www.cdhd.idaho.gov)

---

**From:** Kathy Cheney  
**Sent:** Monday, May 01, 2017 10:24 AM  
**To:** Lori Badigian  
**Subject:** RE: Kuna Kaves

Hi Lori

Kuna Kave Kids has completed their plan review and those plans have been approved

Kathy Cheney  
Environmental Health Specialist  
Central District Health Department  
707 N. Armstrong Place | Boise, ID 83704  
P: (208) 327-8593 | F: (208) 327-8553 | C: (208) 860-8504  
E: [Kcheney@cdhd.idaho.gov](mailto:Kcheney@cdhd.idaho.gov) | W: [cdhd.idaho.gov](http://cdhd.idaho.gov)

---

**From:** Lori Badigian  
**Sent:** Monday, May 01, 2017 8:55 AM  
**To:** Kathy Cheney; Natasha Ferney  
**Cc:** Trevor Kesner  
**Subject:** Kuna Kaves

Kathy/Natasha,

Trevor with Kuna Planning & Zoning contacted me this morning asking for a status update for this child care facility. Kuna Kaves Childcare Center is moving to a new location and I had commented that they needed to submit plans to our childcare department. Can one of you please comment back to Trevor and let him know if you have been contacted by the provider and if so what has been done so far?

Thank you

Lori Badigian, REHS | Sr. Environmental Health Specialist  
Central District Health  
707 N. Armstrong Place | Boise, ID 83704



STATE OF IDAHO  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 BOISE REGIONAL OFFICE  
 1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

RECEIVED  
 5-1-17

*DEQ Response to Request for Environmental Comment*

Date: April 28, 2017  
 Agency Requesting Comments: City of Kuna  
 Date Request Received: April 18, 2017  
 Applicant/Description: **Patty Downum/17-01SUP: Special Use Permit for Childcare Center**

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

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

**1. Air Quality**

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

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

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

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

**2. Wastewater and Recycled Water**

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

Exhibit  
 B-3

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

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

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

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

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

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

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

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

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

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

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

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

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

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

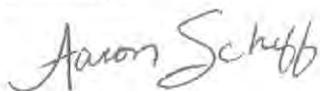
*For questions, contact Dean Ehler, Waste & Remediation Manager, at 373-0550.*

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

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

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

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2017AEK46  
File # 2275

**From:** Austin Miller  
**To:** ["kavekeeper1@yahoo.com"](mailto:kavekeeper1@yahoo.com)  
**Cc:** [Trevor Kesner](#)  
**Subject:** KUNA17-0005 / 17-01-SUP  
**Date:** Friday, May 5, 2017 2:31:19 PM

---

Hi Patricia,

ACHD does not have any frontage requirements for the application at 763 W. Avalon Street, however we will have an impact fee. Before I can do so, I need to know the square footage of your facility. The assessor's office has it listed at 9,746 square feet, however I do like to verify as our fees are based on the size of the structure.

Thank you,

Austin Miller  
Ada County Highway District  
Planner I, Development Services  
3775 Adams Street, Garden City, ID 83714  
Phone: (208) 387-6335  
E-mail: [Amiller@achdidaho.org](mailto:Amiller@achdidaho.org)





**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
 PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
 Phone (208) 922-5274 • Fax: (208) 922-5989  
 www.kunacity.id.gov

MAILED 04/21/17

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **May 23, 2017** beginning at **6:00 pm** on the following case:

A Special Use Permit (SUP) request by Patricia Downum to operate a group child care center (KUNA KAVE KIDS) at the existing commercial building located at 763 W. Avalon St., Kuna, Idaho. The applicant proposes child care for more than 36 children (age 0-11 years) at any one time. The proposed hours of operation will be approximately 6 am–6 pm, Monday through Friday.

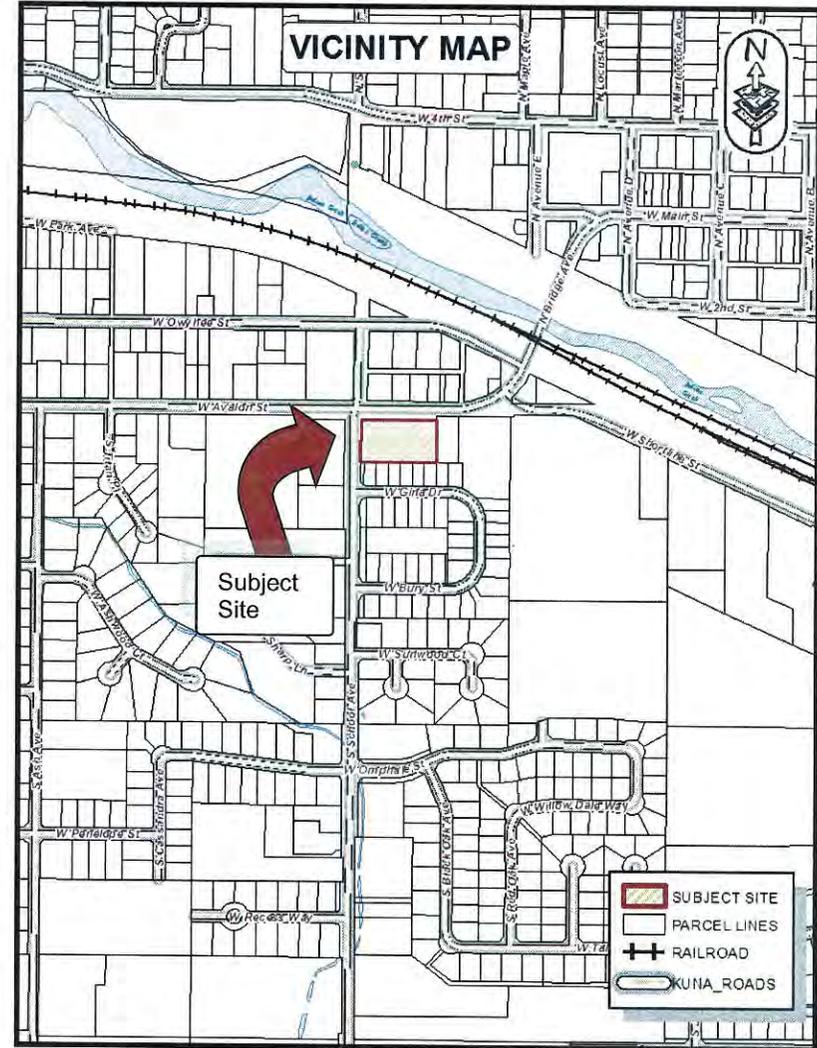
(refer to adjacent map). 

The hearing will be held at **6:00 PM in the Council Chambers at the City Hall located at 751 W. 4th Street, Kuna, Idaho.**

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the Commission at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Planning and Zoning Commission.

In all correspondence concerning this case, please refer to the case name: **17-01-SUP (Special Use Permit); Patricia Downum/KUNA KAVE KIDS**



## Suggestions For Testifying at the Public Hearing:

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

**Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.**

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

**NEGOTIATE**

**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

File #'s 17-01-SUP  
(Special Use Permit);  
Patricia Downam;  
KUNA KAVE KIDS  
CHILDCARE CENTER

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, May 23, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID, in connection with a Special Use Permit request from Patricia Downam to operate a childcare center (Kuna Kave Kids) within an existing building in a commercial (C-2) zone. The site is located at 763 W. Avalon St., Kuna, ID 83634. (APN#: S1326120716).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all public testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May 18th, 2017, or it may not be considered. Please mail comments to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department



# City of Kuna PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 763 W. Avalon  
(**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance  
5-1-5B. Sign posted Saturday, May 13, 2017 (**DAY OF THE WEEK, MONTH,  
DATE AND YEAR**). This form is required to be returned three (3) calendar days  
subsequent to posting and signs are to be removed from the site three (3) calendar  
days after the hearing.

DATED this 13 day of May, 2017.

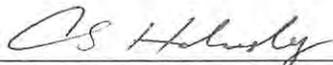
Signature,

  
Owner/Developer

STATE OF IDAHO )  
County of Ada ) : ss

On this 13 day of May, 2017, before me the  
undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
the day and year in this certificate first above written.

  
Notary Public  
Residing at 1615 S Celebration Meridian, ID 83642  
Commission Expires 11/28/2027



AVALON SUITES  
ALPHA TRIPLE PLAY  
TV SECURITY  
PEST CONTROL  
199 PER MONTH  
208-475-1340

LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**AVAILABLE**

208 343-2300

Lee-Associates.com

DAVID GRONBECK

FULL CLEANUP TRAILING  
SMOKE REMOVAL  
713-3154

**CITY OF KUNA  
PUBLIC HEARING NOTICE**

**BEFORE THE KUNA PLANNING  
AND ZONING COMMISSION**

WHEN: MAY 23, 2017 @ 6PM

KUNA CITY HALL 751 W 4TH STREET

**PURPOSE: SPECIAL USE PERMIT**

DAYCARE CENTER, 763 W. AVALON

**LOCATION: CORNER OF AVALON  
AND SCHOOL ST.**

**APPLICATION BY:**

**PATTY DOWNUM**

WALON  
UITES  
ALPHA TIT  
TY SECU  
PEST CO  
199 VER  
788-478  
COUNTRY BR



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**AVAILABLE**

208 **343-2300**

Lee-Associates.com

**DAVID GRONBECK**

FULL SERVICE TRUCKING  
SNOW REMOVAL  
713-3154

**CITY OF KUNA  
PUBLIC HEARING NOTICE**

**BEFORE THE KUNA PLANNING  
AND ZONING COMMISSION**

WHEN: MAY 23, 2017 @ 6PM

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**LOCATION: CORNER OF AVALON  
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**APPLICATION BY:  
PATTY DOWNUM**

**CITY OF KUNA  
PUBLIC HEARING NOTICE**

**BEFORE THE KUNA PLANNING  
AND ZONING COMMISSION**

**WHEN: MAY 23, 2017 @ 6PM  
KUNA CITY HALL 751 W 4TH STREET**

**PURPOSE: SPECIAL USE PERMIT  
DAYCARE CENTER, 763 W. AVALON**

**LOCATION: CORNER OF AVALON  
AND SCHOOL ST.**

**APPLICATION BY:  
PATTY DOWNUM**



# City of Kuna

## Staff Report

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

**To:** Kuna Planning and Zoning Commission

**Case Number:** 17-02-S and 17-06-DR:  
Sailor Shores Meadows  
Subdivision #2

**Location:** 600 feet south of the corner  
of S. Sailor Place and Kuna  
Road, Kuna, Idaho 83634

**Planner:** Trevor Kesner, Planner II

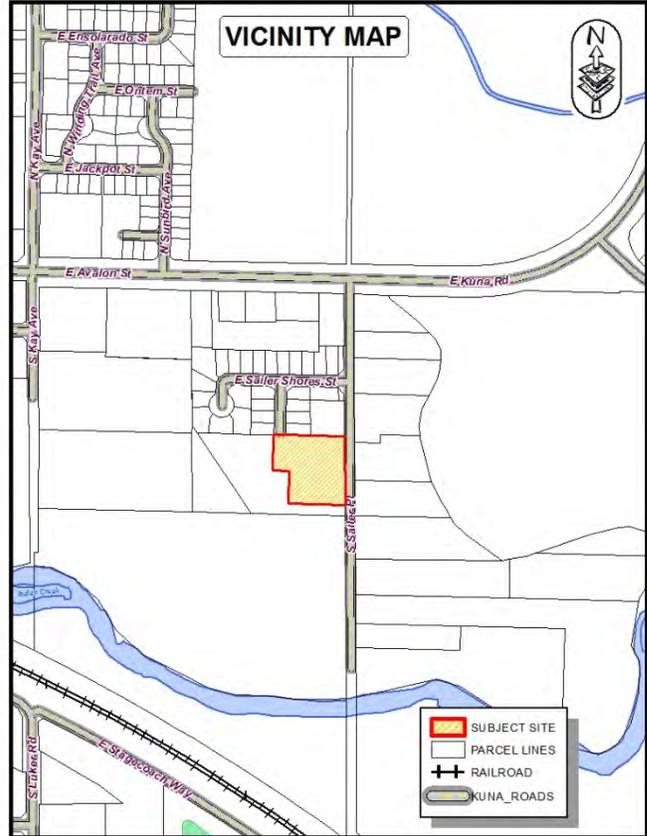
**Meeting Date:** May 23, 2017

**Applicants:** Thomas Maile  
885 W. Rush Road  
Eagle, Idaho 83616  
208.284.5506

**Project Engineer:** B&A Engineers  
Joe Canning  
5505 W. Franklin Rd.  
Boise, Idaho 83705  
208.343.3381

### Table of Contents:

- A. Course Proceedings
- B. General Facts, Staff Analysis
- C. Applicable Standards
- D. Comprehensive Plan Analysis
- E. Proposed Findings of Fact
- F. Proposed Conclusions of Law
- G. Proposed Decision by the Commission



### A. Course of Proceedings

1. Proposing a Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body; and a Design Review for subdivision common area landscaping is designated as a public meeting, with the Planning and Zoning Commission (acting as Design Review Committee) as the decision-making body. These land use requests provided proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Land Use Planning Act.

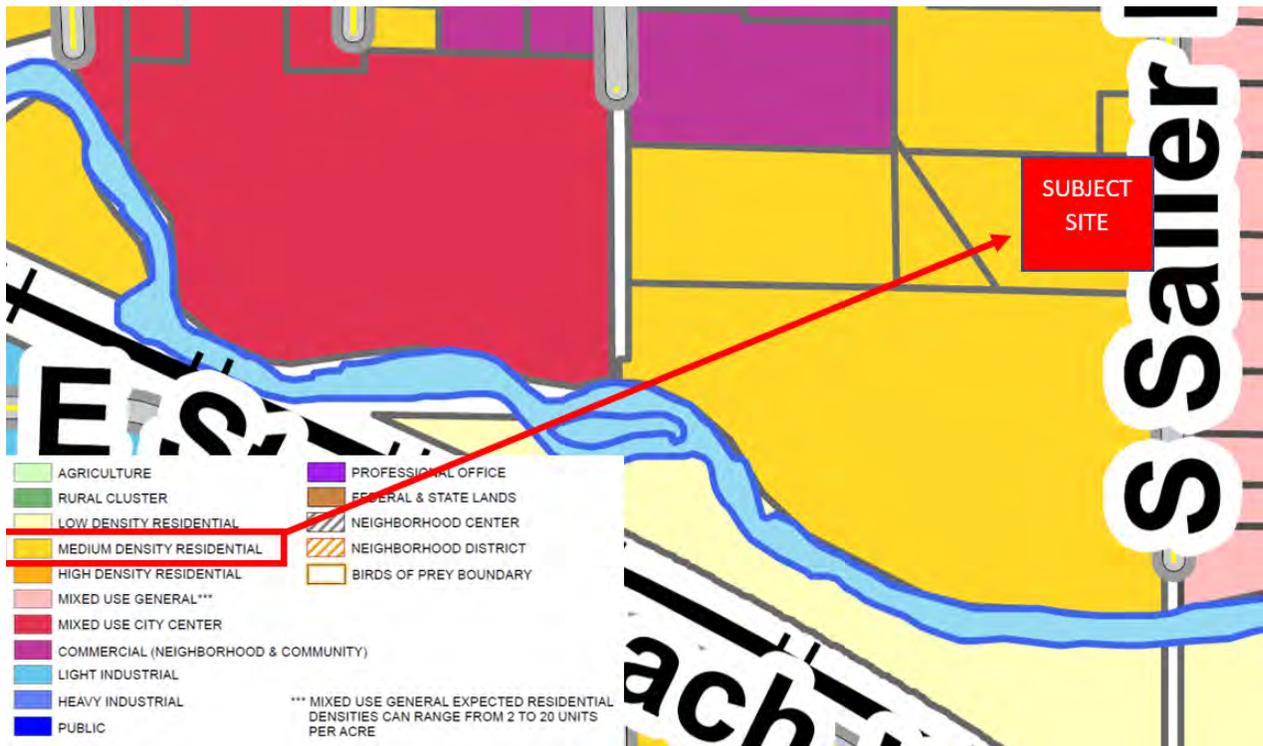
#### a. Notifications

- |                            |                |
|----------------------------|----------------|
| i. Agencies                | April 18, 2017 |
| ii. 300' Property Owners   | April 21, 2017 |
| iii. Kuna, Melba Newspaper | April 26, 2017 |
| iv. Site Posted            | April 27, 2017 |

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for a Preliminary Plat (residential subdivision), known as Sailor Shores Meadows Subdivision #2.

**B. General Project Facts, Staff Analysis:**

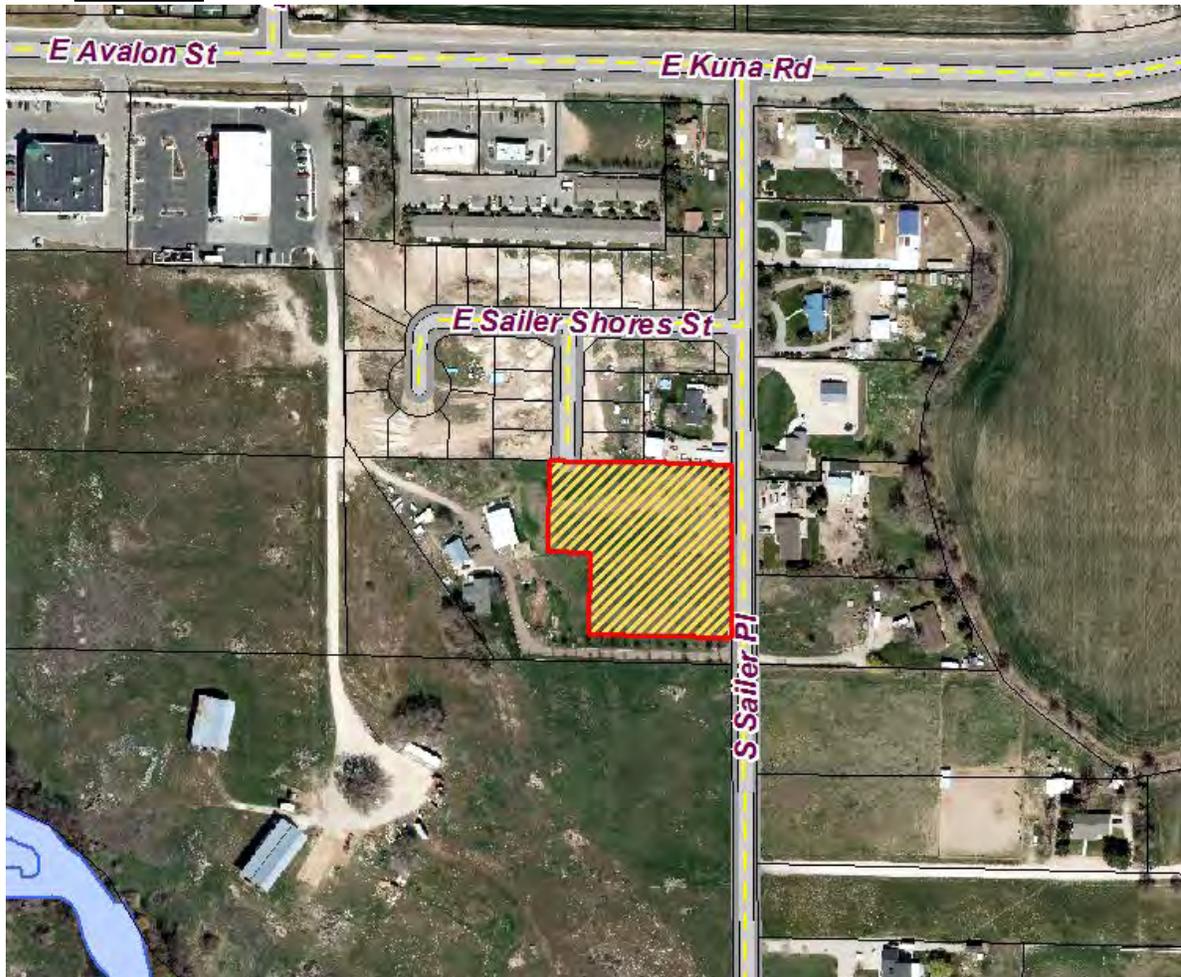
1. **Request:** A preliminary plat and design review request from Thomas Maile to subdivide an approximately 1.78-acre parcel within an existing R-6 zone into eight (8) residential building lots and three (3) common lots. The subject site is located approximately 600 feet south of the intersection of Kuna Road and Sailer Place, and is addressed as 245 S. Sailer Place, Kuna, Idaho
2. The applicant has submitted all the necessary documents and materials for review and has held the appropriate neighborhood meeting (two attendees) and has posted the site in accordance with KCC 5-1A-8 posting requirements.
3. **History:** The subject site has historically been used for agricultural-related uses (pasture).
4. **Legal Description:** A legal description was included with the application documents (deed).
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a designation of Medium Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible with the Comprehensive Plan.



**6. Surrounding Land Uses:**

Direction	Current Zoning and Jurisdiction	
<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	RUT	Rural Urban Transition – Ada County
<b>West</b>	R-6	Medium Density Residential. – Kuna City

**6.1 Aerial Map:**



**6.2 Parcel Numbers:** APN: R0615251730

**6.3 Parcel Sizes and Current Zoning:**

Acres: 1.78 acres

Zoning: R-6

**6.4 Services:**

- Fire Protection – Kuna Fire District
- Police Protection – Kuna City Police (Ada County Sheriff's office)
- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Nampa & Meridian Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Sanitation Services – J&M Sanitation

**6.5 Existing Structures, Vegetation and Natural Features:** The subject site is currently vacant and generally flat. The vegetation on site is commonly associated with that of a vacant parcel.

**6.6 Transportation / Connectivity:** Public road frontage is on south Sailor Place which is improved with 2 travel lanes, approximately 23-feet of pavement, and no curb, gutter or sidewalk abutting the site. Johns Bay Avenue stubs to the site's northern property line. Applicant proposes to construct a new local street (Sunwood Court), connecting to the Johns Bay Avenue stub to the north, as a 36-foot wide street section with curb, gutter, and 5-foot wide attached sidewalk within the right-of-way to intersect with S. Sailer Place. Applicant proposes to extend S. Sailer Place southward, with curb, gutter and sidewalk improvements (as a half street section) on the west side, abutting the site.

**6.7 Public Services, Utilities and Facilities:** The following agencies returned comments which are included as exhibits with this case file:

- City Engineer - Exhibit B.1
- Nampa-Meridian Irrigation District - Exhibit B.2
- Central District Health - Exhibit B.3
- Department of Environmental Quality - Exhibit B.4
- Boise Project Board of Control. - Exhibit B.5
- Ada County Highway District - Exhibit B.6

**C. Applicable Standards:**

1. City of Kuna Design Review Ordinance, 2011-08.
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations.
3. City of Kuna Landscape Ordinance No. 2006-100.
4. City of Kuna Comprehensive Plan.
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**D. Comprehensive Plan Analysis:**

The Planning and Zoning Commission may accept or reject the Comprehensive Plan components as described below

1. The proposed subdivision is consistent with the following Comprehensive Plan components:

**GOALS AND POLICIES – *Property Rights***

***Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.***

Policy 1: As part of a land use action review, staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

**Economic Development Goals and Objectives - Section 5 - Summary:**

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

***Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes and sidewalk connectivity throughout the subdivision to meet this goal. The subdivision is also located near future greenbelt connections at the terminus of Sailer Place.***

**Land Use Goals and Objectives - Section 6 - Summary:**

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

**Comment:** *The project complies with the land use plan as adopted by the City by incorporating the following; open space (common lots) and varied housing choices and types to promote desirable, cohesive community character and a quality neighborhood that is cohesive with the existing neighborhood.*

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

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

**Comment:** *Kuna has adequate services to serve this development. This application will extend the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.*

Transportation Goals and Objectives - Section 9 - Summary:

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

**Comment:** *ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City by building sidewalks through the development and fronting the site on Sailer Place, to create additional pedestrian and roadway connections.*

Housing Goals and Objectives - Section 12 - Summary:

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

**Comment:** *Applicant has proposed 8 single family building lots of varied sizes to be developed in a logical and orderly manner and provides lots much smaller than one half acre lots that within a walkable distance to existing commercial destinations.*

Community Design Goals and Objectives - Section 13 - Summary:

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

**Comment:** *The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community and foster neighborhood interactions and activities.*

**E. Proposed Findings of Fact:**

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The site is zoned R-6 and is appropriate for use as a residential subdivision after acquiring the proper approvals.

7. The project description, staff analysis and proposed findings of fact are correct.

**F. Proposed Conclusions of Law:**

1. The proposed preliminary plat use is consistent with Kuna City Code.
2. The proposed preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The proposed preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed residential preliminary plat is not likely to cause adverse public health problems.
6. The proposed residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The proposed residential preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case #17-02-S and 17-06-DR, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case #17-02-S and 17-06-DR, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to recommend approval or denial for this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**G. Proposed Decisions by the Commission:**

**17-02-S: Subdivision Note:** *The proposed motion is to recommend approval or denial for the subdivision request to City Council. However, if the Planning and Zoning Commission wishes to recommend approval or denial for specific parts of the requests as detailed in this report, those changes must be specified.*

**74-06-DR: Design Review Note:** *The proposed motion is also to approve or deny the design review request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval, conditional approval or denial* for Case No. 17-01-S, a subdivision request by Thomas Maile; and hereby *approves/conditionally approves/denies* Case No. 17-06-DR (with or without) the following conditions of approval:

1. 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 approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
  - a.) The City Engineer shall approve the sewer and water hook-ups.
  - b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
  - c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
  - d.) Approval from Ada County Highway District and impact Fees, if any shall be paid prior to building permit approval.
  - e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.

2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
  - 2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the sites shall comply with Kuna City Code.
7. Fencing within and around the site shall comply with Kuna City Code (except as specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code. The applicant shall apply for a sign permit prior to subdivision sign construction.
9. The applicant shall follow all the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated April 18, 2017.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. Applicant's submitted preliminary plat and landscape plan (date stamped 03/29/2017 and 03/21/2017, respectively) shall be considered binding.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission and any other applicable agency comments.
14. Applicant shall comply with all local, state and federal laws.

**DATED:** this day \_\_\_\_\_ of \_\_\_\_\_, 2017.

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

---

Trevor Kesner, Planner II  
Kuna Planning and Zoning Department

RECEIVED  
3-31-17



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

### Commission & Council Review Application

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

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

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

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

For Office Use Only	
File Number (s)	17-02-S/508
Project name	Sailer Shores Meadows #2
Date Received	3-31-17
Date Accepted/Complete	4-6-17
Cross Reference Files	14-01-S
Commission Hearing Date	<del>N/A</del>
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Thomas Maile</u>	Phone Number: <u>208-939-1000</u>
Address: <u>605 W Rush Rd</u>	E-Mail: <u>NEWHORIZONCONSTRUCTION@gmail.com</u>
City, State, Zip: <u>Eagle Id 83616</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>JOE CANNING</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5300 W. FRANKLIN</u>	E-Mail: _____
City, State, Zip: <u>Rose Id 83705</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>295 S. SAJLER PLACE</u>	
Site Location (Cross Streets): <u>S SAJLER PLACE + S John Bay AVENUE</u>	
Parcel Number (s): <u>R0615251730</u>	
Section, Township, Range: <u>Section 05, Township 2 NORTH, RANGE</u>	
Property size: <u>1.8 acres</u>	
Current land use: <u>Roadway</u>	Proposed land use: <u>Residential</u>
Current zoning district: _____	Proposed zoning district: _____

Exhibit  
A-2a

**Project Description**

Project / subdivision name: Santa Ana Shores Meadows Subdivision #2  
General description of proposed project / request: 8 lots

Type of use proposed (check all that apply):

Residential

Commercial

Office

Industrial

Other

Amenities provided with this development (if applicable):

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings:

Any existing buildings to remain?  Yes  No

Number of residential units: 8 Number of building lots: 8

Number of common and/or other lots:

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other

Minimum Square footage of structure (s): 1400

Gross density (DU/acre-total property): 6 Net density (DU/acre-excluding roads):

Percentage of open space provided: 8.6 Acreage of open space: \*15

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

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

Number of building lots: Other lots:

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

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

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking: a. Handicapped spaces: Dimensions: b. Total Parking spaces: Dimensions: c. Width of driveway aisle:

Proposed Lighting:

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

Applicant's Signature: [Signature] Date: 3/29/17



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: www.kunacity.id.gov

FILE NO.:	<u>17-06-DR</u>
CROSS REF.:	<u>17-02-S (SUB)</u>
FILES:	<u>Sailer Shores Meadows #2</u>

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

### The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

## Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>03/01/2017</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>





## Landscape and 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 landscaped and streetscape plans must be colored. The Planning 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.

Applicant  
Use

- North Arrow
- To scale drawings
- Boundaries, property lines and dimensions
- Name of "Plan Preparer" with contact information
- Name of project and date
- 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 all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953*
- Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.
- 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.*
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.
- Sign locations  
*Note: A separate sign application must be submitted with this application*
- Locations and uses for open spaces
- Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle
- Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles
- Location and designations of all sidewalks
- 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.

Staff  
Use

N/A JM

### Building Elevations

Applicant Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)  
*Note: Four (4) elevations to include all sides of development and must be in color*

Staff Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located  
*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

### Lighting Plan

Applicant Use

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff Use

Types and wattage of all light fixtures

*Note: The City encourages use of "dark sky" lighting fixtures*

Placement of all light fixtures shown on elevations and landscaping plans

See Preliminary Plat

### Roof Plans

Applicant Use

Size and location of all roof top mechanical units

Staff Use

N/A

# Design Review Application

Applicant: Thomas Maile Phone: 208-939-1000

Owner

Representative

Fax/Email: mtgiv@qwest.net

Applicant's Address: 885 W. Rush Rd. Eagle, Id.

Zip: 83616

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Represented By: *(if different from above)* B & A Engineers Phone: \_\_\_\_\_

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

Zip: \_\_\_\_\_

Address of Property: South of E. Kuna Rd. & West of Sailer Pl.

Zip: 83634

Distance from Major Cross Street: 662.13' Street Name(s): E. Kuna Rd. & W. Sailer Pl.

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

BUILDING DESIGN REVIEW  
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION  
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

New preliminary plat application for a residential subdivision.

1. Dimension of Property: 1.78 acres

2. Current Land Use(s): \_\_\_\_\_

3. What are the land uses of the adjoining properties?

North: Residential

South: Residential

East: Residential

West: Rural-Urban Transition

4. Is the project intended to be phased, if so what is the phasing time period? single phase project

Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: 8 single-family homes to be built

6. Building heights: \_\_\_\_\_ Number of stories: \_\_\_\_\_

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

*Note: The maximum building height for each zoning district is as follows:*

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? \_\_\_\_\_

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at [www.cityofkuna.com](http://www.cityofkuna.com)) under the City Code.*

**MATERIAL**

**COLOR**

Roof: \_\_\_\_\_ / \_\_\_\_\_

**Walls:** (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application: \_\_\_\_\_ / \_\_\_\_\_

% EIFS: \_\_\_\_\_ / \_\_\_\_\_  
*(Exterior Insulation Finish System)*

% Masonry: \_\_\_\_\_ / \_\_\_\_\_

% Face Block: \_\_\_\_\_ / \_\_\_\_\_

% Stucco: \_\_\_\_\_ / \_\_\_\_\_

& other material(s): \_\_\_\_\_ / \_\_\_\_\_

List all other materials: \_\_\_\_\_

Windows/Doors: \_\_\_\_\_ / \_\_\_\_\_  
*(Type of window frames & styles / doors & styles, material)*

Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_

Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

Other: \_\_\_\_\_ / \_\_\_\_\_

9. Please identify Mechanical Units: \_\_\_\_\_

Type/Height: \_\_\_\_\_

Proposed Screening Method: \_\_\_\_\_

10. Please identify trash enclosure: *(size, location, screening & construction materials)* \_\_\_\_\_

11. 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? \_\_\_\_\_

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*

Existing- 6' Vinyl Fencing along northern boundary.

Type: Vinyl Privacy Fencing

Size: 6" in height

Location: To be built along the southern & western boundaries of the development.

*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*

13. Proposed method of On-site Drainage Retention/Detention:

Sub-surface seepage pits as required.

