



KUNA PLANNING AND ZONING COMMISSION

Agenda for June 27, 2017

Kuna City Hall ■ Council Chambers ■ 751 W. 4th 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 June 13, 2017

b) **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review): Troost Family Living Trust, Jaylen Walker with AllTerra Consulting – ***Findings of Fact and Conclusions of Law***

3. NEW BUSINESS

a) **17-12-DR** (Design Review) – Ridley's Family Center No. 2 (landscaping buffers): Applicant requests approval for new landscape buffering adjacent to Deer Flat Road and future Sailer Place ahead of the *future* Ridley's Family Center No. 2, commercial subdivision.

b) **17-11-DR** (Design Review) – Patagonia Pool House: Taylor Merrill with Arbor Ridge, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a pool and pool house, accompanying landscape, lighting and parking lot, within the Patagonia Subdivision (Future Lot 1 Block 5).

4. PUBLIC HEARING

a) **17-03-SUP** (Special Use Permit): BRS Architects representing Smoky Mountain Pizzeria Grill Requests Special Use Permit approval to operate a full-service bar within the newly proposed Smoky Mountain Pizzeria Grill restaurant to be located at 1011 N. Meridian Road, on Lot 2, Block 1, within the Ensign Commercial subdivision.

b) **17-04-SUP** (Special Use Permit) and **17-10-DR** (Design Review) – KJ's Superstore: A Special Use Permit (SUP) and Design Review (DR) request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at 1565 East Deer Flat Road, Kuna, ID 83634.

c) **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Preliminary Plat: B&A Engineers representing Endurance Holdings, LLC requests preliminary plat, rezone and design review approval for an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential (R6) designation, and subdivide the parcel into 34 residential building lots and seven (7) common lots. The site is located approximately 2500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street, and is addressed as 874 S. Ten Mile Rd., Kuna, Idaho. ***-Staff is requesting this item be tabled to the July 13th, 2017 Special Planning & Zoning Commission hearing.***

d) **17-04-ZC** (Rezone) and **17-04-S** (Subdivision) – Ashton Estates Preliminary Plat: Applicant, Kirsti Grabo with KM Engineering, requests approval for a zone change for approximately 19.86 acres to C-1, and 34.76 acres to R-6 Medium Density Residential. Applicant also proposes a preliminary plat for a residential and commercial subdivision. The subject site is located on the southeast

corner (SEC) of Meridian and Deer Flat Roads. *-Staff is requesting this item be tabled to the July 13th, 2017 Special Planning & Zoning Commission hearing.*

- e) **16-11-AN** (Annexation) – Kolo, LLC (Logan Patten); Jay Walker with AllTerra Consulting, on behalf of Logan Patten with Kolo, LLC, request's approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone (Neighborhood Commercial), is consistent with the Comprehensive Plan Map. The subject property is located on the north-east corner (NEC) of Meridian and Deer Flat Roads.

5. COMMISSION DISCUSSION AND REPORTS

- a) Proposed name change for South Best Bath Road.

6. ADJOURNMENT

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

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 May 23, 2017.
- b) **17-01-SUP** (Special Use Permit) – Patricia Downum; Kuna Kave Kids – ***Findings of Fact and Conclusions of Law.***
- c) **17-02-S** (Subdivision) - Sailer Shores Meadows Subdivision #2 – ***Findings of Fact and Conclusions of Law.***
- d) **13-04-SUP** (Special Use Permit *modification*) – Falcon Ridge Public Charter School: Special Use Permit Modification -***Findings of Fact and Conclusions of Law.***
- e) **17-02-ZC** (Rezone) – Darius Elison, One Call Restoration -***Findings of Fact and Conclusions of Law.***

Commissioner Gealy motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS

- a) **17-08-DR** (Design Review) – BRS Architects representing Dan Todd; Smoky Mountain Pizzeria Grill: Applicant requests Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 4,064-square foot commercial building to house a new Smoky Mountain Pizzeria Grill restaurant, and accompanying landscaping and parking lot on Lot 2, Block 1 within the Ensign Commercial subdivision.

Trent Butchum: BRS Architects 1010 S Allante place suite 100, Boise Idaho. I am here with Smoky Mountain Pizza. Dan Todd proposes to develop a 4,000 SF Sit Down Pizza Restaurant in the Ensign Subdivision along Meridian Road, in front of the Tractor Supply Store. We are in agreement with all the conditions of approval they have put on the project, I am not sure what your packets look like, if your seeing colored elevations or material samples that are over here? **C/Hennis:** We have, but if you would like to go ahead and present those so we can see an actual physical representation. We have had a few of our packets that have come out a little color funny. **Trent Butchum:** In keeping with the theme of smoky mountain restaurants in Nampa, Meridian, Boise, the color pallet anyway, and to go along with what's in the neighborhood out there, Ridley's, Tractor Supply Store. We start with a warm pallet of oranges and

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reds and browns. The building base will be tumbled brick veneer. The architecture is similar to what is out there. Flat roof, ****Inaudible****, we will have screening that will cover up the mechanical equipment, and a secondary screening that will match the siding ****Inaudible****, **C/Hennis**: Okay, thank you. **C/Gealy**: I have no questions. **C/Laraway**: I have none. **C/Hennis**: I don't at this time. Staff?

Troy Behunin: I am standing in tonight for Trevor Kesner for this project, so please bear with me. Before tonight's meeting, Trevor did tell me that the applicant has complied with everything. There doesn't seem to be any major hiccups with anything and staff would just like to highlight that signage does required design review, and they have to follow all of the sanitary sewer water, pressurized irrigation requirements from the city engineer, and then the parking, the lighting and the parking needs to comply with city code. With the landscaping, it appears to be in general conformance and it does need to be installed according to the landscape plan stamped 4-7-17. Staff would also like to point out that after construction is complete, there will be a design review compliance inspection for the landscaping and lighting and there is a fee that goes along with that, but that comes later. Also take note, there is a special use permit for the Bar, will come before the commission on June 27th, separate of tonight's action. Hopefully you don't have questions for me, but I'll stand for any that you do. **C/Gealy**: Well I do have a question, just looking at the conditions of approval, number 5 is on landscaping, that landscaping shall be installed according to the plan. Help me understand, often in subdivisions we include a condition that the landscaping will be maintained in healthy condition, but we have not included that condition here, is it implied? Or shall we include that as a condition, that the landscaping shall be maintained. **Troy Behunin**: You are certainly welcome to add that to the record, but it is implied. Often times, commercial is given a little more leeway, because we know they want to make a nice presentation, but you can certainly add that. Typically, what we do is we say it needs to be maintained in a healthy condition and any that are suffering or dying need to be replaced in two weeks. **C/Gealy**: Thank you. **C/Hennis**: Any other questions? So, I guess that brings us up to our review. I think it looks straight forward. **C/Gealy**: I would agree. **C/Hennis**: I don't anticipate an issue, I think we can make that condition, just to make sure that it is in the record for the landscaping. I don't think we will have an issue, but. I think the colors look good, I think it looks broken up. Lee's normal requirements have been met. So, if there is nothing else, I would stand for motion. **C/Gealy**: I would ask the applicant if that would be alright with you to include a condition, in the conditions of approval that you will maintain landscaping in a healthy condition? **Trent Butchum**: Sure, I am curious if this applies to the whole development. **Wendy Howell**: It's in the whole development, it comes from code so... **C/Gealy**: If that's the case than we don't need to add it here, thank you. **Wendy Howell**: Just as a reminder for them.

Commissioner Gealy motions to approve Case No. 17-08-DR (Design Review) for Smoky Mountain Pizzeria Grill with the conditions outlined in the staff report and testimony; Commissioner Laraway Seconds, all aye and motion carried 3-0.

3. PUBLIC HEARING

- a) **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review) - On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant) requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot in preparation for a multi-

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family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.
-This action is to re-open the public hearing from March 14, 2017, due to public noticing infraction.

Jay Walker: I am with AllTerra Consulting, my office is at 849 E State St suite 104, Eagle ID. Greg Bullock, the applicant, and I represent the Troost Family and we seek preliminary plat approval once again, this may seem like a Déjà vu, probably because it is. In order to develop the property, it is a nice little infill project for a multifamily housing project. We are seeking at least 4.7 cubic acres, 11 lots, ten of which will be building lots. The 11th is a common lot. We do have a presentation, but I don't know if it is working. Back in July of 2016, this parcel was annexed, and along with the annexation and zoning to an R-12 there was a comp plan amendment from a medium density to a high density and we are happy to suffice that and appease the zoning. It is the northeast corner of Deer Flat Road and school avenue. It will provide nice housing for seniors and new families, which is in short demand these days and we are happy to do that. With zoning in high density as I mentioned. Surrounded by complimentary residential and RUT developing uses and we were happy to work out with ACHD, egress/Ingress off of Deer Flat through a single access point with adequate separation from the intersections. Staff determined the application is compliant with Kuna City and other Agency requirements and codes and we also provided staff and for your visual a nice landscape plan and this will be maintained well and upscaled buildings that will match that will be presented to you at a future date as a part of design review. The attractive buildings to compliment the attractive landscaping with ample parking. A couple of things came out of our last commission hearing, one was to ensure that there was adequate emergency vehicle access from the stripping location and we have verified that and provided that to staff, and staff can verify that. And we have provided a surface access point from the parking area to the existing house that the client wants to maintain because it is under a lease agreement and in operation currently. So, in summary it creates nice housing with beautiful landscaping. It complies with city and agency requirements with adequate surrounding uses. And it is a nice little infill amenity for the city and we are excited to move forward with this process and would appreciate your approval this evening, and I stand for any questions. **C/Hennis:** Thank you. Any questions? **C/Gealy:** I have no questions at this time. **C/Laraway:** I have no questions. **C/Hennis:** I don't either, thank you.

Troy Behunin: Good evening commissioners once again Troy Behunin, Kuna Planning Zoning Department. So, the application before you this evening 16-04-S and also 16-19-DRC, which is design review for the subdivision, landscaping. As Jay Stated it is for the ten buildable lots and the one single lot left for open space. He recalculated appropriately for how they got to this stage, last summer they got annexed into the city and they secured an appropriate density zoning for the project so they could build a multifamily project. Staff is here to tell you that noticing procedures have been followed. Neighborhood meeting has held originally back in 2016 and with the 80 some comments received this year, neighbors within 300 feet plus have actually been notified about tonight's hearing. Besides the site being properly posted, it was also properly notice in the Kuna Melba News. The reason why we are having tonight's discussion and reopening the hearing for the public, is because there was a noticing infraction with the original planning and zoning hearing, the flyer that gets sent out to neighbors within 300 feet. Everything was correct except for the description of the location of the project. The map was correct, the date was correct, the project was correct. It was just the location described another piece of property. The decision was made to take it back and reopen the public hearing to benefit anybody in the public who didn't have a chance based on

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that technicality to come in and voice their opinion, so that why we are here tonight. I will stand for any questions that you might have. I would like to highlight that in-between the two meetings that Jay walker did state correctly they have worked with staff to comply with the original conditions to provide proper and ample emergency service access, especially around the roundabout. **C/Hennis:** Great thank you. **C/Gealy:** And access for the J&M sanitation as well? **Troy Behunin:** Actually, for the sanitation and trash enclosure. I don't recall actually. **Jay Walker:** Yes, we covered that. **C/Gealy:** the access for the existing home to Deer Flat Road has been? **Troy Behunin:** They will take access from inside the new part of the subdivision. ACHD will not allow them to take the access direct from. **C/Gealy:** So that issue has been resolved. I apologize, I was not at the hearing on March 14th, but I tried to review the notes and the minutes and the packet from that time. I just wanted to make sure the questions that had come up were addressed in the conditions of approval. Did we include a condition that the existing home would need to connect to city water and sewer when it became available? **Troy Behunin:** Yes, and because this is a subdivision they are bringing sewer, water, pressurized irrigation to the site. That means that there will be an immediate connection, rather than later. **C/Gealy:** So there was a question regarding the parking and whether or not there was adequate parking within the, I think it came in the ACHD report, was that addressed. **Troy Behunin:** Staffs gone through... **C/Hennis:** As far as I remember, it was a question I thought from one of the public hearing testimonies that there might not be enough, and the applicant I believe corrected that and said it was per code. I think the question came from public testimony. We all know how apartments get and they tend to have a little more need for parking than there is supposed to be and they were just concerned if there was adequate parking. If I remember right. **Troy Behunin:** During Staff's Review of parking, there is adequate parking. **C/Hennis:** We can only hold them to code for requirements. **C/Gealy:** What I am looking for is page 120 which the ACHD report, and I can get as far as page 110. **Troy Behunin:** Perhaps while you are looking for that, Commission Laraway had a comment. **C/Laraway:** Mine is just from experience, when we put up multifamily units, how many units are we talking? **C/Hennis:** I think there was 52, was there? **Troy Behunin:** No there was 48, no there is 52. **C/Gealy:** There 13, four family. **Troy Behunin:** 13 buildings, and four units within each building. **C/Laraway:** My question comes along with that, when we start talking about the parking, when you have multifamily units like this, are they going to be assigned parking, if not then it is going to become a free for all for parking, and when you start having an overabundance of vehicles, then you can't get emergency vehicles in there because vehicles start parking everywhere. **Greg Bullock:** My name is Greg Bullock, I am the applicant 514 Bayhill Dr in Nampa. The total units are 52, so we will have a tri plex and a single family, and the other 48 are consumed by four-plex, so that is how we get to our 52. So, we have a single-family home that we have included in the total allowance of 52, there will be one unit that will be a tri-plex, so that equals those four and then the balance of the 48, so there will be no building with more than four units to them. The parking, is exactly right. They will have their assigned parking. It is all up to code and what the requirements are for the number of units we have. We also addressed the access from Deer Flat into the development and then around to the single family, that road needed to be widened, we agreed to do that. We have really reached agreement on everything and modified everything from our meeting here three months ago. I mean we lost three months, and we had to do it again, I understand that, but you two weren't here so you're at a disadvantage, we all understand. But, it has cost us a lot of time, but I am happy to answer any other questions. **C/Gealy:** Thank you, I just wanted to clarify that the questions that came up before had been addressed with the time that you had. **C/Laraway:** Is there going to be on street parking? **Greg Bullock:** I don't think for the homeowner there will be on street parking. Maybe for

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visitors, but that's temporary. But Thank you. **C/Hennis:** Thank you. **Troy Behunin:** Staff would just like to clarify, what you mean by on street parking, on Deer Flat? **C/Laraway:** Curb Side, Correct. **Troy Behunin:** actually, there will not be any on street parking on Deer Flat, Deer Flat is a classified road, and code does not allow on street parking on classified roadways. **C/Hennis:** Any further questions? **C/Gealy:** I found the question I had about parking, in the ACHD report they say the applicant is proposing 84 onsite parking stalls for the site, and the recommended number of parking spaces on the institute of transportation engineers parking generation 4th edition is 101. No parking is allowed on Deer Flat, the applicant and the City of Kuna should verify there is adequate onsite parking for the proposed use. And staff is saying that, and the applicant has verified that there is adequate onsite parking. **Troy Behunin:** Yes, we can run through the calculations just real quick to put everyone at ease. **C/Gealy:** No, it is quite alright if you are verifying that it has been done, that's the only other concern that I saw. **Troy Behunin:** Sure. **C/Hennis:** We believe staff, just wanted to make sure. Thank you. So, if there are no further questions I'll go ahead and open up public hearing at 6:31, I have nobody signed up in neutral or in opposition, and I just have two in favor and they are the applicants. Would you have anything further you would like to say? Then I will go ahead and close the public testimony at 6:32. That leaves us with our discussion. **C/Gealy:** I think it is very straightforward. **C/Hennis:** I think they have complied with everything they have been very patient with everything going along, I don't have any issues. If not, I'll stand for a recommended approval or denial to the City Council, Then the design review is an approval or denial.

Commissioner Gealy motions to recommend approval to City Council Case No. 16-04-S (Subdivision) with the conditions outlined in the staff report and testimony; Commissioner Laraway Seconds, all aye and motion carried 3-0.

Commissioner Gealy motions to approve Case No. 16-19-DRC (Design Review) with the conditions outlined in the staff report and testimony; Commissioner Laraway Second, all aye and motion carried 3-0.