14. Percentage of Site Devoted to Building Coverage: 65.3% (buildable lots)

% of Site Devoted to Landscaping: 8.6% Square Footage: 6,731 sq. ft.  
*(Including landscaped rights-of-way)*

% of Site that is Hard Surface: 26.1% Public Road Square Footage: 20,237 sq. ft.  
*(Paving, driveways, walkways, etc.)*

% of Site Devoted to other uses: \_\_\_\_\_

Describe: \_\_\_\_\_

% of landscaping within the parking lot (landscaped islands, etc.): \_\_\_\_\_

15. For details, please provide dimensions of landscaped areas within public rights-of-way: \_\_\_\_\_

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*

\_\_\_\_\_

\_\_\_\_\_

17. Dock Loading Facilities:

Number of docking facilities and their location: \_\_\_\_\_

Method of screening: \_\_\_\_\_

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* \_\_\_\_\_

\_\_\_\_\_

19. Setbacks of the proposed building from property lines:

Front 20 -feet      Rear 15 -feet      Side 5 (interior) -feet      Side 20 (street) -feet

20. Parking requirements: \_\_\_\_\_

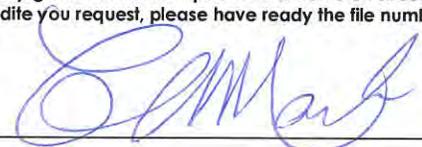
Total Number of Parking Spaces: \_\_\_\_\_ Width and Length of Spaces: \_\_\_\_\_

Total Number of Compact Spaces 8'x17': \_\_\_\_\_

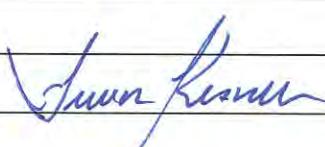
21. Is any portion of the property subject to flooding conditions?      Yes \_\_\_\_\_ No X

**IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTED THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.**

The Ada County Highway District 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 the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant  Date 5/1/17

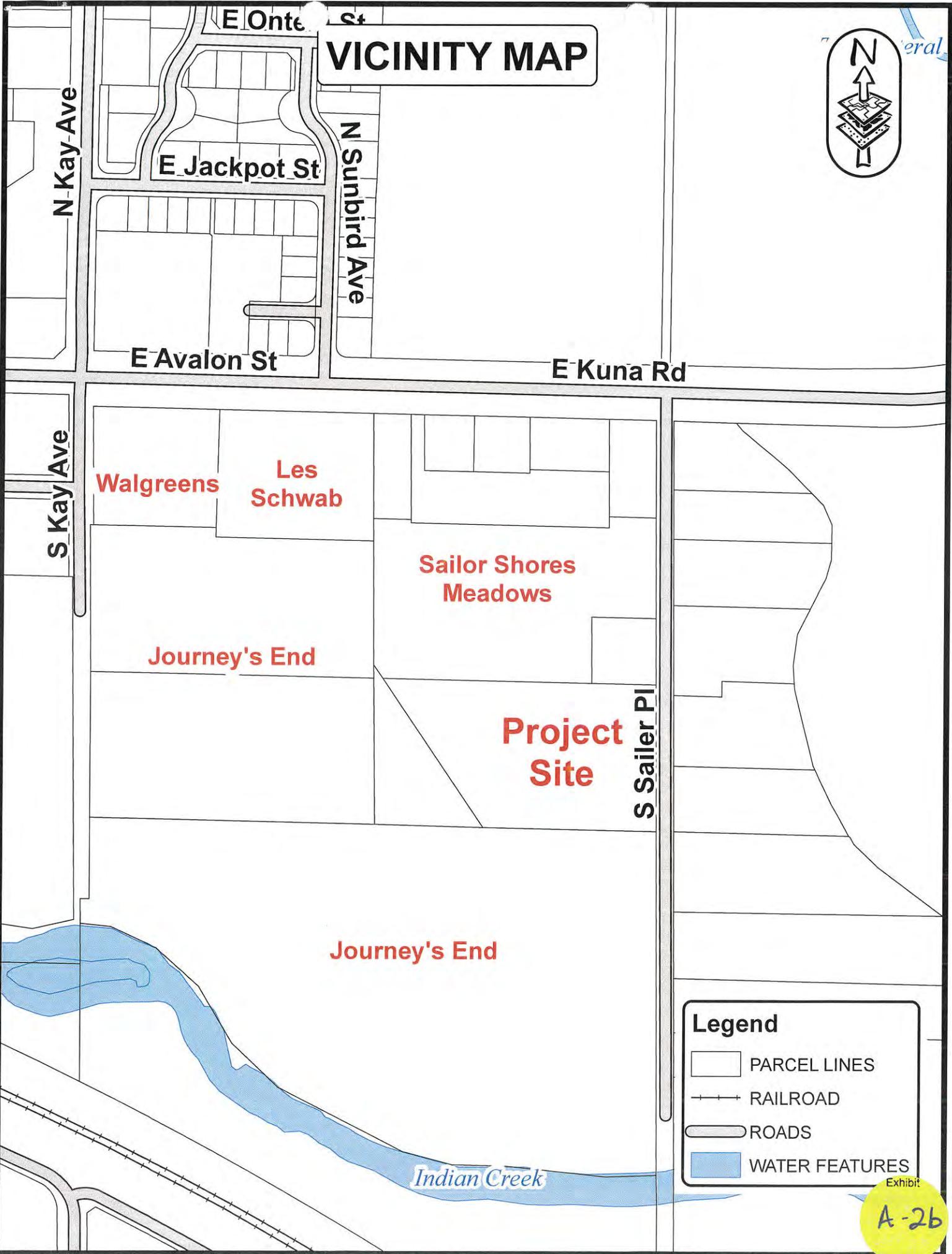
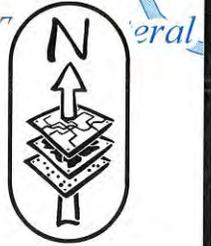
City staff comments:

Signature of receipt by City Staff  Date 5/1/17

**FOR ADDITIONAL INFORMATION:**  
(Please list page number and item in reference)

\_\_\_\_\_  
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# VICINITY MAP

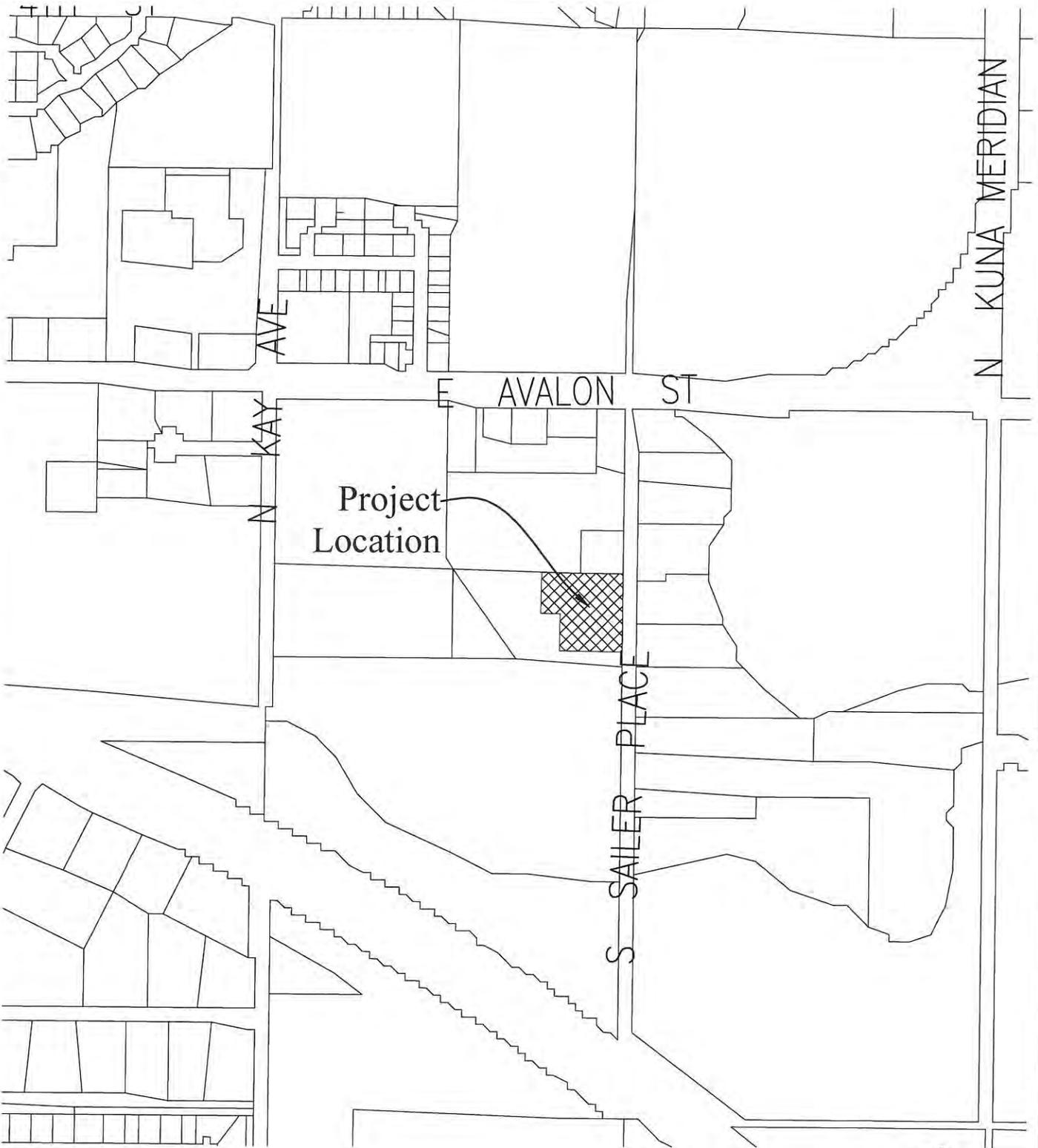


**Legend**

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

# Sailor Shores Meadows Subdivision No. 2

## Vicinity Map



**B&A Engineers, Inc.**

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



NORTH  
SCALE: 1"=500'

# AERIAL MAP



E Jackpot St

N Sunbird Ave

E Avalon St

E Kuna Rd

E Sailer Shores St

S Sailer Pl

E Stagecoach Way

Indian Creek



5.5.1.6.3 Mail boxes and sidewalk abutments around such mailboxes or any service facility, berg, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose,

5.5.1.6.4 Security and privacy gate(s) at the entrance to the Property.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or the Association's agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of Sailor Shores Meadows Common Area Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Sailor Shores Meadows Common Area, including but not limited to, the repair and replacement of property damaged or destroyed by casualty loss and the maintenance and repair of the private streets and streetlights.

Specifically, the Association shall, at Grantors sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association. Such properties may include those lands intended for open space uses.

Additionally, the Association shall maintain the security and privacy gate or gates installed on the Sailor Shores Meadows Common Area of the Property.

5.5.2.2 Reserve Account, Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Sailor Shores Meadows Common Area.

5.5.2.3 Maintenance of Berms and Fences. Maintain any and all berms, fences, and/or landscaping within the Sailor Shores Meadows Common Area.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against the Sailor Shores Meadows Common Area or against Sailor Shores Meadows Subdivision, the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state or local taxes, including income or corporate taxes, if any, levied against the Association.

SAILOR SHORES MEADOWS DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS

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ADA COUNTY RECORDER Christopher D. Rich      2016-067037  
BOISE IDAHO Pgs=2 LISA BATT      07/26/2016 09:15 AM  
ALLIANCE TITLE - BOISE PRODUCTION CENTER      \$13.00

**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:321389

**FOR VALUE RECEIVED**

**Scott L. Laidlaw an unmarried man**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Thomas G. Maile and Colleen Maile husband and wife**

whose current address is

**885 W. Rush Rd.  
Eagle, ID 83616**

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

**A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho being situate in the Northwest Quarter of the Northeast Quarter of Section 25, Township 2 North Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:**

**Commencing at the Northeast corner of said Section 25; thence North 89°05'33" West, 1,342.64 feet along the Northerly boundary of said Section 25 and the centerline of East Kuna Road to the centerline of South Sailer Place, which bears South 89°05'33" East, 1,324.81 feet from the Northwest corner of the Northeast Quarter of said Section 25; thence South 00°44'45" East 662.13 feet along the centerline of South Sailer Place; thence South 89°15'15" West, 20.01 feet to the Westerly right-of-way of South Sailer Place, which is the Point of Beginning; thence South 00°44'45" East, 286.20 feet along the Westerly right-of-way of South Sailer Place; thence North 89°10'15" West, 237.71 feet; thence North 00°49'45" East, 136.09 feet; thence North 89°10'15" West, 71.00 feet; thence North 00°49'45" East, 150.00 feet; thence South 89°10'15" East, 300.84 feet to the Point of Beginning.**



## WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:321389

### FOR VALUE RECEIVED

**Scott L. Laidlaw an unmarried man**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Thomas G. Maile and Colleen Maile husband and wife**

whose current address is

**885 W. Rush Rd.  
Eagle, ID 83616**

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

**A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho being situate in the Northwest Quarter of the Northeast Quarter of Section 25, Township 2 North Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:**

**Commencing at the Northeast corner of said Section 25; thence North 89°05'33" West, 1,342.64 feet along the Northerly boundary of said Section 25 and the centerline of East Kuna Road to the centerline of South Sailer Place, which bears South 89°05'33" East, 1,324.81 feet from the Northwest corner of the Northeast Quarter of said Section 25; thence South 00°44'45" East 662.13 feet along the centerline of South Sailer Place; thence South 89°15'15" West, 20.01 feet to the Westerly right-of-way of South Sailer Place, which is the Point of Beginning; thence South 00°44'45" East, 286.20 feet along the Westerly right-of-way of South Sailer Place; thence North 89°10'15" West, 237.71 feet; thence North 00°49'45" East, 136.09 feet; thence North 89°10'15" West, 71.00 feet; thence North 00°49'45" East, 150.00 feet; thence South 89°10'15" East, 300.84 feet to the Point of Beginning.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 14, 2016

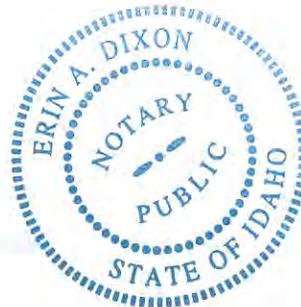
  
\_\_\_\_\_  
Scott L. Laidlaw

State of Idaho } ss  
County of Ada }

On this 14<sup>th</sup> day of July, 2016, before me, Erin A. Dixon, a Notary Public in and for said state, personally appeared **Scott L. Laidlaw**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Erin A. Dixon  
Notary Public for the State of Idaho  
Residing at: Emmett, ID  
Commission Expires: 04/06/2018



3-31-17



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, Thomas G. Maile, 885 W. Rust Rd.  
Name Address  
Gagle Id 83616  
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 B+A Engineering 5505 W Franklin Rd Boise  
Name Address 83705  
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 28 day of MARCH, 2017  
Thomas G Maile  
Signature

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



[Signature]  
Notary Public for Idaho  
Residing at: Ada County  
My commission expires: November 17, 2020

Exhibit  
A-2c

RECEIVED  
3-31-17



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

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

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

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

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

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

  
\_\_\_\_\_

Applicant/agent signature

  
\_\_\_\_\_  
Date

## Trevor Kesner

---

**From:** David A. Crawford <dacrawford@baengineers.com>  
**Sent:** Thursday, April 20, 2017 10:51 AM  
**To:** Trevor Kesner  
**Cc:** Troy Behunin  
**Subject:** FW: Subdivision Name verification request - Sailor Shores Meadows No. 2

Trevor, Troy,

Please find below the subdivision name reservation confirmation from Ada County.

Sincerely,

**David Crawford**

B&A Engineers, Inc.

208.343.3381

dacrawford@baengineers.com

**From:** Sub Name Mail [mailto:subnamemail@adaweb.net]  
**Sent:** Tuesday, April 18, 2017 2:34 PM  
**To:** David A. Crawford <dacrawford@baengineers.com>  
**Cc:** Joseph D. Canning <jdcanning@baengineers.com>  
**Subject:** RE: Subdivision Name verification request

Joseph Canning, B & A Engineers Inc.

RE: Subdivision Name Reservation: **Sailor Shores Meadows Subdivision**

Since Sailor Shores Meadows Subdivision is adjacent to Parcel #R0615251730, and this project (Phase 2) is to be platted by New Horizon Construction LLC, then our office requires no additional action on the part of the applicant. As a copyright holder of the name Sailor Shores Meadows, New Horizon Construction LLC may record any number of additional phases of this development without first obtaining a name reservation from our office.

If the owner of the parcel at the time of plat recording is a different entity than New Horizon Construction, then a Permission To Use Subdivision Name is required (I.C. 50-1307) to be recorded in the office of the Ada County Recorder.

Sincerely,



**Glen Smallwood**  
**Surveying Technician**  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 office  
(208) 287-7909 fax



**From:** David A. Crawford [<mailto:dacrawford@baengineers.com>]  
**Sent:** Tuesday, April 18, 2017 2:03 PM  
**To:** Sub Name Mail  
**Subject:** [EXTERNAL] RE: Subdivision Name verification request

Glen,

The Name Sailor Heights is not intended to be used at this time for this development.

Sincerely,

**David Crawford**

B&A Engineers, Inc.

208.343.3381

[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

**From:** Sub Name Mail [<mailto:subnamemail@adaweb.net>]  
**Sent:** Tuesday, April 18, 2017 2:02 PM  
**To:** David A. Crawford <[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)>  
**Subject:** RE: Subdivision Name verification request

Dave;

On 10/28/2016, Tom Maile reserved Sailor Heights Sub for this parcel. I just wanted to confirm that he no longer wants to use the name Sailor Heights.



**Glen Smallwood**  
*Surveying Technician*  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 office  
(208) 287-7909 fax

**From:** David A. Crawford [<mailto:dacrawford@baengineers.com>]  
**Sent:** Tuesday, April 18, 2017 1:49 PM  
**To:** Glen Smallwood  
**Cc:** Sub Name Mail  
**Subject:** [EXTERNAL] Subdivision Name verification request

We wish to notify you that B&A Engineers, Inc. is working with the developer of a parcel of land in Kuna, Idaho. The parcel number of the land is shown on the County Assessor maps as follows:  
R0615251730

The property is adjacent to the Sailor Shores Meadows Subdivision.

It is our intention to continue the use of the Sailor Shores Meadows Subdivision name for Phase 2 of the development as follows:

Sailor Shores Meadows Subdivision No. 2.

Should you have any questions please contact me.

Sincerely,

**David Crawford**

B&A Engineers, Inc.

208.343.3381

[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

Sincerely,

**David Crawford**

B&A Engineers, Inc.

208.343.3381

[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)

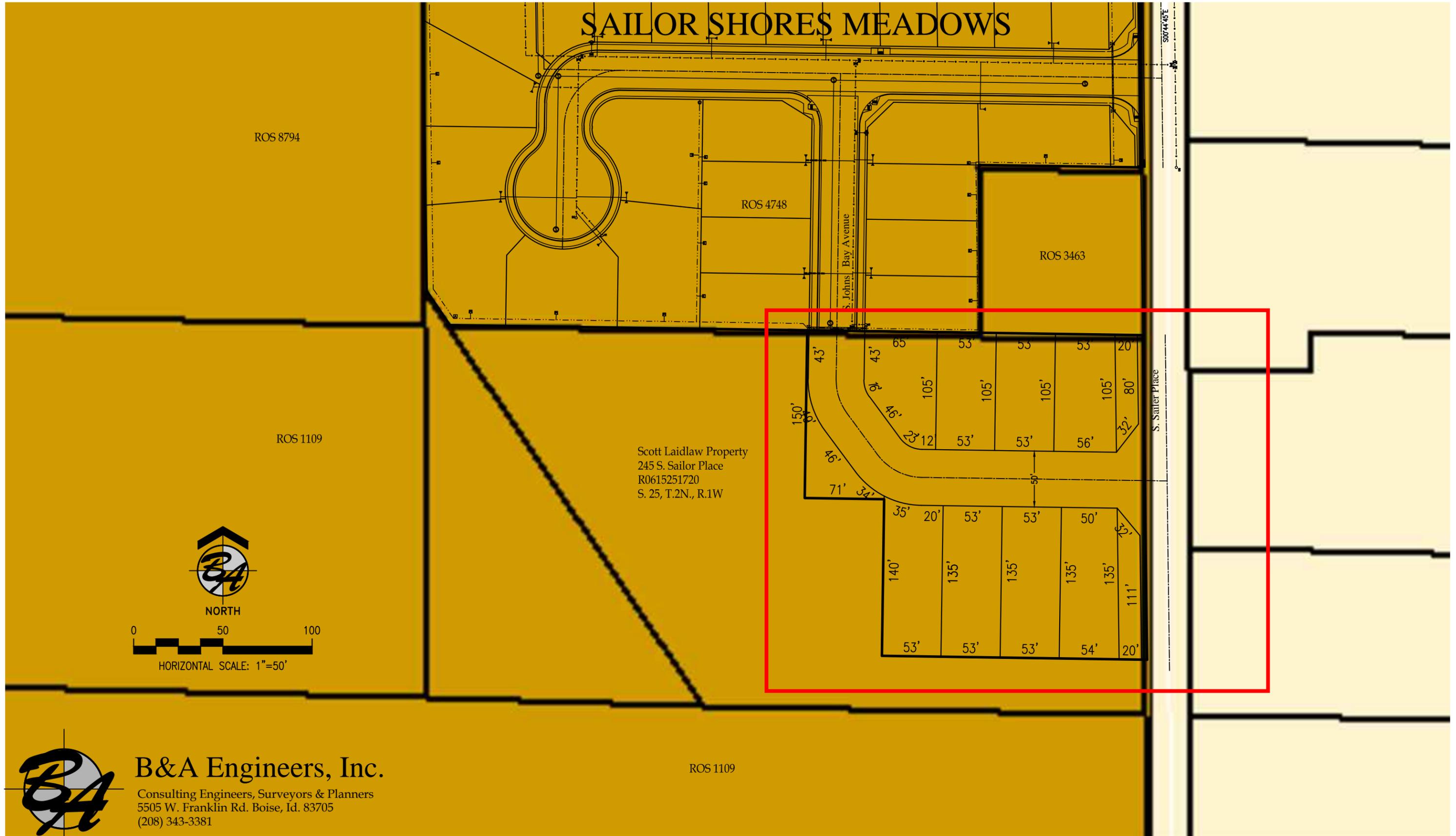
**ExchangeDefender** Message Security: [Check Authenticity](#)

**ExchangeDefender** Message Security: [Check Authenticity](#)

**ExchangeDefender** Message Security: [Check Authenticity](#)

# SAILOR SHORES ADDITION

## Layout Sketch



**B&A Engineers, Inc.**

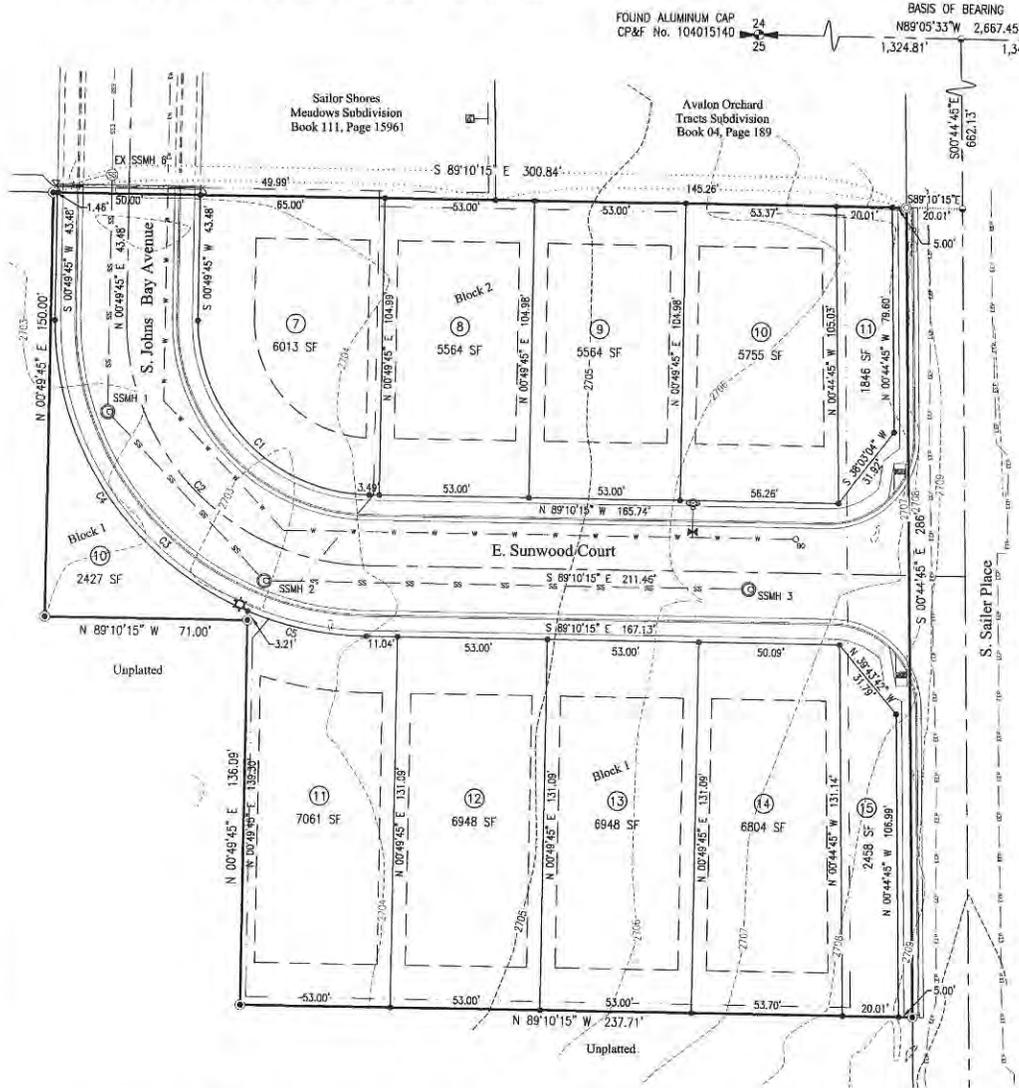
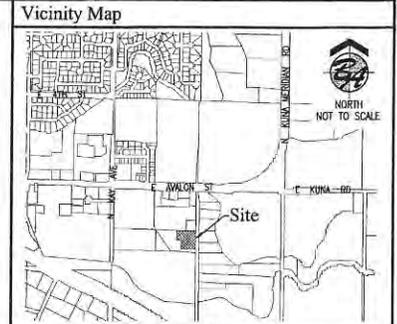
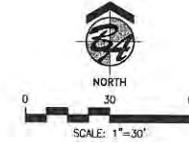
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381

ROS 1109

# Sailor Shores Meadows Subdivision #2 Preliminary Plat

A PORTION OF LOTS 1 & 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 189, IN THE OFFICE OF THE ADA COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

E. Kuna Road (State Highway 69)



FOUND ALUMINUM CAP CP&F No. 104015140 24 25  
 BASIS OF BEARING NB9°05'33"W 2,667.45'  
 1,324.81' 1,342.64'  
 FOUND ALUMINUM CAP CP&F No. 99089182 24 25

### Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- PRESSURE IRRIGATION
- SETBACK LINE
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED 8" SANITARY SEWER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED 8" C-900 PVC WATER MAIN LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT
- FOUND ALUMINUM CAP
- FOUND 5/8" PIN
- SET 1 1/2" x 24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- CALCULATED POINT

### Setback/Zoning Table

TAX PARCEL NUMBER	R0615251730
EXISTING ZONE	R-6
PROPOSED ZONE	R-6
MINIMUM PROPERTY SIZE	4,500 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET

### Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	1.78	100%
RESIDENTIAL LOTS (8)	1.16	65.3%
OPEN SPACE AREA LOTS (3)	0.15	8.6%
RIGHT-OF-WAY	0.46	26.1%

RESIDENTIAL LOTS	8
OPEN SPACE AREA LOTS	3
RESIDENTIAL DENSITY	4.49/Acre

- ### Notes
- THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
  - THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
  - THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
  - THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
  - THERE ARE NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
  - THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
  - THIS PROPERTY IS NOT WITHIN THE AIRPORT INFLUENCE AREA.
  - THIS PROPERTY IS NOT WITHIN THE WILDLAND-URBAN FIRE INTERFACE.
  - THIS PROPERTY IS NOT PART OF A HILLSIDE DEVELOPMENT.
  - THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
  - THIS PROPERTY IS WITHIN THE BOISE-KUNA IRRIGATION DISTRICT.
  - THIS PROPERTY IS WITHIN THE KUNA RURAL FIRE DISTRICT.
  - NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
  - ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
  - MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.

### Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

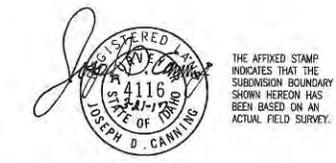
### Sewer Manhole Invert Table

SSMH NUMBER	INVERT IN		INVERT OUT		RIM/ELEV	DEPTH (FEET)		
	SIZE (IN)	ELEV	DIR	SIZE (IN)				
EX-6	8	2701.20	S	8	2701.10	N	2704.36	3.26
1	8	2701.52	N	8	2701.42	SE	2705.41	3.99
2	8	2701.92	NW	8	2701.82	E	2706.42	4.60
3				8	2702.92	W	2706.62	5.70

### Curve Table

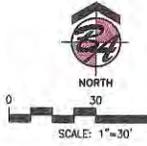
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	96.61'	61.51'	90°00'00"	S 44°10'15" E	86.98'
C2	135.88'	86.51'	90°00'00"	S 44°10'15" E	122.34'
C3	175.15'	111.51'	90°00'00"	S 44°10'15" E	157.69'
C4	132.13'	111.51'	67°53'35"	S 33°07'02" E	124.53'
C5	43.02'	111.51'	22°06'25"	S 78°07'02" E	42.76'

**Owner/Developer**  
 NEW HORIZON CONSTRUCTION, INC.  
 THOMAS MALE  
 885 W. RUSH STREET  
 EAGLE, ID 83616  
 208-939-1000

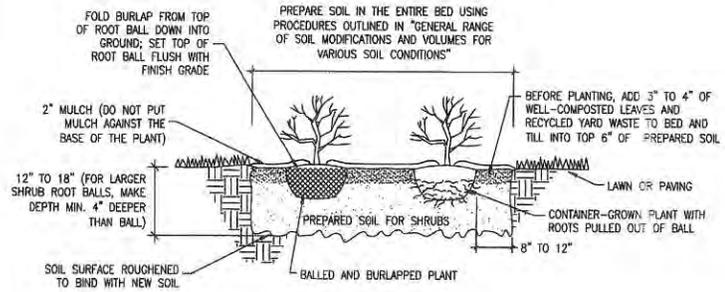


**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381

Exhibit  
**A-20**  
 PROJECT NO. M126  
 MARCH 20, 2017



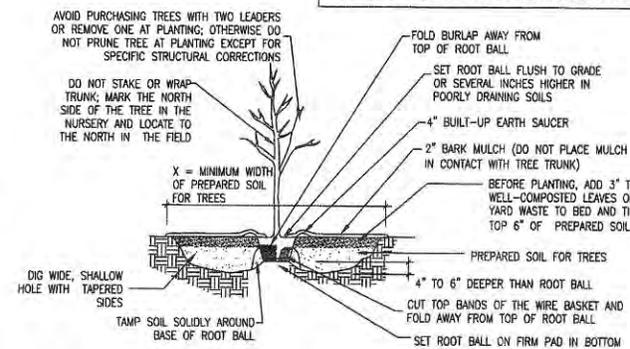
INSTALL 6-FOOT VINYL PRIVACY FENCING PER 595 LF ± (17.2)



Typical Shrub Planting Detail

\*ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL.

Not To Scale



Typical Tree Planting Detail

\*ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL.

Not To Scale

Plant Palette Table

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

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

Notes

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

Calculations

S. SAILOR PLACE TOTAL LENGTH 107 / 80	REQUIRED 4 TREES 6 EVERGREENS 23 SHRUBS	INSTALLED 11 6 24
COMMON AREA	TREES EVERGREENS SHRUBS	5 2 18

Fencing

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE SOUTH AND WEST BOUNDARIES OF THE DEVELOPMENT. PURSUANT TO MANUFACTURERS SPECIFICATIONS.  
TOTAL LINEAL FOOTAGE = 595 LF

**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 345-3381



**Sailor Shores Meadows No. 2  
Landscape and Fencing Plan**

DATE: March 29, 2017

HORIZ. SCALE: As Noted

VERT. SCALE: As Noted

DRAWN BY: dacrowford

CHECKED BY: dacrowford

FILE: Sailor\_shores\_00d\_crowford.dwg

SHEET NO.

1 of 1

Exhibit  
A-2m



### Plant Palette Table

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

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

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

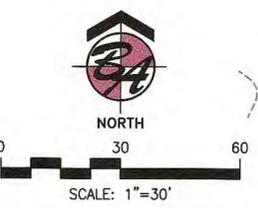
### Calculations

	REQUIRED	INSTALLED
S. SAILOR PLACE		
TOTAL LENGTH 107 / 80	4 TREES 6 EVERGREENS 23 SHRUBS	11 6 24
COMMON AREA	TREES EVERGREENS SHRUBS	5 2 18

### Fencing

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE SOUTH AND WEST BOUNDARIES OF THE DEVELOPMENT. PURSUANT TO MANUFACTURES SPECIFICATIONS.

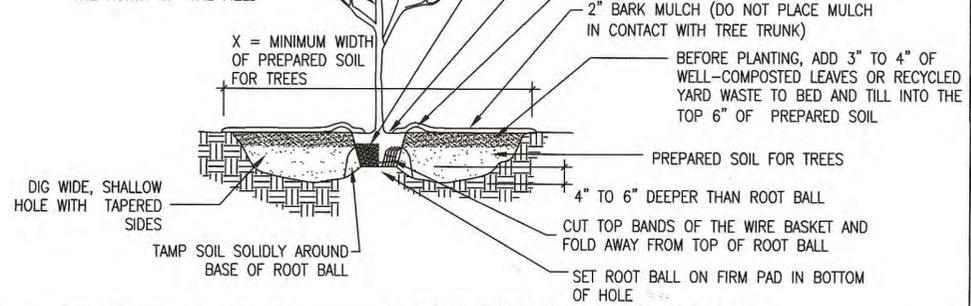
TOTAL LINEAL FOOTAGE = 595 LF



INSTALL 6-FOOT VINYL PRIVACY FENCING PER 595 LF +/- (TYP.)

AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING; OTHERWISE DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS

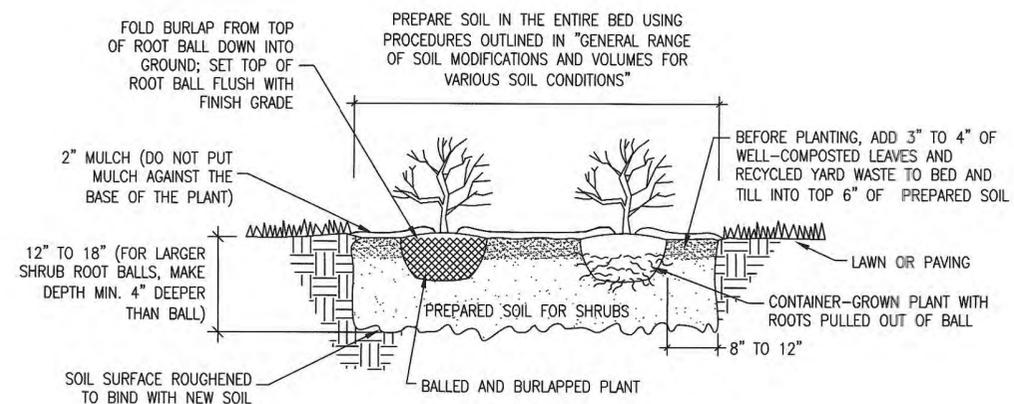
DO NOT STAKE OR WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD



Typical Tree Planting Detail

\*ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL

Not To Scale



Typical Shrub Planting Detail

\*ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL

Not To Scale

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



**Sailor Shores Meadows No. 2**  
**Landscaping and Fencing Plan**

DATE: March 29, 2017  
HORIZ. SCALE: As Noted  
VERT. SCALE: As Noted  
DRAWN BY: dacrawford  
CHECKED BY: dacrawford  
FILE: Sailor shores add preplot.dwg

SHEET NO.:  
**1 of 1**



RECEIVED  
3-31-17

# Neighborhood Meeting Certification

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

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: 8 lot residential development  
 Date and time of neighborhood meeting: 3/23/17 6:30 pm  
 Location of neighborhood meeting: S. Sailer Place North side of property

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Subdivision Name: Sailor Shores Meadows No 2 Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 205 S. Sailer Place Tax Parcel Number(s): \_\_\_\_\_

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

## CURRENT PROPERTY OWNER:

Name: Thomas + Colleen Maile  
 Address: 885 W. RUSH Rd City: Eagle State: ID Zip: 83616

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

Name: Tom MAILE Business (if applicable): \_\_\_\_\_  
 Address: 885 W. RUSH Rd City: Eagle State: ID Zip: 83616

Exhibit  
A-2n

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

See attached proposed preliminary plat

**APPLICANT:**

Name: Tom MAIJE  
Address: 885 W. Cash Rd  
City: Espe State: Id Zip: 83616  
Telephone: 939-1000 Fax: NA

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

Signature: (Applicant)

Tom Maije

Date

3/24/17

RECEIVED  
3-31-17

# SIGN IN SHEET

PROJECT NAME: Sube Shoes Medway #2

Date: 3/23/17

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Bryon Byington</u>	<u>172 S. Sailer</u>	<u>83634</u>	<u>208-412-4740</u>
2	<u>Ken Chandler</u>	<u>109 S Sailer Pl.</u>	<u>83634</u>	<u>208-86-8358</u>
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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.cityofkuna.com

## Agency Transmittal

April 18, 2017

Notice is hereby given by the City of Kuna the following action(s) are under consideration:

<b>FILE NUMBERS</b>	17-02-S (Subdivision) and 17-06-DR (Design Review)
<b>PROJECT DESCRIPTION</b>	Applicant is requesting preliminary plat approval for approx. 1.78 acres in Kuna City retaining the existing R-6 zone. The request includes 8 residential and 3 common lots, for a total of 11 lots. A Design Review application for landscaping of common lots accompanies this request.
<b>SITE LOCATION</b>	Approximately 600 feet south of the southwest Corner of Kuna Road & S. Sailer Place 245 S. Sailer Place, Kuna, Idaho 83634 (APN #R0615251730)
<b>APPLICANT/ REPRESENTATIVE</b>	Thomas Maile 885 W. Rush Lane Eagle, Id 83616 208. 939.1000 <a href="mailto:newhorizonconstruction@gmail.com">newhorizonconstruction@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 23, 2017</b> 6:00 P.M.
<b>STAFF CONTACT</b>	<b>Trevor Kesner</b> <a href="mailto:Tkesner@kunaid.gov">Tkesner@kunaid.gov</a> Phone: 922.5274 Direct: 387.7731

We have provided a link to the application information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or concerns with this project.** We would appreciate any information you can supply us as to how this action would affect the service you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. We are located at Kuna City Hall 751 W. 4<sup>th</sup> Street Kuna, ID 83634. Please contact staff with questions. **If your agency needs full size plans to review, let our office know and we will send them.** Our office is trying to reduce the amount of paper used and postage by implementing electronic packets for agencies. Please send our office the email address of the individual who should receive them in the future through email. Thank you.



RECEIVED  
4-19-17

CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.cityofkuna.com](http://www.cityofkuna.com)

ANTONIO M. CONTI  
CITY ENGINEER

Telephone (208) 639-5343; Fax (208) 287-1731  
Email: [aconti@kunaid.gov](mailto:aconti@kunaid.gov)

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## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio M Conti  
Kuna City Engineer

RE: Sailor Shores Meadows Subdivision #2  
Preliminary Plat  
17-02-S

DATE: April 18, 2017

---

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated March 20, 2017. It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly. The request also proposes to complete the development in a single phase.

### 1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to the Orchard Street Lift Station and treatment in the south treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 and has not otherwise pre-paid fees for connections and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- c) The nearest gravity main (8-inch) is located on S Johns Bay Avenue at the property line between Sailor Shores Meadows Subdivision and this proposed preliminary plat.
- d) The sewer demand from existing and future projects desiring to utilize the Orchard Street Lift Station exceeds its functional capacity. The City, however, does not issue will-serve commitments until the time of Construction Plan approval. There is remaining capacity available for will-serve commitments and which will be made available to projects on a first-come first-serve basis. Please contact the City Engineer for further explanation. Specific recommendations of note are as follows:

- 1) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
  - 3) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line.
- e) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

## **2. Potable Water System**

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) The nearest available water main (8-inch) is located on S Johns Bay Avenue at the property line between Sailor Shores Meadows Subdivision and this proposed preliminary plat.
- c) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
  - 3) An 8-inch water mains should be installed by developer in S. Sailor Place from the existing 8" water main North of the property along the project frontage, connected to the proposed line on E. Sunwood Court and ending on the south end of the proposed subdivision. This item was omitted from the application documents.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

## **3. Pressure Irrigation**

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (6-inch) is located on the South East corner of Sailor Shores Meadows Subdivision.
- b) The development is subject to connection fees based on number of dwellings for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.

2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan.
3. An 8-inch pressure irrigation main should be installed by developer in S. Sailor Place along the project frontage. The remaining mains around the property boundary should be 6-inch consistent with City standards.
4. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
5. It is recommended that conformity with approved City PI standards is required.

#### **4. Grading, Gravity Irrigation, Drainage**

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

#### **5. General**

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

#### **6. Inspection Fees**

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified

responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

## **7. Right-of-Way**

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site does not front on any classified streets. The recommendations of the City Engineer are as follows:

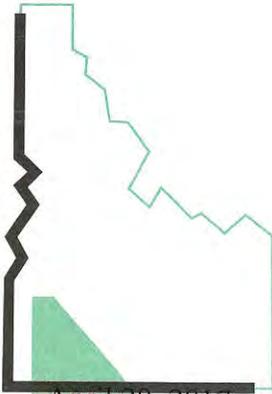
- a) The right-of-way for public streets is recommended to match the city's adopted typology standard for "local residential" of 50' for all internal streets. The right-of-way for S. Sailer Place is shown as 25-foot half width which is accordance with previously approved plats.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
  1. 10-foot adjacent to Right of Way line as required by code;
  2. 10-foot back lot line easement as required in code;
  3. 5-foot side lot line easement – each lot as stated on the submitted documents;
- d) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- e) Curb and Gutter – City Code (6-4-2C) requires the installation of either rolled or vertical curb and gutter on streets. The documents submitted with the application show an intent to construct curb and gutter as required. The City Engineer recommends compliance with City Code.
- f) Street Drainage – The City Engineer recommends compliance with ACHD policies.
- g) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local streets and the highway. The documents submitted with the application show an intent to construct sidewalk as required. The City Engineer recommends compliance with City Code.
- h) Entrances/Approaches – The application proposes an entrance from S. Sailer Place and St. Johns Bay Road. The City Engineer concurs with application proposal.

## **8. As-Built Drawings**

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required as a condition of final platting.

## **9. Property Description**

- a) A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.



RECEIVED

APR 25 2017

CITY OF KUNA

ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

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

April 20, 2017

Trevor Kesner, MCRP  
City of Kuna, Planning and Zoning Dept.  
P.O. Box 13  
Kuna, ID 83634

**RE: 17-02-S, 17-06-DR/ 245 S. Sailer Place**

Dear Trevor:

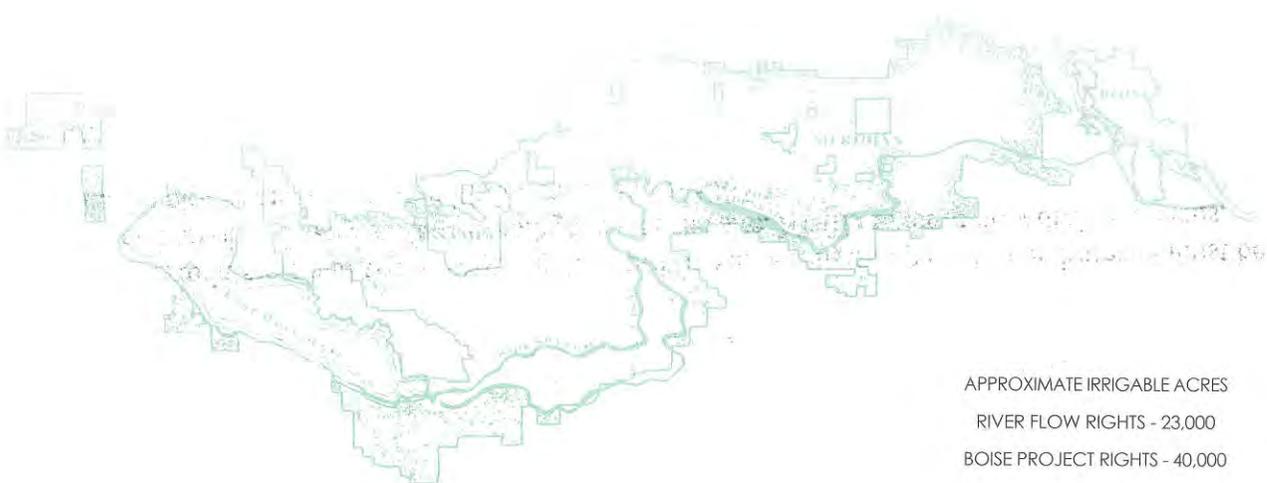
Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/gnf

PC: Office/File



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 17-06-DR

Conditional Use #

Preliminary / Final / Short Plat 17-02-S

RECEIVED
APR 28 2017
CITY OF BOISE

Sailor Shores

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

14. Reviewed By: Row Body Date: 4/25/17

Exhibit B-3

**BRIAN McDEVITT**  
CHAIRMAN OF THE BOARD

**RICHARD DURRANT**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

RECEIVED

MAY 03 2017

CITY OF

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

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

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

25 April 2017

City of Kuna  
751 W. 4<sup>th</sup> St.  
Kuna, Idaho 83634

RE: Sailor Shores Meadows Sub. No. 2                      **17-02-S & 17-06-DR**  
SW Crnr of Kuna Rd. & Sailer Place  
Boise-Kuna Irrigation District                              **BK-1401**  
Teed Lateral 34+60  
Sec. 25, T2N, R1W, BM.

Trevor Kesner:

There are no Project facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

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

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

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District prior to review and approval of an irrigation plan by Boise Project Board of Control.

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



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

Sincerely,

A handwritten signature in cursive script that reads "Bob Carter".

Bob Carter  
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
    Lauren Boehlke      Secretary – Treasurer, BKID  
    File



Paul Woods, President  
Rebecca W. Arnold, Vice President  
Sara M. Baker, Commissioner  
Kent Goldthorpe, Commissioner  
Jim Hansen, Commissioner

Date: May 15, 2017

*(Via email)*

To: Thomas Maile  
885 W Rush Lane  
Eagle, ID 83616

Subject: Sailor Shores Meadows 2/ KPP17-0004/ 17-02-S/ 17-06-DR  
South of SWC of Kuna Road and Sailor Shores Street

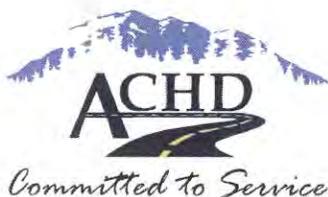
On May 8, 2017, the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project file  
City of Kuna (via email)



**Project/File:** **Sailor Shores Meadows 2/ KPP17-0004/ 17-02-S/ 17-06-DR**  
*This is a preliminary plat and design review application to construct an 8 residential lot development on 1.78-acres.*

**Lead Agency:** City of Kuna

**Site address:** South of the SWC of Kuna Rd & Sailor Shores Street

**Staff Approval:** May 8, 2017

**Applicant/  
Representative:** Thomas Maile  
 885 W Rush Lane  
 Eagle, ID 83616

**Staff Contact:** Stacey Yarrington  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat and design review application to construct an 8 lot residential development on 1.78-acres.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium density residential	R-6
South	Medium density residential	R-6
East	Rural Urban Transition	RUT
West	Medium density residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Journey's End, consisting of 25 multi-family lots and 20 townhome lots, located directly west and south of the site, was approved by ACHD on August 13, 2015.
- Airenel Park, a mixed use development of single family, multi-family, and commercial lots, located west of the site, was approved by ACHD on August 16, 2016.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 0.07 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP) or the District’s Capital Improvement Plan (CIP).

- The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
- The intersection of Hubbard Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.

**B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 76 vehicle trips per day; 8 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
SH-69/ Meridian Road	0-feet	Principal Arterial	951	N/A	N/A
Avalon Street	0-feet	Principal Arterial	713	Better than “E”	Better than “E”
Kuna Road	0-feet	Principal Arterial	617	Better than “E”	Better than “E”
Sailor Place	286-feet	Local	N/A	N/A	N/A

\* Acceptable level of service for a five-lane principal arterial is “E” (1,780 VPH).

\*\* ACHD does not set level of service thresholds for State Highways.

3. **Average Daily Traffic Count (VDT)**

*Average daily traffic counts are based on ACHD’s most current traffic counts.*

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 16,411 on 7/20/2016.
- The average daily traffic count for Avalon Street east of Orchard Avenue was 12,479 on 7/26/2016.
- The average daily traffic count for Kuna Road east of Kay Avenue was 9,617 on 1/22/2015.

## C. Findings for Consideration

### 1. Sailer Place & Internal Street

- a. **Existing Conditions:** Sailer Place is improved with 2 travel lanes, approximately 23-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 40-feet of right-of-way for Sailer Place (21-feet from centerline).

Johns Bay Avenue is stubbed at the site's north property line.

b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

**Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant's Proposal:** The applicant is proposing to dedicate 25-feet of right-of-way from centerline and construct Sailer Place as one-half of a 36-foot street section with curb, gutter, and attached 5-foot wide concrete sidewalk abutting the site.

The applicant is proposing to construct the stub street, Johns Bay Avenue into the site as a 36-foot wide street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way. Johns Bay Avenue will continue into the site approximately 150-feet, then curve east as Sunwood Court, to intersect Sailer Place.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

## 2. Roadway Offsets

- a. **Existing Conditions:** There are no existing roadways internal to the site.

- b. **Policy:**

**Local Offset Policy:** District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant is proposing to construct a new local street, Sunwood Court, to intersect Sailer Place approximately 330-feet south of Sailer Shores Street and approximately 346-feet north of Voyage Avenue.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

## 3. Tree Planters

**Tree Planter Policy:** The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 4. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

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

1. Dedicate 25-feet of right-of-way from centerline of Sailer Place abutting the site.
2. Construct Sailer Place as one-half of a 36-foot street section with curb, gutter, and attached 5-foot wide concrete sidewalk.
3. Construct Johns Bay Avenue/Sunwood Court as a 36-foot wide street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
4. Construct Sunwood Court, to intersect Sailer Place 330-feet south of Sailer Shores Street and 346-feet north of Voyage Avenue.
5. Payment of impacts fees are due prior to issuance of a building permit.
6. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

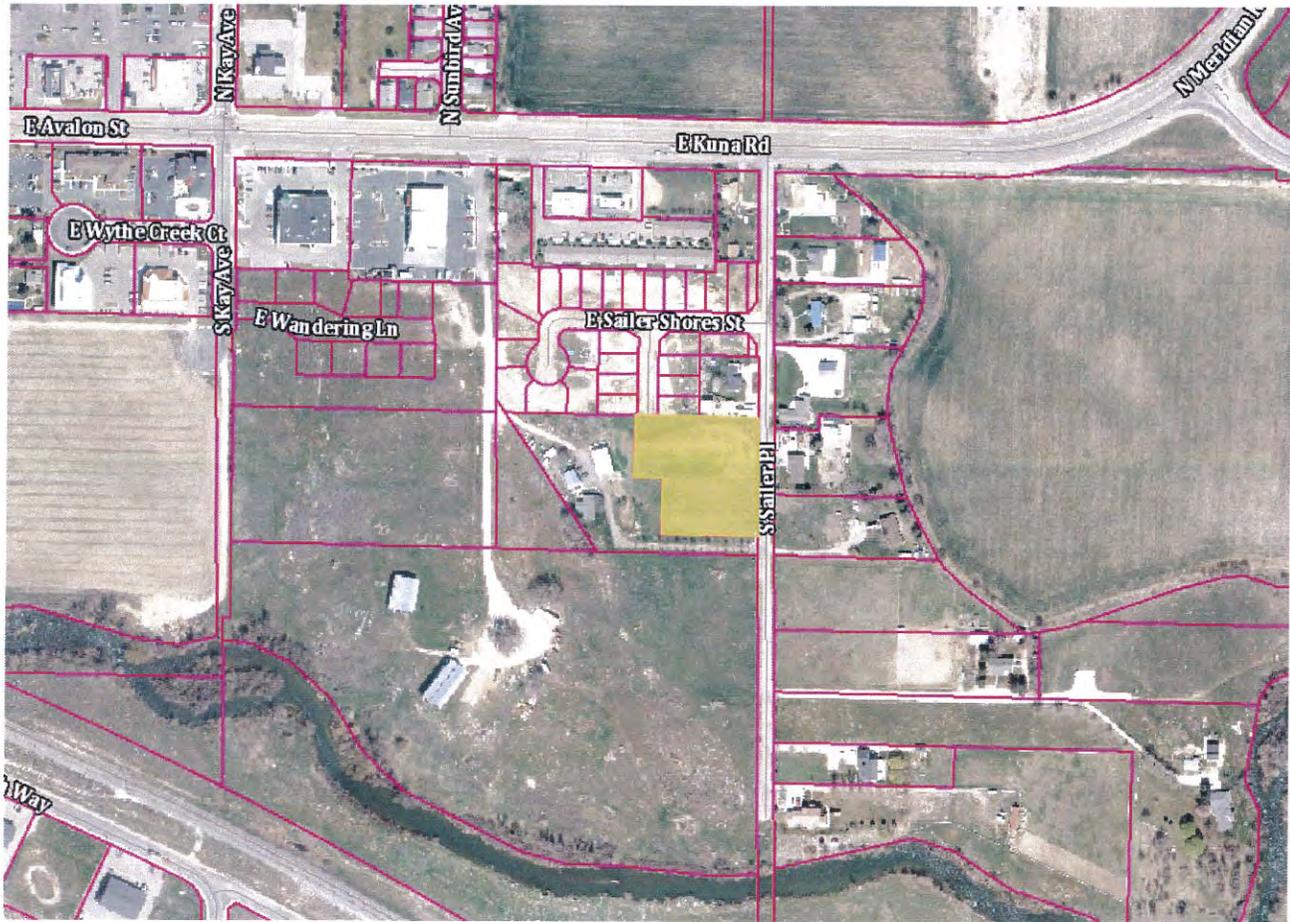
## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Appeal of Staff Decision

VICINITY MAP



# Sailor Shores Meadows Subdivision #2 Preliminary Plat

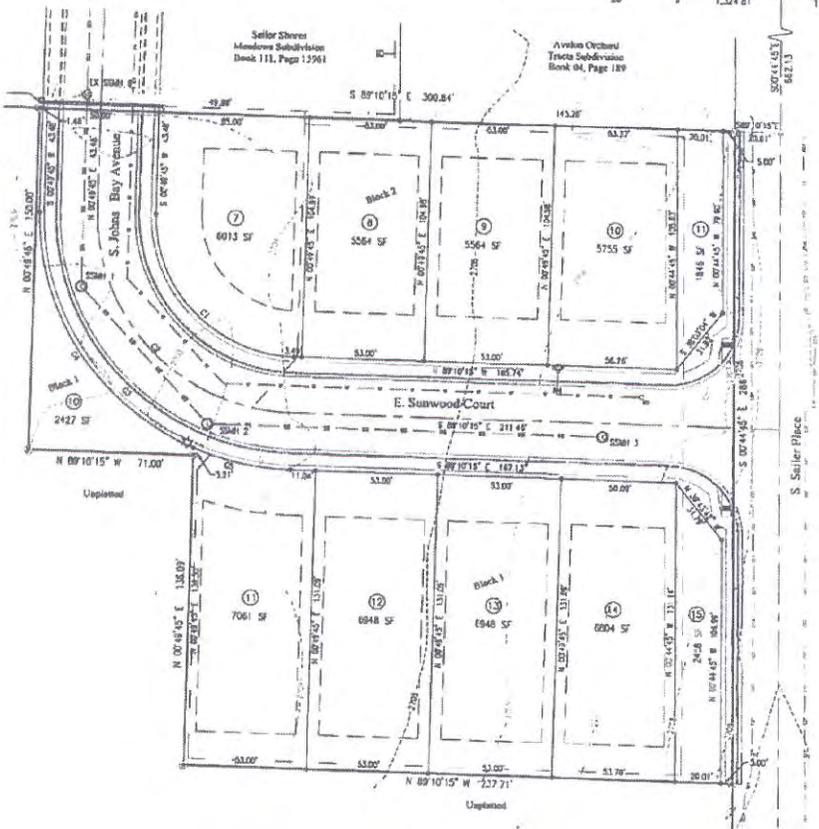
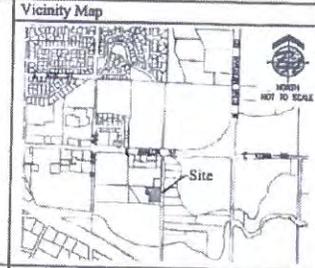
A PORTION OF LOTS 1 & 3 OF THE WALDEN ORCHARD TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 189, IN THE OFFICE OF THE ADA COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, ROOSE WATERSHED, HAWAII CITY, ADA COUNTY, IDAHO.

E. Kuna Road (State Highway 69)

FOUND ALUMINUM CAP  
CP&F No. 104015140 24  
25

BASIS OF BEARING  
N88°05'33"W 2,692.45'  
1,324.81' 1,342.64'

FOUND ALUMINUM CAP  
CP&F No. 99008182 24  
25



**Legend**

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- STREET CENTERLINE
- PROPOSED IRRIGATION
- SETBACK LINE
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED 8" SANITARY SEWER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED 8" C-900 PVC WATER MAIN LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT
- FOUND ALUMINUM CAP
- FOUND 5/8" PIN
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP LABELED "S&A LS 4116"
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP LABELED "S&A LS 4118"
- CALCULATED POINT

**Setback/Zoning Table**

DATE PARCEL NUMBER	80615351730
EXISTING ZONE	R-6
PROPOSED ZONE	R-8
MINIMUM PROPERTY SIZE	4,000 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	20 FEET
MINIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET

**Land Use Calculations**

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	1.73	100%
RESIDENTIAL LOTS (8)	1.18	68.3%
OPEN SPACE AREA LOTS (3)	0.15	8.6%
TOTAL (11)	0.49	28.1%

RESIDENTIAL LOTS	8
OPEN SPACE AREA LOTS	3
RESIDENTIAL DENSITY	4.49/ACRE

- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
  2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
  3. THERE ARE NO NATURAL DRAINAGE SINKS ON THIS PROPERTY.
  4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH-GROUNDWATER AREAS ON THIS PROPERTY.
  5. THERE ARE NO SHALLOW BEDROCK AREAS, UNSTABLE SOIL FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
  6. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
  7. THIS PROPERTY IS NOT WITHIN THE AIRPORT INFLUENCE AREA.
  8. THIS PROPERTY IS NOT WITHIN THE WETLAND-URBAN FIRE INTERFACE.
  9. THIS PROPERTY IS NOT PART OF A HILLSIDE DEVELOPMENT.
  10. THIS PROPERTY IS NOT IN AN ACQUIFER RECHARGE AREA.
  11. THIS PROPERTY IS WITHIN THE BOISE-CLIMA PROTECTION DISTRICT.
  12. THIS PROPERTY IS WITHIN THE IRWIN RURAL FIRE DISTRICT.
  13. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
  14. ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
  15. MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.

**Underground Utility Note**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR WARRANTS AND GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SURFACE OR ADJACENT. THE SURVEYOR FURTHER DOES NOT MAKE ANY WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BRANCHES MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATIONS.

**Sewer Manhole Invert Table**

MANHOLE NUMBER	SIZE (IN)	INVERT IN		INVERT OUT		RATED ELEV	DEPTH (FEET)	
		SIZE (IN)	ELEV	SIZE (IN)	ELEV			
ES-4	8	8	2704.30	8	2704.19	N	2704.30	3.08
1	8	8	2707.62	8	2707.42	SE	2708.41	3.00
2	8	8	2707.02	8	2707.82	E	2708.42	4.80
3	8	8	2704.92	8	2704.92	W	2706.62	5.70

**Curve Table**

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88.87'	S 44°15'15" E	88.80'
C2	130.00'	S 04°12'15" E	128.24'
C3	175.15'	S 64°19'15" E	167.68'
C4	130.15'	S 32°09'15" E	124.23'
C5	43.87'	S 78°17'15" E	43.74'

**Owner/Developer**

NEW HORIZON CONSTRUCTION, INC.  
PO BOX 1046  
800 N. ALDEN STREET  
EAGLE, ID 83616  
208-436-1100



THE APPROVED SWAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5005 W. Franklin Rd., Boise, Id. 83705  
(208) 343-3381

Exhibit  
**A-20**

PROJECT NO. 9728  
MAY 23, 2017

## Ada County Utility Coordinating Council

### Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## **Items to be completed by Applicant:**

- For **ALL** development applications, including those receiving a “**No Review**” letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

#### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

#### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

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

E Avalon St

E Kuna Rd

E Kuna Rd

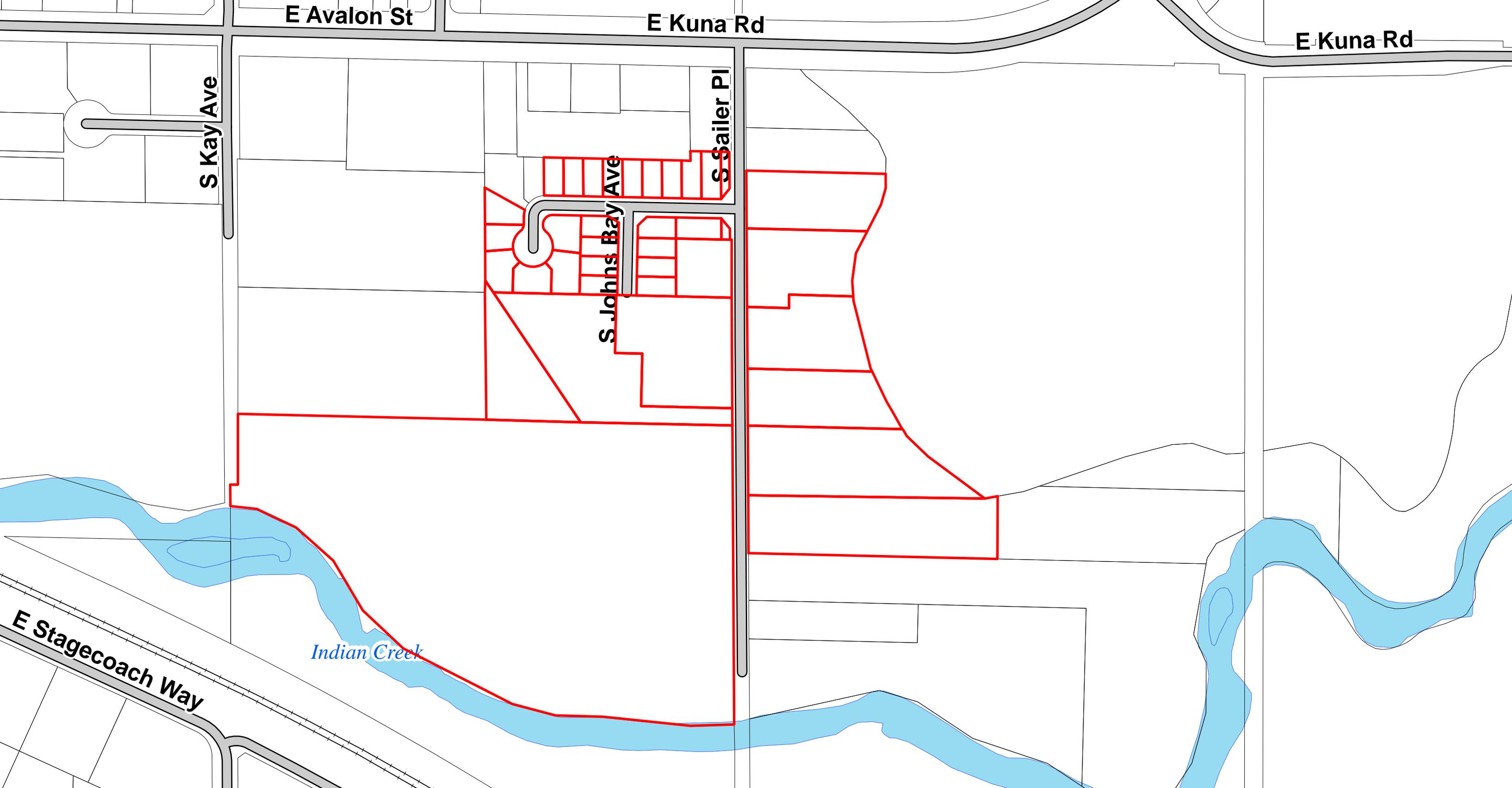
S Kay Ave

S Sailer Pl

S Johns Bay Ave

E Stagecoach Way

*Indian Creek*





**CITY OF KUNA  
PLANNING & ZONING  
DEPARTMENT**

PO Box 13 • 751 W. 4th St • Kuna,  
Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-  
5989

www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna City Council is scheduled to hold a public hearing on **May 23, 2017** beginning at **6:00 pm** or as soon after as it may be heard for the following case:

A request from Thomas Maile to subdivide an approximately 1.78-acre parcel into 8 single family residential lots and 3 common lots, for the proposed Sailer Shores Meadows Subdivision #2. A Design Review application for common area landscaping accompanies this request.