- b) **17-01-ZOA** (Zoning Ordinance Amendment) - An ordinance of the Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Part 2 titled Meanings of Terms and Words by deleting the reference book titled, "Illustrated Book of Development Definitions" and replacing it with "A Planners Dictionary", the remaining text of Part 2 shall remain unchanged; amending Title 5, Chapter 3, Section 3 to provide that the minimum street frontage per lot is a recommendation that can be modified by the Planning and Zoning Director and modifying the height in M-1 and M-2 Zones to 100 feet and striking M-3 Zone from the table; deleting Title 6, Chapter 5, Section 4 in its entirety; providing for a severability clause; and providing an effective date.

Wendy Howell: Planning and Zoning Director, I have provided you the staff report, as well as the ordinance there is one change, or additional change to what was provided to you, and that is to allow discretion for an R-6 zone for the minimum lot size, so we can get a little bit more of a variety. That is kind of the purpose of this and then the minimum street frontage, allowing discretion there. So, Kuna can get more of a variety and maybe satisfy those concerns by the public. The rest is in the staff report, and I'll stand for questions. **C/Hennis:** So, this copy you handed out at the start of the meeting is the updated version. **Wendy Howell:** Correct. **C/Hennis:** I thought it was pretty straight forward, and I didn't have a question. **C/Gealy:** I have no questions. **C/Laraway:** I have none. **C/Hennis:** I will open up the public

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hearing for testimony at 6:35, and in seeing nobody signed up for any position in favor, neutral or opposition, I will go ahead and close the public hearing at 6:35. I am open for discussion or motion, which ever.

Commissioner Gealy motions to approve Case No. 17-01-ZOA (Zoning Ordinance Amendment) As presented; Commissioner Laraway Seconds, all aye and motion carried 3-0.

4. COMMISSION DISCUSSION AND REPORTS

The letters for the advisory committee for the comprehensive plan are getting ready to be sent out. That will be on June 28th from 4-6.

Commissioner Gealy will not be present for the next Planning and Zoning Commission Meeting on June 27th.

Commissioner Laraway will not be present for the next Planning and Zoning Commission Meeting on June 27th.

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

Commission Findings of Fact & Conclusions of Law

P.O. Box 13
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www.Kunacity.id.gov

To: **P & Z Commission**

File Numbers: **16-04-S** (Subdivision) and **16-19-DRC** (Sub Design Review).

Location: NEC of Deer Flat Road & School Avenue, Kuna, Idaho

Planner: Troy Behunin, Planner III

Hearing date: June 13, 2017
Findings of Fact: **June 27, 2017**

Applicant: **Greg Bullock**
514 Bayhill Dr.
Nampa, ID 83686
208.941.1076
Gregbullock14@gmail.com

Owner: **Troost Family Living Trust**
30540 Sabin Road
Parma, ID 83660

Engineer: **Jay Walker**
AllTerra Consulting
849 E. State Str., Ste. 104
Eagle, Idaho 83616
208.484.4479
jwalker@allterraconsulting.com

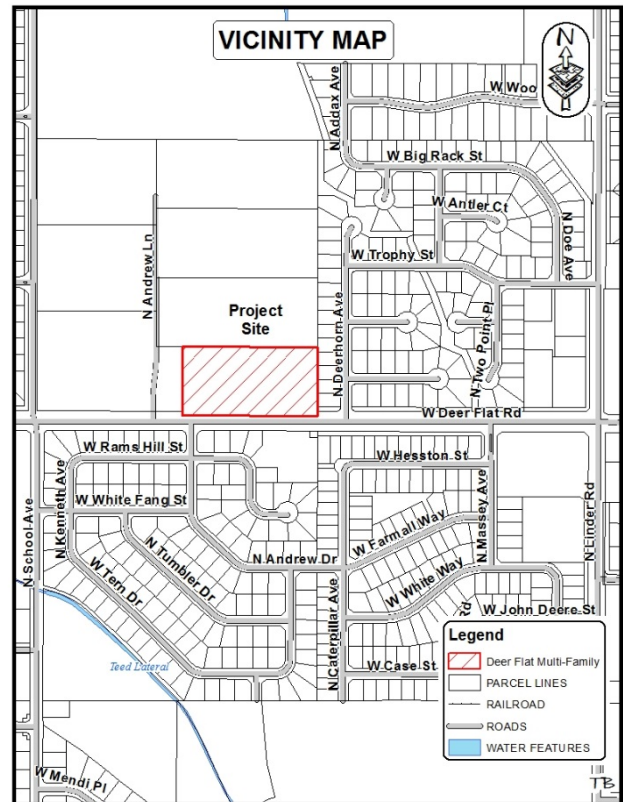


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that preliminary plat's for subdivisions are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for design review. 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 | October 14, 2016 (one person attended) |
| ii. Agency Comment Request | January 26, 2017 |
| iii. 300' Property Owners | June 2, 2017 |
| iv. Kuna, Melba Newspaper | May 24, 2017 |
| v. Site Posted | June 2, 2017 |

B. Applicants Request:

1. Request:

On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant), requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot. in preparations for a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

C. Aerial Map:



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D. Site History:

Recently, this site was annexed into Kuna and has been used historically for small agricultural purposes and a rental property for many years. The site is surrounded by both City and County platted subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to High Density Residential.

2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	RUT	Rural Urban Transition – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 4.70 acres (approximately)
- Zoning: R-12, (high Density Residential) – Kuna city
- Parcel #: S1314438920

4. **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

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

There are several structures on site, including a home, a large accessory building, trailers, and old sheds. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat.

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B-1, ACHD (Stacey Yarrington) Exhibit B-2, Boise Project Board of Control (BPBC - Bob Carter) Exhibit B-3, Central Dist. Health Dept. (CDHD - Lori Badigian) Exhibit B-4, COMPASS Planning Association (Carl Miller) Exhibit B-5, J & M Sanitation (Chad Gordon) Exhibit B-6, and the Kuna School District (Brenda Saxton) Exhibit B-7. The responding agency comments are included with this case file and are included with this report.

F. Staff Analysis:

These lands were annexed into Kuna city limits in July of 2016 (16-01-AN), with an accompanying Comp Plan Map amendment (16-01-CPM), from Medium Density to High Density Residential. The site is surrounded by Kuna City limits with platted City and County subdivisions. This parcel should be considered an infill development. The parcel is adjacent to a minor arterial (Deer Flat Road) and all public utilities are near this site.

The applicant seeks preliminary plat approval in order to develop the property into a multi-family housing project. Applicant proposes 11 total lots, including 10 buildable lots to place up to 13 four-plex buildings, yielding up to 52 total units. Three lots will be developed with two, four-plex buildings.

There is an existing house on site that encroaches on the future Rights-of-Way (ROW) along Deer Flat Road. The applicant requests that the house is allowed to remain in place. Staff has read the comments from the City Engineer and ACHD, and agrees with the opinions expressed in those reports. Those reports are included with this staff memo and it is encouraged that the Commission read those reports. Staff is concerned about continuing direct access to Deer Flat for the existing home and would recommend providing an internal access. The existing home relies on a septic and well system at this time. Staff recommends the existing home be conditioned to connect to the City sewer and potable water systems when these and all city utilities are within a distance of 300' as stated in the Engineers report. Staff recommends that a plan be provided to show where the existing private septic and well systems are located on the site. Staff recommends the applicant be conditioned to provide a way for the ROW along the Deer Flat frontage be accounted for. ACHD has made recommendations concerning the ROW, the encroachment of the house, and the dedication of future ROW, and staff would agree with their assessment and solution. Staff also recommends that the applicant work with KFD and J & M Sanitation to ensure proper maneuverability for EMS and sanitation needs to and through the site; in particular, the round-a-bout in the center of the project. Staff is concerned about traffic flow and driver-conflict and now looks to the applicant to demonstrate how the parking in the round-a-bout will not cause traffic or pedestrian conflict or worse.

Staff has reviewed the proposed landscape plan and finds it is in substantial conformance with the Landscape code for Kuna. During the annexation and Comp Plan Map Amendment process for this parcel last year, the Commission conditioned enhanced landscaping should be placed on the east and north sides of the project to minimize noise and other impacts to neighbors. Staff recommends additional trees and possibly berms to help offset the impacts to neighbors agreed to during the annexation process.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 16-04-S, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Proposed Procedural Background:

On June 13, 2017, Commission considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. **Findings of Fact for Commissions Consideration:**

Based on the record contained in Case No. 16-04-S, including the exhibits, staff's report, testimony at the public hearing, and Commission discussion, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-04-S, Subdivision.

The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial for Case No. 16-04-S. On June 13, 2017, Kuna's Commission voted to recommend approval of Case No. 16-04-S.

Comment: *On June 13, 2017, Commission will voted to recommend approval of applications 16-04-S.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on June 13, 2017, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on June 13, 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.*

5. Based on the evidence contained in Case No's 16-04-S, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map now designates this property as High Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

6. 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 sections, notice requirements were met to hold a public hearing on June 13, 2017.*

J. Factual Summary:

This site is located near the north east corner (NEC) of Deer Flat Road and School Avenue. Applicant proposes a preliminary plat for approximately 4.7 acres into City limits with an R-12 zone. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential.

The site will take access from existing Deer Flat Road.

- An exhibit was hand delivered at the Commission hearing demonstrating the location of the existing well and septic tank that will be removed with development (**Exhibit F-1**).

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designation from Medium Density to High Density on the Comp Plan Map for this parcel was amended in July of 2016 (16-01-CPM). The updated map was not available at time of this public hearing. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposal follows the community vision and housing goals as stated and adopted.*

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 criterion 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:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.*

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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

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 (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill style of development.*

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 creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood

will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and *multi-family* residential development (Page 179).

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *This application promotes sound community and urban design principles.*

L. Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.

Comment: *The 4.7 acre (approximate) project includes a request for a subdivision in an R-12 zone. The site appears to be compatible with the proposal.*

3. The subdivision use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Subdivision proposal is not likely to cause adverse public health problems.

Comment: *The proposed Subdivision for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both small farms and residential uses and an minor arterial road.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

M. Conclusions of Law:

1. Based on the evidence contained in Case No's 16-04-S and 16-19-DRC, Commission finds Case No's 16-04-S and 16-19-DRC generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-04-S and 16-19-DRC, Commission finds Case No's 16-04-S and 16-19-DRC are 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.

N. Recommendation of the Commission to City Council:

16-04-Sub, Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

16-19-DRC:-Design Review Note: *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On June 13, 2017, the Commission voted to recommend approval for case No. 16-04-S, based on the facts outlined in staff's report, the public testimony, and Commission discussion during the public hearing with the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends to City Council, approval for Case No. 16-04-S and hereby approves Case No.16-19-DRC, a subdivision preliminary plat and landscape plan request from Greg Bullock and Jay Walker (AllTerra Consulting), with the following conditions of approval:

- Applicants shall follow all conditions stated in the staff memo.
 - Applicant shall add a red stripe around the inner and outer radii of the round-a-bout to indicate a "No Parking, Standing or Blocking" zone.
 - Applicant shall add traffic/safety markers in the parking lot for pedestrian crossings, for users of the parking lot, especially for the round-a-bout, and add language to the CC&R's for their implementation.
 - Work with Staff to provide an all-weather 20' wide access from existing home to the new parking lot of the development – and remove direct access to Deer Flat Road for the existing home.
 - Applicant shall connect the existing home to the city's sewer and water systems at time of development of the proposed TNT Estates subdivision.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve 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 *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 any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
- 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to 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, see **KCC 6-4-2-W**.
 - 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. Compliance with the requirements of the Boise Project Board of Control is required.
 - 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 - 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 - 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 - 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 - 9. All signage within/for the project shall comply with Kuna City Code.
 - 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days 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 entities owning the property.
 - 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 - 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 - 13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 27th, day of June, 2017,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

Design Review Staff Memo

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

To: Planning and Zoning Commission;
acting as Design Review Committee

Case Numbers: 17-12-DR (Design Review)
for forthcoming Ridley's
Family Center Subdivision
No. 2.

Location: South of Deer Flat Road,
West of Ridley's Market &
Ace Hardware

Planner: Troy Behunin, Planner III

Meeting Date: June 27, 2017

Owner: **Ridley's Food Corporation**
Mark Ridley
621 Washington St. South
Twin Falls, ID 83301
208.324.1190
markridley@mac.com

Representative: **CSHQA**
Erik Anderson
200 W Broad St.
Boise, ID 83702
208.343.4635
Erik.Anderson@cshqa.com

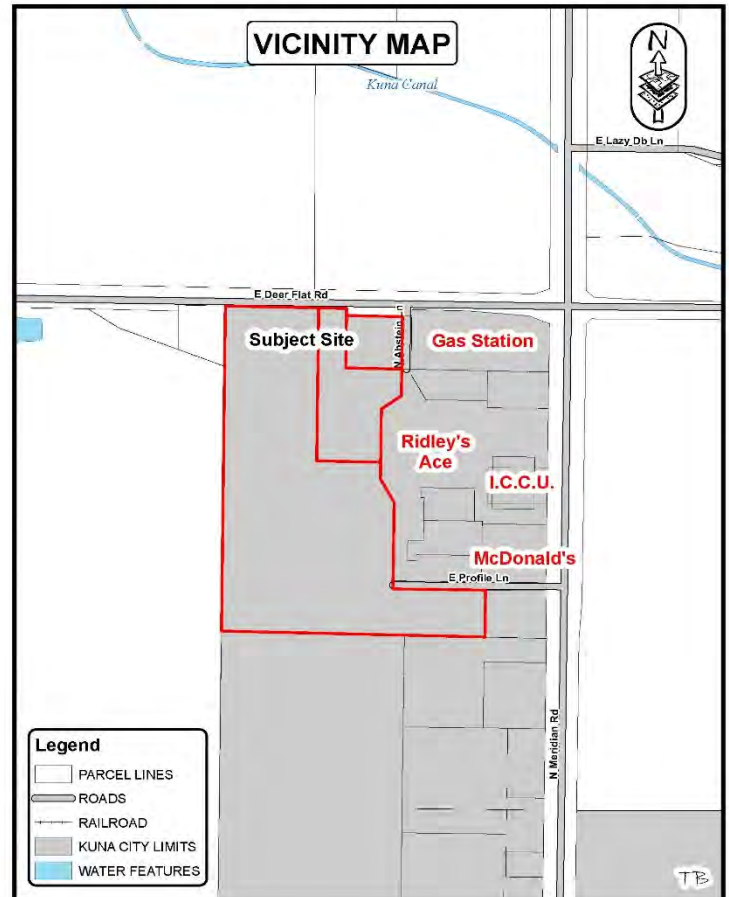


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A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, parking lots and signage are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

i. Agenda

June 27, 2017

2. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, this application seeks Design Review approval for the perimeter landscape buffering for the Ridley's Family Center No. 2 in Kuna.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for new landscape buffering adjacent to Deer Flat Road and future Sailer Place (west side) ahead of the *future* Ridley's Family Center No. 2, commercial subdivision. Applicant desires to improve his land adjacent to the Deer Flat Road and Sailer Place, in hopes to attract other businesses to the forthcoming commercial Subdivision.