The site is located approximately 600' south of the intersection of S. Sailer Place and Kuna Road. Addressed as 245 S. Sailer Place, Kuna, Idaho.

**Assessor's Parcel Number R0615251730** (Refer to vicinity map shown).

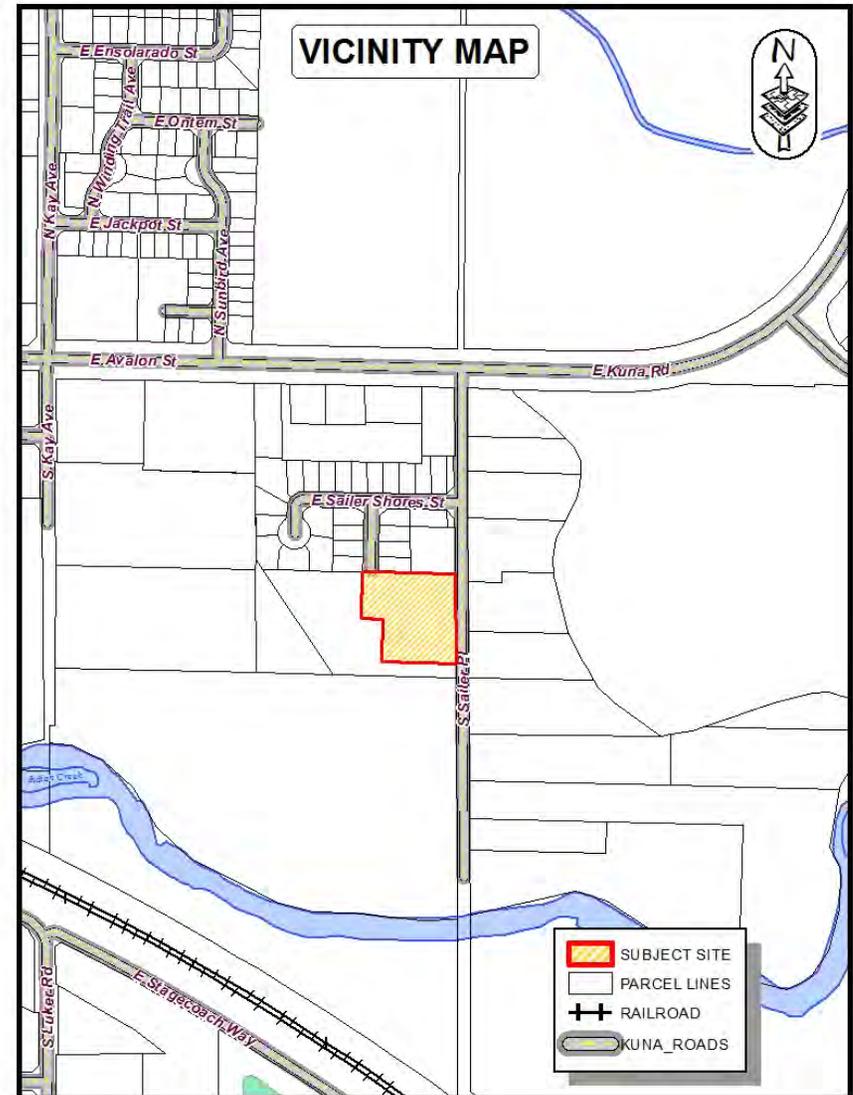
The hearing will be held at 6:00 pm in Council Chambers at Kuna City Hall located at **751 W. 4<sup>th</sup> Street**, Kuna, Idaho.

All documents concerning public hearing items may be viewed at Kuna City Hall. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the Commission for the hearing. Please note that all testimony made to the Commission during the public hearing will be restricted to three (3) minutes per person. Written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the City Council to be entered into the public record.

In all future correspondence concerning this matter, please refer to the case name: **17-02-S and 17-06-DR (Sailer Shores Meadows Subdivision #2)**

Mailed: April 21, 2017



## **Suggestions For Testifying at the Public Hearing:**

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

**Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.**

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

**LEGAL NOTICE**

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**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

File #'s 17-02-S  
Sailor Shores Meadows  
Subdivision #2

NOTICE IS HEREBY GIVEN; the Kuna Planning & Zoning Commission will hold a public hearing Tuesday, May 23, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a subdivision request from Thomas Maile to subdivide an approximately 1.78 acre site in an existing R-6 zone, to create 8 building lots and 3 common lots (Sailor Shores Meadows Subdivision #2). The site is located approximately 600 feet south of the intersection of Kuna Road and S. Sailor Place, addressed as 245 S. Sailor Place, Kuna, Idaho (APN#: #R0615251730).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business May 18, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process,

which includes the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

April 26, 2017 1609515

# CITY OF KUNA PUBLIC HEARING NOTICE

Before the City of Kuna Planning and Zoning Commission

Public Hearing Date: May 23, 2017 6pm City Hall 751 W. 4th  
St. Kuna, ID

Purpose: Approval of residential subdivision. Subdivision and  
Design Review for 8 residential and 3 common lots for the  
Sailer Shores Meadows Subdivision #2

Application by: Thomas Maile and Colleen Maile

Property location: West parcel adjoining 245 South Sailer Place, Kuna  
Case #'s 17-02-S (subdivision) and 17-06-DR (design review)  
Salor Shores Meadows Subdivision #2

City Contact: Troy Behunin, Trevor Kesner 922-5274



City of Kuna

City of Kuna

Kuna, Idaho 83634 P.O. Box 13

PROOF OF

Phone: (208) 922-5274

Web: www.Fax: (208) 922kunacity.id.gov-5989

PROPERTY POSTING

This notice shall confirm that the Public Hearing Notice for Sailor Shores Meadows #2 was posted as required per Kuna City Ordinance 5-1-5B. Sign posted on Thursday, April 27, 2017.

DATED this 28 day of 4, 2017.

Signature,

[Handwritten signature]
Owner/Developer

STATE OF IDAHO )
): ss
County of Ada )

On this 28 day of April, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sydney Learned
Notary Public
Residing at Eagle IDAHO
Commission Expires October 12, 2022





# City of Kuna

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

## Staff Report

**To:** Planning and Zoning Commission  
(P&Z) acting as Design Review  
Committee (DRC)

**File Numbers:** 13-04-SUP (Special Use Permit)  
modification;  
17-04-DR (Design Review)

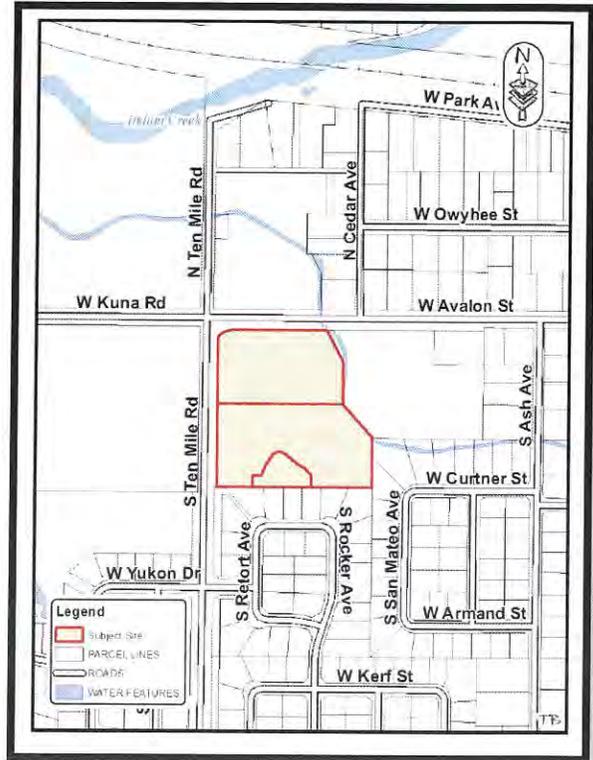
**Location:** 278 South Ten Mile Road  
Kuna, Idaho 83634

**Planner:** Jace Hellman, Planner I

**Hearing date:** May 23, 2017

**Applicant:** Falcon Ridge Public Charter School  
278 South Ten Mile Road  
Kuna, ID 83634  
208.922.9228  
[mgreen@falconridgecharter.org](mailto:mgreen@falconridgecharter.org)

**Representative:** Design West Architects – Jim Main  
216 SW 5<sup>th</sup> Ave STE 100  
Meridian, ID 83642  
208.888.1768  
[jmain@designwestid.com](mailto:jmain@designwestid.com)



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- |                          |  |
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| A. Course Proceedings    | G. Applicable Standards                |
| B. Applicants Request    | H. Comprehensive Plan Analysis         |
| C. Aerial map            | I. Proposed Findings of Fact           |
| D. History               | J. Proposed Conclusions of Law         |
| E. General Project Facts | K. Proposed Decision by the Commission |
| F. Staff Analysis        |  |

### A. Course of Proceedings:

1. A school within the C-2 commercial district, as described in KCC 5-3-2, requires a special use permit (SUP) within the City of Kuna. The applicant was granted their original SUP under case No. 13-04-SUP. With the proposed additions to the existing building the applicant seeks modification, or amendment, for 13-04-SUP. The proposed additions require the applicant to submit development designs for evaluation by the Design Review Committee as well.
2. In accordance with KCC Title 5, Chapters 3, 4 and 10, these applications seek SUP amendment/modification approval and Design Review Committee approval.

#### a. Notifications

- i. Neighborhood Meeting March 6, 2017 (one attendee)



- ii. Agencies April 7, 2017
- iii. 300' Notice to Property Owners April 21, 2017
- iv. Kuna, Melba Newspaper April 26, 2017
- v. Site Posted May 1, 2017

**B. Applicants Request:**

A Special Use Permit Modification and Design Review request from Design West Architects, representing the Falcon Ridge Public Charter School to construct a 5,220 square feet (SF) addition to their existing building. The site is located at 278 South Ten Mile Road, Kuna, ID 83634. (APN#: R5070252300).

**C. Aerial Map:**



**D. History:**

This site is zoned C-2, and has been the home for Falcon Ridge Public Charter School for many years. It was granted the current Special Use Permit in 2013.

**E. General Projects Facts:**

**1. Legal Description:**

A warranty deed including a legal description was included with the application. A Parcel of land being in a portion of lots 11 and 12 of the Kuna Home Tracts, as shown on the plat and recorded in Book 5 of Plats at page 247 of Ada County Records.

**2. Surrounding Land Uses:**

<b>North</b>	C-2	Area Commercial District - Kuna City
<b>South</b>	R-6	Medium Density Residential District- Kuna City
<b>East</b>	R-6	Medium Density Residential District – Kuna City
<b>West</b>	C-1	Neighborhood Commercial District – Kuna City

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

- Parcel Size: 3.15 acres
- Zoning: Area Commercial District (C-2)
- Parcel #: R5070252300

4. **Services:**

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

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

With this being an amendment to the original Special Use Permit, the original structures, vegetation and natural features exist.

6. **Transportation / Connectivity:**

The parcel has significant frontage on South Ten Mile Road and West Avalon Street. An existing Ingress/egress driveway access is available on South Ten Mile.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts associated with this application. This site's topography is generally flat with a 1-2% grade.

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

Under the SUP, a school is an appropriate use with the sites current C-2 zone. The Future Land Use map identifies the site as Public and the use is in concert with the Public designation on the Future Land Use map. A school is defined in KCC 5-1-6 as a Public use. In accordance with KCC 5-3-2, staff views this request to be consistent with the Future Land Use map.

9. **Agency Responses:**

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

- Kuna City Engineer Memorandum (April 12, 2017) – Exhibit C5
- Central District Health Department (April 17, 2017) – Exhibit C6
- Ada County Highway District (April 20, 2017) – Exhibit C7

**F. Staff Analysis:**

The applicant is proposing two additions totaling approximately 5,230 additional SQ FT to the existing approximately 20,380 SQ FT building. The applicant indicated that these additions will be used for a new Teachers lounge and a music space for the students. The applicant also indicates that these additions will not expand the numbers of faculty or students. The site is currently zoned Area Commercial District (C-2) and these proposed additions require a modification or amendment of the Special Use Permit that was granted, as well as a Design Review for the new additions to the building.

Staff has determined that this application complies with Title 5 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 13-04-SUP & 17-04-DR, subject to the recommended conditions of approval.

## **G. Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230, Title 5, Chapter 6 Special Uses
2. City of Kuna Design Review Ordinance No. 2011-08
3. City of Kuna Landscape Ordinance No. 2006-100
4. City of Kuna Comprehensive Plan
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

## **H. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may accept the Comprehensive Plan components as described below:

1. The proposed Special Use Permit and Design Review applications for the site are consistent with the following Comprehensive Plan components:

### **2.0 – Property Rights**

**Goal 1:** *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.

### **4.0 – School Facilities**

**Goal 1:** *Provide high-quality education*

Policy: Provide adequate school capacity for present and future enrollment.

Policy: Provide sufficient space at every elementary school for music, art, physical education, computer laboratories, resource services and guidance.

### **5.0 – Economic Development**

**Goal 1:** *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Objective 1.2:

Strengthen existing business enterprises and promote their expansion

### **6.0 – Land Use**

**Goal 2:** *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

**I. Findings of Fact:**

1. All required procedural items have been completed as shown in the staff report.
2. The Falcon Ridge Public Charter School's proposal for expansion generally complies with Kuna's Comprehensive Plan.
3. Public services are adequate to accommodate this site's intended use.
4. The site is zoned C-2 and is generally appropriate for use as a school site by obtaining a special use permit.
5. The site is physically suitable for the proposed special use amendment
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use does not appear to be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public, considering the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for the proposed additions.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
10. The neighborhood meeting was held on March 6, 2017, and all notification requirements were met.
11. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

**J. Conclusions of Law:**

1. The proposed school use is consistent with Kuna City Code.
2. The proposed school use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a school use.
4. The proposed school use is not likely to cause substantial environmental damage or injury to wildlife or their habitat.
5. The proposed school use is not likely to cause adverse public health problems.
6. The proposed school use is in compliance with all other ordinances and laws of the City.
7. The proposed school use is not detrimental to the present; or to the health, safety and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for operation of a school.
9. Based on the evidence contained in Case No. 13-04-SUP and 17-04-DR, this proposal complies with KCC Title 5.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve/conditionally approve/deny these Special Use Permit and Design Review applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**K. Decision by the Commission:**

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case No.'s 13-04-SUP, and 17-04-DR, a Special Use Permit and Design Review request by Jim Main of Design West Architects representing Falcon Ridge Public Charter School (with or without) the following conditions of approval:

1. The applicant shall follow all conditions of approval in the Kuna staff report and other applicable agency comments.
2. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction.
3. 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 special 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.) The City Engineer shall approve the sewer hook-ups.
  - b.) The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c.) 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.
  - d.) The KMID Irrigation District shall approval any modifications to the existing irrigation system.
  - e.) Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
4. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at (208) 387-6100.
5. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
6. Compliance with Idaho Code, Section §31-3805, pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
7. Compliance with the requirements of the Boise Project Board of Control and KMID is required.
8. There shall be easements provided for all utilities, drainage and irrigation abutting to and centered on the interior property lines. Easements shall have a minimum total width of ten feet (10').
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits) or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.
10. Parking on site shall comply with KCC 5-9 (Except as specifically approved otherwise).
11. In the event the use on this parcel is enlarged, expanded or altered in anyway, the applicant shall seek an amendment to the approvals of this special use permit through the public hearing process.
12. This special use permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked by the Planning and Zoning Commission.
13. The applicant's building, landscape, parking and lighting plan, (date stamped 3.8.2017) shall be considered binding site plans.
14. Applicant shall comply with all local, state and federal laws.

DATED this 23<sup>rd</sup> day of May, 2017



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

## Commission & Council Review Application

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

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

For Office Use Only	
File Number (s)	13-0A-Sup (MOD) 17-04-DR
Project name	
Date Received	3.9.17
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

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

### Contact/Applicant Information

Owners of Record: <u>Falcon Ridge Public Charter School, Inc.</u>	Phone Number: <u>208.922.9228</u>
Address: <u>278 S. Ten Mile Rd.</u>	E-Mail: <u>mgreen@falconridgecharter.org</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: <u>208.922.4198</u>
Applicant (Developer): <u>Falcon Ridge Public Charter School, Inc.</u>	Phone Number: <u>208.922.9228</u>
Address: <u>278 S. Ten Mile Rd.</u>	E-Mail: <u>mgreen@falconridgecharter.org</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: <u>208.922.4198</u>
Engineer/Representative: <u>Design West Architects - Jim Main</u>	Phone Number: <u>208-888-1768</u>
Address: <u>216 SW. 5th Ave. Ste. 100</u>	E-Mail: <u>jmain@designwestid.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>208.955.6885</u>

### Subject Property Information

Site Address: <u>278 S. Ten Mile Rd., Kuna, ID 83634</u>
Site Location (Cross Streets): <u>Ten Mile Rd. &amp; W. Avalon St.</u>
Parcel Number (s): <u>R5070252300</u>
Section, Township, Range: <u>Section 26, Township 2 North, Range 1 West, Boise Meridian</u>
Property size : <u>3.15 Acres</u>
Current land use: <u>Public Charter School</u> Proposed land use: <u>No Change</u>
Current zoning district: <u>C-2</u> Proposed zoning district: <u>No Change</u>



**Project Description**

Project / subdivision name: Falcon Ridge Public Charter School

General description of proposed project / request: Addition to existing K-8 school building.  
Existing parking & site elements to remain.

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other School

Amenities provided with this development (if applicable): N/A

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common and/or other lots: \_\_\_\_\_

Type of dwellings proposed:

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

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_

Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_

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

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

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

Gross floor area square footage: 5,230 +/- Existing (if applicable): 20,380 +/-

Hours of operation (days & hours): M-F 7:00am to 5:00pm Building height: 30' +/-

Total number of employees: 30 Max. number of employees at one time: 22

Number and ages of students/children: 276 capacity / 5-14yrs Seating capacity: N/A

Fencing type, size & location (proposed or existing to remain): Existing fencing to remain

Proposed Parking:

a. Handicapped spaces: 3 existing Dimensions: 9'x20'

b. Total Parking spaces: 64 existing Dimensions: 9'x20'

c. Width of driveway aisle: 25' existing

Proposed Lighting: Retain existing parking lot lighting

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

All existing landscaping (berms, buffer, entrances, parking areas, common areas, etc.) to remain

Applicant's Signature:  Date: March 7, 2017



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: www.kunacity.id.gov

FILE NO.: \_\_\_\_\_

CROSS REF.: \_\_\_\_\_

FILES: \_\_\_\_\_

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

**The Design Review application applies to the following land use actions:**

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

## Application Submittal Requirements

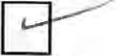
Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>2-21-17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/> .At
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>

Exhibit  
B-2

RECEIVED  
3.9.17



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



**One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES

(1) 11" X 17" REDUCTIONS

(1) 8 1/2" x 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



*Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

### Site Plan

Applicant Use



North Arrow



To scale drawings



Property lines



Name of "Plan Preparer" with contact information



Name of project and date



Existing structures, identify those which are to be relocated or removed



On-site and adjoining streets, alleys, private drives and rights-of-way



Drainage location and method of on-site retention / detention



Location of public restrooms



Existing / proposed utility service and any above-ground utility structures and their location



Location and width of easements, canals and drainage ditches



Location and dimension of off-street parking



Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas



Trash storage areas and exterior mechanical equipment, with proposed method of screening



Sign locations *(a separate sign application must be submitted with this application)*



On-site transportation circulation plan for motor vehicles, pedestrians and bicycles



Locations and uses of ALL open spaces



Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*



Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle



Locations of subdivision lines *(if applicable)*



Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles



Location of walls and fences and indication of their height and material of construction



Roofline and foundation plan of building, location on the site



Location and designations of all sidewalks



Location and designation of all rights-of-way and property lines

Staff Use



## Landscape and 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 landscaped and streetscape plans must be colored. The Planning 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.

Applicant  
Use

- 
- 
- 
- 
- 
- 

- North Arrow
- To scale drawings
- Boundaries, property lines and dimensions
- Name of "Plan Preparer" with contact information
- Name of project and date
- 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 all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953*

- 
- 

- Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.
- 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.*

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- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.
- Sign locations

*Note: A separate sign application must be submitted with this application*

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- Locations and uses for open spaces
- Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle
- Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles
- Location and designations of all sidewalks
- 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.

Staff  
Use

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## Building Elevations

Applicant  
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)  
*Note: Four (4) elevations to include all sides of development and must be in color*

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff  
Use

## Lighting Plan

Applicant  
Use

N/A

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

N/A

Types and wattage of all light fixtures

*Note: The City encourages use of "dark sky" lighting fixtures*

N/A

Placement of all light fixtures shown on elevations and landscaping plans

Staff  
Use

## Roof Plans

Applicant  
Use

Size and location of all roof top mechanical units

Staff  
Use

# Design Review Application

Applicant: Design West Architects - Jim Main Phone: 208-888-1768

Owner

Representative

Fax/Email: 208-955-6885 / jmain@designwestid.com

Applicant's Address: 216 SW 5th Ave. Ste 100

Meridian, ID Zip: 83642

Owner: Falcon Ridge Public Charter School Inc. Phone: 208-922-9228

Owner's Address: PO Box 326 Email: mgreen@falconridgecharter.org

Kuna, ID Zip: 83634

Represented By: *(if different from above)* See Applicant / Representative above Phone: \_\_\_\_\_

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

Zip: \_\_\_\_\_

Address of Property: 278 S. Ten mile Rd.

Kuna, ID Zip: 83634

Distance from Major Cross Street: (Approx) 158' to Ten Mile & 52' to Avalon Street Name(s): S. Ten Mile & W. Avalon

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

- BUILDING DESIGN REVIEW  
 SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION  
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Addition to existing K-8 school building. Existing parking & site elements to remain.

1. Dimension of Property: 3.16 Acres
2. Current Land Use(s): Falcon Ridge Public Charter School
3. What are the land uses of the adjoining properties?  
 North: W. Avalon & vacant land / pasture  
 South: Vacant residential building lots  
 East: Kuna Church of the Nazarene  
 West: S. Ten Mile & vacant land / pasture
4. Is the project intended to be phased, if so what is the phasing time period? Yes  
 Please explain: Additional classrooms to be determined at a later date.

5. The number and use(s) of all structures: K-8 School facility - Additional classroom, multi-purpose & storage space.

6. Building heights: 28' Number of stories: 1 (One)

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? Total w/ New = 18.6%
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at ([www.cityofkuna.com](http://www.cityofkuna.com)) under the City Code.*

**MATERIAL**

**COLOR**

Roof: New Asphalt Shingles - Match Existing / Brown - Match Existing

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application:	<u>N/A</u>	/	<u>N/A</u>
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	/	<u>N/A</u>
% Masonry:	<u>24%</u>	/	<u>Cultured Stone Veneer - Match Existing</u>
% Face Block:	<u>N/A</u>	/	<u>N/A</u>
% Stucco:	<u>18%</u>	/	<u>Tan - Match Existing</u>
& other material(s):	<u>Lap siding - 26%</u>	/	<u>Brown - Match Existing</u>
List all other materials:	<u>Metal Cladding - 11%</u>	/	<u>Galvanized - Match Existing</u>
Windows/Doors: <i>(Type of window frames &amp; styles / doors &amp; styles, material)</i>	<u>Vinyl Windows / Aluminum Doors - 7%</u>	/	<u>White / Bronze Anodized - Match Existing</u>
Soffits and fascia material:	<u>5%</u>	/	<u>Tan - Match Existing</u>
Trim, etc.:	<u>9%</u>	/	<u>Tan - Match Existing</u>

- Other: \_\_\_\_\_ / \_\_\_\_\_
9. Please identify Mechanical Units: Residential style furnaces in attic space / Rooftop HVAC Units  
 Type/Height: Residential style ground-mounted A/C units / approx. 3'-0" tall - Match Existing / Rooftop TBD  
 Proposed Screening Method: Landscaping at A/C units - Match Existing / Parapet wall at Rooftop HVAC units
10. Please identify trash enclosure: *(size, location, screening & construction materials)* Existing to remain
11. Are there any irrigation ditches/canals on or adjacent to the property? Yes  
 If yes, what is the name of the irrigation or drainage provider? Boise Kuna Irrigation District
12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*  
All existing fencing to remain  
 Type: Chain link & Wood  
 Size: Approx. 5' tall  
 Location: Chain link - North & most of East property boundaries & Wood - South end at residence  
*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*
13. Proposed method of On-site Drainage Retention/Defention:  
Existing drainage to remain
14. Percentage of Site Devoted to Building Coverage: 18.6% / 25,608 S.F.  
 % of Site Devoted to Landscaping: 62.3% Square Footage: 85,845 S.F.  
*(Including landscaped rights-of-way)*  
 % of Site that is Hard Surface: 18.6% Square Footage: 25,632 S.F.  
*(Paving, driveways, walkways, etc.)*  
 % of Site Devoted to other uses: \_\_\_\_\_  
 Describe: \_\_\_\_\_  
 % of landscaping within the parking lot (landscaped islands, etc.): 0.5% / 618 S.F.
15. For details, please provide dimensions of landscaped areas within public rights-of-way:  
N/A
16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*  
 If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible);*  
N/A - Existing trees to remain.
17. Dock Loading Facilities:  
 Number of docking facilities and their location: N/A  
 Method of screening: \_\_\_\_\_
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* N/A
19. Setbacks of the proposed building from property lines:

Front 92 -feet      Rear 168 -feet      Side 92 -feet      Side 50 -feet

20. Parking requirements: \_\_\_\_\_

Total Number of Parking Spaces: 64      Width and Length of Spaces: 9'x20'

Total Number of Compact Spaces 8'x17'): \_\_\_\_\_

21. Is any portion of the property subject to flooding conditions?      Yes \_\_\_\_\_      No X

**IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTED THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.**

The Ada County Highway District 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 the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

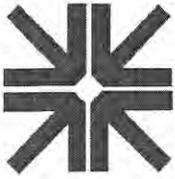
Signature of Applicant       Date 3-8-16

City staff comments:  
\_\_\_\_\_  
\_\_\_\_\_

Signature of receipt by City Staff \_\_\_\_\_      Date \_\_\_\_\_

**FOR ADDITIONAL INFORMATION:**  
(Please list page number and item in reference)

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DESIGN  
WEST

March 7, 2017

City of Kuna  
Planning and Zoning Department  
751 west 4<sup>th</sup> St  
Kuna, Idaho 83634  
Attn: Troy Behunin

Re: Falcon Ridge Public Charter School Design Review

To Whom it May Concern,

Please accept this narrative describing the proposed architectural character of the planned additions to the existing Falcon Ridge Public Charter School, (FRPCS). The additions are planned to be consistent with and compliment the design of the existing building that was reviewed and approved by the City of Kuna prior to its construction in 2013.

**Facades**

The southeast addition to the existing classroom wing will match the construction methods and materials of the existing building, being low in profile and painted in tan, brown and green earth tones on the siding, trims and fascia. The northwest addition to the multi-purpose room will also be a lower profile extension of the existing northern classroom wing with the same painted finishes. Both areas will have an earth tone stone veneer wainscot to match the existing building detail. Both additions will have casement windows that will match the existing windows.

**Roof Lines**

The roof lines are low in profile and will match the existing roof lines with gable elements at the ends and eaves that overhang all of the walls. The roofing material on the additions shall be architectural grade composition shingles to match the existing roofing.

**Mechanical Equipment**

The mechanical equipment for the southeast addition will match the existing classroom equipment with ground mounted condensing units that will be placed between the classroom wings hidden from view. The mechanical equipment for the northwest addition will be roof mounted units that will sit in a concealed mechanical well on the northern roof area. The proposed mechanical well will screen the units from view.

**Parking Lot, Pedestrian Walkways, Site and Landscaping**

The parking lot, pedestrian walkways, site and landscaping will be unchanged with the two proposed additions to the existing building. The two additions will be located in areas that were originally designated for future expansion and, as such, will not have a negative impact on the existing parking, pedestrian access, site or landscaping.

Please feel free to contact me with any questions that you might have,  
Sincerely,

Jim Main  
Project Architect

MERIDIAN, IDAHO  
PULLMAN, WASHINGTON  
KENNEWICK, WASHINGTON

DESIGN WEST  
ARCHITECTS, P.A.

216 SW FIFTH AVENUE  
MERIDIAN, IDAHO 83642  
TEL. 208-888-1768  
FAX. 208-955-6885  
designwest@designwestid.com

Exhibit

B-3



**RECORDING REQUEST BY AND  
WHEN RECORDED RETURN TO:**  
Falcon Ridge Public Charter School, Inc.  
Attention: Alice Heida  
P.O. Box 326  
Kuna, ID 83634

(Space above this line is for Recorder's use only)

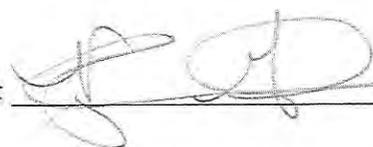
**QUITCLAIM DEED**

For value received, **Falcon Ridge Public Charter School, Inc.**, an Idaho non-profit corporation ("Grantor"), does hereby release and quitclaim unto **Falcon Ridge Public Charter School, Inc.**, an Idaho non-profit corporation ("Grantee"), whose address is 278 South Ten Mile Road, Kuna, Idaho 83634, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in and to that certain real property situated in Ada County, State of Idaho, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

1st IN WITNESS WHEREOF, the Grantor has executed this instrument on this day of ~~June~~, 2013.  
July

**GRANTOR:**

**FALCON RIDGE PUBLIC CHARTER  
SCHOOL, INC.**

By: 

Name: Vaughn Goodman

Its: Board Chairman



STATE OF IDAHO )

) ss.

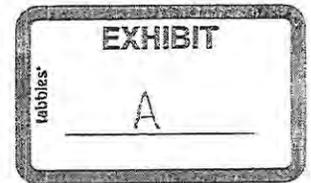
County of Ada )

On this 1<sup>st</sup> day of ~~June~~<sup>July</sup>, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared Vaughn Goodman, known or identified to me to be the Chairman of the Board of **Falcon Ridge Public Charter School, Inc.**, who executed the within and foregoing instrument on behalf of said non-profit corporation, and acknowledged to me that such non-profit corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Lisa M Heida*  
NOTARY PUBLIC FOR IDAHO  
Residing at: Kuna, ID  
My commission expires: 3.23.18



THE LAND GROUP, INC.

May 31, 2013  
Project No. 112076

**FALCON RIDGE CHARTER SCHOOL  
PARCEL A DESCRIPTION**

A parcel of land being a portion of Lots 11 and 12 of the Kuna Home Tracts, as same is shown on the plat thereof recorded in Book 5 of Plats at Page 247 of Ada County Records, and being located in the Northwest One Quarter of the Northwest One Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

Commencing at the Northwest Section Corner of said Section 26, (from which point the North One Quarter corner of said Section 26 bears South 89°54'51" East, a distance of 2,626.65 feet);  
Thence from said Section Corner, South 89°54'51" East, a distance of 444.90 feet on the northerly Section Line of said Section 26 to the northeast corner of Lot 11 of said Kuna Home Tracts;  
Thence South 29°13'27" East, a distance of 55.04 feet on the lot line common to Lots 10 and 11 of said Kuna Home Tracts to a point on the southerly right of way line of West Avalon Street, said point being the POINT OF BEGINNING;

Thence continuing South 29°13'27" East, a distance of 135.14 feet (formerly described as 135 feet), on the lot line common to Lots 10 and 11 of said Kuna Home Tracts;

Thence South 01°13'27" East, a distance of 170.16 feet (formerly described as 170 feet) on the lot line common to said Lots 10 and 11;

Thence North 89°54'51" West, a distance of 495.38 feet to a point on the easterly right of way line of South Ten Mile Road;

Thence North 00°20'27" East, a distance of 258.09 feet on said easterly right of way line, said line being 48.00 feet easterly of and parallel with the westerly section line of said Section 26, to a point of curve;

Thence 6.39 feet on the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 12°12'46" and a chord bearing of North 06°26'50" East and a chord distance of 6.38 feet on said easterly right of way line to a point of compound curve;

Thence 4.70 feet on the arc of a curve to the right, said curve having a radius of 64.50 feet, a central angle of 04°10'29" and a chord bearing of North 49°28'08" East and a chord distance of 4.70 feet to a point of compound curve;

Thence 34.68 feet on the arc of a curve to the right, said curve having a radius of 102.50 feet, a central angle of 19°23'00" and a chord bearing of North 61°14'52" East and a chord distance of 34.51 feet to a point of compound curve;

Thence 12.44 feet on the arc of a curve to the right, said curve having a radius of 282.50 feet, a central angle of 02°31'20" and a chord bearing of North 72°12'02" East and a chord distance of 12.43 feet to a point on the southerly right of way line of West Avalon Street;

Thence South 89°54'51" East a distance of 377.85 feet on said southerly right of way line to the point of beginning. Said parcel contains 3.15 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.





RECORDING REQUEST BY AND  
WHEN RECORDED RETURN TO:  
Falcon Ridge Public Charter School, Inc.  
Attention: Alice Heida  
P.O. Box 326  
Kuna, ID 83634

(Space above this line is for Recorder's use only)

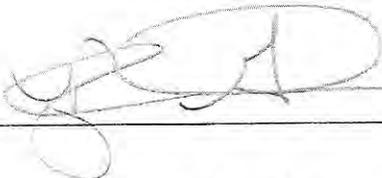
**QUITCLAIM DEED**

For value received, **Falcon Ridge Public Charter School, Inc.**, an Idaho non-profit corporation ("Grantor"), does hereby release and quitclaim unto **Falcon Ridge Public Charter School, Inc.**, an Idaho non-profit corporation ("Grantee"), whose address is 278 South Ten Mile Road, Kuna, Idaho 83634, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in and to that certain real property situated in Ada County, State of Idaho, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

1st IN WITNESS WHEREOF, the Grantor has executed this instrument on this day of ~~June~~, 2013.  
July

GRANTOR:

FALCON RIDGE PUBLIC CHARTER SCHOOL, INC.

By: 

Name: Vaughn Goodman

Its: Board chairman

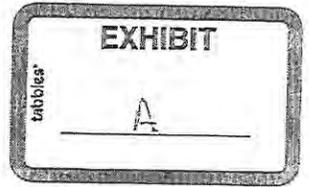
STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 1<sup>st</sup> day of ~~June~~<sup>July</sup>, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared Vaughn Goodman, known or identified to me to be the Chairman of the Board of **Falcon Ridge Public Charter School, Inc.**, who executed the within and foregoing instrument on behalf of said non-profit corporation, and acknowledged to me that such non-profit corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Lisa M. Heida  
NOTARY PUBLIC FOR IDAHO  
Residing at: Kuna, ID  
My commission expires: 3-23-14



THE LAND GROUP, INC.

May 31, 2013  
Project No. 112076

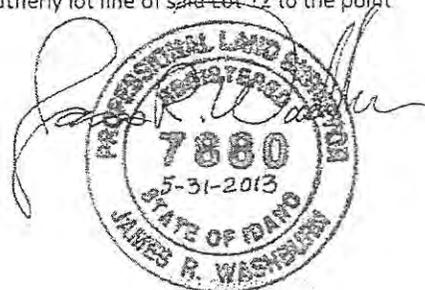
**FALCON RIDGE CHARTER SCHOOL  
PARCEL B DESCRIPTION**

A parcel of land being a portion of Lots 11 and 12 of the Kuna Home Tracts, as same is shown on the plat thereof recorded in Book 5 of Plats at Page 247 of Ada County Records, and being located in the Northwest One Quarter of the Northwest One Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

Commencing at the Northwest Section Corner of said Section 26, (from which point the North One Quarter corner of said Section 26 bears South 89°54'51" East, a distance of 2,626.65 feet);  
Thence from said Section Corner, South 00°20'27" West, a distance of 660.16 feet (formerly described as 660 feet) on the westerly section line of the Northwest One Quarter of said Section 26 to the Southwest Corner of Lot 12 of said Kuna Home Tracts;  
Thence South 89°54'50" East, a distance of 48.00 feet on the southerly lot line of said Lot 12 to point on the easterly right of way line of South Ten Mile Road, said point being the POINT OF BEGINNING;

Thence North 00°20'27" East, a distance of 324.21 feet on said easterly right of way line, said line being 48.00 feet easterly of and parallel with the westerly section line of the Northwest One Quarter of said Section 26;  
Thence South 89°54'51" East, a distance of 495.38 feet to a point on the lot line common to Lots 10 and 11 of said Kuna Home Tracts;  
Thence South 40°43'29" East, a distance of 180.17 feet (formerly described as 180 feet) on the lot line common to Lots 10 and 11 of said Kuna Home Tracts;  
Thence South 00°27'49" West, a distance of 187.85 feet (formerly described as 187.9 feet) on the lot line common to Lots 11 and 17 of said Kuna Home Tracts to the southeast corner of said Lot 11;  
Thence North 89°54'50" West, a distance of 241.79 feet on the southerly lot line of said Lot 11;  
Thence North 15°11'52" East a distance of 12.02 feet;  
Thence North 03°15'49" West a distance of 38.79 feet;  
Thence North 49°47'37" West a distance of 38.25 feet;  
Thence North 57°39'01" West a distance of 30.23 feet;  
Thence North 50°25'31" West a distance of 61.36 feet;  
Thence North 67°14'31" West a distance of 26.09 feet;  
Thence South 70°50'13" West a distance of 24.31 feet;  
Thence South 32°33'49" West a distance of 58.09 feet;  
Thence South 19°20'48" West a distance of 42.33 feet;  
Thence North 89°54'50" West a distance of 36.03 feet;  
Thence South 00°05'10" West a distance of 43.21 feet to a point on the southerly lot line of Lot 12 of said Kuna Home Tracts;  
Thence North 89°54'50" West a distance of 142.04 feet on the southerly lot line of said Lot 12 to the point of beginning. Said parcel contains 3.89 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.





RECORDING REQUEST BY AND  
WHEN RECORDED RETURN TO:  
Falcon Ridge Public Charter School, Inc.  
Attention: Alice Heida  
P.O. Box 326  
Kuna, ID 83634

(Space above this line is for Recorder's use only)

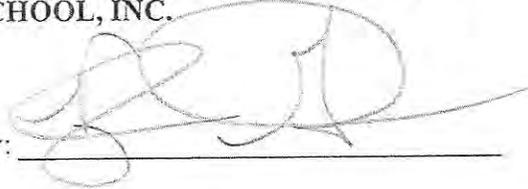
**QUITCLAIM DEED**

For value received, **Falcon Ridge Public Charter School, Inc.**, an Idaho non-profit corporation ("Grantor"), does hereby release and quitclaim unto **Falcon Ridge Public Charter School, Inc.**, an Idaho non-profit corporation ("Grantee"), whose address is 278 South Ten Mile Road, Kuna, Idaho 83634, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in and to that certain real property situated in Ada County, State of Idaho, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

1<sup>st</sup> IN WITNESS WHEREOF, the Grantor has executed this instrument on this day of ~~June~~, 2013.  
July

GRANTOR:

FALCON RIDGE PUBLIC CHARTER SCHOOL, INC.

By: 

Name: Vaughn Goodman

Its: Board Chairman

STATE OF IDAHO )

) ss.

County of Ada )

On this 1<sup>st</sup> day of ~~June~~ <sup>July</sup>, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared Vaughn Goodman, known or identified to me to be the Chairman of the Board of **Falcon Ridge Public Charter School, Inc.**, who executed the within and foregoing instrument on behalf of said non-profit corporation, and acknowledged to me that such non-profit corporation executed the same.

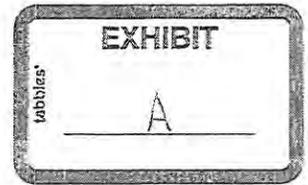
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Lisa M Heida  
NOTARY PUBLIC FOR IDAHO  
Residing at: Kuna, ID  
My commission expires: 3.23.18



THE LAND GROUP, INC.



May 31, 2013  
Project No. 112076

**FALCON RIDGE CHARTER SCHOOL  
PARCEL C DESCRIPTION**

A parcel of land being a portion of Lots 11 and 12 of the Kuna Home Tracts, as same is shown on the plat thereof recorded in Book 5 of Plats at Page 247 of Ada County Records, and being located in the Northwest One Quarter of the Northwest One Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

Commencing at the Northwest Section Corner of said Section 26, (from which point the North One Quarter corner of said Section 26 bears South 89°54'51" East, a distance of 2,626.65 feet);  
Thence from said Section Corner, South 00°20'27" West, a distance of 660.16 feet (formerly described as 660 feet) on the westerly section line of the Northwest One Quarter of said Section 26 to the Southwest Corner of Lot 12 of said Kuna Home Tracts;  
Thence South 89°54'50" East, a distance of 190.04 feet on the southerly lot line of said Lot 12 to the POINT OF BEGINNING;

Thence North 00°05'10" East a distance of 43.21 feet;  
Thence South 89°54'50" East a distance of 36.03 feet;  
Thence North 19°20'48" East a distance of 42.33 feet;  
Thence North 32°33'49" East a distance of 58.09 feet;  
Thence North 70°50'13" East a distance of 24.31 feet;  
Thence South 67°14'31" East a distance of 26.09 feet;  
Thence South 50°25'31" East a distance of 61.36 feet;  
Thence South 57°39'01" East a distance of 30.23 feet;  
Thence South 49°47'37" East a distance of 38.25 feet;  
Thence South 03°15'49" East a distance of 38.79 feet;  
Thence South 15°11'52" West a distance of 12.02 feet to a point on the southerly lot line of Lot 12 of said Kuna Home Tracts;  
Thence North 89°54'50" West a distance of 229.51 feet on said southerly lot line to the point of beginning. Said parcel contains 0.49 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn, PLS





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, Mark Green - Falcon Ridge Public Charter School, Inc. \_\_\_\_\_  
Name Address  
Kuna ID 83634 \_\_\_\_\_  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Jim Main - Design West Architects 216 SW. 5th Ave. Ste. 100 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 8<sup>th</sup> day of March, 20 17

Mark Green  
Signature

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

Shannon M. Leslie  
Notary Public for Idaho

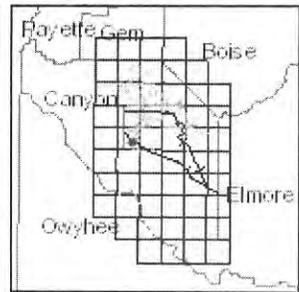
Residing at: Canyon, Idaho

My commission expires: 6/3/18



# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



- Legend**
- + Railroad
  - Water
  - Condos
  - Parcels

0.07 Miles

Map Scale: 4,000.00

Exhibit  
B-7  
3/6/2017

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

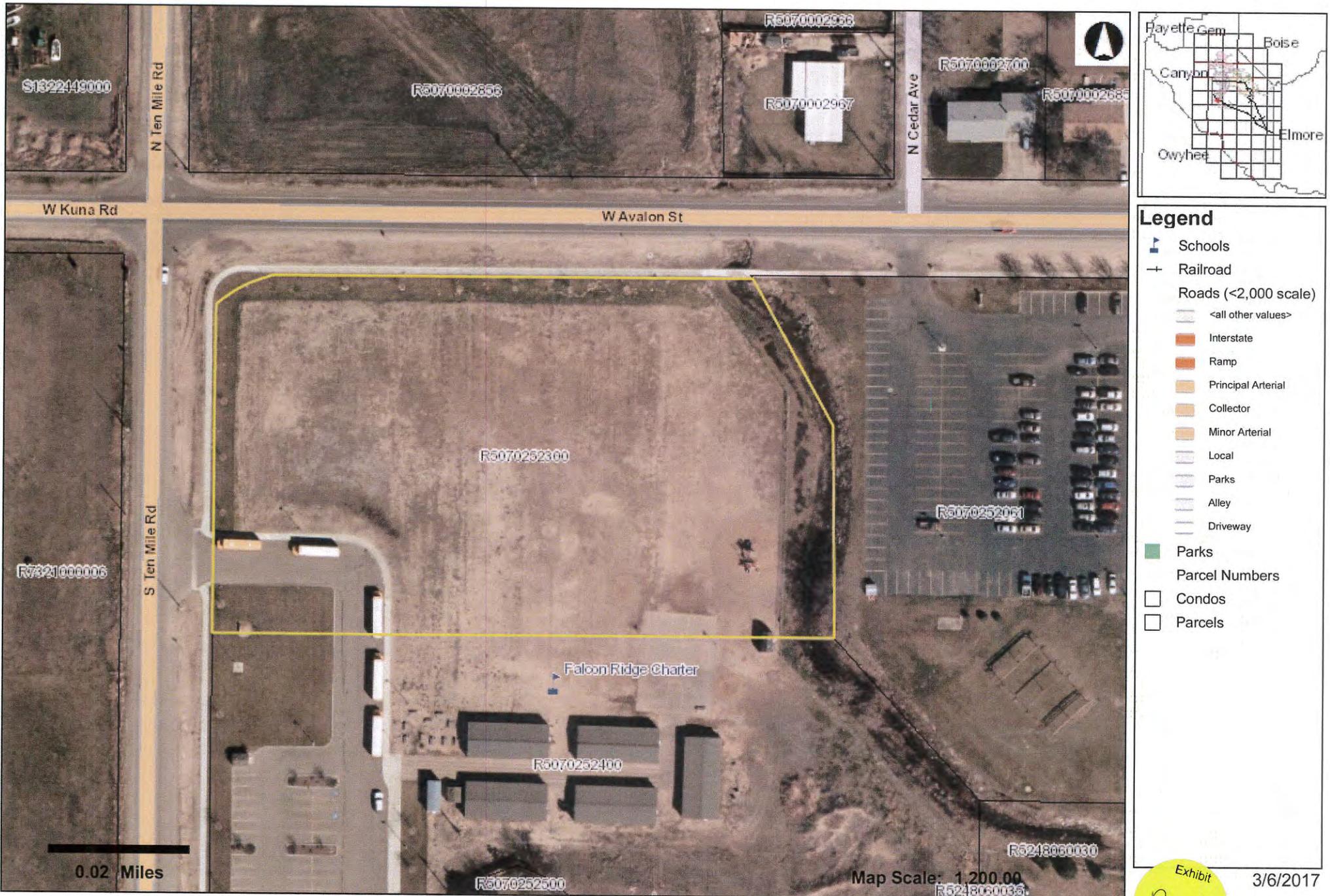


Exhibit  
B-8



# Neighborhood Meeting Certification

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

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Construct approx. 5,220 S.F. addition to Falcon Ridge Public Charter School

Date and time of neighborhood meeting: March 6, 2017 6:00pm - 7:00 pm

Location of neighborhood meeting: Falcon Ridge Public Charter School 278 S. Ten Mile Rd. Kuna, ID 83634

## SITE INFORMATION:

Location: Quarter:      Section: 2N Township: 1W Range: 26 Total Acres: 3.15

Subdivision Name: PAR #2300 KUNA HOME TRACTS PARCEL A R/S 9466 #2371-S Lot: N'LY Por 11 & 12 Block:     

Site Address: 278 S. Ten Mile Rd. Tax Parcel Number(s): R50702522300  
Kuna, ID 83634

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

## CURRENT PROPERTY OWNER:

Name: Falcon Ridge Public Charter School, Inc.

Address: PO Box 326 City: Kuna State: ID Zip: 83634

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

Name: Jim Main Business (if applicable): Design West Architects

Address: 216 SW. 5th Ave. Ste. 100 City: Meridian State: ID Zip: 83642



**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Approx. 5,220 S.F. addition to Falcon Ridge Public Charter School

**APPLICANT:**

Name: Jim Main - Design West Architects

Address: 216 SW 5th. Ave. Ste. 100

City: Meridian State: ID Zip: 83642

Telephone: 208-888-1768 Fax: 208-955-6885

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

Signature: (Applicant)



Date 3-7-17

# SIGN IN SHEET

**PROJECT NAME:** FALCON RIDGE PUBLIC CHARTER SCHOOL

**Date:** 3.6.2017

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	JAMES MAIN	216 S.W. 5TH	83642	888.1768
2				
3				
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28				
29				
30				



# City of Kuna PROOF OF PROPERTY POSTING

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

This notice shall confirm that the Public Hearing Notice for FALCON RIDGE was  
(NAME OF SUBDIVISION)

posted as required per Kuna City Ordinance 5-1-5B. Sign posted SUNDAY  
(DAY OF THE WEEK,

APRIL 30, 2017  
MONTH, DATE AND YEAR)

DATED this FIRST day of MAY, 2017

Signature,

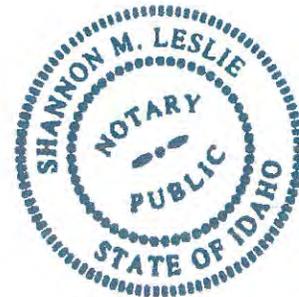
Owner/Developer

STATE OF IDAHO )  
County of Canyon ) : ss

On this 1<sup>st</sup> day of May, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shannon Leslie  
Notary Public  
Residing at Nampa Idaho  
Commission Expires 6/3/18





**CITY OF KUMA  
PUBLIC HEARING  
NOTICE**

Event Planning and Training Department  
100 West 10th Street, 2nd Floor, Kuma, MN 56472  
August 15, 2017, at 6:00 PM in the Kuma City Hall  
Public Hearing on the proposed Kuma Comprehensive Zoning Ordinance  
The City of Kuma is currently reviewing the proposed Comprehensive Zoning Ordinance and is seeking public input. The public hearing will be held on August 15, 2017, at 6:00 PM in the Kuma City Hall. The public hearing is open to all interested parties. The City of Kuma is currently reviewing the proposed Comprehensive Zoning Ordinance and is seeking public input. The public hearing will be held on August 15, 2017, at 6:00 PM in the Kuma City Hall. The public hearing is open to all interested parties.



**CITY OF KILA  
PUBLIC HEARING  
NOTICE**

Public Hearing Notice  
The City of Kila is holding a public hearing on the proposed ordinance. The hearing will be held on the following date and time:  
Date: [Date]  
Time: [Time]  
Location: [Location]

**EXIT  
ONLY**



# CITY OF KUNA

## PLANNING & ZONING DEPARTMENT

751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

April 4, 2017

**Design West Architects, P.A.**, Jim Main  
216 SW Fifth Ave.  
Meridian, ID, 83642  
208.888.1768  
[jmain@designwestid.com](mailto:jmain@designwestid.com)

### Completeness Letter:

**RE: 13-04-SUP Modification & 17-04-DR- 278 S. Ten Mile Rd., Kuna, ID (APN # R5070252300)**

Dear Jim Main:

On *April 3, 2017*, Kuna's planning and zoning staff finished reviewing the submitted SUP Modification and Design Review applications for the parcel referenced above. This letter is to notify you the City will consider the applications complete, subject to the following items and the following fees being sent to the City. The Planning and Zoning Commission public hearing date for your case is tentatively scheduled for **May 23, 2017**, here at City hall at 6:00 pm.

If our office does not receive critical agency final reports and/or responses related to this project in time to include them with our staff report, the hearing may be delayed.

The following items are requested at this time:

- Please submit a CD with PDFs with the requested materials.

### Fees

The following application fees are now due:

#### Planning and Zoning Department

Special Use Permit Modification Fees: **\$400.00**

Design Review Building: \$400 (base) + (\$10 / 1,000 SF) 5,230 SF \$60 = **\$460.00**

#### Engineering Department:

Special Use Permit Modification Fees: \$100.00 = **\$100.00**

**Fees Due: \$960.00**

**Fees pre-paid (Check # 15785, \$400 on 4.4.2017 Rcpt. - 126312)**

**Fees Now Due: \$560.00**

The site must be posted for the public hearing on or before May 12, 2017, with a 4' X 4' sign, following the guidelines listed in KCC 5-1A-8. The site must be posted on an ALL – WEATHER signs (and a rigid surface) and shall be viewable from both drive directions (sign must be



perpendicular to the road). I would be happy to review the language for the sign, if you would like it reviewed.

The posting must be photographed and a statement confirming the posting must be *notarized* and sent in to our office within *three days* of the site posting. The sign must be *removed* within three days after the hearing is held.

The following fees will be required when construction is completed and prior to signature on the final plat is requested:

- Design Review Compliance Inspection fee: \$150.00

*Kuna highly encourages pre-payment of these Design Review and inspection related fees in order avoid delays at the back-end, as the project winds down when timelines are critical.*

If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at [TBehunin@KunaId.gov](mailto:TBehunin@KunaId.gov).

Respectfully,



Troy Behunin  
Planner III  
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services

CITY OF KUNA  
P.O. Box 13 - Kuna, ID 83634  
Phone: 922-5274 - Fax: 922-5989

**File #'s 13-04-SUP (Special Use Permit) modification & 17-04-DR (Design Review); Falcon Ridge Public Charter School**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, May 23, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with a **Special Use Permit Modification and Design Review** request from Design West Architects representing The Falcon Ridge Public Charter School. The site is located at **278 S. Ten Mile Rd., Kuna, ID 83634**. (APN#: R5070252300).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May, 18 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4<sup>th</sup> Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

---

*(No need to print this portion) Please publish one time on April 26th, 2017.*

(Sent 4/20/2017)

Kuna P.O. # 5503

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 04/21/17 09:31 by sje14

-----  
Acct #: 345222

Ad #: 1610088

Status: N

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 04/26/2017 Stop: 04/26/2017  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 72.00 Words: 272  
Total LEG 72.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 58.28  
# Affidavits: 1

Contact: CHRIS ENGLES  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaid.gov; gsmith@  
Agency:

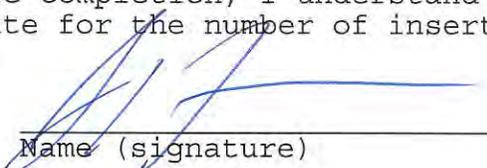
Ad Descrpt: 13-04-SUP, 17-04-DR  
Given by: JACE HELLMAN  
Created: sje14 04/21/17 09:26  
Last Changed: sje14 04/21/17 09:30

-----  
PUB ZONE EDT TP START INS STOP SMTWTFS  
KMN A 96 S 04/26  
-----

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208) 467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 04/21/17 09:31 by sje14

Acct #: 345222

Ad #: 1610088

Status: N

**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**File #'s 13-04-SUP  
(Special Use Permit  
modification &  
17-04-DR (Design Review);  
Falcon Ridge Public  
Charter School**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, May 23, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Special Use Permit Modification and Design Review** request from Design West Architects representing The Falcon Ridge Public Charter School. The site is located at **278 S. Ten Mile Rd., Kuna, ID 83634.** (APN#: R5070252300).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May, 18 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

April 26, 2017 1610088

looks good to go

**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**File #'s 13-04-SUP  
(Special Use Permit)  
modification &  
17-04-DR (Design Review);  
Falcon Ridge Public  
Charter School**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, May 23, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Special Use Permit Modification and Design Review** request from Design West Architects representing The Falcon Ridge Public Charter School. The site is located at **278 S. Ten Mile Rd., Kuna, ID 83634.** (APN#: R5070252300).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May, 18, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

April 26, 2017 1610088

Exhibit

C2



**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
www.kunacity.id.gov



Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **May 23, 2017** beginning at 6:00 pm on the following case:

A Design Review and Special Use Permit Modification request by **Design West Architects** representing **Falcon Ridge Public Charter School, Inc.** to expand and modify the **Falcon Ridge Public Charter School**.

The site is located at 278 S. Ten Mile Rd., Kuna, Idaho 83634 (refer to adjacent map).

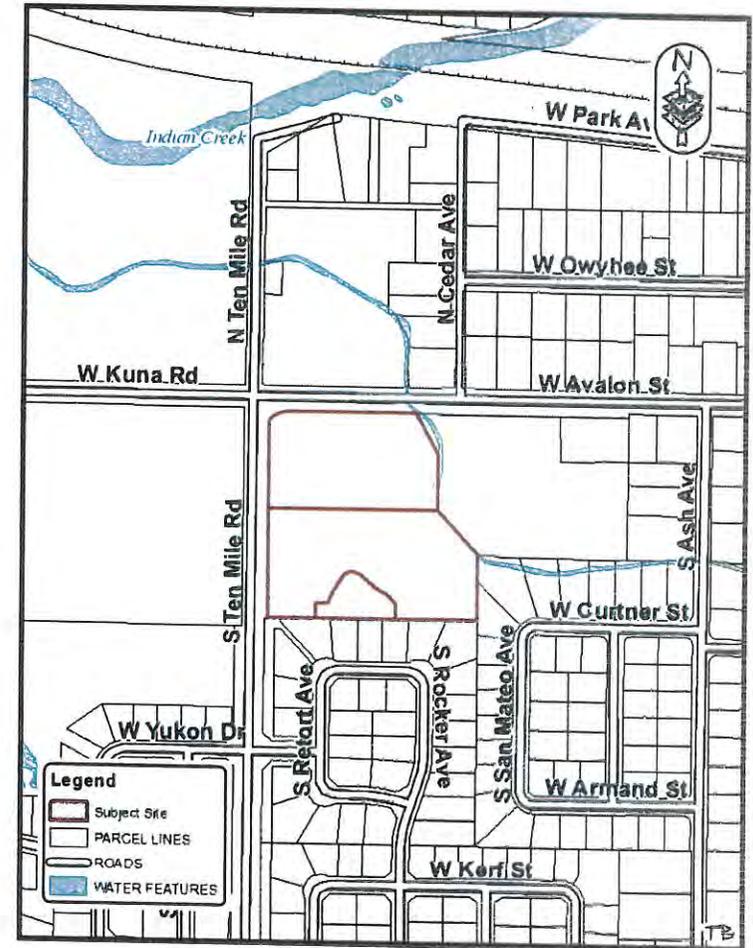
The hearing will be held at **6:00 PM** in the **Council Chambers** at the **City Hall** located at **751 W. 4th Street, Kuna, Idaho**.

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the Commission at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Planning and Zoning Commission.

In all correspondence concerning this case, please refer to the case name: **13-04-SUP (Special Use Permit) Modification & 17-04-DR (Design Review); Falcon Ridge Public Charter School Expansion.**

MAILED 5/1/2017



## **Suggestions For Testifying at the Public Hearing:**

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

**LEGAL NOTICE**



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

ANTONIO M CONTI  
CITY ENGINEER

RECEIVED  
4.12.17

Telephone (208) 639-5343; Fax (208) 287-1731  
Email: [aconti@kunaid.gov](mailto:aconti@kunaid.gov)

---

## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio Conti  
Kuna City Engineer

RE: Falcon Ridge Charter School  
Addition  
13-04-SUP & 17-04-DR

DATE: April 12, 2017

---

The City Engineer has reviewed the expansion request of the above applicant dated March 9, 2017. It is noted that this proposal will add approximately 5,230 square feet to the school building. It was understood in the land-use actions related to the original building that structural additions may occur. Comments are provided to address this addition. It is to be assumed that all conditions are to be met at building permit issuance or preceding occupancy. Accordingly, the City Engineer provides the following comments:

### 1. Sanitary Sewer System

- a) The existing structure is already connected to the City sewer system. **The new structure is subject to connection fees for any increase in connected load as computed from peak occupant load as building permits are obtained.**
- b) The property lies within the Ten Mile Lift Station sewer shed which is served by the South Wastewater Treatment Plant. The developer has proposed continuing the connection already in place - which is agreeable to the City Engineer. Specific recommendations of note are as follows:
  - 1) It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs. In this instance, no new direct connections are expected to the city system.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. In this instance, no frontage or trunk lines need to be constructed.
- c) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- d) The current sewer treatment connection fee is \$4,326 and sewer interceptor fee is \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be

determined at the time of building permit application, at which time connection fees will be due and payable.

## 2. Potable Water System

- a) The existing structure is already connected to the City water system. **The new structure is subject to connection fees for any increase in connected load as computed from peak occupant load as building permits are obtained.**
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  - 1) It is recommended this application be conditioned to require connection to the City water system for all potable water needs. In this instance, no new direct connections are expected to the city system.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

## 3. Pressure Irrigation

- a) The existing landscaping is irrigated from the pressure irrigation system. Potable water is not intended for irrigation uses. **It is recommended the applicant to be required to remain connected to the Municipal Irrigation System and is subject to additional connection fees only if the landscaped area increases.**
- b) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan.
- c) The current Pressure Irrigation connection fee is \$900 for supply and \$620 for mains per each equivalent dwelling unit. The number of equivalent dwelling units will be determined at the time of building permit application based on landscaped area and operational setup, at which time connection fees will be due and payable. **The property is subject to connection fees for its connected load.**
- d) As a condition related to Items 3(a) and 3(c), approval of the development shall constitute an automatic petition for inclusion in the municipal irrigation system and agreement to the pooling of water rights for billing purposes.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.

#### 4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

#### 5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

#### 6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point but extension of public facilities are not expected.

#### 7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City and ACHD standards. In this instance, the site fronts on two classified streets (S. Ten Mile Road and W. Avalon St.) and providing of deeded right-of-way to the extent of the frontage on these streets is recommended as a requirement.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) Sidewalks have previously been provided.

- c) The site frontage lacks Curb and Gutter. The City of Kuna and ACHD have agreed in informal discussions that if a classified street (Avalon and Ten Mile) does not have a street improvement project scheduled within ten years which would install the curb and gutter then the City of Kuna may require the development to install the curb and gutter. **It is recommended that curb and gutter with drainage facilities be provided on the Avalon and Ten Mile frontages as part of this project.**

## 8. As-Built Drawings

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

## 9. Property Description

- a) A proposed Record of Survey has been provided by the applicant.



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

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

Rezone # 13-04-SUP / 17-04-DR  
 Conditional Use # \_\_\_\_\_  
 Preliminary / Final / Short Plat \_\_\_\_\_

City of Kuna

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

Date: 4/12/17

RECEIVED  
 APR 17 2017  
 CITY OF

Exhibit  
C6

## Jace Hellman

---

**From:** Austin Miller <Amiller@achdidaho.org>  
**Sent:** Thursday, April 20, 2017 4:07 PM  
**To:** 'Jim Main'  
**Cc:** 'mgreen@falconridgecharter.org'; Jace Hellman  
**Subject:** RE: Falcon Ridge Charter School ACHD Impact Fees  
**Attachments:** CIF17-0019 IF Calc.pdf; CIF17-0019 IF Memo.pdf

Hi Jim,  
ACHD does not have any frontage improvements required with the Falcon Ridge Charter School expansion application. Attached are the associated impact fees.