C. Aerial Map:



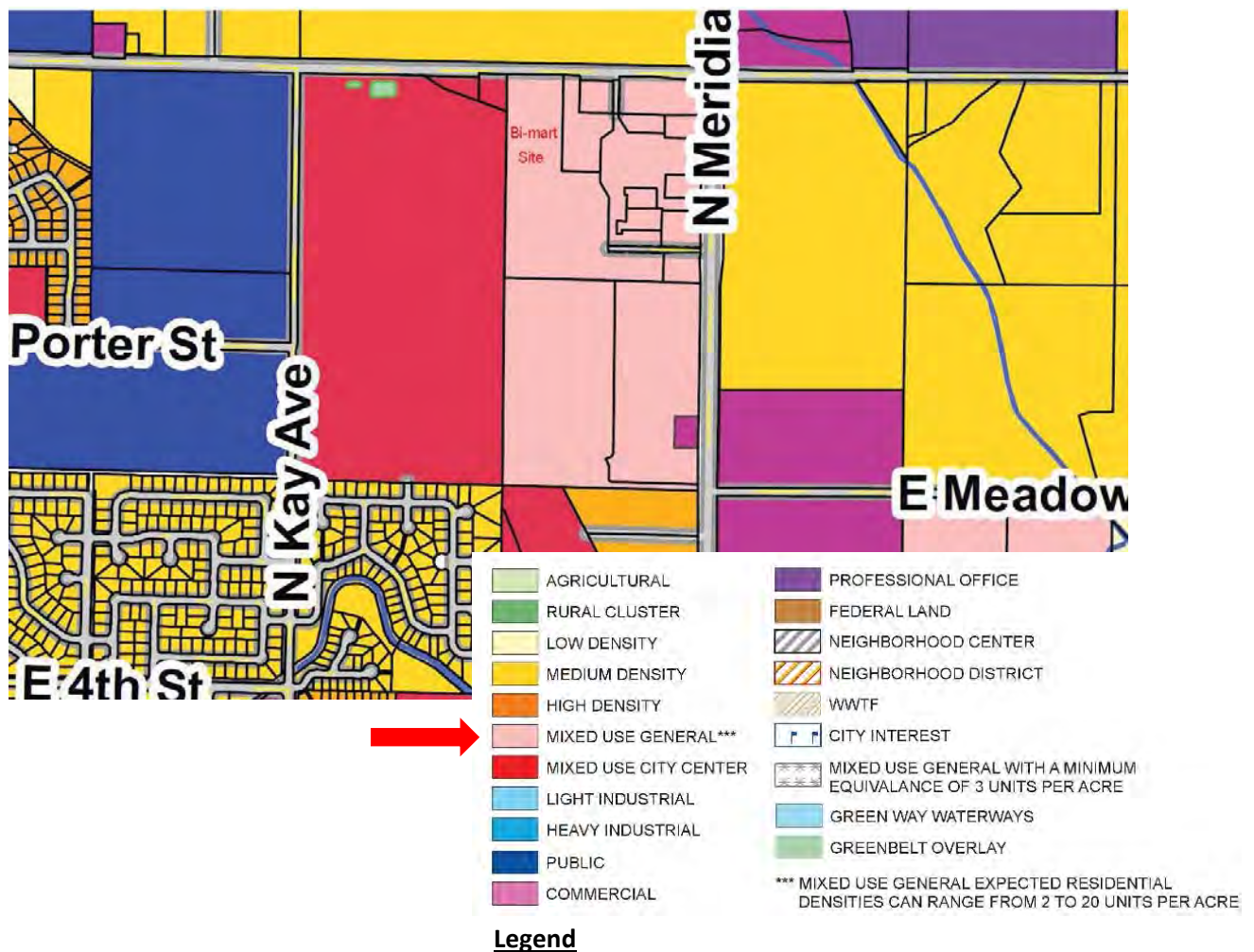
©COPYRIGHTED

D. History:

The property is in the City limits and is zoned C-1 (Neighborhood Commercial District). This parcel has historically been farmed.

- E. General Project Facts:** This parcel is adjacent and west of the Ridley's and Ace Hardware stores – Kuna, Idaho. The landscaping will be installed before the final plat is recorded and will comply with all landscaping requirements and standards, or otherwise approved.

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this site as a Mixed-use general designation. Staff views this request to be consistent with the approved CPM map.



2. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	C-1	Neighborhood Dist. Commercial– Kuna City
West	RUT	Rural Urban Transition – Ada County

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 56.8 acres (total – Landscape area is approximately .50 acre)
- C-1, Neighborhood Commercial
- Parcel No.s R2823300010, S1324110090 and S1324110160 (until Commercial Subdivision Records)

4. 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 Fire District
 Police Protection – Kuna City Police (Ada County Sheriff's office)
 Sanitation Services – J & M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The property has no existing buildings and has vegetation associated with a farm field and is currently under improvements construction.
6. **Transportation / Connectivity:** While this application is for landscape approval and will not require public access, driveways (ingress/egress) from N. Abstein Lane, (north of Ridley's, and E. Profile Lane), south of McDonalds currently exist. Ridley's Family Center No. 2 (by others) will propose and improve a new road west of this site, establishing a new segment of roadway along the existing Sailer Place alignment. The future road will be built to Kuna city and ACHD standards.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat, and contains a known drain ditch in the south part of the site to be engineered under the direction of the City Engineer during the civil construction plan review approval process.

F. Staff Analysis:

Staff has reviewed the application and finds that the proposed buffer landscaping generally satisfies the intent and follows the overall vision of the C-1 District, and substantially conforms to Kuna's landscaping guidelines and standards.

Staff has worked with the applicant to provide the appropriate buffer sizes, and number of trees, shrubs and grass for this application through multiple emails and telephone conversations.

Staff finds the proposed landscaping to be in substantial conformance with KCC Title 5 chapter 17, Kuna's Landscaping Ordinance. Gravel is not an acceptable ground cover in the C-1 zone and should be avoided for planter beds. This application for buffer landscaping will be installed ahead of the forthcoming final plat for Ridley's Family Center No. 2 Subdivision, in an effort to improve and beautify the area and in order to attract additional businesses to the area.

Applicant is hereby advised that this project is subject to landscape Design Review fees and inspections. Required inspections (post construction), are to verify Design Review compliance, prior to the City signing the forthcoming final plat.

Staff views the proposed new commercial landscaping to be generally consistent with the goals and vision of the overlay district for Kuna city. Staff forwards a recommendation of approval for case No. 17-12-DR to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Overlay District Ordinance, 2011-06
5. City of Kuna Landscaping Ordinance, 2012-22
6. City of Kuna Parking Lot Ordinance, 2011-12

H. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Design Review Committee wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Design Review Committee of Kuna, Idaho, hereby (approves/denies) Case No. 17-12-DR, a Design Review request by Erik Anderson with CSHQA Engineers (on behalf of the Ridley's Food Corporation), with/without the following conditions of approval:

Conditions of Approval:

1. Future signage for the site shall comply with current Kuna City Code and *obtain a sign permit prior to construction.*
2. Lighting within the site shall comply with the Kuna City Code and all LED standards.
3. Landscaping shall be maintained in a healthy condition. Applicant shall replace dead/dying or landscaping in extreme conditions within 3 weeks, seasons permitting.
4. The applicant shall follow all staff and agency recommendations.
5. The applicant shall comply with all federal, state and local laws.

DATED: This 27th day of June, 2017.

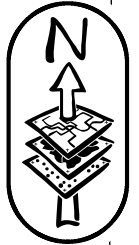
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department

VICINITY MAP

Kuna Canal



E Lazy Db Ln

E Deer Flat Rd

Subject Site

Gas Station

Ridley's
Ace

I.C.C.U.

McDonald's

E Profile Ln

N Abstein Ln

N Meridian Rd

Legend

-  PARCEL LINES
-  ROADS
-  RAILROAD
-  KUNA CITY LIMITS
-  WATER FEATURES

TB

May 26, 2017

City of Kuna
Planning Department
751 W. 4th St.
Kuna, ID 83634

Re: Ridley's Food Corporation
621 Washington St. South
Twin Falls, Idaho
Project No. 15174.000
Detailed Letter of Explanation

To Whom It May Concern:

On behalf of our client, Ridley's, and in accordance with submittal requirements for a DR and CCR Application, please accept this narrative, describing the proposed development of streetscape improvements on the SWC of Deer Flat Rd. and future Sailor Place. The Streetscape requirements have been met for Deer Flat Rd. and future Sailor Place.

We believe our submittal meets the criteria and submittal requirements for DR and CCR approval. Should you have any questions, please do not hesitate to call. Thank you in advance.

Sincerely,

CSHQA

Erik Anderson



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>Ridley's Food Co.</u>	Phone Number: <u>(208) 524-4633</u>
Address: <u>621 Washington St. S.</u>	E-Mail: _____
City, State, Zip: <u>Twin Falls, ID 83301</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Jeff Ward</u>	Phone Number: <u>(208) 429-4037</u>
Address: <u>200 Broad Street</u>	E-Mail: <u>Jeff.Ward@CSHRA.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____

Subject Property Information

Site Address: <u>SWC Deer Flap Rd. and Future Sailer Place</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>51419223151</u>	
Section, Township, Range: <u>Part #351 of GOVT LOT 1+2 SEC. 19 2N 1E #221001-B</u>	
Property size: <u>50.8 acres</u>	
Current land use: <u>Agriculture</u>	Proposed land use: <u>commercial</u>
Current zoning district: _____	Proposed zoning district: _____

Project Description

Project / subdivision name: <u>Ridley's Family Center Subdivision No. 2</u>
General description of proposed project / request: _____
Type of use proposed (check all that apply):
☐ Residential _____
☐ Commercial _____
☐ Office _____
☐ Industrial _____
☐ Other _____
Amenities provided with this development (if applicable): _____

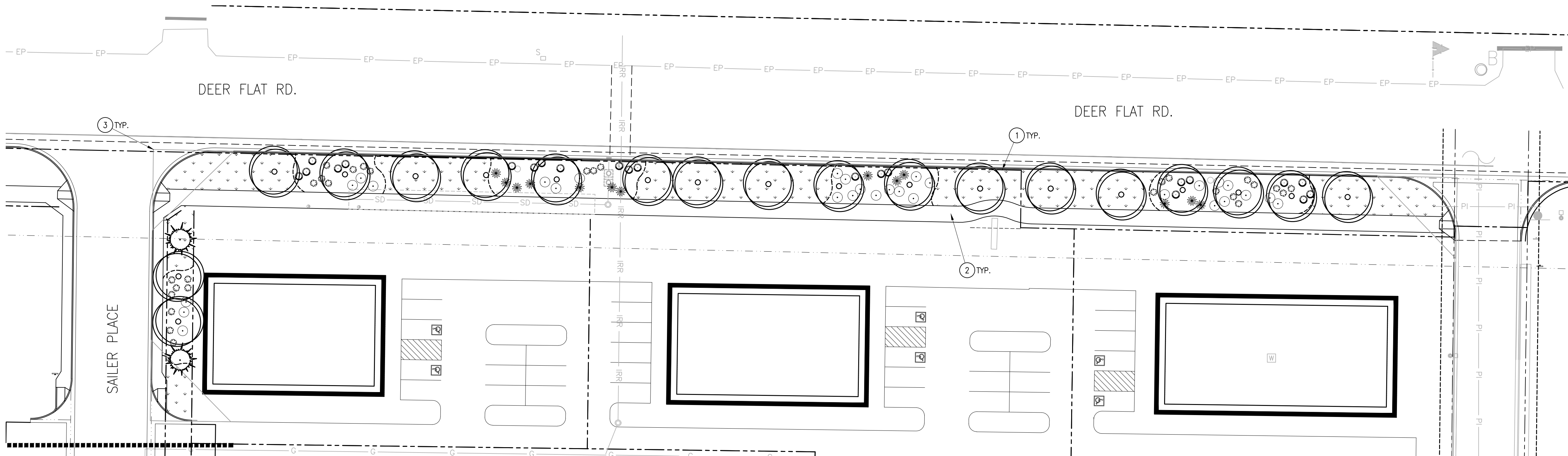
Residential Project Summary (if applicable)

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

Non-Residential Project Summary (if applicable)

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

Applicant's Signature:  Date: 06-26-17

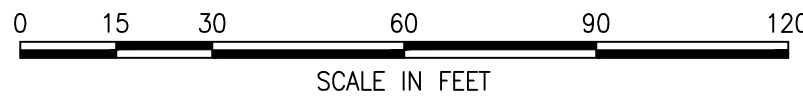


MATCH LINE L1.1-1



LANDSCAPE PLAN

SCALE: 1" = 30'



GENERAL NOTES

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PLANT SCHEDULE

SHADE TREES					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTING SIZE MATURE H. X W.	WATER NEEDS	QTY.
	Norway Columnar Maple	Acer platanoides 'Columnare'	2" caliper 50' x 20'	LOW	25
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	Hidcote Blue Lavender	Lavandula angustifolia 'Hidcote Blue'	5 gallon	LOW	41
	Rosy Glow Barberry	Berberis thunbergii 'Rose Glow'	5 gallon	LOW	19

OTHER SYMBOLS	
	Turf-Type Tall Fescue Sod.
	Polyethylene Edging

SHEET NOTES:

- PROPERTY LINE
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STREET VEG. CALCULATIONS

Street Tree ROW Spacing: 1 Shade Tree/ 5 Shrubs Per 35LF					
Street	Length	Width Req.	Width Provided	Shade Tree Req./Provided	Shrubs Req./Provided
W. Deer Flat Rd.	576'	20'	20'	17/17	82/82
Landscape Buffer Spacing: 2 Shade Trees/ 3 Evergreen Trees/ 12 Shrubs Per 100LF					
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PROJECT 15174.00	DATE 03/13/17
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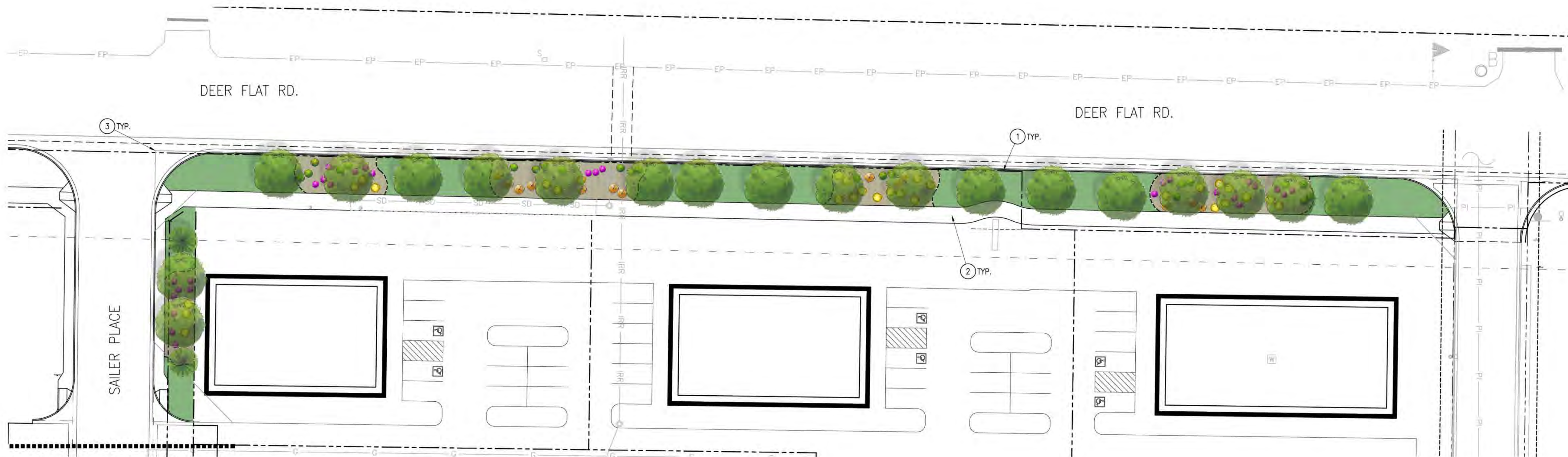
SHEET TITLE

LANDSCAPE
PLAN

SHEET

L1.0

ORIGINAL SHEET SIZE
24" x 36"

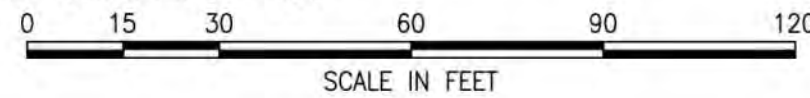


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CSHQA

PROJECT 15174.00 DATE 03/13/17
DRAWN EWA CHECKED KDH

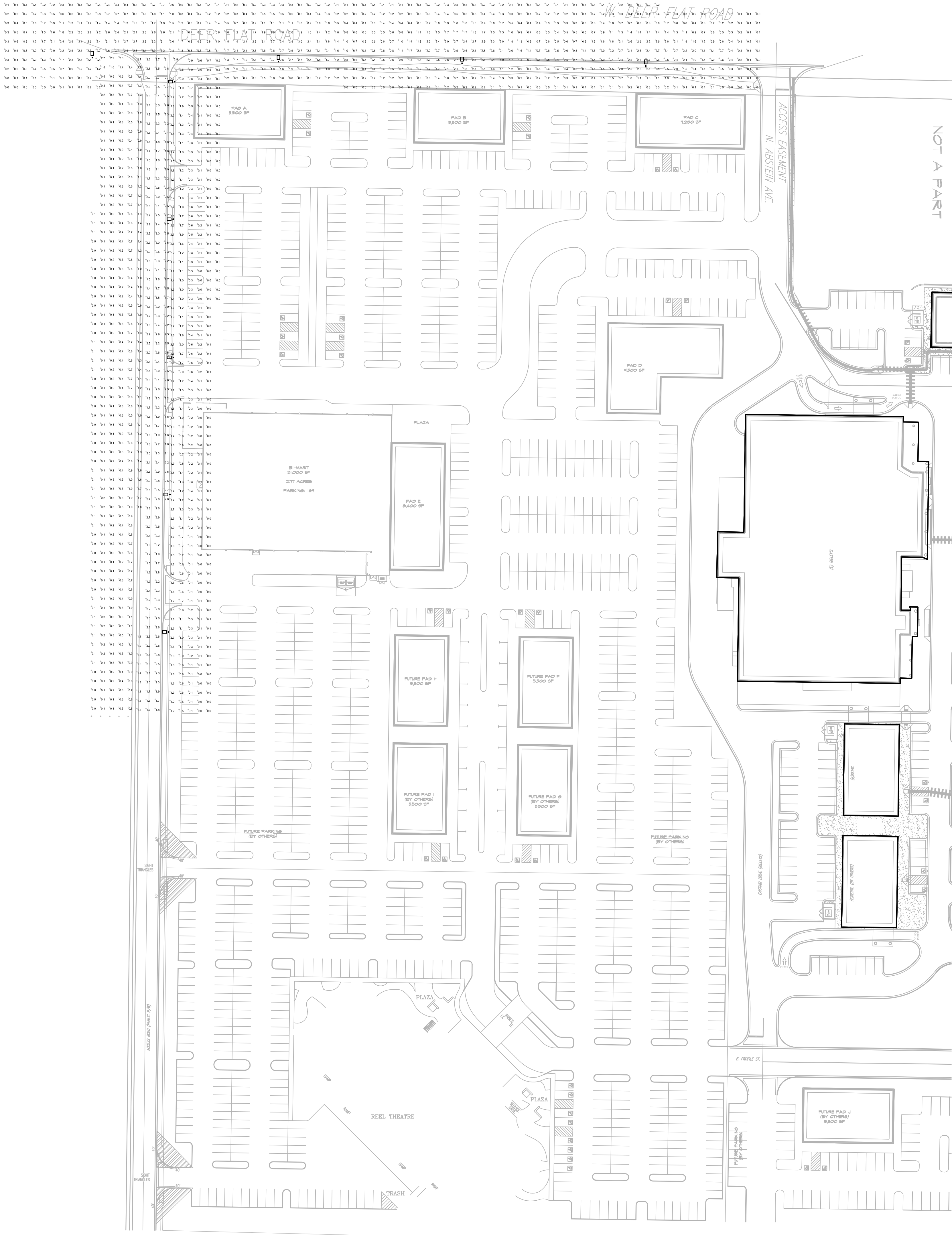
REVISED

SHEET TITLE
LANDSCAPE PLAN

SHEET

L1.0

ORIGINAL SHEET SIZE
24" x 36"



GENERAL NOTES:

- A. FURNISH AND INSTALL PULLBOXES AND HANDHOLES FOR ALL SITE CONDUITS AS REQUIRED.
- B. FURNISH AND INSTALL PULL CORDS IN EACH NEW CONDUIT.
- C. COORDINATE AND COMPLY WITH ALL UTILITY STANDARDS AND REQUIREMENTS.
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- F. SEE SHEET E2.0 FOR LIGHTING FIXTURE SCHEDULE.
- G. COORDINATE WITH ALL ASSOCIATED SITE UTILITY ENTITIES PRIOR TO BEGINNING WORK.
- H. PUBLIC WAY LIGHTING SHALL COMPLY WITH CITY OF KUNA, ITD AND ACHD REQUIREMENTS. COORDINATE PRIOR TO BEGINNING WORK.



JASON L. BRINSON, P.E.
200 BROAD STREET
BOISE, IDAHO
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SWC MERIDIAN ROAD & DEER FLAT ROAD KUNA, IDAHO

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PROJECT

15174.00

DATE

10/02/15

DRAWN

RJL

CHECKED

JLB

SHEET TITLE

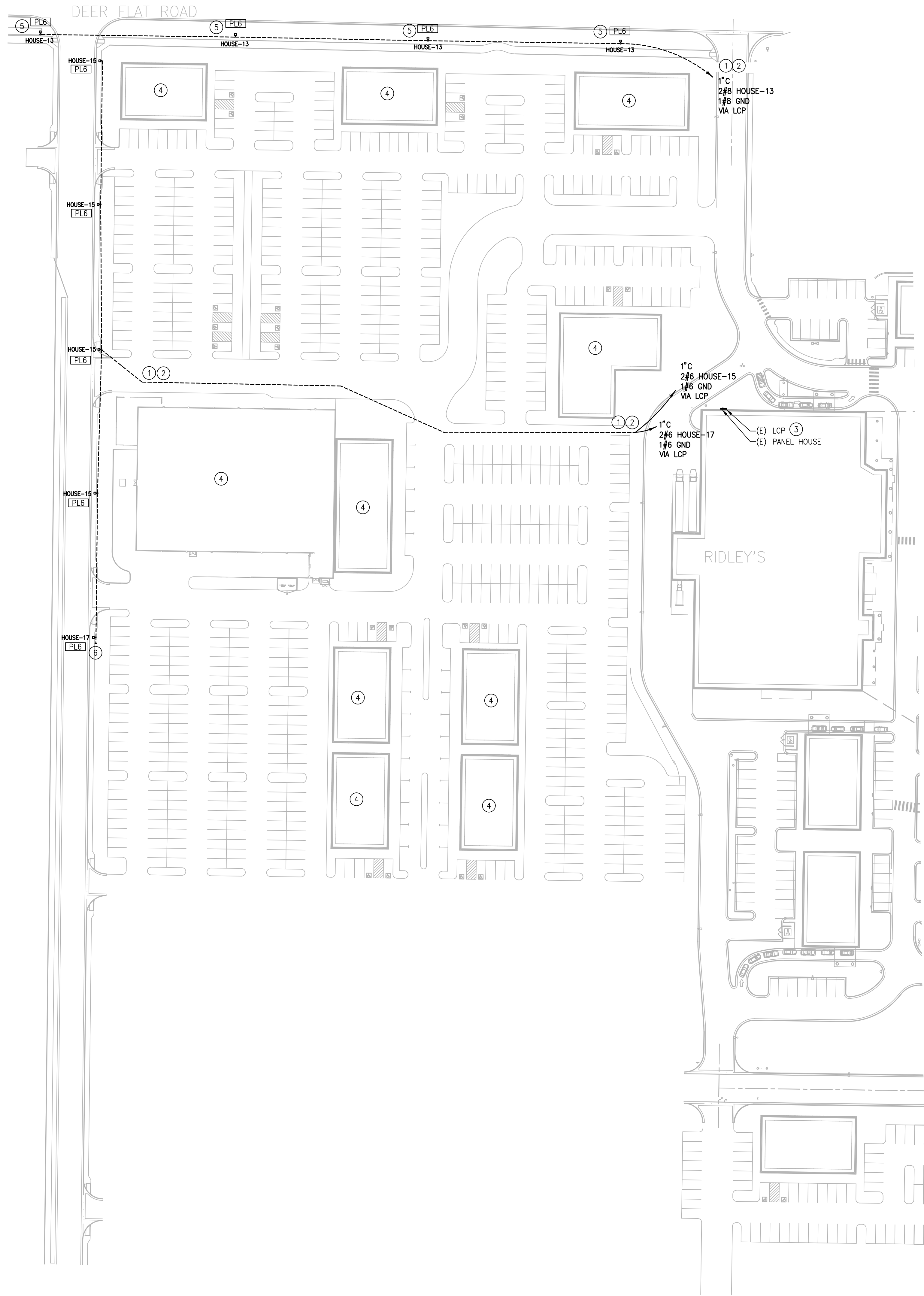
SITE PHOTOMETRIC PLAN

SHEET

E1.0

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24" x 36"



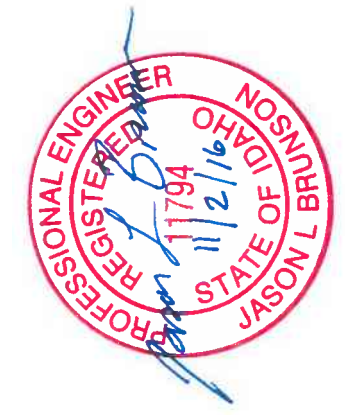
1 SITE ELECTRICAL PLAN
SCALE: 1" = 60'
0 30 60 120 180 240
SCALE IN FEET

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- PUBLIC WAY LIGHTING SHALL COMPLY WITH CITY OF KUNA, ITD AND ACHD REQUIREMENTS. COORDINATE PRIOR TO BEGINNING WORK.
- CONTRACTOR TO KEEP ACCURATE AS-BUILT INFORMATION FOR RECORD DRAWINGS FOR PROJECT COMPLETION.

SHEET NOTES:

- COORDINATE TRENCH ROUTING PRIOR TO BEGINNING WORK WITH PROPOSED BUILDING PLANS AND REMAIN OUTSIDE OF ANY FUTURE BUILDING IMPROVEMENTS.
- COORDINATE WITH CIVIL FOR ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK TO AVOID CONFLICTS. CHANGE ORDER CONSTRUCTION COST WILL NOT BE ALLOWED FOR LACK OF VERIFICATION AND COORDINATION.
- COORDINATE ON/OFF SCHEDULING WITH THE CITY OF KUNA. ROUTE ALL BRANCH LIGHTING CIRCUITS THROUGH EXISTING TIME CLOCK AND PHOTOCELL FOR CONTROL.
- BUILDING FOOT-PRINTS ARE PRELIMINARY AND MAY CHANGE. COORDINATE EXACT LOCATIONS WITH CIVIL.
- COORDINATE LIGHT POLE LOCATION WITH CITY OF MERIDIAN AND IDAHO POWER PRIOR TO BEGINNING WORK. LIGHT POLE INSTALLATION SHALL COMPLY WITH OVERHEAD POWER LINE CLEARANCE REQUIREMENTS.
- STUB AND CAP CONTINUATION OF UNDERGROUND CONDUIT FOR FUTURE EXTENSION.



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PROJECT 15174.00	DATE 10/02/15
DRAWN R/L	CHECKED J/LB

REVISED

SHEET TITLE
**SITE
ELECTRICAL
PLAN**

SHEET

E1.1

ORIGINAL SHEET SIZE
24" x 36"



City of Kuna

Design Review Staff Memo

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

To: Planning and Zoning Commission
(acting as Design Review Committee)

Case Numbers: 17-11-DR (Design Review); Patagonia
Pool House

Location: Future Lot 1 Block 5 of Patagonia
Subdivision No. 2

Planner: Jace Hellman, Planner I

Meeting Date: June 27, 2017

Applicant: Taylor Merrill
PO Box 344
Meridian, ID 83642
208.870.3432
taylor@westparkco.com

Representative: neUdesign Architects; Amanda Bidwell
725 East 2nd St.
Meridian, ID 83642
208.884.2824
abidwell@neudesignarch.com

Owner: Arbor Ridge, LLC
PO Box 344
Meridian, ID 83642
208.870.3432
taylor@westparkco.com

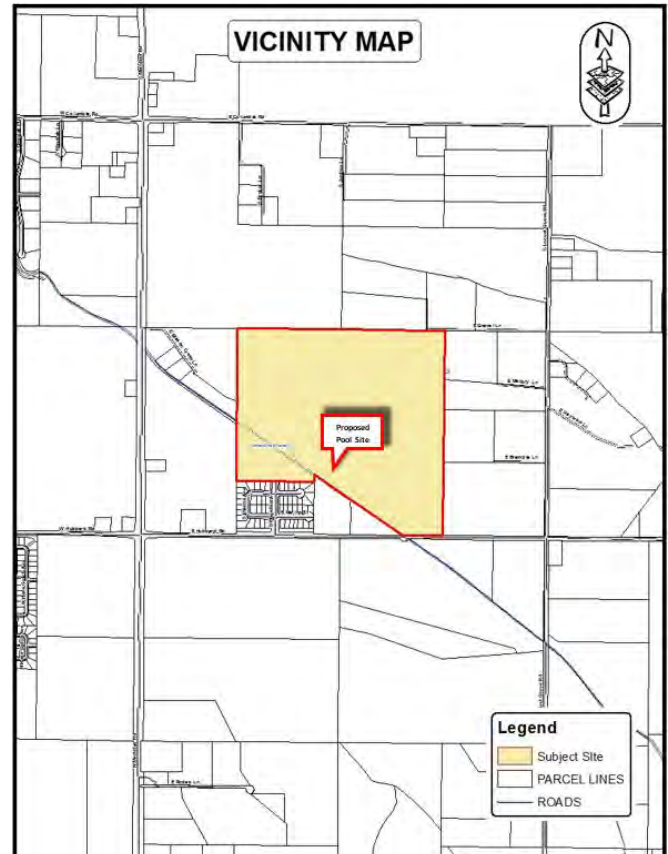


Table of Contents:

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| A. Course Proceedings | E. General Project Facts |
| B. Applicant Request | F. Staff Analysis |
| C. Vicinity Map | G. Applicable Standards |
| D. History | H. Proposed Decision by the Commission |

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, parking lots and are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

June 27, 2017

B. Applicants Request:

1. Request:

The applicant seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a pool and pool house, accompanying landscape, lighting and parking lot, within the Patagonia Subdivision (Future Lot 1 Block 5).

C. Vicinity Map:



D. History:

The property is in city limits and is currently zoned R-6 (Medium Density Residential). The land is vacant and has historically been farmed.

E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this project location as Mixed Use General. Staff views this request to be consistent with the approved CMP.



2. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	R-6	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	R-2	Low Density Residential – Kuna City
	A	Agriculture – Kuna City
	RR	Rural Residential – Ada County

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- 0.62 (approximate) acres
- R-6 (Medium Density Residential)
- Parcel No. S1407347150

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

There are currently no structures situated on the subject site. The site's vegetation has been cleared and earth work for future development is underway.

6. Transportation / Connectivity:

Vehicle ingress/egress will be made available from East Hubbard road during the future construction of Patagonia Subdivision No.2

7. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat.

F. Staff Analysis:

This pool/pool house will be the future lot 1, block 5 of phase two of the Patagonia subdivision. This project will not be phased and it will include one pool and pool deck and one pool house with restrooms and storage facilities. Staff has reviewed the application and finds the proposed building and landscaping generally satisfies the intent of Kuna's Codes and generally conforms to the 'Kuna Architecture' guidelines and parking standards.

Staff finds that the proposed pool house is in general conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4).

Staff finds the proposed Landscaping to be in conformance with the KCC Title 5 Chapter 17, the Landscaping Ordinance.

Applicant is subject to design review inspections and fees (post construction), for compliance verification of the building, landscaping and signage, prior to the Certificate of Occupancy being issued.

Staff forwards a recommendation of approval for Case No. 17-11-DR to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Landscaping Ordinance.
5. City of Kuna Parking Lot Ordinance.

H. Proposed Decision by the Planning and Zoning Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Design Review Committee wishes to approve, conditionally approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case No. 17-11-DR, a Design Review request by the developer Taylor Merrill (on behalf of Arbor Ridge, LLC), with the following conditions of approval:

1. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved 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.
3. Public access to the site must be made available prior to Certificate of Occupancy
4. Final plat must be recorded in order to obtain a Certificate of Occupancy.
5. 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.
6. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
7. 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. Compliance with the requirements of the Boise Project Board of Control is required.
8. Lighting within the site shall comply with KCC 5-9-5-B.
9. Parking within the site shall comply with KCC 5-9 (Unless specifically approved otherwise).
10. Signage within and on site shall comply with KCC 5-10.
11. This development is subject to landscaping and building design review inspections and inspection fees shall be paid prior to staff inspection.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through the Design Review process.
13. The submitted landscape plan (dated 03.10.2017) shall be considered a binding site plan, or as modified by the Commission. The applicant shall direct the landscape architect to affix his stamp/signature to the referenced plan

above, and provide a copy to Planning & Zoning Department prior to installation of any plant materials. Inspections and fees for inspections are required when construction is complete and landscaping is installed prior to the issuance of a Certificate of Occupancy.

14. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days 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 entities owning the property (ITD).
15. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
16. Applicant shall comply with all local, state and federal laws.