Thank you,

Austin Miller  
Ada County Highway District  
Planner I, Development Services  
3775 Adams Street, Garden City, ID 83714  
Phone: (208) 387-6335  
E-mail: [Amiller@achdidaho.org](mailto:Amiller@achdidaho.org)





Paul Woods, President  
Rebecca W. Arnold, Vice President  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner  
Kent Goldthorpe, Commissioner

April 20, 2017

Jim Main  
Design West Architects  
216 SW. 5<sup>th</sup> Ave. Ste. 100  
Meridian, ID 83642

**RE: CIF17-0019 / 17-04-DR / 278 S. Ten Mile Rd. / Falcon Ridge Charter  
PLAN ACCEPTANCE**

The District has reviewed the building plans for the above referenced project for assessment of impact fees. The District has no comment on the site improvements because all proposed improvements are outside of ACHD right-of-way. If the scope of work changes to include work within the right-of-way, the District will need to review and approve those changes.

**Requirements Prior to Starting Work**

1. Comply with all Standard Requirements of approval.
2. The impact fee must be paid prior to issuance of a building permit.

**When Ready to Request ACHD Occupancy Sign-Off**

1. Call 387-6380 and provide all information as shown in the header of this letter, i.e. the file number, site address, and the name of the project. Please include your name and return phone number.

**Total Impact Fee due: \$18,104.13**

**ACHD inspection is not required.**

If you have any questions or concerns please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller  
Planner I  
Development Services

cc: Project File



Paul Woods, President  
 Rebecca W. Arnold, Vice President  
 Sara M. Baker, Commissioner  
 Jim D. Hansen, Commissioner  
 Kent Goldthorpe, Commissioner

April 20, 2017  
**CIF17-0019 / 17-04-DR / 278 S. Ten Mile Rd. / Falcon Ridge Charter**  
 IF Service Area: Ada County  
 IF Ordinance: #231

New Impact Fee			
Impact Fee	Area (SF)	Fee per Unit	Total
Elementary School ITE Code: 520	5,152 SF	\$3,514 /1,000 SF	\$18,104.13

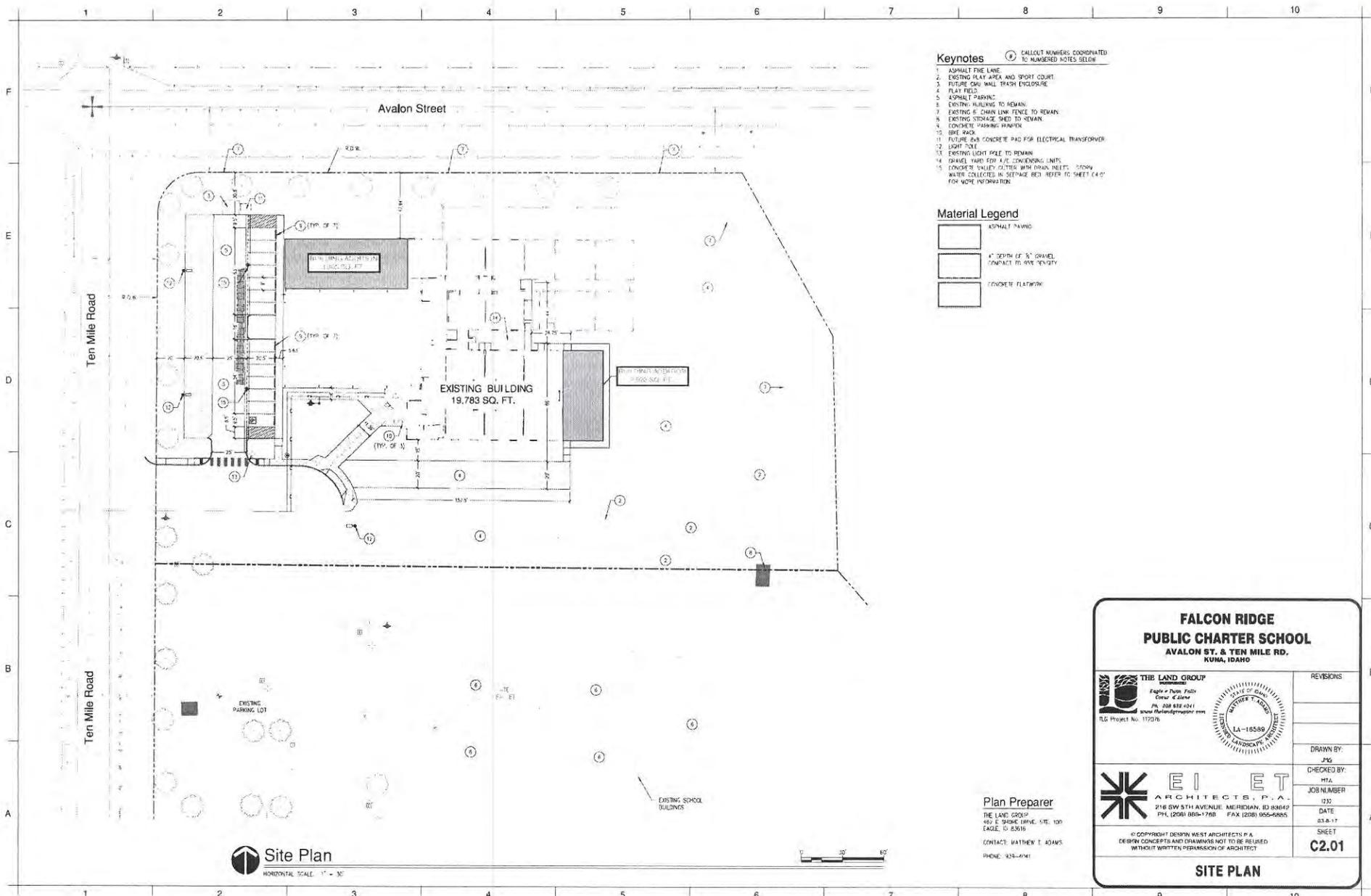
**\*\*This form must accompany payment of Impact fee\*\***  
**Total \$18,104.13**

\*Note: If assessed, Plan Review Fees must be paid to ACHD prior to paying Impact Fees.  
 Plan Review Fees can only be paid at ACHD.

Administrative Appeals: to initiate an appeal, the applicant must submit an Impact Fee Appeal application (link attached) within thirty (30) calendar days from this impact fee assessment.  
 Reference I.F. Ordinance, sec. 7321.3 [http://www.achdidaho.org/Forms/Docs/impact\\_fee\\_appeal.pdf](http://www.achdidaho.org/Forms/Docs/impact_fee_appeal.pdf)

Individual Assessment of Impact Fees: to initiate an Individual Assessment, the applicant must submit an Individual Assessment application (link attached) within thirty (30) calendar days from payment of this impact fee assessment. Reference I.F. Ordinance, sec. 7312  
[http://www.achdidaho.org/Forms/Docs/impact\\_fee\\_individual\\_assessment.pdf](http://www.achdidaho.org/Forms/Docs/impact_fee_individual_assessment.pdf)

ITE Code: Impact Fee Classifications are based on definitions provided by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition in accordance with ACHD Ordinance 231.



**Keynotes** (1) CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW

1. ASPHALT FINE LANE
2. EXISTING SLAY AREA AND SPORT COURT
3. FUTURE CHAIN LINK FENCE ENCLOSURE
4. PLAY FIELDS
5. ASPHALT PARKING
6. EXISTING BUILDING TO REMAIN
7. EXISTING CHAIN LINK FENCE TO REMAIN
8. EXISTING STORAGE SHED TO REMAIN
9. CONCRETE PARKING TRAPPER
10. BIKE RACK
11. FUTURE 8x8 CONCRETE PAD FOR ELECTRICAL TRANSFORMER
12. LIGHT POLE
13. EXISTING LIGHT POLE TO REMAIN
14. GRAVEL TRENCH FOR 4" P.C. CONDENSING UNITS
15. CONCRETE VALLEY DUTCHES WITH DRAIN INLETS. STORM WATER COLLECTED IN SEEPAGE BED REFER TO SHEET C4.0 FOR MORE INFORMATION

**Material Legend**

-  ASPHALT PAVING
-  4" DEPTH OF 1/2" GRAVEL CONTACT TO SOIL VENTILITY
-  CONCRETE FLATWORK

**Site Plan**  
HORIZONTAL SCALE: 1" = 30'

**Plan Preparer**  
THE LAND GROUP  
462 E. SHORE DRIVE, STE. 100  
DALE, ID 83616  
CONTACT: MATTHEW E. ADAMS  
PHONE: 208-496-1001

**FALCON RIDGE  
PUBLIC CHARTER SCHOOL**  
AVALON ST. & TEN MILE RD.  
KUNA, IDAHO



**THE LAND GROUP**  
Eagle • Team • Faith  
Care • Honor  
PH: 208 492 4241  
www.thelandgroup.com

FLG Project No. 17276



REVISIONS

NO.	DESCRIPTION

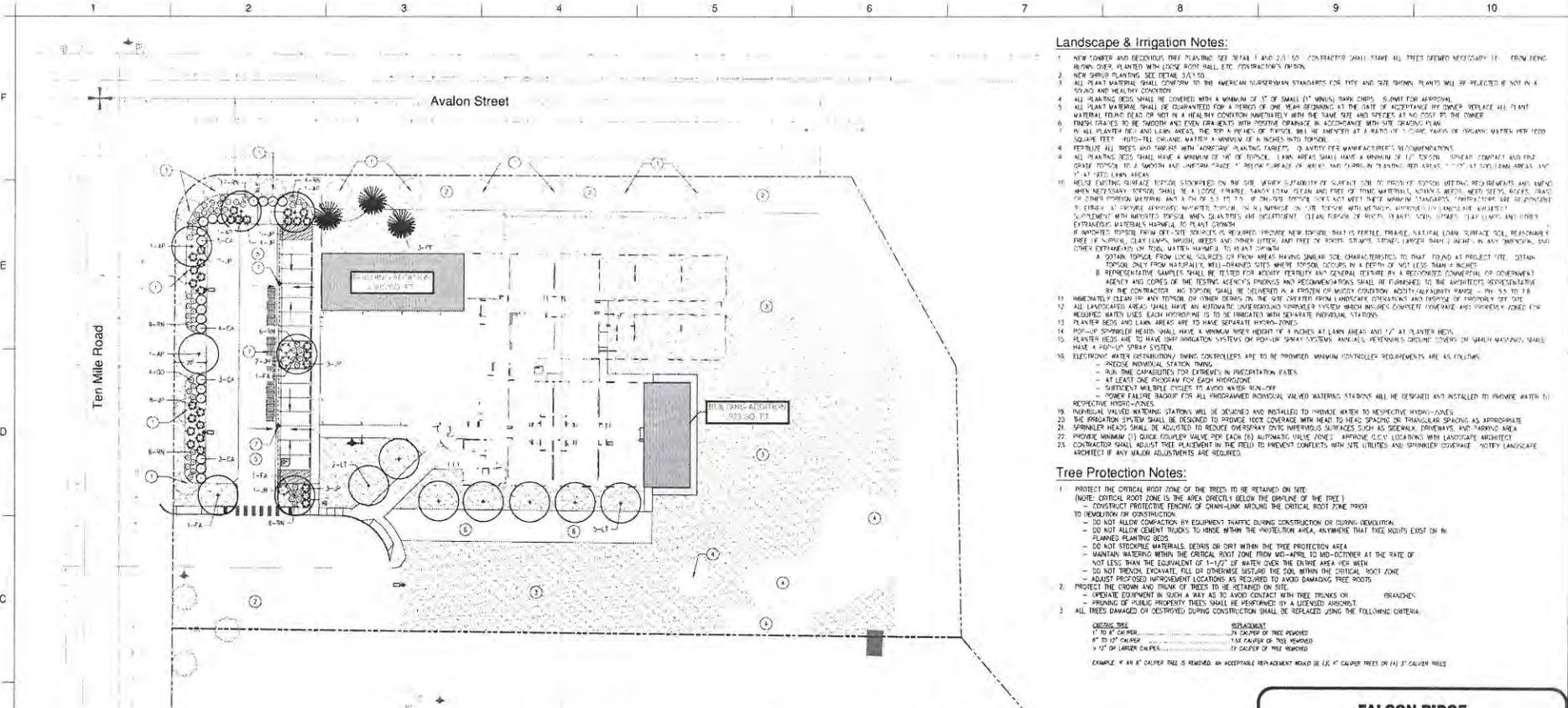


**E I E T**  
ARCHITECTS, P.A.  
218 SW 5TH AVENUE, MERIDIAN, ID 83649  
PH: (208) 688-1788 FAX: (208) 956-4885

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DRAWN BY: JMS  
CHECKED BY: MTA  
JOB NUMBER: 1732  
DATE: 03.08.17  
SHEET: **C2.01**

SITE PLAN



- ### Landscape & Irrigation Notes:
- NEW LOWER AND SECONDARY TREE PLANTING SEE TABLE 4 AND 5. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY BY OWNER BEFORE PLANTING. SEE DETAIL 3.1.1.0.
  - NEW SHRUB PLANTING SEE DETAIL 3.1.1.0.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TREE AND SHRUB PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
  - ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 1/2" OF SMALL (1" MINIMUM) PINE CHIPS, SUBJECT FOR APPROVAL.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
  - FURROW TRACES TO BE SMOOTH AND EVEN SURFACES WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
  - IN ALL PLANTER BEDS AND LAWN AREAS, THE TOP 4 INCHES OF TURF SHALL BE AMENDED AT A RATE OF 1/2 CUBIC YARD OF FERTILIZER PER 1000 SQUARE FEET. FERTILIZER SHOULD BE APPLIED TO THE SOIL SURFACE AT A RATE OF 1/2 CUBIC YARD OF FERTILIZER PER 1000 SQUARE FEET. FERTILIZER SHOULD BE APPLIED TO THE SOIL SURFACE AT A RATE OF 1/2 CUBIC YARD OF FERTILIZER PER 1000 SQUARE FEET.
  - REPLACE ALL TREES AND SHRUBS WITH APPROVED PLANTING MATERIAL. 10 INCHES FOR MANUFACTURER'S RECOMMENDATIONS.
  - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 1/2" TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM OF 1/2" TOPSOIL. SPREAD COMPACT AND FINISH GRADE TOPSOIL TO A QUALITY AND UNIFORM DEPTH 1/2" BELOW SURFACE OF BEDS AND CORERS IN PLANTING BEDS AREAS. 1/2" AT 100' LAIN AREAS AND 1/2" AT 50' LAIN AREAS.
  - REMOVE EXISTING SURFACE TOPSOIL STOCKPILED ON THE SITE. VERIFY STABILITY OF EXISTING SOIL TO PREVENT TOPSOIL SETTLING REQUIREMENTS AND IMPROVE WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE FINING SANDY LOAM (SAND AND FINE) OF FINE MATERIALS, SOILS WITH HIGH CLAY, SILT, SAND, GRAVIL OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF EXISTING TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR SHALL BE RESPONSIBLE TO EITHER ACQUIRE APPROVED IMPORTED TOPSOIL OR A SUBSTITUTE ON JOB TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH APPROVED TOPSOIL WITH QUANTITIES AND EQUIPMENT. TOTAL DEPTH OF 100% FINE SAND, SILT, CLAY, SILT, SAND, GRAVIL AND OTHER EXISTING MATERIALS HARMFUL TO PLANT GROWTH.
  - APPROVED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED THROUGH NEW TOPSOIL THAT IS FERTILE, PRODUCE NATURAL LAWN SURFACE SOIL, REASONABLY FREE OF SURFACE CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES, LARGER ROCKS, HEAVY IN ANY PORTION, AND OTHER EXTRANEUS FROM LOCAL SOURCES OF FINE AREAS HAVING UNFAIR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. 20%+ TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A REPUTABLE (COMMERCIAL OR GOVERNMENT) AGENCY AND CORNER OF THE TESTING AGENCY'S PROCEDURE AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A PORTION OF MUDRY CONDITION, ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.0.
  - WHENEVER FILLING UP ANY TRENCH OR OTHER DEPRESSION ON THE SITE, COVERED WITH LANDSCAPE PAPER AND TOPSOIL OF PROPORTION OF TOP SOIL.
  - ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC OVERBOARD SPRINKLER SYSTEM WHICH INCLUDES CONCRETE FINISHES AND SLOPED OFF ZONES FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE SERVED BY SEPARATE INDIVIDUAL STATIONS.
  - PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
  - POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISE HEIGHT OF 4 INCHES AT LAWN AREAS AND 12" AT PLANTER BEDS.
  - PLANTER BEDS ARE TO HAVE OVER IRRIGATION SYSTEMS OF POP-UP SPRAY SYSTEMS. ANALOG, PERENNIALS CONTROLLED SYSTEMS OR WATERSHEDS SHALL HAVE A POP-UP SPRAY SYSTEM.
  - ELECTRONIC WATER DISTRIBUTION/IRIGATION CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    - RUN TIME CAPABILITY FOR EXTREMES IN PRECIPITATION PATTERNS.
    - AT LEAST ONE PROGRAM FOR EACH HYDROZONE.
    - SUFFICIENT WIRELESS CHANNELS TO AVOID WATER RUN-OFF.
    - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIRED AND INSTALLED TO PROMOTE WATER TO RESPECTIVE HYDRO-ZONES.
  - INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROMOTE WATER TO RESPECTIVE HYDRO-ZONES.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SOFT COVERAGE WITH HEAD TO HEAD SPACING ON TRIANGULAR SPACING AS APPROPRIATE.
  - SPRINKLER HEADS SHALL BE ADJUSTED TO REMOVE OVERSPRAY ONTO ADJACENT SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
  - PROVIDE MINIMUM (1) QUICK-CLOSURE VALVE PER EACH (2) AUTOMATIC VALVE ZONE. APPROXIMATE (3) LOCATIONS WITH LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL ADJUST TREE PLACEMENT IN THE FIELD TO PREVENT CONFLICTS WITH SITE UTILITIES AND SPRINKLER COVERAGE. NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR ADJUSTMENTS ARE REQUIRED.

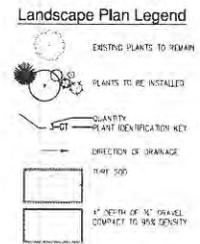
- ### Tree Protection Notes:
- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DROPPLE OF THE TREE.)
    - CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
    - DO NOT ALLOW CONSTRUCTION OR EQUIPMENT TRAFFIC DURING CONSTRUCTION OF TREES, RELOCATION.
    - DO NOT ALLOW CEMENT TRUCKS TO ENTER WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
    - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
    - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
    - DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
    - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
  - PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
    - OPERATE EQUIPMENT IN SUCH A MANNER AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
    - PRUNING OF PUBLIC TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
  - ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:
 

EXISTING TREE	REPLACEMENT
1" DB CALIPER	2" CALIPER OF TREE SPECIES
4" TO 12" CALIPER	1 1/2" CALIPER OF TREE SPECIES
> 12" OF CALIPER	1" CALIPER OF TREE SPECIES

EXAMPLE: IF AN 8" CALIPER TREE IS REQUIRED AN ACCEPTABLE REPLACEMENT WOULD BE 12" CALIPER TREE OR 14" CALIPER TREE.

### Plant Schedule

Key	Botanical Name	Common Name	Size	Size at Maturity
<b>Deciduous Shade Trees</b>				
10	<i>Acer glaberrimum</i> 'Crown of Stars'	Edley Street Maple	20" CAL. 8-10'	40' (10' x 20' (10' x 20'))
11	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	20" CAL. 8-10'	50' (10' x 20' (10' x 20'))
12	<i>Liriodendron tulipifera</i>	Tulip Tree	20" CAL. 8-10'	50' (10' x 20' (10' x 20'))
<b>Coniferous Trees</b>				
13	<i>Thuja occidentalis</i> 'Smaragd'	Smaragd's Lumber Pine	6-7' (8-10')	15' (10' x 15' (10' x 15'))
<b>Shrubs/Perennials/Ornamental Grasses</b>				
14	<i>Cornus alba</i> 'Lanceolata'	White Dogwood	6"	10' (10' x 10' (10' x 10'))
15	<i>Hydrangea paniculata</i> 'Vanilla Strawberry'	Vanilla Strawberry	6"	10' (10' x 10' (10' x 10'))
16	<i>Hydrangea paniculata</i> 'Annabelle'	Annabelle	6"	10' (10' x 10' (10' x 10'))
17	<i>Hydrangea paniculata</i> 'Endless Summer'	Endless Summer	6"	10' (10' x 10' (10' x 10'))
18	<i>Hydrangea paniculata</i> 'Innocence'	Innocence	6"	10' (10' x 10' (10' x 10'))
19	<i>Hydrangea paniculata</i> 'Limelight'	Limelight	6"	10' (10' x 10' (10' x 10'))
20	<i>Hydrangea paniculata</i> 'Peachy Keen'	Peachy Keen	6"	10' (10' x 10' (10' x 10'))
21	<i>Hydrangea paniculata</i> 'Preziosa'	Preziosa	6"	10' (10' x 10' (10' x 10'))
22	<i>Hydrangea paniculata</i> 'Redmond White'	Redmond White	6"	10' (10' x 10' (10' x 10'))
23	<i>Hydrangea paniculata</i> 'Santitas'	Santitas	6"	10' (10' x 10' (10' x 10'))
24	<i>Hydrangea paniculata</i> 'Tardicandor'	Tardicandor	6"	10' (10' x 10' (10' x 10'))
25	<i>Hydrangea paniculata</i> 'White Light'	White Light	6"	10' (10' x 10' (10' x 10'))
26	<i>Hydrangea paniculata</i> 'White Pearl'	White Pearl	6"	10' (10' x 10' (10' x 10'))
27	<i>Hydrangea paniculata</i> 'White Wave'	White Wave	6"	10' (10' x 10' (10' x 10'))
28	<i>Hydrangea paniculata</i> 'White Wonder'	White Wonder	6"	10' (10' x 10' (10' x 10'))
29	<i>Hydrangea paniculata</i> 'White Woodland'	White Woodland	6"	10' (10' x 10' (10' x 10'))
30	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
31	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
32	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
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43	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
44	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
45	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
46	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
47	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
48	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
49	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))
50	<i>Hydrangea paniculata</i> 'White Woodstock'	White Woodstock	6"	10' (10' x 10' (10' x 10'))



- ### Keynotes
- RETAIN AND PROTECT EXISTING TREE. REFER TO TREE PROTECTION NOTES, THIS SHEET, FOR MORE INFORMATION.
  - RETAIN AND PROTECT EXISTING LANDSCAPE IN THIS AREA.
  - PLAY FIELD.
  - EXISTING PLAY AREA AND SPORT COURT.
  - ASPHALT PARKING LOT.
  - ASPHALT DRIVE LANE.
  - RAIN INLET AND SEWERAGE BED.

**Landscape Plan**  
HORIZONTAL SCALE: 1" = 30'

**Plan Preparer**  
THE LAND GROUP  
1401 E. SHORE DRIVE, STE. 100  
LAKE, IDAHO 83841  
CONTACT: MATTHEW T. ADAMS  
PHONE: 878-4461

**FALCON RIDGE  
PUBLIC CHARTER SCHOOL  
AVALON ST. & TEN MILE RD.  
KUNA, IDAHO**

**THE LAND GROUP**  
1401 E. SHORE DRIVE, STE. 100  
LAKE, IDAHO 83841  
PHONE: 878-4461  
WWW.LANDGROUP.COM  
FLG Report No. 110208

REVISIONS

NO.	DATE	DESCRIPTION

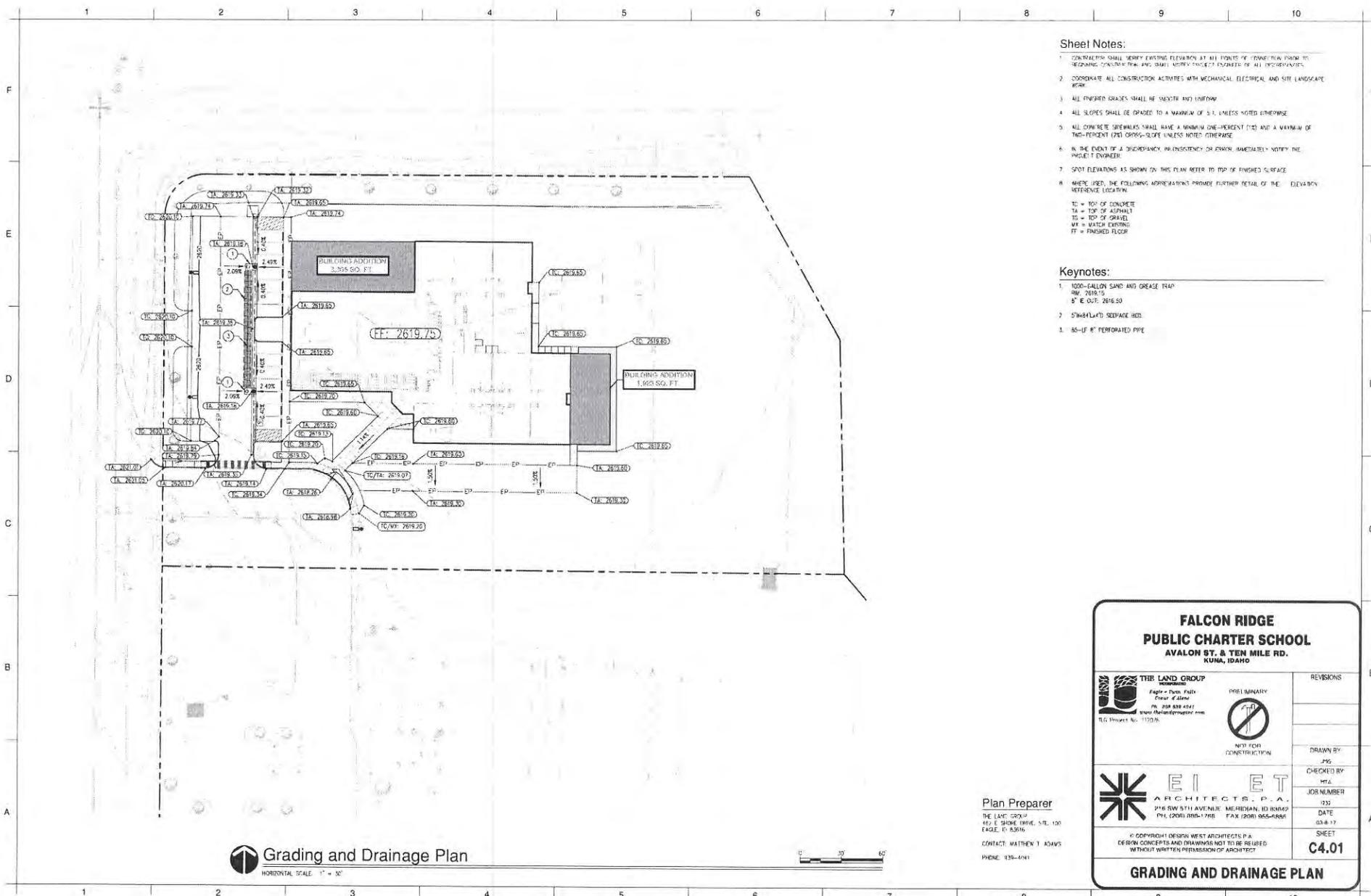
DRAWN BY: JPC  
CHECKED BY: HLB  
JOB NUMBER: 032  
DATE: 01-17  
SHEET: L1.01

**E I E T  
ARCHITECTS, P.A.**  
2100 N. 5TH AVENUE, MERIDIAN, ID 83642  
PH: 208.333.1700 FAX: 208.333.4600

© COPYRIGHT DESIGN WEST ARCHITECTS, P.A.  
DESIGN CONCEPTS AND TRANSMISSIONS NOT TO BE REPRODUCED  
WITHOUT WRITTEN PERMISSION OF ARCHITECT

**LANDSCAPE PLAN**

xhibit  
D-1



- Sheet Notes:**
1. CONTRACTOR SHALL VERIFY EXISTING ELEVATION AT ALL POINTS OF TRANSITION FROM TO RECORDING CONSTRUCTION AND SHALL NOTIFY PROJECT ENGINEER OF ALL DISCREPANCIES.
  2. COORDINATE ALL CONSTRUCTION ACTIVITIES WITH MECHANICAL, ELECTRICAL, AND SITE LANDSCAPE WORK.
  3. ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
  4. ALL SLOPES SHALL BE GRADDED TO A MAXIMUM OF 5:1 UNLESS NOTED OTHERWISE.
  5. ALL CONCRETE STRUCTURES SHALL HAVE A MINIMUM ONE-PERCENT (1%) AND A MAXIMUM OF TWO-PERCENT (2%) CROSS-SLOPE UNLESS NOTED OTHERWISE.
  6. IN THE EVENT OF A DISCREPANCY, INCONSISTENCY OR ERROR, IMMEDIATELY NOTIFY THE PROJECT ENGINEER.
  7. SPOT ELEVATIONS AS SHOWN ON THIS PLAN REFER TO TOP OF FINISHED SURFACE.
  8. WHERE USED, THE FOLLOWING ABBREVIATIONS PROVIDE FURTHER DETAIL OF THE ELEVATION REFERENCE LOCATION:  
 TC = TOP OF CONCRETE  
 TA = TOP OF ASPHALT  
 TS = TOP OF GRAVEL  
 M = MATCH EXISTING  
 FF = FINISHED FLOOR

- Keynotes:**
1. 1200-GALLON SAND AND GREASE TRAP  
KEY: 2619.15  
8" E. OUT: 2616.50
  2. 54x84x6 SEEPAGE BED
  3. 85-UF 8" PERFORMED PIPE

**Grading and Drainage Plan**  
 HORIZONTAL SCALE: 1" = 30'



**Plan Preparer**  
 THE LAND GROUP  
 452 E. SHORE DRIVE, STE. 100  
 KUNA, ID 83646  
 CONTACT: MATTHEW T. ADAMS  
 PHONE: 208-494-1111

**FALCON RIDGE  
PUBLIC CHARTER SCHOOL**  
 AVALON ST. & TEN MILE RD.  
 KUNA, IDAHO

Engineers • Surveyors • Planners  
Design & Construction

THE LAND GROUP  
452 E. SHORE DRIVE, STE. 100  
KUNA, IDAHO 83646  
PHONE: 208-494-1111  
WWW.THELANDGROUP.COM  
S.U.C. PROJECT NO. 110076