DATED: This 27th day of June, 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

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)	17-11-DR (Design Review)
Project name	Paragonia pool house
Date Received	5/18/17
Date Accepted/ Complete	5/26/2017
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Arbor Ridge, LLC</u>	Phone Number: <u>208.870.3432</u>
Address: <u>PO Box 344</u>	E-Mail: <u>taylor@westparkco.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Taylor Merrill</u>	Phone Number: <u>208.870.3432</u>
Address: <u>PO Box 344</u>	E-Mail: <u>taylor@westparkco.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>Amanda Bidwell - neudesign</u>	Phone Number: <u>208-884-2824</u>
Address: <u>725 E 2nd St</u>	E-Mail: <u>abidwell@neudesignarch.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>208-287-8166</u>

Subject Property Information

Site Address: <u>E Hubbard Rd, Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>E Hubbard Rd +</u>	
Parcel Number (s): <u>S1407347150</u>	
Section, Township, Range: <u>Future Lot 1 Block 5</u>	
Property size: <u>.623 acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Subdivision Amenities</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name:	Patagonia Sub
General description of proposed project / request:	Construct a new poolhouse and pool for the Patagonia subdivision
Type of use proposed (check all that apply):	
☐ Residential	
☒ Commercial	Pool and Poolhouse
☐ 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:	1	Other lots:	
Gross floor area square footage:	853 sf + 6,259 sf poolhouse	Existing (if applicable):	
Hours of operation (days & hours):		Building height:	+/-
Total number of employees:	0	Max. number of employees at one time:	0
Number and ages of students/children:		Seating capacity:	
Fencing type, size & location (proposed or existing to remain):	6' non-scalable black metal		
Proposed Parking:	a. Handicapped spaces:	2	Dimensions: 9x20+8'x4'
	b. Total Parking spaces:	14	Dimensions: 9x20
	c. Width of driveway aisle:	25	
Proposed Lighting:	Wall scones on building		
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):			

Applicant's Signature:  Date: 5/24/17



City of Kuna Design Review Application

5-18-17

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

FILE NO.: 17-11-DR (Design Review)

CROSS REF.:

FILES: 17-11-DR

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) 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



Date of pre- application meeting : 5/4/17

Note: Pre-Applications are valid for a period of three (3) months.



A complete Design Review Application form

Note: It is the applicant's responsibility to use a current application.



Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.



One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.



One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').



Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.

Staff
Use





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 (refer to civil plan)



Location of public restrooms



Existing / proposed utility service and any above-ground utility structures and their location (refer to civil plan)



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		Staff 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. <i>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</i>	☒
☒	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☒
☒	Method of irrigation. <i>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.</i>	☒
☒	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	☒
☒	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	☒
☒	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.	☒

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



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



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

Staff
Use



Roof Plans

Applicant
Use



Size and location of all roof top mechanical units

Staff
Use



Design Review Application

Applicant: Amanda Bidwell Phone: 208.884.2824
☐ Owner ☒ Representative Fax/Email: abidwell@newdesignarch.com

Applicant's Address: 725 E 2nd St. Meridian, ID 83642

Owner: Arbor Ridge, LLC Zip: _____
Phone: 208.870.3432
Owner's Address: PO Box 344 Email: tanlor@westparkco.com
Meridian, ID Zip: 83642

Represented By: (if different from above) See above Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: _____

Distance from Major Cross Street: _____ Zip: _____
Street Name(s): _____

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.)

Construct a neighborhood pool, pool deck, and poolhouse for the Putagoria subdivision

1. Dimension of Property: 200' x 72'
2. Current Land Use(s): Vacant
3. What are the land uses of the adjoining properties?
- North: Vacant - Future Residential
- South: Vacant - Future Residential
- East: Vacant - Future Residential
- West: Vacant - Future Residential
4. Is the project intended to be phased, if so what is the phasing time period? No, this project will not be phased.
- Please explain: _____
5. The number and use(s) of all structures: one pool and pool deck, one poolhouse with restrooms and storage facilities.

6. Building heights: H- 17' Number of stories: 1 story
- 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? 26%
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) under the City Code.

	MATERIAL	COLOR
Roof:	<u>Asphalt Shingle</u>	<u>Black</u>

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.

Fiber Cement Siding (6" horizontal lap, batt and board, shingles) with stone accents

% of Wood application:	/	
% EIFS: (Exterior Insulation Finish System)	/	
% Masonry: <u>(Stone)</u> <u>30%</u>	/	<u>taupe/browns</u>
% Face Block:	/	
% Stucco:	/	
& other material(s):	/	
List all other materials: <u>Fiber Cement - 70%</u>		<u>taupe, brown + cream</u>
Windows/Doors: <u>Vinyl/Fiberglass Doors</u> (Type of window frames & styles / doors & styles, material)	/	<u>White/Cream</u>
Soffits and fascia material: <u>Fiber Cement</u>	/	<u>taupe/cream</u>
Trim, etc.: <u>Fiber cement</u>	/	<u>cream</u>

Other: _____

9. Please identify Mechanical Units: None - building will not be cooled, pipes will be blown out
Type/Height: and the building will be closed in the winter, so there will not be heating.
Proposed Screening Method: _____

10. Please identify trash enclosure: (size, location, screening & construction materials) screening walls are provided on the north side of the building for residential trash cans.

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)

Safety fence will be provided around the pool

Type: Wrought Iron - nonscalable

Size: 6' fence

Location: around the perimeter of the pool deck

(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: _____

14. Percentage of Site Devoted to Building Coverage: 26% (including pool deck)

% of Site Devoted to Landscaping:
(Including landscaped rights-of-way)

51.6%

Square
Footage:

14,046

% of Site that is Hard Surface:
(Paving, driveways, walkways, etc.)

22.4%

Square
Footage:

6,078

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): 0% - Parking lot has fewer than 30 spaces and doesn't require interior parking lot landscaping

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

None

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):

No

17. Dock Loading Facilities:

Number of docking facilities and their location: None

Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) Bike Racks, Drinking Fountains

19. Setbacks of the proposed building from property lines: _____

Front 98 -feet Rear 100 -feet Side 24 -feet Side 38 -feet

20. Parking requirements: 12 standard spaces, 2 ADA Spaces

Total Number of Parking Spaces: 14 Width and Length of Spaces: 9' x 20'

Total Number of Compact Spaces 8'x17': 0

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 RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND 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 your request, please have ready the file number indicated in this notice.

Signature of Applicant 

Date 5/4/17

City staff comments:

Signature of receipt by City Staff _____

Date _____

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

05/16/17

Planning and Zoning
City of Kuna
751 W 4th St.
Kuna, ID 83634

Re: Kuna Poolhouse – Patagonia Subdivision – Design Review

This project includes the construction of a new pool, pool deck, and poolhouse for the new Patagonia Subdivision in Kuna. The poolhouse will include changing restroom facilities for the deck, as well as storage for the pool equipment and pool toys.

With the use of varying colors and textures across the façade, as well as alternating materials, the building meets the standards set forth in the guidelines of the Kuna Design Manual. We will address each item below as it might relate to this building:

1. Architectural Character:
 - a. Primary Public Entrances – The main entrance to the building is defined by columns flanking the entry gate, as well as a large gable roof and curved soffit that cover the entrance to the pool area.
 - b. Pattern Variations - the differences in wall materials and colors create a nice variety of patterns and combinations.
 - c. Fenestration – Natural light is allowed into the building through the tall clerestory windows into each room.
2. Color and Materials – The building colors and materials are a match to the surrounding structures, while being different enough to set this building apart as its own element.
3. Site Plan and Building Layout:
 - a. Building Location – within the new Patagonia neighborhood at the northeast corner of E Hubbard Rd. and S Meridian Rd.
 - b. Parking areas – a new parking lot is proposed on the southeast side of the building.
 - c. Pedestrian Walkways and Facilities – There is pedestrian access around the poolhouse, as well as bike parking near the entrance to the poolhouse.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amanda Bidwell'.

Amanda Bidwell
AIT & LEED AP
neUdesign Architecture, LLC
abidwell@neudesignarch.com



RECEIVED
5.26.17

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 06/26/03 04:42 PM
DEPUTY Joanne Hooper
RECORDED - REQUEST OF
Title One
AMOUNT 6.00

2



Order No.: A029027 ST/KF

WARRANTY DEED

FOR VALUE RECEIVED, MAX ARNOLD DEAN and DEBORAH ANN BAHORA-DEAN, husband and wife, the Grantors, do hereby grant, bargain sell and convey unto ARBOR RIDGE, LLC, an Idaho limited liability company whose current address is PO Box 344, Meridian, ID 83680, the Grantee, the following described premises, in Ada County, Idaho, TO WIT:

A parcel of land situate in the South one-half of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South Quarter corner of said Section 7; thence South 89°25'13" East 1,325.79 feet along the southerly boundary of said Section 7 to the Southeast corner of the West one-half of the Southeast Quarter of said Section 7, which is the REAL POINT OF BEGINNING; thence returning North 89°25'13" West 478.89 feet along the southerly boundary of said Section 7 to the centerline of Mason Creek; thence North 55°45'43" West 1,035.26 feet along the centerline of Mason Creek; thence North 55°25'36" West 385.55 feet along the centerline of Mason Creek; thence South 00°34'47" West 789.51 feet to the southerly boundary of said Section 7; thence North 89°26'57" West 994.83 feet along the southerly boundary of said Section 7 to the Southwest corner of the East one-half of the Southwest Quarter of said Section 7; thence North 00°21'44" East 2,655.94 feet along the westerly boundary of the East one-half of the Southwest Quarter of said Section 7 to the Northwest corner of the East one-half of the Southwest Quarter of said Section 7; thence South 89°18'47" East 1,334.70 feet along the northerly boundary of the East one-half of the Southwest Quarter of said Section 7 to the Center Quarter corner of said Section 7; thence South 89°18'31" East 1,326.36 feet along the northerly boundary of the West one-half of the Southeast Quarter of said Section 7 to the Northeast corner of the West one-half of the Southeast Quarter of said Section 7; thence South 00°29'26" West 2,650.18 feet along the easterly boundary of the West one-half of the Southeast Quarter of said Section 7 to the REAL POINT OF BEGINNING.

Exhibit

B4+5

EXCEPTING THEREFROM any portion lying within the right-of-way of Hubbard Road.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated: June 23, 2003

Max Arnold Dean
MAX ARNOLD DEAN

Deborah Ann Bahora-Dean
DEBORAH ANN BAHORA-DEAN

State of Idaho)
) ss:
County of Ada)

On this 23rd day of June, 2003, before me, the undersigned a Notary Public in and for said state personally appeared Max Arnold Dean and Deborah Ann Bahora-Dean known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.

Ken Franklin
Notary Public
Residing at: Boise
Commission Expires: 10/5/04





S. 26.17

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, Arbor Ridge LLC, PO Box 344
Name Address
Meridian ID, 83680
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 New Design Architects, PC Amber Huber
to submit the accompanying application pertaining to that property. Name Address

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 July 4th day of _____, 20 17.

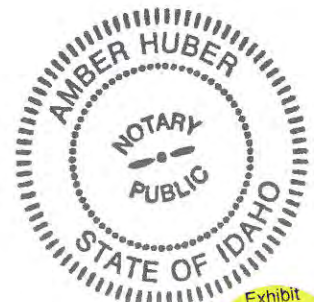
Signature

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

Amber Huber
Notary Public for Idaho

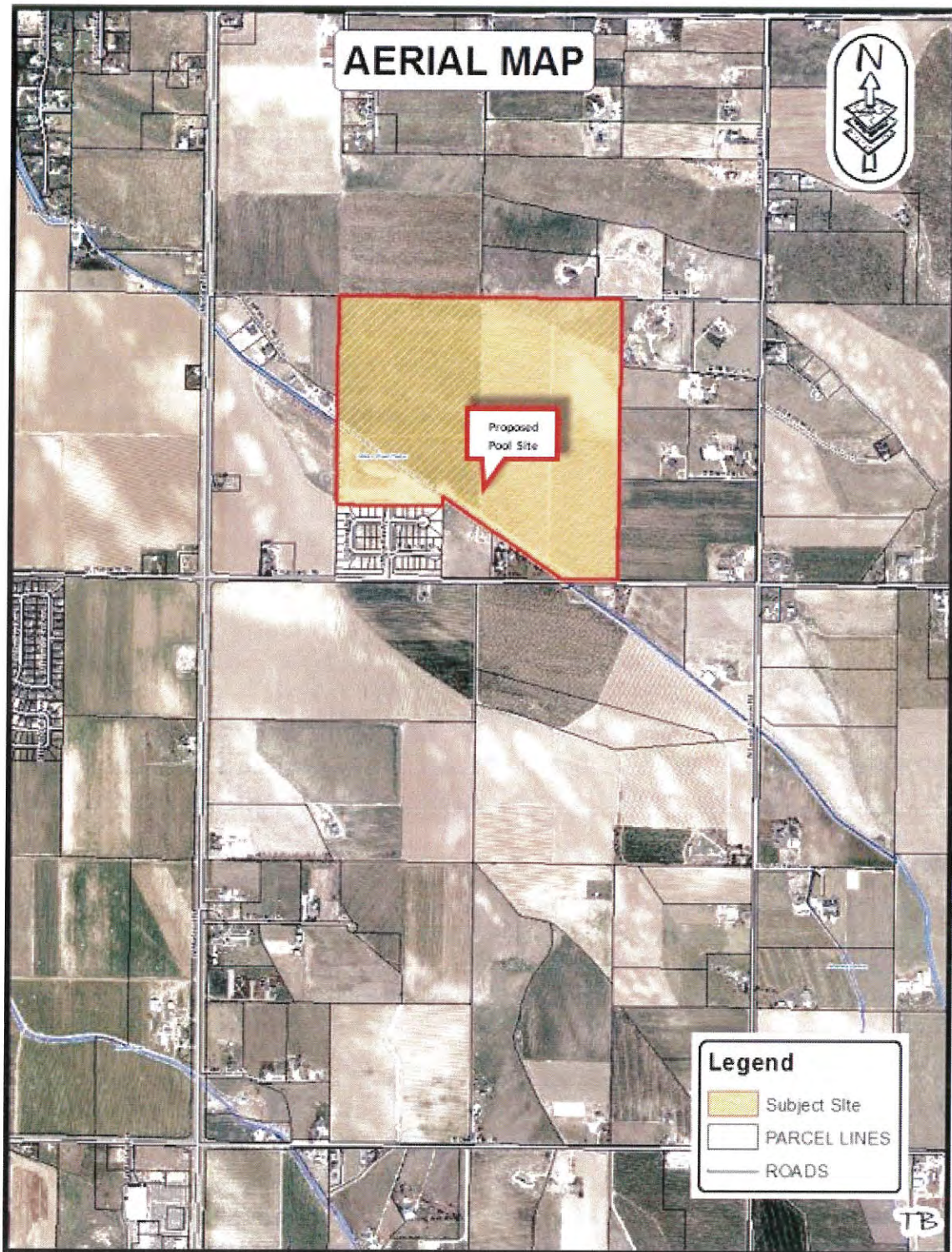
Residing at: Kuna, ID

My commission expires: 10/9/21



Exhibit

06



Legend

-  Subject Site
-  PARCEL LINES
-  ROADS



Race & Trail Products

CNCPros International,
DBA FadalCNC.com

W Hubbard Rd

E Hubbard Rd

E Hubbard Rd

E Hubbard Rd

Slocust Grove Rd

Slocust Grove Rd

E Hubbard Rd

VICINITY MAP:





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

May 26, 2017

Arbor Ridge LLC, Taylor Merrill
PO Box 344
Meridian, ID 83642
208.870.3432
taylor@westparkco.com

neUdesign Architecture, Amanda Bidwell
725 E 2nd St
Meridian, ID 83642
208.884.2824
abidwell@neudesignarch.com

Completeness Letter

17-11-DR Future Lot 1, Block 5 of Patagonia Subdivision (APN# S1407347150)

Dear Taylor Merrill and Amanda Bidwell:

On May 26, 2017, Kuna's planning and zoning staff finished reviewing the submitted Design Review 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 **June 27, 2017**, here at City Hall at 6:00 pm.