PROJECT SIGNATURE

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

**E I E T**  
ARCHITECTS, P.A.

2145 BAY 5TH AVENUE, MERIDIAN, ID 83642  
 PH: (208) 688-1788 FAX: (208) 688-4888

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DRAWN BY: PMS

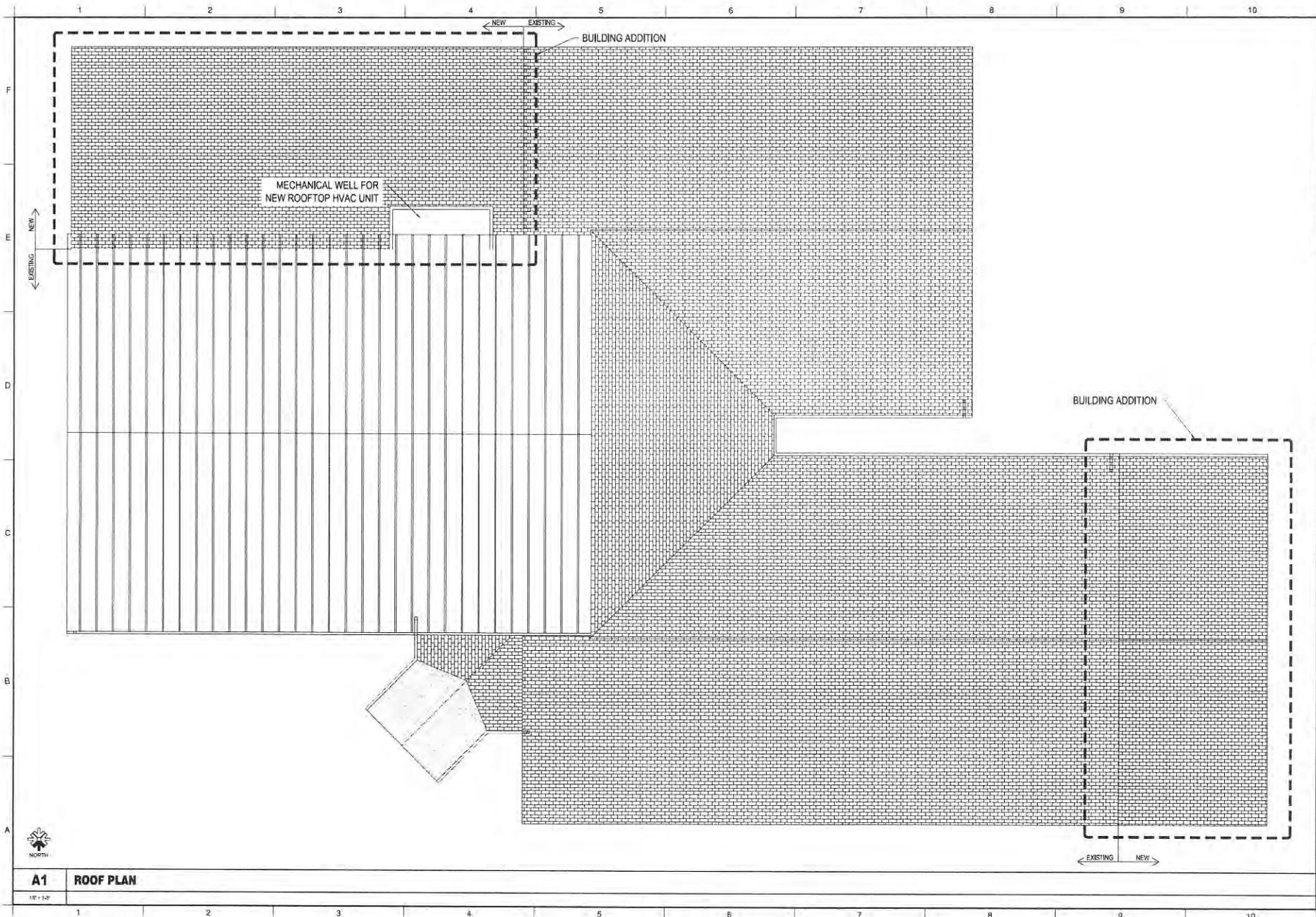
CHECKED BY: MTA

JOB NUMBER: 1232

DATE: 03.8.17

SHEET: **C4.01**

GRADING AND DRAINAGE PLAN



**DESIGN WEST**  
 ARCHITECTS, P.A.  
 10000 N. 30th Ave., Suite 100  
 Greenwood Village, CO 80120  
 www.designwestpa.com

DRAWN BY  
 TR  
 CHECKED BY  
 JT  
 JOB NUMBER  
 1002  
 REVISIONS

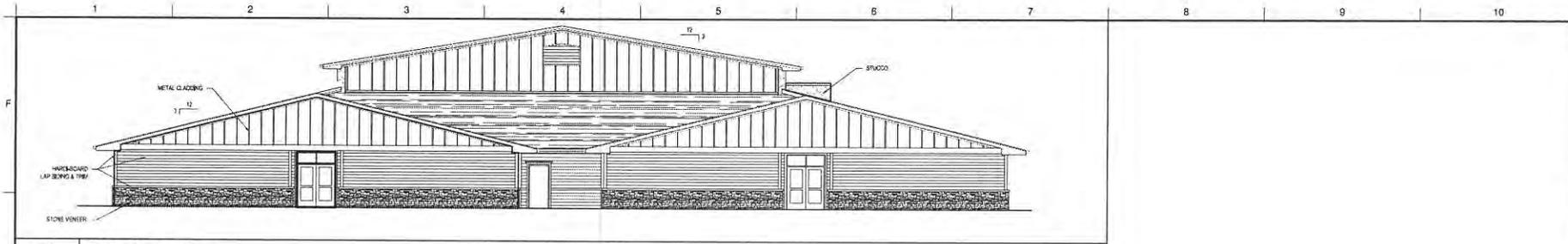
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 PUBLIC CHARTER SCHOOL**  
 278 S. TEN MILE RD.  
 KUNA, ID 83034

DATE  
**03/08/17**

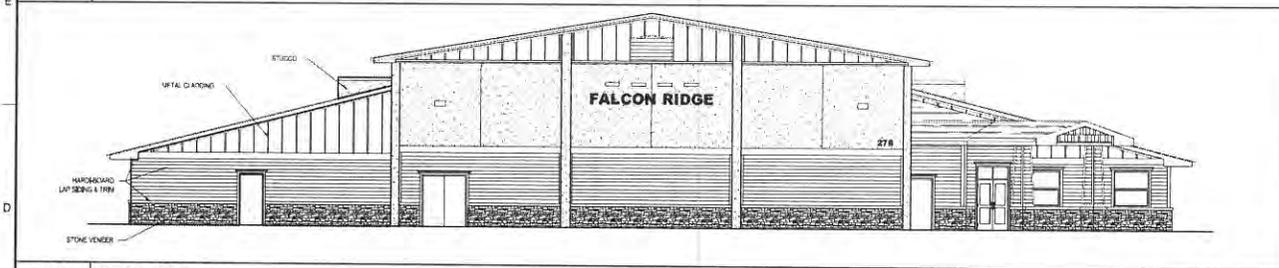
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**ROOF PLAN**

SHEET  
**A3.60**

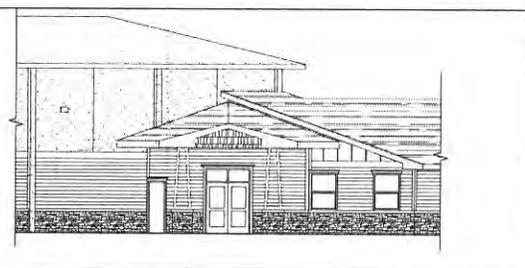
Exhibit  
 D-1



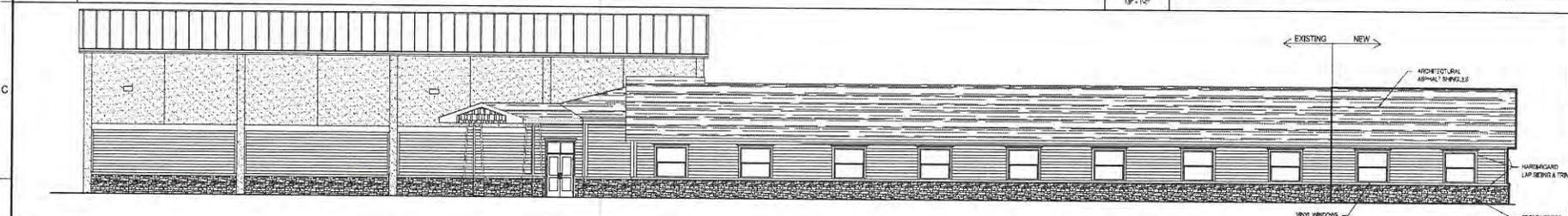
**E1 EAST ELEVATION**



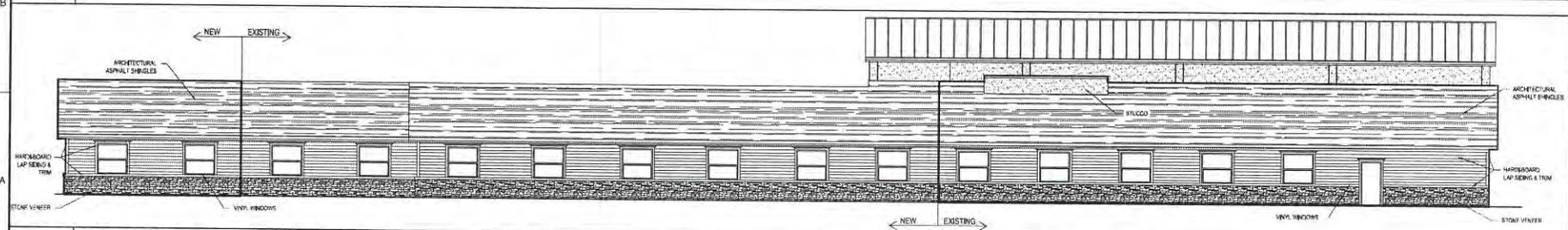
**D1 WEST ELEVATION**



**D8 ENTRY ELEVATION**



**B1 SOUTH ELEVATION**



**A1 NORTH ELEVATION**

**DESIGN WEST**  
ARCHITECTS, P.A.  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.DESIGNWESTARCHITECTS.COM

DRAWN BY  
TB  
CHECKED BY  
JH  
JOB NUMBER  
17073  
REVISIONS

**ADDITION FOR FALCON RIDGE  
PUBLIC CHARTER SCHOOL**  
278 S. TEN MILE RD.  
KONA, ID 83834

DATE  
**03/08/17**  
SHEET NAME  
**EXTERIOR ELEVATIONS**

SHEET  
**A4.00**



Dryvit Systems "Beach"  
Stucco  
End wall above siding



Pabco "Antique Black"  
Asphalt Composition Shingles  
School roof

Rocky Mountain Stone Products  
"Ensign Peak" Mountain Ledge Stone  
Column pedestals, Wainscot



HardiTrim "Navajo Beige"  
Fiber Cement Siding  
Trim, Fascia, Soffit



HardiPlank "Mountain Sage"  
Fiber Cement Siding  
Lap siding



Exhibit  
D-3



# City of Kuna

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

## Staff Report – Planning and Zoning Commission

To: Planning and Zoning Commission

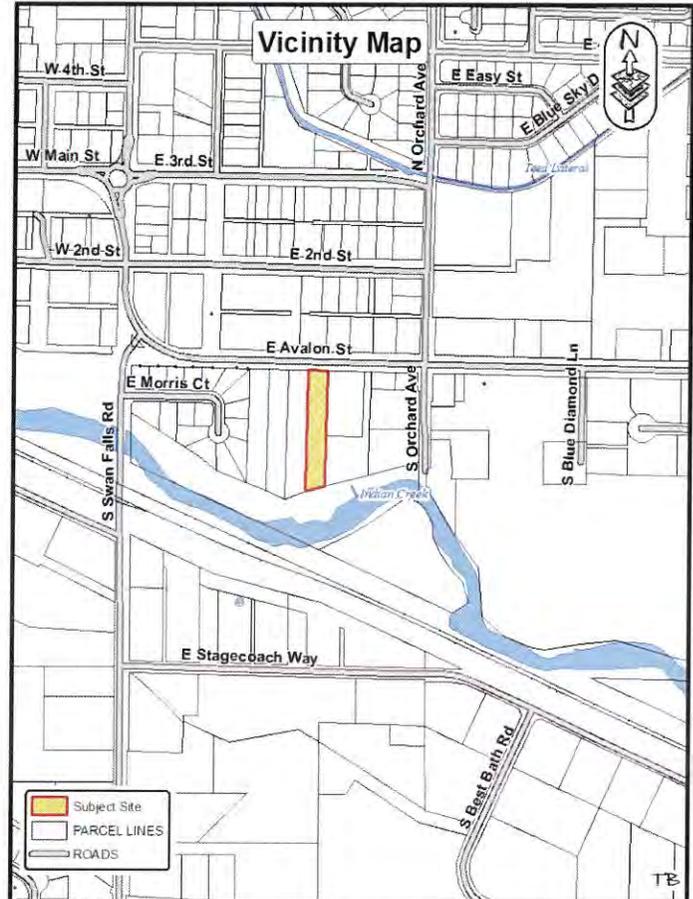
File Number: 17-02-ZC (Rezone)

Location: 315 E Avalon St,  
Kuna, ID 83634

Planner: Jace Hellman, Planner I

Hearing Date: May 23, 2016

Applicant: Darius Elison  
11381 Gila Dr.  
Kuna, ID 83634  
[onecallidaho@gmail.com](mailto:onecallidaho@gmail.com)



### Table of Contents:

- A. Process and Noticing
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Proposed Procedural Process
- H. Proposed Findings of Fact for Commission Consideration
- I. Comprehensive Plan Analysis
- J. Kuna City Code Analysis
- K. Proposed Conclusions of Law
- L. Recommended Conditions of Approval

### A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that rezones are designated as a public hearing, with the Commission as the recommending body and the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

#### a. Notifications

- |                            |                              |
|----------------------------|------------------------------|
| i. Neighborhood Meeting    | April 7, 2017 (one attendee) |
| ii. Agency Comment Request | April 19, 2017               |
| iii. 300' Property Owners  | April 21, 2017               |
| iv. Kuna, Melba Newspaper  | April 26, 2017               |
| v. Site Posted             | May 12, 2017                 |



**B. Applicants Request:**

1. A request from Darius Elison, One Call Restoration, to rezone a parcel’s current R-6 (Medium-Density Residential) zoning designation to a C-2 (Area Commercial District) zoning designation. The site is located at 315 East Avalon St., Kuna, ID 83634. (APN#: R9442000081).

**C. Site History:**

This parcel has historically been used as a residential home site. It was most recently the site of Willow Tree Gift Shop.

**D. General Projects Facts:**

**1. Surrounding Land Use Zoning Designations:**

<b>North</b>	R-6	Medium Density Residential - Kuna City
<b>South</b>	P	Public District
<b>East</b>	C-2 & R-6	Area Commercial District & Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

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

- Parcel Size: 0.97(approximately)
- Current Zoning: R-6 (Medium-Density Residential)
- Parcel #:9442000081

**3. Services:**

Sanitary Sewer– City of Kuna  
 Potable Water – City of Kuna  
 Irrigation District – Boise-Kuna Irrigation District  
 Pressurized Irrigation – City of Kuna (KMID)  
 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:**

The previous structure has been removed, and only a shed remains on site. Vegetation on site is generally associated with a residential use, such as grass and weeds.

**5. Transportation / Connectivity:**

The subject site is located on East Avalon Street adjacent to the Family Dollar Store. The site has frontage access via an existing curb-cut on East Avalon Street and will remain the primary access for the site. Future site improvements will be reviewed and assessed by Ada County Highway District for any required improvements and/or additional impacts to the roadway system.

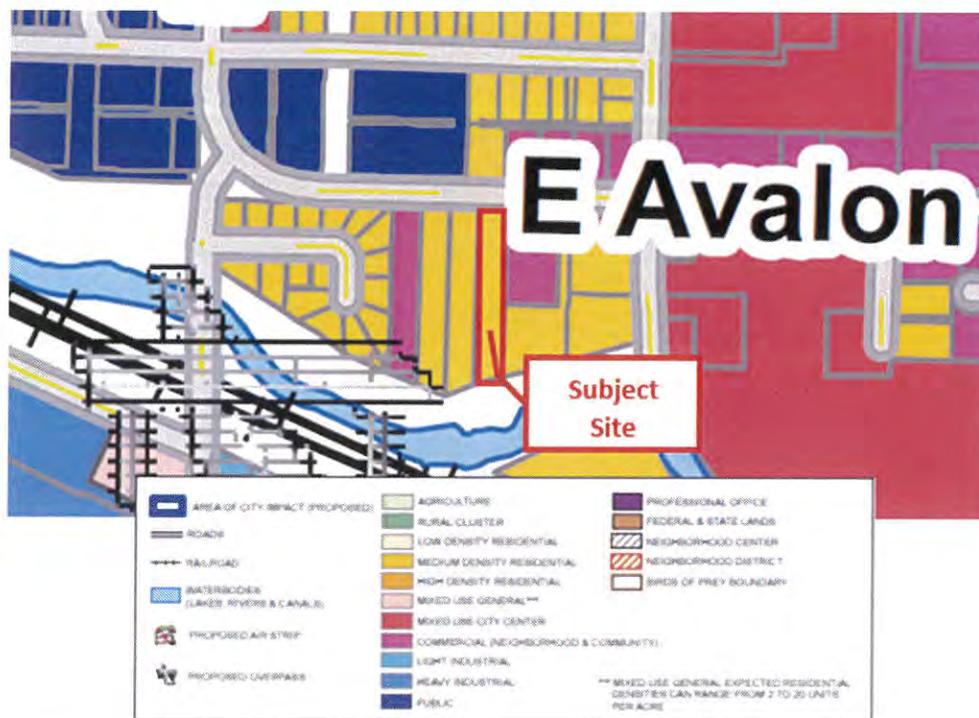
**6. Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

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

The site is identified as Medium-Density residential on Kuna’s Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision-making for the City. While the Comprehensive Plan Map (CPM) calls for a residential use on this parcel, staff believes this rezone request is in harmony with, and compatible to, the adjacent commercial uses and other C-2 (Area Commercial District) zoning designations. The rezone to a commercial use also aligns with the vision for downtown as described in the Kuna Downtown Revitalization Plan.

Staff views this proposed land use request to be consistent with the surrounding area land uses and zoning designations. Although it does not match the approved Comp Plan Map designation, the proposed use is compatible with current surrounding and adjacent uses.



#### 8. **Agency Responses:**

The following agencies returned comments:

- Kuna School District – Exhibit B4
- COMPASS – Exhibit B5
- DEQ – Exhibit B6
- ACHD – Exhibit B7
- Boise Project Board of Control – Exhibit B8

#### E. **Staff Analysis:**

The applicant's intention is to remove the existing storage shed and build a new shop and office for his business, One Call Restoration. The described land use falls under the category of "shop for a building contractor", which is outright permitted under the applicants requested zoning designation of C-2 (Area Commercial District).

Although the Future Land Use Map has this particular parcel listed as Medium-Density Residential. Staff feels that if a rezone was granted, the use of this parcel would be consistent with those uses adjacent to the property.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and fits the current adjacent commercial zoning designations. Staff forwards a recommendation of approval for Case # 17-02-ZC, subject to the recommended conditions of approval listed in Section 'L' of this report.

#### F. **Applicable Standards:**

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 14.
3. City of Kuna Comprehensive Plan and Future Land Use Map
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

**G. Proposed Procedural Process:**

On May 23, 2017, the Commission will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented or given.

**H. Proposed Findings of Fact for Commission Consideration:**

1. **Rezone:** Based on the record contained in Case No. 17-02-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-02-ZC rezone.
2. The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on May 23, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-02-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

**Comment:** *The Comp Plan Future Land Use Map designates the approximately 0.97 acres (subject property) as medium-density residential. The proposed rezone to a commercial use (C-2) conforms with adjacent commercial uses.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial for this application.

**Comment:** *On May 23, 2017, Kuna's Planning and Zoning Commission will vote to recommend approval/conditional approval/denial of application 17-02-ZC.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on May 23, 2017.*

**I. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

**Private Property Rights Goals and Objectives - Section 2 - Summary:**

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

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

**Economic Development Goals and Objectives - Section 5 - Summary:**

Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

**Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.**

*Objective 1.2: Strengthen existing business enterprises and promote their expansion.*

**Goal 2: Expand Kuna's shopping and entertainment opportunities.**

*Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.*

**Goal 3: Strengthen and expand the City Center area**

*Objective 3.2 Improve the City Center's streetscape.*

Land Use Goals and Objectives – Section 6 – Summary:

Preserve and enhance the Kuna community quality of life.

**Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.**

*Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.*

City Center Goals and Objectives – Section 15 – Summary:

Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

**Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.**

*Objective 3.2: Encourage business investment in the City Center*

**Goal 2: Make Kuna's City Center pedestrian friendly.**

*Objective 2.1: Create lively and attractive pedestrian oriented streets within the City Center*

**Comment:** Via ACHD, applicant would be required construct a 5 FT wide detached concrete sidewalks

**J. Kuna City Code Analysis:**

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

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

2. The site is physically suitable for a commercial zoning designation.

**Comment:** The 0.97-acre parcel is suitable to accommodate a commercial use.

3. The rezone to commercial uses is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. The Rezone application is not likely to cause adverse public health problems.

**Comment:** *The proposed commercial zoning designation is connected to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The rezone request considers the location of the property and adjacent uses. The subject property is located within downtown area. The adjacent uses are commercial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for a commercial use.*

**K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No 17-02-ZC, Commission finds Case No. 17-02-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-02-ZC, Commission finds Case No. 17-02-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**L. Recommended Conditions of Approval:**

*Note: This proposed motion is to approve, conditional approval, or deny this request. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On May 23, 2017, the Planning and Zoning Commission voted to recommend *approval/conditional approval/denial* for Case No 17-02-ZC, based on the facts outlined in staff's report and the testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval/conditional approval/denial* for Case No. 17-02-ZC, a request from Darius Elison DBA One Call Restoration, with the following conditions of approval to Council:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve sewer hook-ups.
  - b. The City Engineer shall approve drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District.
  - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.

- e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of each building permit.
2. Applicant will be required to pave their driveway its full width, at least 30 feet into the site beyond the edge of pavement of Avalon Street (see exhibit B7)
3. Applicant will be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42 feet from the centerline of Avalon Street abutting the site. (See exhibit B7)
4. Applicant shall meet ACHD's standard conditions of approval dated May 4, 2017 (see exhibit B7)
5. Irrigation/drainage waters shall not be impeded by any construction on site per Idaho Code Section 31-3805. Compliance with the requirements of the Boise Project Board of Control is required.
6. Storm Drainage and/or Street Runoff must be retained on site. (See exhibit B8)
7. Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements. (See exhibit B8)
8. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
9. Parking within the site shall comply with KCC 5-9.
10. Signage within the site shall comply with KCC 5-10.
11. Lighting within the site shall comply with KCC 5-9-5-B.
12. Landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing processes.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Applicant shall comply with all local, state and federal laws.



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

### Commission & Council Review Application

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

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

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

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

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Michael Lueddeke</u>	Phone Number: _____
Address: <u>3450 Ave 4449 Council @uprom</u>	E-Mail: _____
City, State, Zip: <u>Council, ID 83612</u>	Fax #: _____
Applicant (Developer): <u>Darius Ellison - One Call Restoration</u>	Phone Number: <u>208-514-5493</u>
Address: <u>11381 Gila Dr.</u>	E-Mail: <u>One Call Idaho @Gmail.com</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

#### Subject Property Information

Site Address: <u>315 E Avalon St. Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>Avalon St / Meatera Dr.</u>	
Parcel Number (s): _____	
Section, Township, Range: _____	
Property size : <u>.97 acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>C-2</u>



**Project Description**

Project / subdivision name: 315 E. Avalon St.  
General description of proposed project / request: Rezone for Shop + Office

Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
Please describe the existing buildings: Storage Shed  
Any existing buildings to remain?  Yes  No  
Number of residential units: 0 Number of building lots: 1  
Number of common and/or other lots: 1  
Type of dwellings proposed:  
 Single-Family \_\_\_\_\_  
 Townhouses \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family \_\_\_\_\_  
 Other Shop / Office  
Minimum Square footage of structure (s): 3,200  
Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_  
Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_  
Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

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

Number of building lots: 1 Other lots: \_\_\_\_\_  
Gross floor area square footage: 3,200 Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): Mon-Fri 8-5 Building height: 30'  
Total number of employees: 7 Max. number of employees at one time: 7  
Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_  
Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:  
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: 3-5 Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: 15'

Proposed Lighting: N/A  
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): Trees, Small berms.

Applicant's Signature: [Signature] Date: 4-4-17

## Letter of Intent

Property: 315 E. Avalon Rd. Kuna, ID 83634

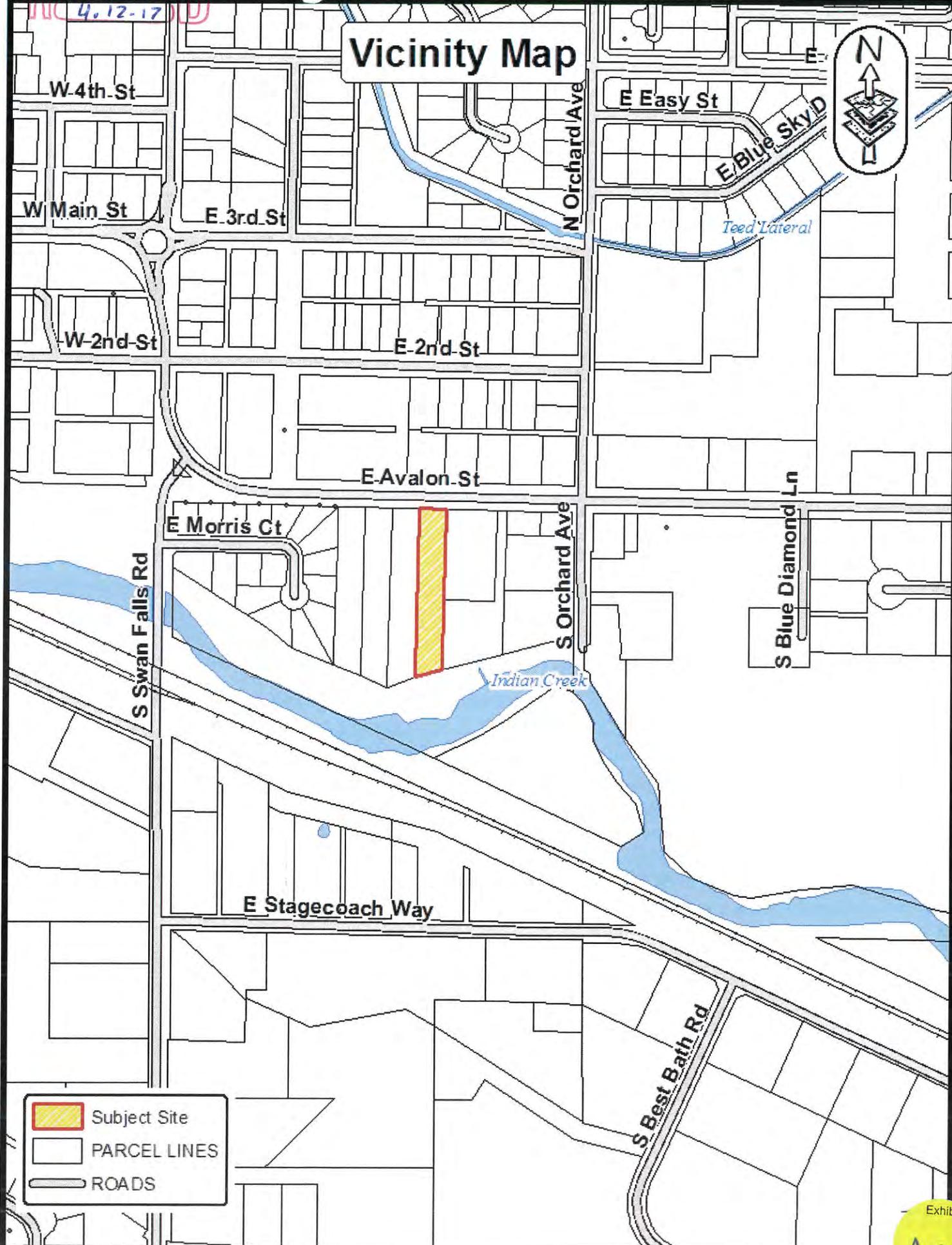
It is the intention of One Call Restoration to use the above listed property for the purpose of an office building open 8:00 to 5:00 Monday through Friday with 3 to 4 front parking spaces. One Call Restoration plans to put up a shop for the purpose of storing equipment and vehicles. Parking for employees would be located behind the shop out of view from the street.

Exhibit

A.2.b

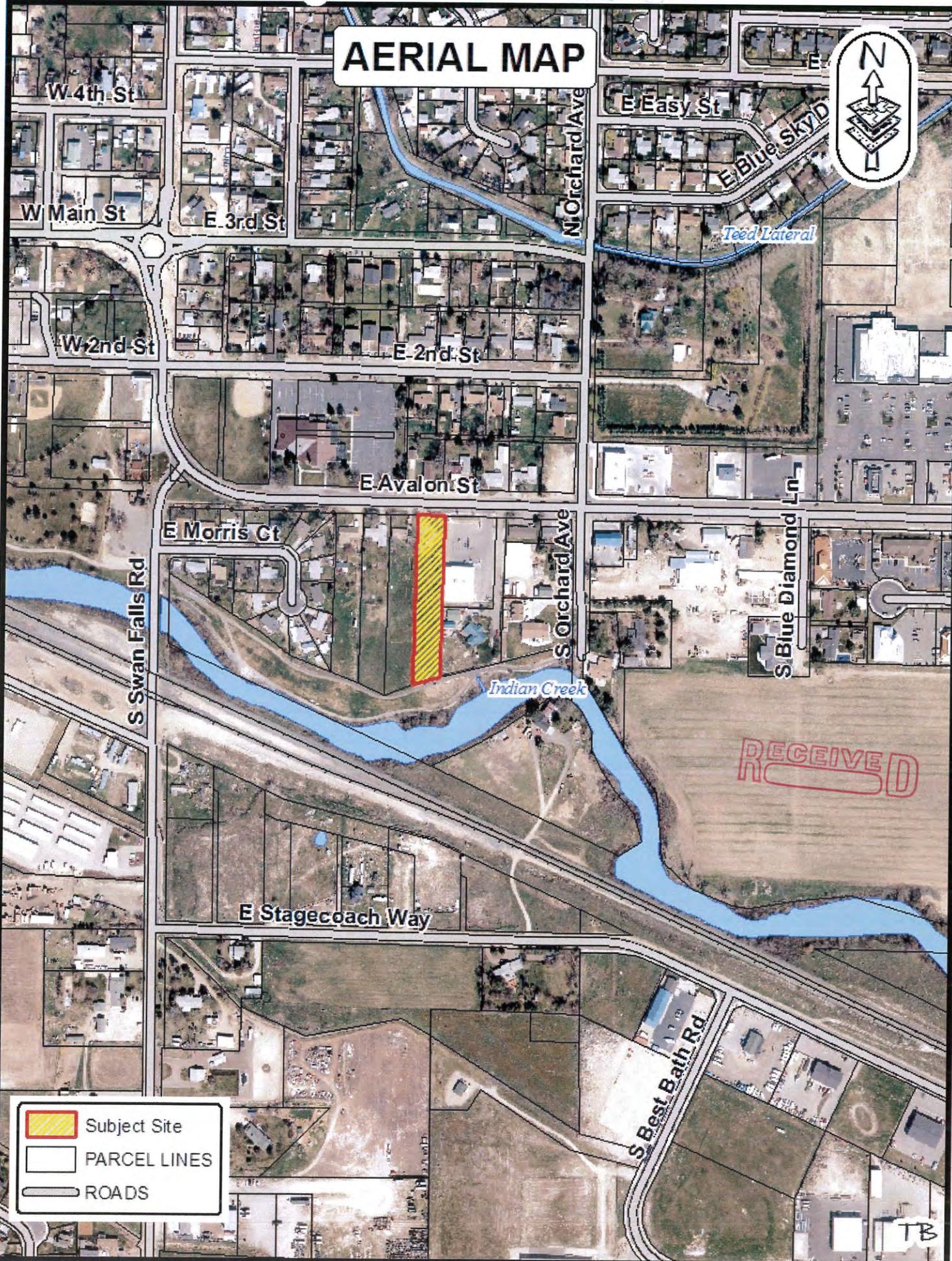
RECEIVED  
APR 12 17

# Vicinity Map



-  Subject Site
-  PARCEL LINES
-  ROADS

# AERIAL MAP



-  Subject Site
-  PARCEL LINES
-  ROADS

TB





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 Adams  
County of Ada )

I, Michael Lueddeke, 315 E. Avalon St.  
Name Address  
Kuna, Idaho, 83634  
City State Zip Code

(Michael Lueddeke mailing address: 4449 Council Cuprum, Council, ID 83612)  
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 Darius Elison (One Call Restoration, LLP) 11381 Gila Dr., Kuna, ID 83634 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).

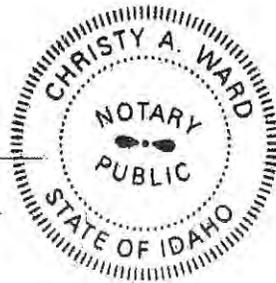
Dated this third day of April, 20 17

Michael Lueddeke  
Signature

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

Notary Public for Idaho  
Residing at: Indian Valley, Idaho

My commission expires: 9-17-2022





# Neighborhood Meeting Certification

RECEIVED  
4.12.17

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

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Rezone for Shop + Office

Date and time of neighborhood meeting: 4-7-17 6:00 pm.

Location of neighborhood meeting: On Lot 315 E. Avalon St.