The following application fees are requested at this time:

Planning and Zoning Department

Design Review: \$400 (base) + (\$10/1,000 SF) @ 5,952 SF = \$460.00

Total Fees Now Due: \$460.00

The following fees will be required when construction is completed and prior to signature on the final plat is requested:

- Design Review Compliance Landscape Inspection Fee: \$150.00
- Design Review Compliance Building Inspection Fee: \$150.00

Kuna Highly encourages pre-payment of these Design Review and Inspection related fees in order to 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 jhellman@Kunaid.gov.

Respectfully,

Jace Hellman
Planner I
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services



SITE ANALYSIS:
SITE CHARACTERISTICS:
 ZONING DISTRICT: R-4
 LOT AREA: 423 acres (27.1351)
 BUILDING AREA: 4721 (Gross Building Area)
 POOL/DECK AREA: 5,280sf
 LANDSCAPE AREA: 0.332 acres (14,046sf)
 LANDSCAPING %: 51.6
 REQD SHADE TREES: 1 (1,000sf BUILDING LOT)
 27,135sf (1,000sf) = 28 REQD TREES
 PROVIDED = 28 TREES

PARKING STALLS:
 14 REQUIRED, 14 PROVIDED
 ADJ: 2
 STANDARD: 12
BICYCLE PARKING:
 REQUIRED: 1
 PROVIDED: 2

neuldesign
 ARCHITECTURE
 725 E 2nd St
 Meridian, ID 83642
 208.884.2824
 CONSULTANT

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CLIENT:
TAYLOR MERRILL
KUNA POOLHOUSE
 KUNA, ID
 PATAGONIA SUB.

PROFESSIONAL SEAL
NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	FOR DESIGN REVIEW	5/17/17

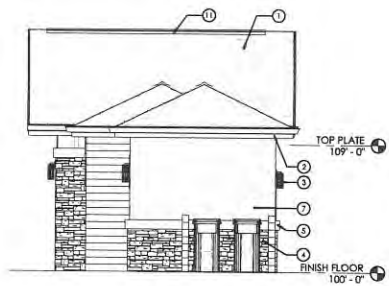
SITE PLAN

A-101
 DATE: 3.16.17
 JOB NUMBER: 17063
 DRAWN BY: AIA

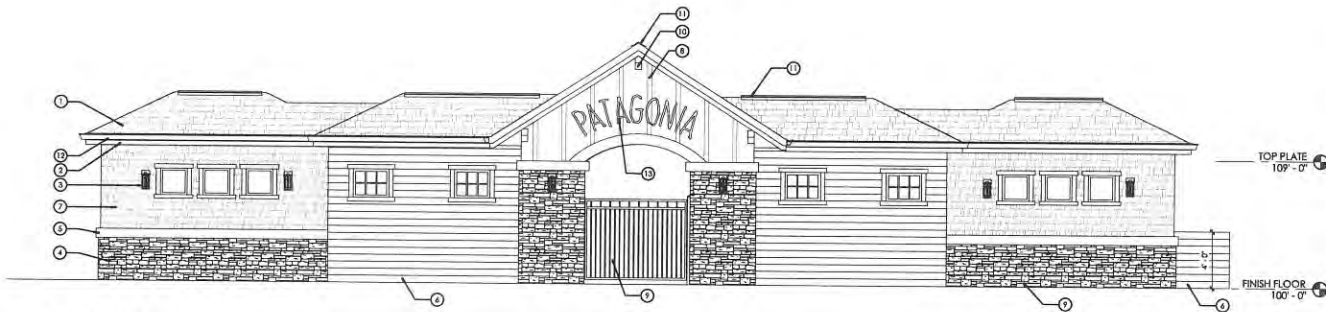
Exhibit
 01

1 SITE PLAN
 1" = 10'-0"

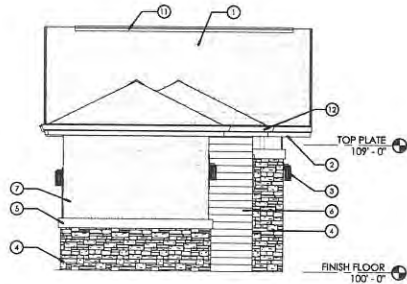




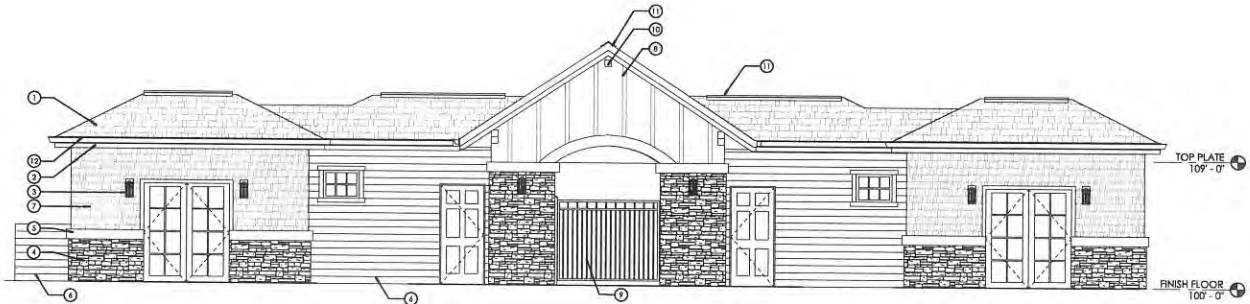
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



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



4 WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

- | NO. | NOTE CONTENT |
|-----|--|
| 1 | ARCHITECTURAL ASPHALT SHINGLE ROOF |
| 2 | FASCIA |
| 3 | LIGHTING - REFER TO REFLECTED CEILING PLAN |
| 4 | STONE VENEER |
| 5 | TRIM BOARD |
| 6 | HARDIE PLANK SIDING - 6" HORIZONTAL |
| 7 | HARDIE PLANK SIDING - SHINGLES |
| 8 | HARDIE PLANK SIDING - BOARD & BATTEN |

ELEVATION NOTES

- | NO. | NOTE CONTENT |
|-----|---|
| 9 | 6" ORNAMENTAL GATE |
| 10 | DECORATIVE BEAM |
| 11 | CONTINUOUS RIDGE VENT |
| 12 | PREFINISHED METAL GUTTER AND DOWNSPOUTS |
| 13 | SIGN - BY OTHERS |



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ARCHITECTURE LLC
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Meridian, ID 83642
208.884.2824

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KUNA, ID
PATAGONIA SUB.

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NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	FOR DESIGN REVIEW	5/12/17

EXTERIOR
ELEVATIONS

A-211

DATE 5/16/17	17063
DESIGNED BY	AM

Exhibit

D2



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NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	FOR DESIGN REVIEW	5/17/17
B	FOR CLIENT REVIEW	6/8/17

COLORED
ELEVATIONS

A-212

DATE
JOB NUMBER
DRAWN BY

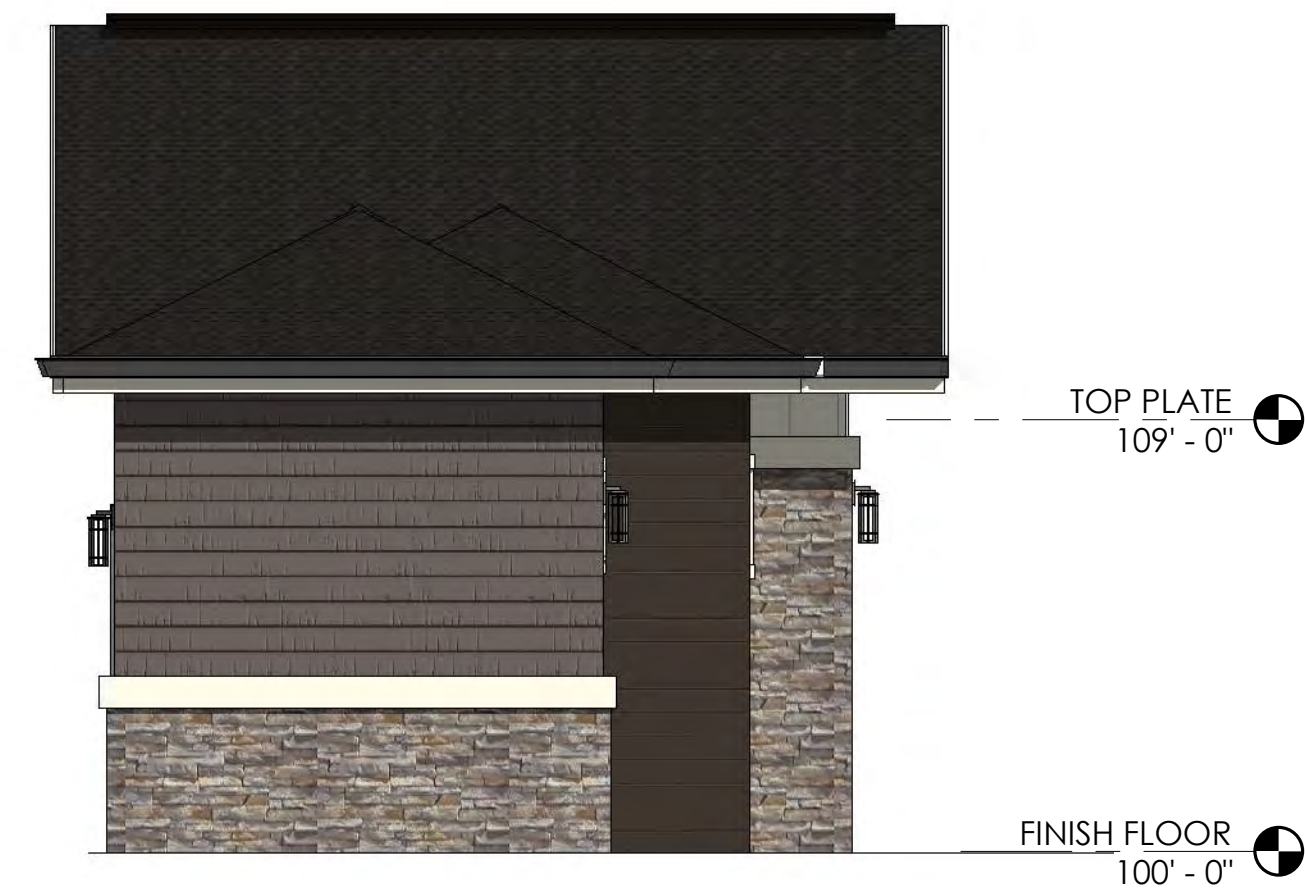
3.10.17
17063
ALB



1 NORTH ELEVATION - COLORED
1/4" = 1'-0"



2 EAST ELEVATION - COLORED
1/4" = 1'-0"



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



4 WEST ELEVATION - COLORED
1/4" = 1'-0"



STONE VENEER



FIBER CEMENT SHINGLE SIDING - TAUPE



FIBER CEMENT BATT AND BOARD - CREAM



FIBER CEMENT 6" HORIZONTAL SIDING - CHOCOLATE BROWN



ARCHITECTURAL ASPHALT SHINGLES - BLACK



TRIM, FASCIA, AND SOFFIT - CREAM





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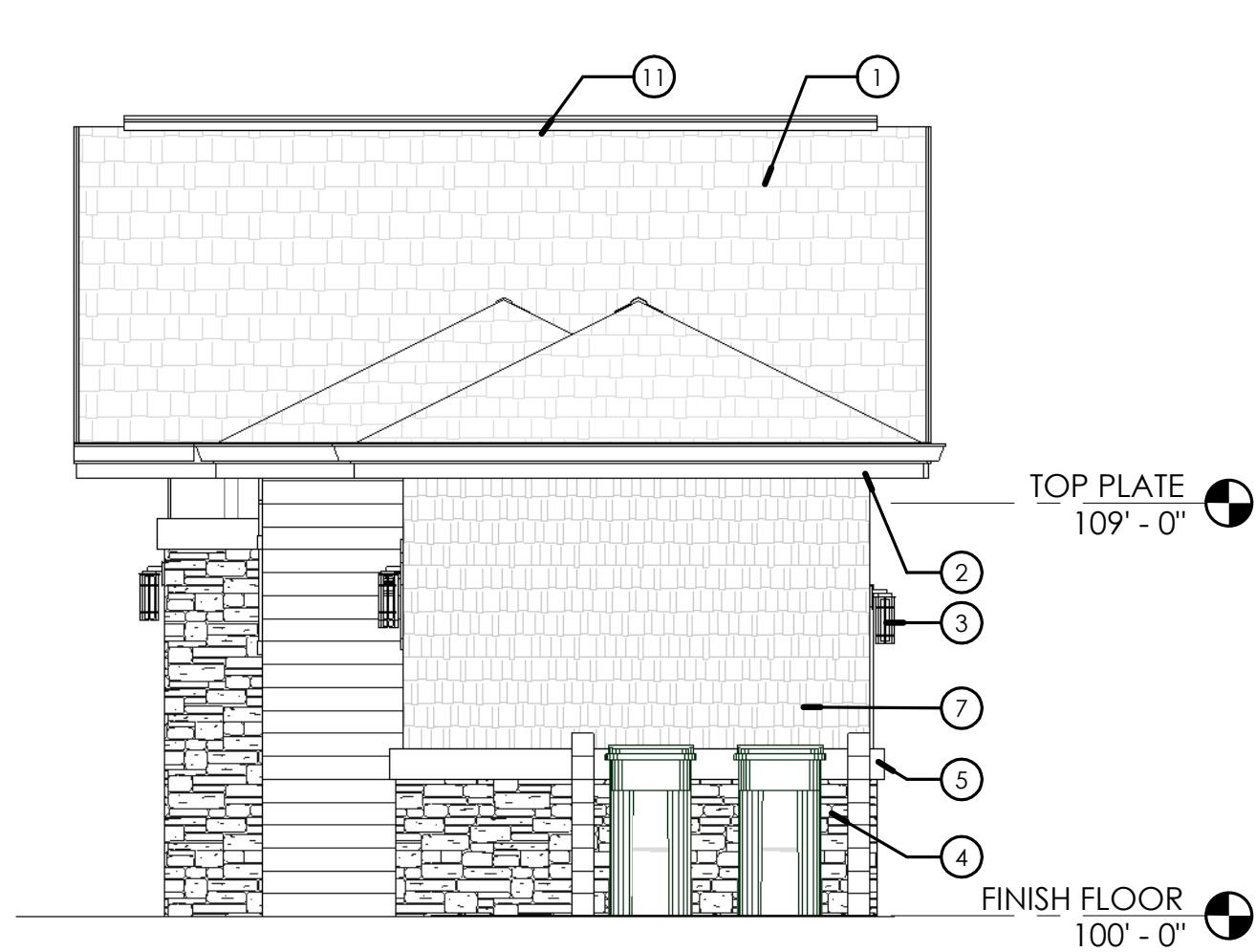
NO.	DESCRIPTION	DATE
A	FOR DESIGN REVIEW	5/17/17
B	FOR CLIENT REVIEW	6/8/17

EXTERIOR
ELEVATIONS

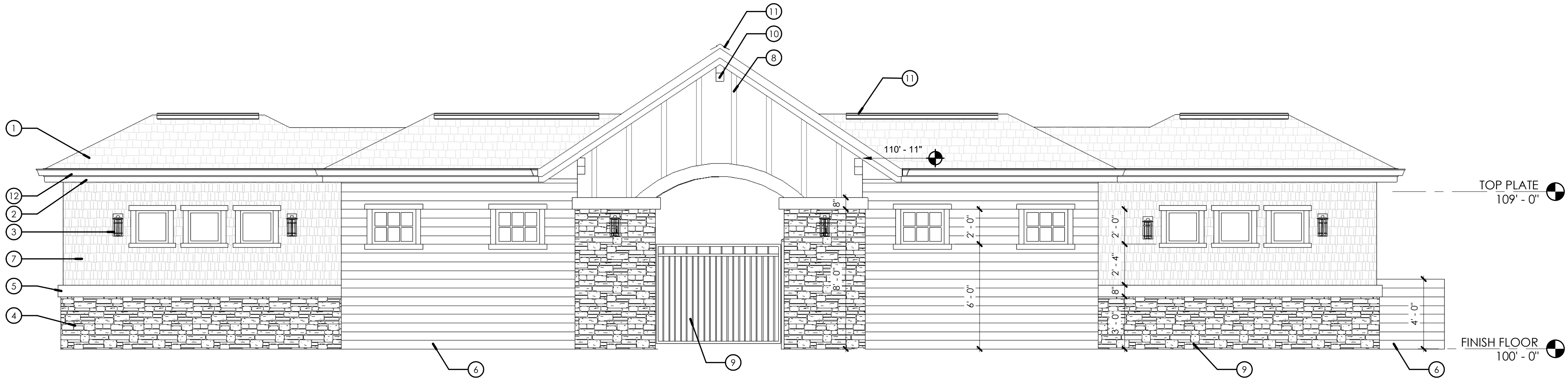
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DATE
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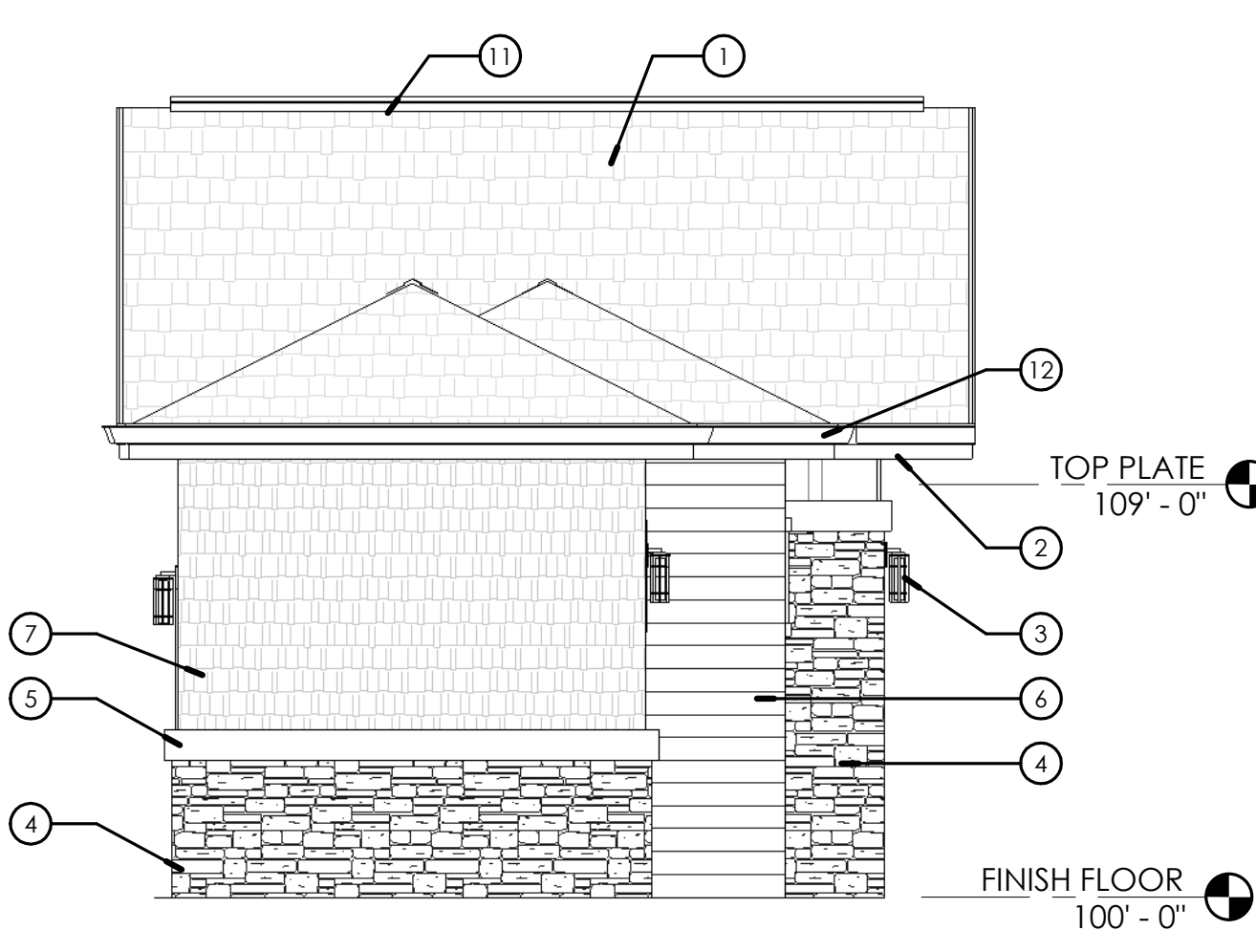
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17063
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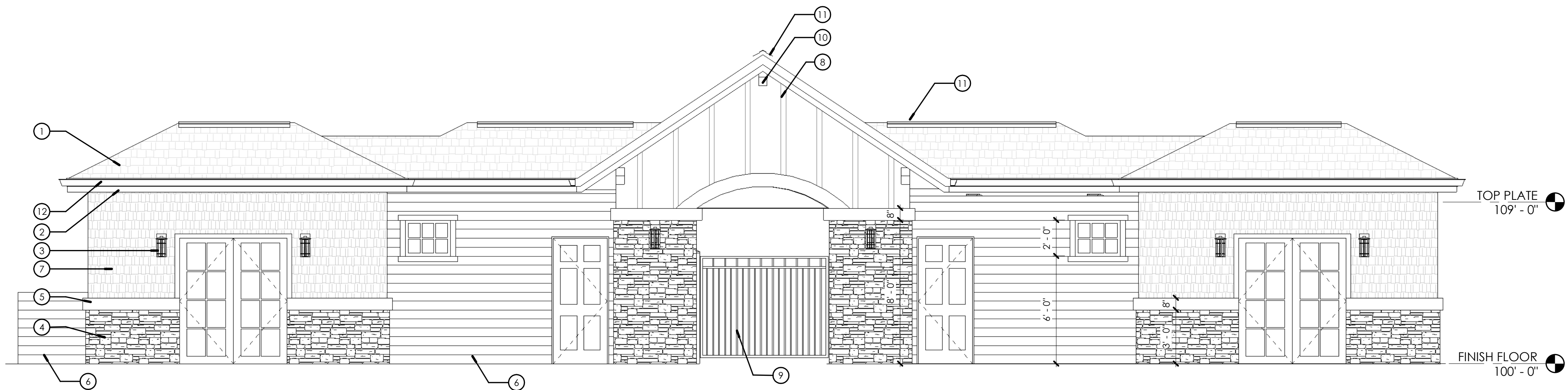
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



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



4 WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

NO.	NOTE CONTENT
1	ARCHITECTURAL ASPHALT SHINGLE ROOF
2	FASCIA
3	LIGHTING - REFER TO REFLECTED CEILING PLAN
4	STONE VENEER
5	TRIM BOARD
6	HARDIE PLANK SIDING - 6" HORIZONTAL
7	HARDIE PLANK SIDING - SHINGLES
8	HARDIE PLANK SIDING - BOARD & BATTEN

ELEVATION NOTES

NO.	NOTE CONTENT
9	6" ORNAMENTAL GATE
10	DECORATIVE BEAM
11	CONTINUOUS RIDGE VENT
12	PREFINISHED METAL GUTTER AND DOWNSPOUTS





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PROFESSIONAL SEAL

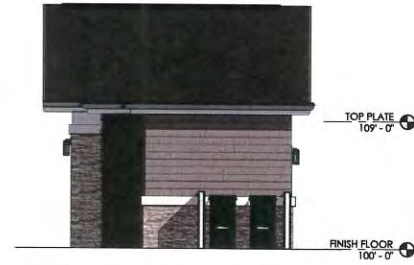
NOT FOR PERMIT

NO. DESCRIPTION DATE
A FOR DESIGN REVIEW 5/17/17

COLORED
ELEVATIONS

A-212

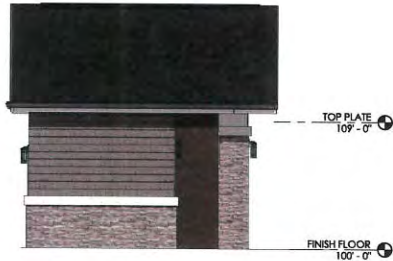
DATE 5.16.17
JOB NUMBER 17043
DRAWN BY AIB



1 NORTH ELEVATION - COLORED
1/4" = 1'-0"



2 EAST ELEVATION - COLORED
1/4" = 1'-0"



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



4 WEST ELEVATION - COLORED
1/4" = 1'-0"



STONE VENEER



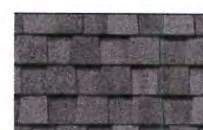
FIBER CEMENT SHINGLE SIDING - TAUPE



FIBER CEMENT BATT AND BOARD - CREAM



FIBER CEMENT 6" HORIZONTAL SIDING - CHOCOLATE BROWN



ARCHITECTURAL ASPHALT SHINGLES - BLACK



TRIM, FASCIA, AND SOFFIT - CREAM

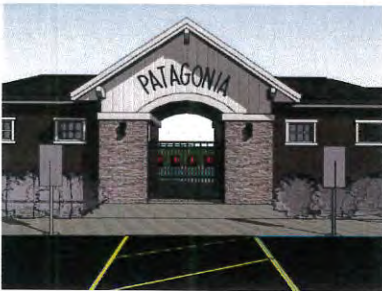
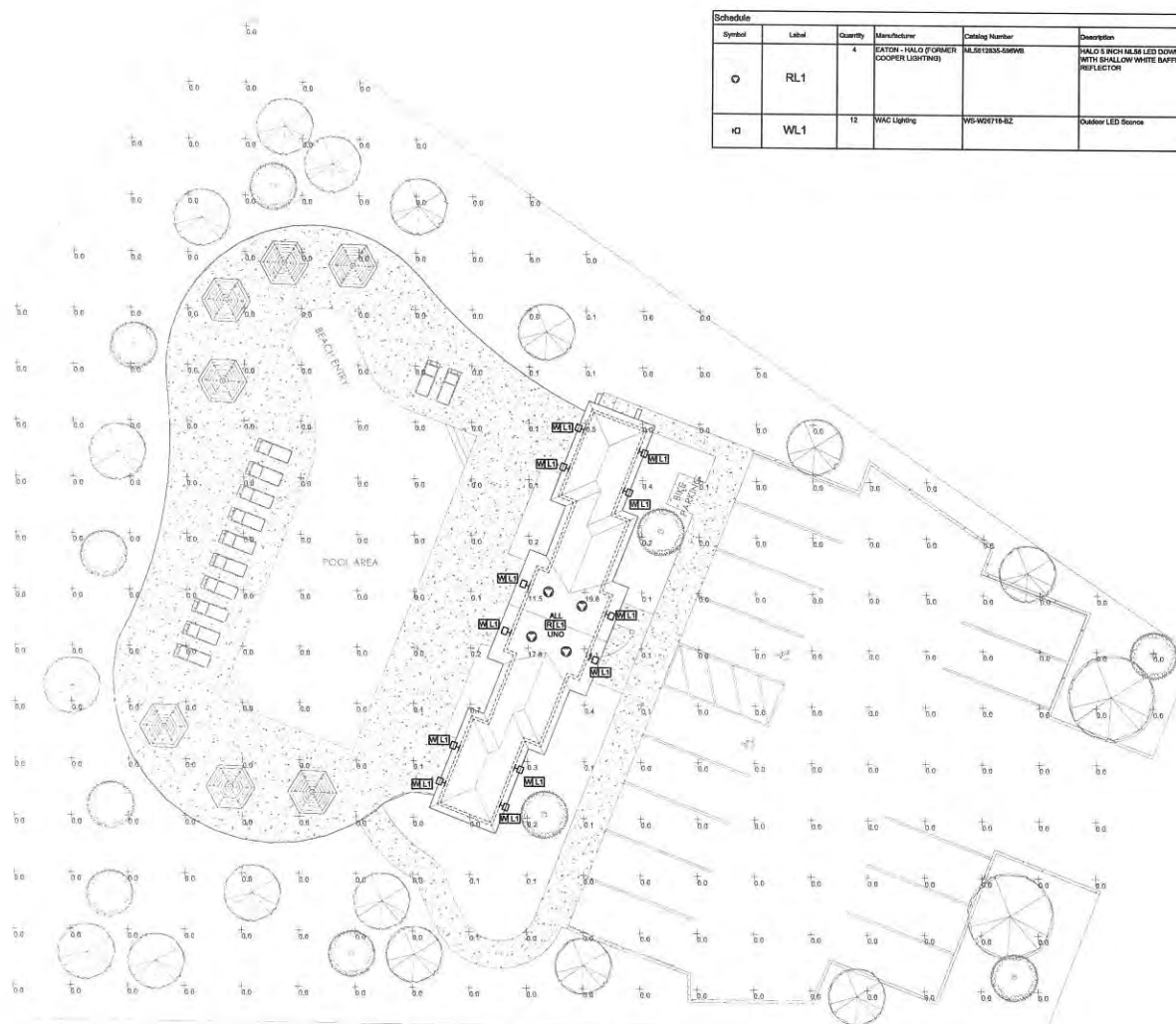


Exhibit
03



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Power	Lumens Per Lamp	Light Loss Factor	Footcandle
○	RL1	4	ICATON - HALO (FORMER COOPER LIGHTING)	ML512335-550WB	HALO 5 INCH MLM LED DOWNLIGHT WITH SHALLOW WHITE Baffle WITH LECTER	(1) HIGH LUMEN LED RICH / 1500K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	36.50/2835-550WB.Jsc	1375	0.91	17.3
□	WL1	12	WAC Lighting	WS-WD2718-BL	Outdoor LED Source		1	WS-WD2718.BES	254	0.91	12.468

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Zone #1	+	0.0 fc	18.8 fc	0.0 fc	N/A	N/A

Site Photometric Plan
Scale: 1"=10'-0"



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CLIENT:
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KUNA POOLHOUSE
KUNA, ID

PROFESSIONAL SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NO. DESCRIPTION DATE

SITE
PHOTO-
METRIC
PLAN

SP-001

E1.0

DATE: 08.12.17
JOB NUMBER: 1703A
DRAWN BY: EWA

Exhibit
D4

Description

The Halo ML56 LED Downlighting System is a series of modular LED Light Modules for use with designated 5" or 6" ML56 LED trims in new construction, remodel and retrofit installation. Compatible with Halo 5" H550 and 6" H750, H2750 Series LED housings. And in retrofit of existing housings the ML56 Series fits 5" or 6" Halo, All-Pro, and others. ML56 system offers shallow trims for installation in Halo, All-Pro and others shallow housings. ML56 Light Modules are offered in 600 Series, 900 Series, and 1200 Series, 80CRI or 90CRI, and four color temperatures 2700K, 3000K, 3500K, 4000K. ML56 Light Modules are universal voltage 120V – 277V and dimmable at 120V. The ML56 lens provides uniform diffuse illumination standard. ML56 - 1200 Series offers narrow flood (NFL) beam forming reflector as an optional accessory. Wet location listed with reflector and baffle trims (directional eyeball trims are damp listed). Halo ML56 Series offers high performance LED downlighting in a flexible modular selection.

Specification Features

Mechanical

Light Module

- Module includes LED package, LED driver, heat sink, and lens
- Durable die-cast aluminum construction.
- Heat sink designed to conduct heat away from the LED keeping the junction temperatures below specified maximums, including insulated ceiling environments

Optics

- Diffuse lens is standard on all 1200 Series LED light modules
 - Impact-resistant polycarbonate
 - Convex form for lamp-like appearance
 - High lumen transmission
- Optional beam forming optic replaces diffuse lens and provide narrow flood (NFL) 25° nominal distribution. Beam forming optic is field installed. Order separately (accessories).

Mounting

- Light Modules attach to reflector and baffle trims via locking tabs, and attach to eyeballs via keyed twist-to-lock mating bosses
- The complete light module and trim assembly installs into housings with precision formed torsion springs located on the trim
- Use retrofit adapter band (ML7RAB) accessory when housing does not have receivers for torsion springs.

Housing Compatibility

A complete ML56 system includes a LED Light Module, LED trim, and a compatible housing (new construction, remodel, or existing retrofit). Housing compatibility in the ML56 System is determined by the ML56 trim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to Housing – Trim Section in this document.