## SITE INFORMATION:

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

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

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

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

## CURRENT PROPERTY OWNER:

Name: Michael Lueddeke

Address: 4449 Council Cuprum City: Council State: ID Zip: 83634

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

Name: Darius Elison Business (if applicable): One Call Restoration

Address: 11381 Gila Dr. City: Kuna State: ID Zip: 83634

Exhibit  
A.2h

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Re-zone to Commercial

**APPLICANT:**

Name: Darius Ellison

Address: 11381 Gila Dr.

City: Kuna State: ID Zip: 83634

Telephone: 208-514-5493 Fax: \_\_\_\_\_

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

Signature: (Applicant)  Date 4-11-17

# SIGN IN SHEET



PROJECT NAME: One Call Restoration

Date: \_\_\_\_\_

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Ralph Mellin</u>	<u>10100 W. Franklin Rd.</u>	<u>83709</u>	<u>250-2969</u>
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
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10	_____	_____	_____	_____
11	_____	_____	_____	_____
12	_____	_____	_____	_____
13	_____	_____	_____	_____
14	_____	_____	_____	_____
15	_____	_____	_____	_____
16	_____	_____	_____	_____
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24	_____	_____	_____	_____
25	_____	_____	_____	_____
26	_____	_____	_____	_____
27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____



3-7-17

## Neighborhood Meeting

We are planning on having a meeting Friday April 7<sup>th</sup> at 6:00 PM. To discuss the re-zoning from residential to commercial at 315 E. Avalon St. Please join us for a conversation about lay-out, landscaping, building locations and any other concerns you might have. We look forward to meeting you.

Thank you,

One Call Restoration.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
CLIFFORD-BURR ANGIE	BURR BRUCE	151 S ORCHARD AVE	KUNA, ID 83634-0000
MARCH DAVID M	MARCH SHAWN A	251 E AVALON ST	KUNA, ID 83634-2130
PARKER GEORGE A	PARKER RANEA	118 OLIVE BRANCH RD PO BOX 7832	KOOSKIA, ID 83539-0000 BOISE, ID 83707-1832
NORQUIST INVESTMENTS LIMITED PARTNERSHIP	THOMAS LISA K	375 E AVALON ST	KUNA, ID 83634-0000
THOMAS JOHN B	RUSSELL SHERI J	781 S SCHOOL AVE	KUNA, ID 83634-0000
RUSSELL JAMES D		210 E MORRIS CT	KUNA, ID 83634-0000
UTLEY RITA		199 E MORRIS CT	KUNA, ID 83634-0000
ADAMS EARL S	MOTE TERRY L	260 E MORRIS CT PO BOX 361	KUNA, ID 83634-2324 KUNA, ID 83634-0361
MOTE MICHELLE G &		291 E AVALON ST	KUNA, ID 83634-0000
MESSMER JOHN		PO BOX 361	KUNA, ID 83634-0000
SPAFFORD ANNA	UPSHAW THERESA M	240 E MORRIS CT	KUNA, ID 83634-0000
MESSMER PROPERTIES LLC		298 E MORRIS CT	KUNA, ID 83634-0000
UPSHAW TROY L &		4449 COUNCIL CUPRUM PO BOX 13	KUNA, ID 83634-0000 KUNA, ID 83634-0000
SORRELLS LAURA L		PO BOX 466	KUNA, ID 83634-0000
LUEDDEKE MICHAEL TRUST		349 E 2ND ST	KUNA, ID 83634-0000
CITY OF KUNA	PHILLIPS MARTHA L	10100 W FRANKLIN RD	BOISE, ID 83709-0333
PHILLIPS RONALD E &	ROOT MARY KATHERINE	331 E 2ND ST	KUNA, ID 83634-0000
ROOT CHARLES E	YARNO MARILYN Z	10100 W FRANKLIN RD	BOISE, ID 83709-0333
MELLIN PROPERTIES LIMITED PARTNERSHIP		PO BOX 466	KUNA, ID 83634-0000
YARNO RICHARD LLEWELLYN	PHILLIPS MARTHA L	4975 W AMITY RD	NAMPA, ID 83687-9027
MELLIN PROPERTIES LIMITED PARTNERSHIP	QUEEN MARISA M	366 E AVALON ST	KUNA, ID 83634-0000
PHILLIPS RONALD E &		366 E AVALON ST	KUNA, ID 83634-0000
QUEEN CHAD J	CHARLES BRAD W	50 E NORTH TEMPLE ST FL 22	SALT LAKE CITY, UT 84150-0000
HEALTHY PET HAPPENINGS LLC		1928 S PEPPERCORN PL	BOISE, ID 83709-0000
KONZEK ROBERTA		276 E MORRIS CT	KUNA, ID 83634-0000
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS			
CHARLES VALERIE N			
OSBORN JEREMIAH			

RECEIVED  
4.12.17



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

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.cityofkuna.com](http://www.cityofkuna.com)

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

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

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

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

Applicant/agent signature

4-4-17

Date



**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

751 West 4th Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

April 19, 2017

**One Call Restoration**, Darius Elison  
11381 Gila Dr.  
Kuna, ID 83634  
208-514-5493  
[onecallidaho@gmail.com](mailto:onecallidaho@gmail.com)

Completeness Letter

17-02-ZC (Rezone) 315 E Avalon St, Kuna, ID (APN# R9442000081)

Dear Darius Elison:

On *April 19, 2017*, Kuna's planning and zoning staff finished reviewing the submitted Rezone Application for the parcel referenced above. This letter is to notify you the City will consider the applications complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public meeting date for your case is tentatively scheduled for **May 23, 2017**, here at City hall at 6:00 pm.

If our office does not receive critical agency final reports and/or responses related to this project in time to include them with our staff report, the hearing may be delayed

The following application fees are requested at this time:

**Planning and Zoning Department**

Rezone Fees: \$1,100.00

**Engineering Fees:**

Rezone: \$50.00

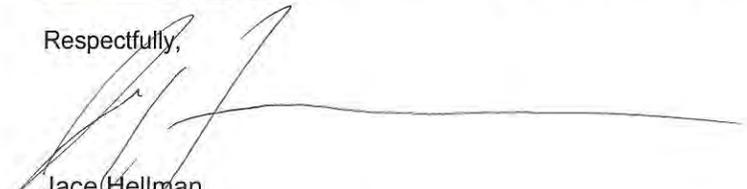
**Total Fees Due: \$1,150.00**

The site must be posted for the public hearing on or before May 12, 2017, with a 11" X 17" sign, following the guidelines listed in KCC 5-1A-8. The site must be posted on an ALL – WEATHER signs (and a rigid surface) and shall be viewable from both drive directions (sign must be perpendicular to the road). I would be happy to review the language for the sign, if you would like it reviewed.

The posting must be photographed and a statement confirming the posting must be *notarized* and sent in to our office within *three days* of the site posting. The sign must be *removed* within three days after the hearing is held.

If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at [jhellman@Kunaid.gov](mailto:jhellman@Kunaid.gov).

Respectfully,

  
Jace Hellman  
Planner I  
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services

Land Uses	Districts														
	A	R-2	R-4	R-6	R-8	R-12	R-20	O	C-1	C-2	C-3	CBD	M-1	M-2	P
Shelter or Temp. Home 5-7-15-33					S	S	S		S						S
Shoe Repair 7-15		S	S	S	S	S	S	P	P	P	P	P	P	P	
Shooting Range (Indoor) 7-15-26	S	S							P <sub>45</sub>	S <sub>45</sub>	P <sub>45</sub>		P <sub>45</sub>	P	
Shooting Range (Outdoor) 7-15-26	S												S	S	S
Shop for Building Contractor 7-15	S								P	P	P		P	P	
Shopping Center 7-15									S	S	S	S			
Sign Shop 7-15									P	P	P	P	P	P	
Sports Arena 7-15									S	S	S	S	S		S

- The following footnotes are intended as helpful reminders rather than representing an all-inclusive list of requirements relative to a given land use; additionally, a footnote may not apply to a land use in every circumstance or an obligation may apply to a land use not covered by a footnote.

1. Any enterprise customarily carried on in the field of general agriculture, which is not obnoxious or detrimental to the public welfare. A commercial slaughterhouse or concentrated animal feeding operation [CAFO] is not allowed in the agricultural zone.

2. A limited number of cows, horses, sheep, goats and pot belly pigs may be kept on the premises as determined by the director in consultation with a licensed veterinarian; provided individual lots have an area of at least 33,000 square feet [.75 acre] and meet other requirements including those outlined KCC 10-3-5.

3. For the display and sale of agriculture products. A roadside stand requires a minimum of four (4) off-street parking spaces; however, the parking spaces do not need to be covered with an impervious parking surface because of the temporal nature of the business. The applicant is required to procure a business license from the city clerk prior to business usage and acquire a special use permit in certain zones. The site will also be evaluated for road access and circulation concerns.

4. Up to five (5) animals allowed; however, no roosters are permitted.

5. Parking shall be provided as follows: Single-family - two (2) spaces per dwelling unit to include duplexes; multifamily - one and one-half (1½) space per dwelling unit.
6. The upper and lower floors are available for residential living purposes but not at ground level.
7. Subject to design review.
8. For manufactured home subdivision, see KCC 6-5-3.
9. The fraternity or sorority must be affiliated with an institution of higher education and maintain a good standing with its parent organization.
10. The use must be contained within the structure.
11. Home consumption only; however, should the beer or wine be sold it is subject to KCC 3-1-1.
12. Height of a cell/communication tower is subject to height regulations found in KCC 5-4-6: B:5 and 5-5-2: F.
13. Security need only - not intended for residential use; family members are not to reside in the security dwelling.
14. Deleted by Ord. No. 2012-18.
15. The use requires adequate off-street parking and is subject to parking standards regulations found at KCC 5-9-1 through 5-9-5. Community gardens/urban gardens shall rely upon on-street parking and/or off-street parking on a case-by-case basis determined by site-specific characteristics.



# City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for 315 E. Avalon St. Kuna, ID  
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance  
5-1-5B. Sign posted Tuesday (DAY OF THE WEEK, MONTH,  
DATE AND YEAR). This form is required to be returned three (3) calendar days  
subsequent to posting and signs are to be removed from the site three (3) calendar  
days after the hearing.

DATED this 9<sup>th</sup> day of May, 2017.

Signature,

Owner/Developer

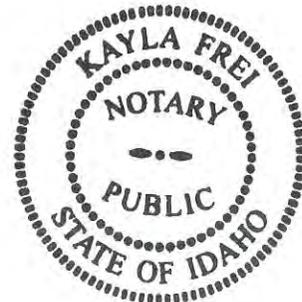
STATE OF IDAHO )  
County of BOA ) : ss

On this 9<sup>th</sup> day of May, 2017 before me the  
undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
the day and year in this certificate first above written.

Kayla Frei  
Notary Public  
Residing at Meridian, Idaho

Commission Expires February 8, 2023







315

E. AVALON RD.



The Willow Tree  
Home Decor & Gift Shop

**FOR SALE**

By phone  
Phone No. 1-800-368-1111

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Wednesday, April 19, 2017 12:03 PM  
**To:** ACHD; Ada County Engineer; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Boise Project Board of Control; Boise Project Board of Control; Boise-Kuna Irrigation Distr.; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Gordon Law (glaw@kunaaid.gov); Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaaid.gov); Planning Mgr: Ada County Development Services; Terry Gammel  
**Subject:** 17-02-ZC Rezone - Darius Elison DBA One Call Restoration

April 19, 2017

Notice is hereby given that the following action is under consideration by the City of Kuna:

<b>FILE NUMBER</b>	17-02-ZC (Rezone) Darius Elison DBA One Call Restoration
<b>PROJECT DESCRIPTION</b>	Applicant, Darius Elison DBA One Call Restoration, is requesting a rezone of his .97-acre property from current zoning designation R-6 to a commercial zoning designation in order to open up a new office and shop
<b>SITE LOCATION</b>	<b>315 E Avalon St, Kuna, ID 83634</b>
<b>APPLICANT/ REPRESENTATIVE</b>	One Call Restoration, Darius Elison 11381 Gila Dr. Kuna, Idaho 83634 208-514-5493 onecallidaho@gmail.com
<b>SCHEDULED HEARING DATE</b>	<b>Tuesday, May 23, 2017 6:00 p.m.</b>
<b>KUNA STAFF CONTACT</b>	Jace Hellman, Planner I <a href="mailto:jhellman@kunaaid.gov">jhellman@kunaaid.gov</a> Phone: 922-5274 Fax: 922-5989

We have included a Dropbox link below with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4<sup>th</sup> Street, Kuna, ID 83634.

<https://www.dropbox.com/sh/2ucdjp2xbou490d/AABsaWuY2wK6ETRRGvBoWtFXa?dl=0>

Jace Hellman  
Planner I  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634  
[jhellman@kunaID.gov](mailto:jhellman@kunaID.gov)



CITY OF KUNA  
P.O. Box 13 - Kuna, ID 83634  
Phone: 922-5274 - Fax: 922-5989

**File #17-02-ZC (Rezone) Darius Elison DBA One Call Restoration**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, May 23, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with a **Rezone** request from Darius Elison, DBA One Call Restoration, to rezone a parcel's current residential zoning designation of R-6 to a commercial zoning designation of C-2. The site is located at **315 E Avalon St., Kuna, ID 83634**. (APN#: R9442000081).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May, 18 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4<sup>th</sup> Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

---

*(No need to print this portion) Please publish one time on April 26th, 2017.*

(Sent 4/21/2017)

Kuna P.O. #5503



IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 04/21/17 09:40 by sje14

-----  
Acct #: 345222

Ad #: 1610093

Status: N

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 04/26/2017 Stop: 04/26/2017  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 70.00 Words: 271  
Total LEG 70.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 56.80  
# Affidavits: 1

Contact: CHRIS ENGLER  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaaid.gov; gsmith@  
Agency:

Ad Descrpt: 17-02-ZC  
Given by: JACE HELLMAN  
Created: sje14 04/21/17 09:32  
Last Changed: sje14 04/21/17 09:39

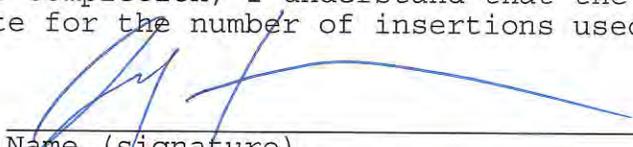
-----  
PUB ZONE EDT TP START INS STOP SMTWTFSS  
KMN A 96 S 04/26  
-----

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

*Jace Hellman*

\_\_\_\_\_  
Name (print or type)

  
\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

Exhibit

B2

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208) 467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 04/21/17 09:40 by sje14

Acct #: 345222

Ad #: 1610093

Status: N

**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**File #17-02-ZC (Rezone)  
Darius Elison  
DBA One Call Restoration**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, May 23, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Rezone request from Darius Elison, DBA One Call Restoration, to rezone a parcel's current residential zoning designation of R-6 to a commercial zoning designation of C-2. The site is located at **315 E Avalon St., Kuna, ID 83634**. (APN#: R9442000081).

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The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May, 18 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

April 26, 2017 1610093

*perfect  
Okay to  
publish*

Exhibit

B2

which includes the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning  
Department

April 26, 2017 1609515

**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**File #17-02-ZC (Rezone)  
Darius Elison**

**DBA One Call Restoration**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, May 23, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Rezone request from Darius Elison, DBA One Call Restoration, to rezone a parcel's current residential zoning designation of R-6 to a commercial zoning designation of C-2. The site is located at 315 E Avalon St., Kuna, ID 83634. (APN#: R9442000061).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on May 18 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall, 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning



**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna Planning and Zoning Commission is scheduled to hold a public hearing on May 23, 2017 beginning at 6:00 pm on the following case:

A Rezone request by **Darius Elison**, DBA One Call Restoration, to rezone a parcel's current residential zoning designation(R-6) to a commercial zoning designation(C-2) to build an office and a shop.

The .97-acre site is located at 315 E Avalon St, Kuna, Idaho 83634 (refer to adjacent map).

The hearing will be held at **6:00 PM in the Council Chambers at the City Hall located at 751 W. 4th Street, Kuna, Idaho.**

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

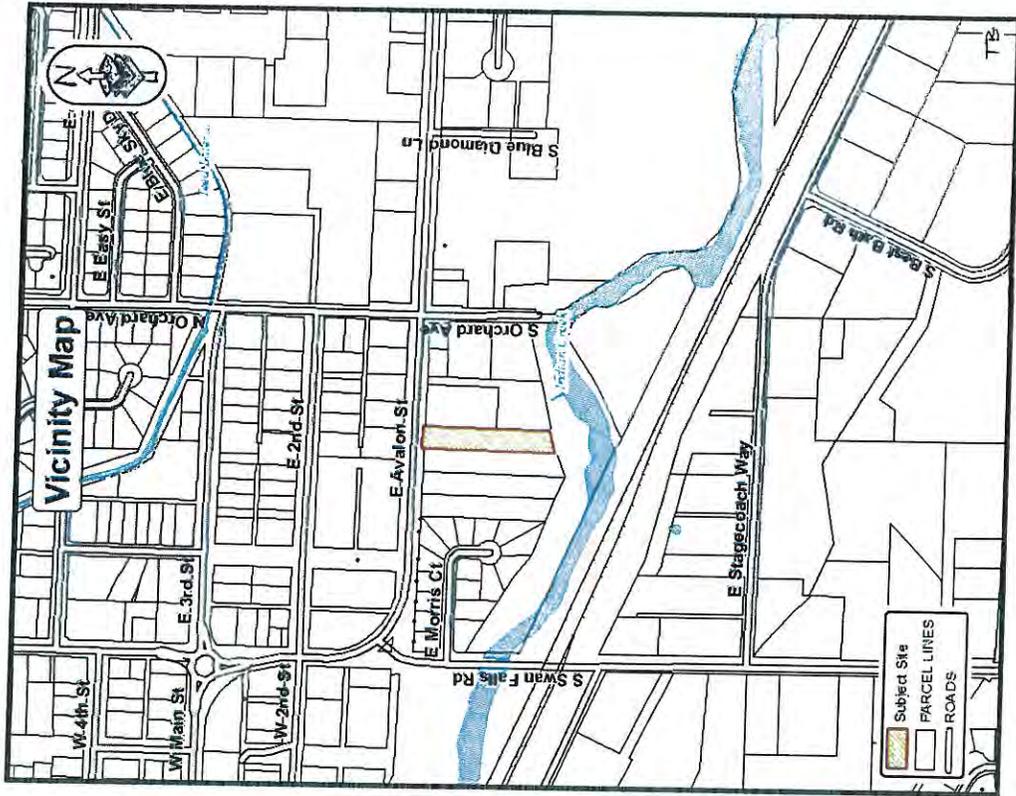
You are invited to provide oral or written comments to the Commission at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Planning and Zoning Commission.

In all correspondence concerning this case, please refer to the case name: **17-02-ZC (Rezone)**

MAILED 4/21/2017

Exhibit

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## **Suggestions For Testifying at the Public Hearing:**

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

**LEGAL NOTICE**

Primowner	Secowner	Addconcat	Statconcat
Adams Earl S		199 E Morris CT	Kuna, ID 83634
Charles Valerie N	Charles Brad W	1928 S Peppercorn PL	Boise, ID 83709
Church of Jesus Christ of Latter-Day Saints		50 E North Temple St FL 22	Salt Lake City, UT 84150
City of Kuna		PO Box 13	Kuna, ID 83634
Clifford-Burr Angie	Burr Bruce	151 S Orchard Ave	Kuna, ID 83634
Healthy Pet Happenings LLC		366 E Avalon St	Kuna, ID 83634
Konzek Roberta		366 E Avalon St	Kuna, ID 83634
Lueddeke Michael Trust		4449 Council CUPRUM	Council, ID 83612
March David M	March Shawn A	251 E Avalon St	Kuna, ID 83634
Mellin Properties Limited Partnership		10100 W Franklin Rd	Boise, ID 83709
Messmer John		PO Box 361	Kuna, ID 83634
Messmer Properties LLC		PO Box 361	Kuna, ID 83634
Mote Michelle G	Mote Terry L	260 E Morris CT	Kuna, ID 83634
Norquist Investments Limited Partnership		PO Box 7832	Boise, ID 83707
Osborn Jeremiah		276 E Morris Ct	Kuna, ID 83634
Parker George A	Parker Ranea	118 Olive Branch Rd	Kooskia, ID 83539
Phillips Ronald E	Phillips Martha L	PO Box 466	Kuna, ID 83634
Queen Chad J	Queen Marisa M	4975 W Amity Rd	Nampa, ID 83687
Root Charles E	Root Mary Katherine	349 E 2nd St	Kuna, ID 83634
Russell James D	Russell Sheri J	781 S School Ave	Kuna, ID 83634
Sorrells Laura L		298 E Morris CT	Kuna, ID 83634
Spafford Anna		291 E Avalon St	Kuna, ID 83634
Thomas John B	Thomas Lisa K	375 E Avalon St	Kuna, ID 83634
Upshaw Troy L	Upshaw Theresa M	240 E Morris Ct	Kuna, ID 83634
Utley Rita		210 E Morris CT	Kuna, ID 83634
Yarno Richard L	Yarno Marilyn Z	331 E 2nd St	Kuna, ID 83634

## Jace Hellman

---

**From:** Brenda Saxton <bsaxton@kunaschools.org>  
**Sent:** Thursday, April 20, 2017 8:43 AM  
**To:** Jace Hellman  
**Subject:** Re: 17-02-ZC Rezone - Darius Elison DBA One Call Restoration

No issue here from Kuna Transportation

Thank you,  
Brenda Saxton

On Wed, Apr 19, 2017 at 12:02 PM, Jace Hellman <[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)> wrote:

April 19, 2017

Notice is hereby given that the following action is under consideration by the City of Kuna:

<b>FILE NUMBER</b>	17-02-ZC (Rezone) Darius Elison DBA One Call Restoration
<b>PROJECT DESCRIPTION</b>	Applicant, Darius Elison DBA One Call Restoration, is requesting a rezone of his .97-acre property from current zoning designation R-6 to a commercial zoning designation in order to open up a new office and shop
<b>SITE LOCATION</b>	<b>315 E Avalon St, Kuna, ID 83634</b>
<b>APPLICANT/ REPRESENTATIVE</b>	One Call Restoration, Darius Elison  11381 Gila Dr.  Kuna, Idaho 83634  <a href="tel:208-514-5493">208-514-5493</a>  <a href="mailto:onecallidaho@gmail.com">onecallidaho@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	<b>Tuesday, May 23, 2017</b>  <b>6:00 p.m.</b>
<b>KUNA STAFF CONTACT</b>	Jace Hellman, Planner I



# Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).



[Click here to enlarge map.](#)

**Name of Development:** One Call Restoration

**Summary:** Office and shop buildings at 315 East Avalon Road, west of Orchard Avenue. This proposal meets 11 CIM 2040 checklist items and does not meet 8 items. For pedestrian safety, consider requiring sidewalks along Avalon Street to connected to the existing network of the east property owner.

### Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? **(Goal 2.1)?**

- Downtown       Employment Center       Existing Neighborhood       Foothills  
 Future Neighborhood       Mixed Use       Prime Farmland       Rural  
 Small Town       Transit Oriented Development

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. **(Goal 2.3)**

### Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ		al	
Households	Jobs	Households	Jobs	Households	Jobs
32	53	130	63	237	382

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. **(Goal 2.1)**

### Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs		Net	
Households	Jobs	Households	Jobs	Households	Jobs
772	701	1,007	711	1,908	2,909

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. **(Goal 2.1)**



More information on COMPASS and *Communities in Motion 2040* can be found at:  
[www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Southwest Idaho

Exhibit  
 05

# Communities in Motion 2040 Development Checklist

## Transportation

- Attached**  **N/A** An Area of Influence Travel Demand Model Run is attached.
- Yes**  **No**  **N/A** There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.
- Comments:** In FY2021, ITD plans to resurface SH-69 from the City of Kuna to the City of Meridian.
- Yes**  **No**  **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments:** Consider a parking layout that does not require the queue to extend onto Avalon Street.
- Yes**  **No**  **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments:** The closest bus stop is at Overland and Black Marlin, approximately 7 miles away.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached**  **N/A** Complete Streets LOS scorecard is attached.
- Yes**  **No**  **N/A** The proposal maintains or improves current automobile LOS.
- Yes**  **No**  **N/A** The proposal maintains or improves current bicycle LOS.
- Yes**  **No**  **N/A** The proposal maintains or improves current pedestrian LOS.
- Yes**  **No**  **N/A** The proposal maintains or improves current transit LOS.
- Yes**  **No**  **N/A** The proposal is in an area with a [Walkscore](#) over 50.

## Housing

- Yes**  **No**  **N/A** The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)
- Yes**  **No**  **N/A** The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)
- Yes**  **No**  **N/A** The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)
- Yes**  **No**  **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

## Community Infrastructure

- Yes**  **No**  **N/A** The proposal is infill development. (**Goals 4.1, 4.2**)
- Yes**  **No**  **N/A** The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)
- Yes**  **No**  **N/A** The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

## Health

- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)
- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a public school. (**Goal 5.1**)
- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)
- Yes**  **No**  **N/A** The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

## Economic Development

- Yes**  **No**  **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)
- Yes**  **No**  **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

## Open Space

- Yes**  **No**  **N/A** The proposal is within a 1/4 mile of a public park. (**Goal 7.1**)
- Yes**  **No**  **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

## Farmland

- Yes**  **No**  **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)
- Yes**  **No**  **N/A** The proposal is outside prime farmland. (**Goal 8.2**)



STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

## *DEQ Response to Request for Environmental Comment*

*Date:* May 3, 2017  
*Agency Requesting Comments:* City of Kuna  
*Date Request Received:* April 19, 2017  
*Applicant/Description:* Darius Elison DBA One Call Restoration/17-02-ZC (Rezone)

*Thank you for the opportunity to respond to your letter dated April 19, 2017.*

*Based on the information provided, it appears there are no issues within our regulatory authority. At this time, we do not have any comments; however, we do request that this project consider the state and federal rules and regulations for air, water, waste and the overall environment. If there is additional information to be reviewed, please let us know.*

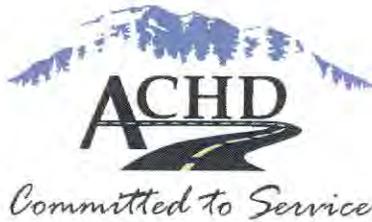
*We appreciate the opportunity to review the application, if you have additional questions or concerns, please contact me at (208) 373-0550.*

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff".

Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

C: File # 2278  
TRIM: 2017AEK50



Paul Woods, President  
Rebecca W. Arnold, Vice President  
Kent Goldthorpe, Commissioner  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner

May 4, 2017

To: Darius Elison  
DBA One Call Restoration  
11381 Gila Drive  
Kuna, ID 83634

Subject: KUNA17-0006/ 17-02-ZC  
315 E. Avalon Street  
Annexation & Rezone for DBA One Call Restoration

This application is for annexation & rezone only. Listed below are some of the relevant policies that the District may administer when it reviews a future development application (additional policies may be considered with a specific redevelopment application):

## A. Findings of Fact

### 1. Avalon Street

#### a. Policy:

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are



to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. The segment of Avalon Street abutting the site is designated in the MSM as a Transitional Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Avalon Street abutting the site.

## 2. Driveway

### a. Policy

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

- b. Staff Comments/Recommendations: The applicant should be required to pave their driveway its full width at least 30-feet into the site beyond the edge of pavement of Avalon Street.

## B. Traffic Information

### Trip Generation

A general office is estimated to generate 11.03 vehicle trips day based, with 1.49 trip in the PM peak hour, per 1,000 square feet, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Avalon Street	80-feet	Minor Arterial	708	"F"

\* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

**Average Daily Traffic Count (VDT):** *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Avalon Street east of Linder was 13,182 on 7/31/14.

**C. Attachments**

1. Vicinity Map
2. Standard Conditions of Approval
3. Request for Appeal of Staff Decision

If you have any questions, please feel free to contact me at (208) 387-6178.

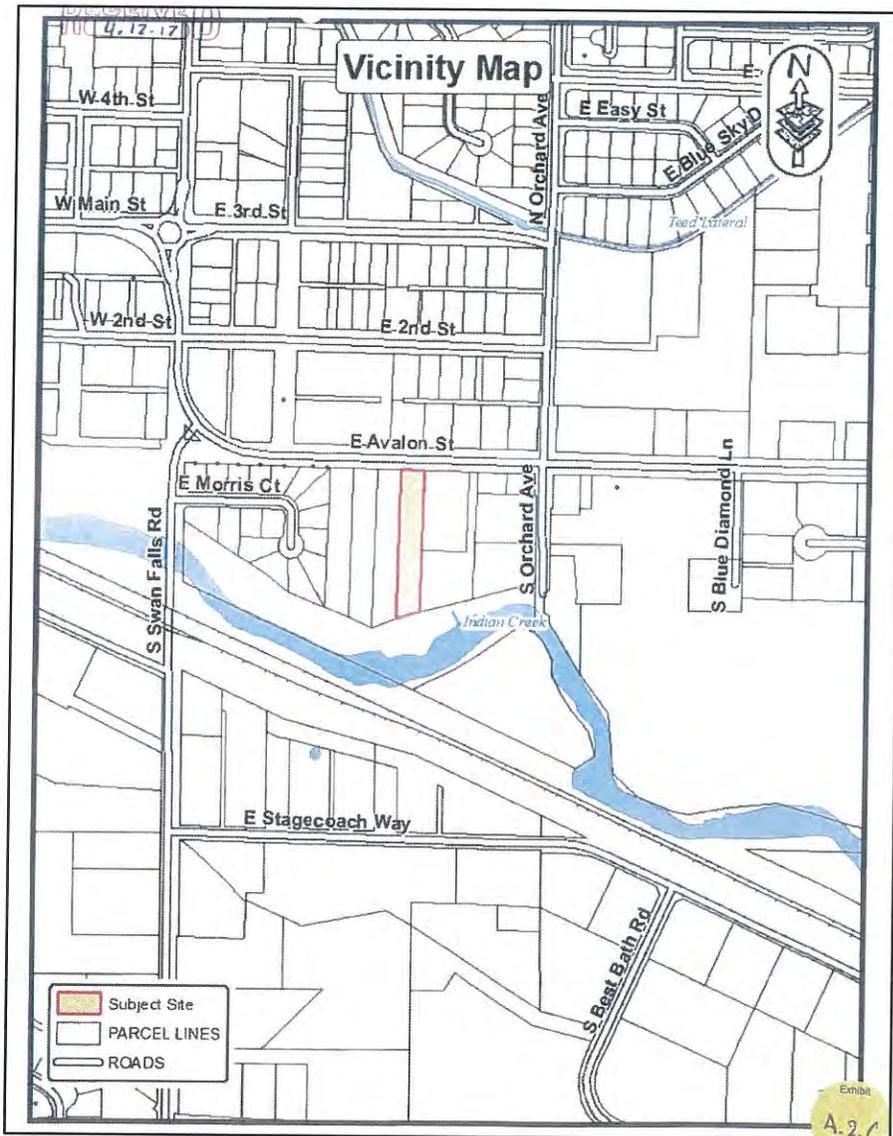
Sincerely,



Mindy Wallace, AICP  
Planner III  
Development Services

cc: City of Kuna

# VICINITY MAP



## Standard Conditions of Approval

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

## Request for Appeal of Staff Decision

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

BRIAN McDEVITT  
CHAIRMAN OF THE BOARD

RICHARD DURRANT  
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE  
PROJECT MANAGER

ROBERT D. CARTER  
ASSISTANT PROJECT MANAGER

APRYL GARDNER  
SECRETARY-TREASURER

JERRI FLOYD  
ASSISTANT SECRETARY-  
TREASURER

# BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3138

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

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

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

10 May 2017

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

RE: One Call Restoration- Darius Elison      17-02-ZC  
315 E. Avalon St.  
Boise-Kuna Irrigation District      BK-1288-4A  
Teed Lateral 115+50  
Sec. 25, T2N, R1W, BM.

Jace Hellman, Planner I:

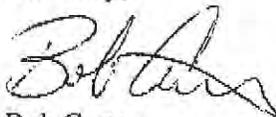
There are no Project facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

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

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

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

Sincerely,



Bob Carter  
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
Lauren Boehlke      Secretary-Treasurer, BKID  
File