LED

- 1200 Series = 1200 design lumens typical. Delivered lumens vary upon 5" or 6" trim, color temperature, and trim finish.
- Color Temperature options: 2700K, 3000K, 3500K, 4000K

- CRI: 80
- L70 at 50,000 hours, projected in accordance with IES TM-21
- LED is a chip on board design consisting of a multiple LED package with proximity phosphor coating to create one virtual white light source for a productive "cone of light"

Color Specification & Quality Standards

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED color uniformity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377-2008.
- Every Halo LED Light Module is quality tested and performance measured, and then serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement process ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time
- Halo ML56 LED Light Modules include lumen, CRI, and CCT designations in the model number
- Example: **ML5612830**
 56 = 5" / 6" aperture series
 12 = 1200 lumen series
 8 = >80 CRI
 30 = 3000K nominal CCT

Electrical Power Connections

- LED connector is a non-screw base luminaire disconnect offering easy installation in Halo 5" H550 Series and 6" H750 and H2750 Series housings (per LED trim 5" or 6").
- LED Connector meets high-efficacy luminaire requirements as a non-screw base, and where required.
- The included E26 medium screw-base Edison adapter provides easy retrofit of incandescent housings (see Housing Section).

Ground Connection

- Separate grounding cable included on the module for attachment to the housing during installation.

LED Driver

- Driver is universal voltage 120V-277V, and may be controlled from a switch in Halo LED housings at 120V, 220V, 230V, 240V, and 277V.
- Driver is dimmable at 120V operation when connected to a compatible dimmer.
- Driver is a high efficiency, electronic power supply providing DC power to the LED.
- Driver meets FCC EMI/RFI Consumer Level limits on 120V main inputs, and is compliant for use in residential and commercial installations.
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable, if replacement should be required.

Dimming

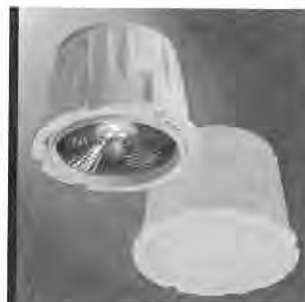
Designed for dimming capability to nominal 5% in normal operation with standard 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. (Consult dimmer manufacturer for dimmer compatibility and details. Note, some dimmers require a neutral in the wallbox.)

Warranty

Eaton's Cooper Lighting provides a (5) five year limited warranty on the Halo ML56 LED Light Module.

LED Module in New or Retrofit Existing Construction – Housings other than Halo or All-Pro

- If used in recessed housings other than Halo or All-Pro the Cooper Lighting 5-year limited warranty applies to the LED Light Module and Trim only.
- As with any electrical installation, a qualified electrician must ensure compatibility of use with a particular housing; this includes all applicable national and local electrical and building codes. Installer is responsible to properly and securely retain the LED Module and LED Trim in the housing at time of installation.



ML56 LED System

1200 Series with Beam Forming Reflector Option 80 CRI

ML5612827
ML5612830
ML5612835
ML5612840

5-Inch and 6-Inch 1200 Lumen LED Light Module for New Construction, Remodel and Retrofit

For use with 59x and 69x Series 5" and 6" Trims

FOR USE IN INSULATED CEILING AND NON-INSULATED CEILING RATED HOUSINGS

HIGH EFFICACY LED WITH INTEGRAL DRIVER - DIMMABLE

Energy Data

ML56 1200/80 Series

(Values at non-dimming line voltage)
Minimum Starting Temp: -30°C (-22°F)
EMI/RFI: FCC Title 47 CFR, Part 15, (Consumer)
Sound Rating: Class A
Input Voltage: UNV 120V-277V
Power Factor: >0.95 @ 120V and >0.9 @ 277V
Input Frequency: 50/60Hz
THD: <20%
Input Power: 17.5W
Input Current at 120V: 0.14A
Input Current at 277V: 0.07A
Driver Compliance: UL8750, Class II rated
Maximum IC (Insulated Ceiling) Ambient Continuous Operating Temperature: 25°C (77°F)
Maximum Non-IC Ambient Continuous Operating Temperature: 40°C (104°F)



ML5612827
5" or 6" LED 1200 Series



ML5612830
5" or 6" LED 1200 Series



ML5612835
5" or 6" LED 1200 Series



ML5612840
5" or 6" LED 1200 Series

Compliance

- cULus liste1598 Luminaire (Halo and All-Pro housings)
- UL Classified when used in retrofit (refer to housing section)
- cULus listed for damp locations
- cULus Wet location listed with baffle and reflector trims only
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- IP56 ingress protection rated with baffle and reflector trims only
- RoHS compliant
- May be used in IC (insulated ceiling) housings in direct contact with insulation* and combustible material
- Can be used as a California Title 24 compliant Non-Residential LED Luminaire (Non-IC)
- Can be used for International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- Can be used for Washington State Energy Code compliance
- ENERGY STAR® certified luminaire - consult ENERGY STAR® certified product list
- EMI/RFI per FCC 47CFR Part 15 Class B Consumer limits (commercial and residential compliant)
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21
- CE Mark - "Conformité Européenne" conformity with the Council of European Communities Directives, meeting internationally recognized compliance when used with Halo H550, H750, and H2750 Series LED housings only

* Not for use with housings in direct contact with spray foam insulation.

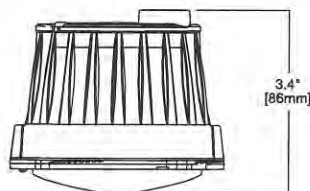
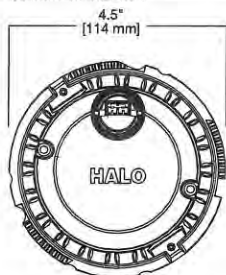


Refer to ENERGY STAR® Certified Products List.

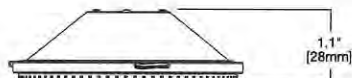
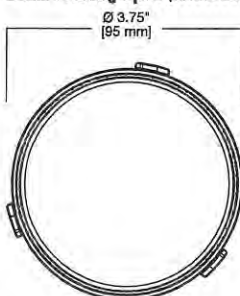
Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire

Dimensions

ML56 LED Module



Beam Forming Optic (Accessories)



Ordering Information

Sample Number: **ML5612830 593WB**

Order LED Module and trim separately.

A complete system also includes a compatible housing (new construction, remodel, or existing retrofit). Housing aperture size in the ML56 System is determined by the ML56 trim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to Housing Section in this document.

ML56 LED Light Modules 1200 Series / 80 CRI

ML5612827= 5"/6" LED light module,
1200 lumen, 80CRI, 2700K
ML5612830= 5"/6" LED light module,
1200 lumen, 80CRI, 3000K
ML5612835= 5"/6" LED light module,
1200 lumen, 80CRI, 3500K
ML5612840= 5"/6" LED light module,
1200 lumen, 80CRI, 4000K

ML56 LED 5" and 6" Trims

590 Series - 5" LED Trims

592SC=5" LED trim, specular reflector & white flange
592H=5" LED trim, haze reflector & white flange
592W=5" LED trim, white reflector & flange
593WB=5" LED trim, white micro-step baffle & flange
593BB=5" LED trim, black micro-step baffle & white flange
594WB=5" LED directional trim, white eyeball, baffle & flange – shallow and standard housings
595WW=5" LED trim, wall wash - specular reflector, repositionable specular kick reflector, white flange
596WB=5" LED trim, white shallow baffle & flange – shallow and standard housings

690 Series - 6" LED Trims

692SC=6" LED trim, specular reflector & white flange
692H=6" LED trim, haze reflector & white flange
692W=6" LED trim, white reflector & flange
693WB=6" LED trim, white micro-step baffle & flange
693BB=6" LED trim, black micro-step baffle & white flange
693TBZB=6" LED trim, tuscan bronze micro-step baffle & flange
693SNB=6" LED trim, satin nickel micro-step baffle & satin nickel flange
694WB=6" LED directional trim, white eyeball, baffle & flange – shallow and standard housings
694TBZB=6" LED directional trim, tuscan bronze eyeball, baffle & flange – shallow and standard housings
694SNB=6" LED directional trim, satin nickel eyeball, baffle & flange – shallow and standard housings
695WW=6" LED trim, wall wash - specular reflector, repositionable specular kick reflector, white flange
696WB=6" LED trim, white shallow baffle & flange – for use with shallow and standard housings

ML56 Beam Forming Optic / Media 1200 Series Accessories

BFR56NFL=Beam forming reflector kit, narrow flood, 25° nominal
BFR56MH=Media holder, accepts one 3.45" lens. Requires BFR56NFL & L345SF, order separately.
L345SF=3.45" diameter soft focus lens. Requires BFR56NFL and BFR56MH, order separately.

ML56 System Accessories

ML7RAB=Retrofit adapter band for housings without torsion spring receivers. The ML7RAB kit supplies parts to retrofit four housings; the kit includes:
4 – Retrofit adapter bands with screws and locking wire nuts
WW595SC=5" Wall wash Insert - kick reflector for 595WW (1-included with trim) double or corner wall wash**
WW695SC=6" Wall wash Insert - kick reflector for 695WW (1-included with trim) Double or Corner Wall Wash**
TRM590WH=5" LED oversize trim ring for use with 59" series trims, white 6.3" I.D., 7.5" O.D. Ring slips over LED trim. Inset design allows 5" trim to fit into oversize ring for an even trim surface
TRM690WH=6" LED oversize trim ring for use with 69" series trims, White 6.9" I.D., 9.5" O.D. Ring slips over LED trim. Inset design allows 6" trim to fit into oversize ring for an even trim surface

**Wall Wash Trims 595WW and 695WW Feature an exclusive Repositionable Kick Reflector for fine-tuning adjustment of the wall wash effect. The WW595SC and WW695SC are Repositionable Kick Reflectors sold separately for addition to the Wall Wash Trim when a double or corner wall wash is needed, or for replacement of original kick reflector included with the trim.

Lighting Facts

ML5612827

PRODUCT SPECIFICATIONS	
Lumens (Light Output)	1376
Watts	17.5
Lumens Per Watt (Efficacy)	78.6
Color Accuracy (CRI)	81
Light Color (CCT) Correlated Color Temperature (CCT)	2700K
	
2700K 3000K 4500K 6500K	
MODEL# ML5612827	

ML5612830

PRODUCT SPECIFICATIONS	
Lumens (Light Output)	1549
Watts	17.5
Lumens Per Watt (Efficacy)	88.5
Color Accuracy (CRI)	82
Light Color (CCT) Correlated Color Temperature (CCT)	3000K
	
2700K 3000K 4500K 6500K	
MODEL# ML5612830	

ML5612835

PRODUCT SPECIFICATIONS	
Lumens (Light Output)	1570
Watts	17.5
Lumens Per Watt (Efficacy)	89.7
Color Accuracy (CRI)	83
Light Color (CCT) Correlated Color Temperature (CCT)	3500K
	
2700K 3000K 4500K 6500K	
MODEL# ML5612835	

ML5612840

PRODUCT SPECIFICATIONS	
Lumens (Light Output)	1695
Watts	17.5
Lumens Per Watt (Efficacy)	96.9
Color Accuracy (CRI)	83
Light Color (CCT) Correlated Color Temperature (CCT)	4000K
	
2700K 3000K 4500K 6500K	
MODEL# ML5612840	

Housing – Trim Compatibility

Housing aperture size in the ML56 System is determined by the ML56 trim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to ML56 TRIMS in this document. (Note "X" in the trim model number denotes finish code.)

Housing – Compatibility

The ML56 LED light module - trim combination is cULus Listed or UL Classified for use with any 5" or 6" diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 115 in³ in addition to those noted below.

Halo and All-Pro UL Listed Compatibility

6" Trims: 692X, 693X, 694X, 695X, 696X

(Note shallow housings for use with 694X trims only)

HALO - LED Housings with LED luminaire connector - high-efficacy compliant

Brand	Housing Type	Catalog Number	Description
Halo	Standard Housings	H750ICAT	6" LED, Insulated Ceiling, Air-Tite, New Construction Housing
		H750RICAT	6" LED, Insulated Ceiling, Air-Tite, Remodel Housing
		H750T	6" LED, Non-IC, Air-Tite, New Construction Housing
		H750TCP	6" LED, Non-IC, New Construction/Remodel Chicago Plenum Housing
		H750RINTD010	6" LED, Non-IC, Air-Tite, Remodel Housing (International CE Mark and UL/cUL Listed)
Halo	Shallow Housings	H2750ICAT	6" LED, Shallow, Insulated Ceiling, Air-Tite, New Constr. (use with 694X trims only)

HALO and All-Pro - Incandescent E26 Screwbase Housings

Brand	Housing Type	Catalog Number	Description
Halo	Standard Housings	H7ICAT	6" Insulated Ceiling, Air-Tite New Construction Housing
		H7RICAT	6" Insulated Ceiling, Air-Tite Remodel Housing
		H7ICT	6" Insulated Ceiling, New Construction Housing
		H7RICT	6" Insulated Ceiling, Remodel Housing
		H7ICATNB	6" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket
		H7ICTNB	6" Insulated Ceiling, New Construction Housing, No Socket Bracket
		H7T	6" Non-IC, New Construction Housing
		H7RT	6" Non-IC, Remodel Housing
		H7TNB	6" Non-IC, New Construction Housing, No Socket Bracket
		H7TCP	6" Non-IC, Chicago Plenum, New Construction/Remodel Housing
		H7UICT	6" Insulated Ceiling, Universal New Construction Housing (use with 694X and 696X trims only)
		H7UICAT	6" Insulated Ceiling, Universal, Air-Tite, New Construction Housing (use with 694X and 696X trims only)
All-Pro	Standard Housings	E1700AT	6" Insulated Ceiling, Air-Tite New Construction Housing
		E1700RAT	6" Insulated Ceiling, Air-Tite Remodel Housing
		E1700	6" Insulated Ceiling, New Construction Housing
		E1700R	6" Insulated Ceiling, Remodel Housing
		E1700ATNB	6" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket
		E1700NB	6" Insulated Ceiling, New Construction Housing, No Socket Bracket
		E1700U	6" Insulated Ceiling, Universal New Construction Housing
		E1700UAT	6" Insulated Ceiling, Universal, Air-Tite, New Construction Housing
		ET700	6" Non-IC, New Construction Housing
		ET700R	6" Non-IC, Remodel Housing
Halo	Shallow Housings	H27ICAT	6" Shallow, Insulated Ceiling, Air-Tite New Construction (use with 694X trims only)
		H27RICAT	6" Shallow, Insulated Ceiling, Air-Tite Remodel Housing (use with 694X trims only)
		H27ICT	6" Shallow, Insulated Ceiling, New Construction Housing (use with 694X trims only)
		H27RICT	6" Shallow, Insulated Ceiling, Remodel Housing (use with 694X trims only)
		H27T	6" Shallow, Non-IC, New Construction Housing (use with 694X trims only)
		H27RT	6" Shallow, Non-IC, Remodel Housing (use with 694X trims only)
All-Pro	Shallow Housings	E12700AT	6" Shallow, Insulated Ceiling, Air-Tite New Construction (use with 694X trims only)
		E12700	6" Shallow, Insulated Ceiling, New Construction Housing (use with 694X trims only)
		E12700R	6" Shallow, Insulated Ceiling, Air-Tite Remodel Housing (use with 694X trims only)
		ET2700	6" Shallow, Non-IC, New Construction Housing (use with 694X trims only)
		ET2700R	6" Shallow, Non-IC, Remodel Housing (use with 694X trims only)

Halo LED Retrofit Enclosures

Brand	Type	Catalog Number	Description
Halo	Retrofit	ML7BXRFK	6" Retrofit Enclosure, Non-IC, BX Whip
		ML7E26RFK	6" Retrofit Enclosure, Non-IC, E26 Screw base Interface

Housing – Compatibility Continued

5" Trims: 592X, 593X, 594X, 595X, 596X (ML56 1200 Series not for use with 593TBZB, 593SNB, 594TBZB, 594SNB models.)

(Note shallow housings for use with 594X trims only)

HALO - LED Housings with LED luminaire connector - high-efficacy compliant

Brand	Housing Type	Catalog Number	Description
Halo	Standard Housings	H550ICAT	5" LED, Insulated Ceiling, Air-Tite, New Construction Housing
		H550RICAT	5" LED, Insulated Ceiling, Air-Tite, Remodel Housing

HALO and All-Pro - Incandescent E26 Screwbase Housings

Brand	Housing Type	Catalog Number	Description
Halo	Standard Housings	H5ICAT	5" Insulated Ceiling, Air-Tite New Construction Housing
		H5RICAT	5" Insulated Ceiling, Air-Tite Remodel Housing
		H5T	5" Non-IC, New Construction Housing
		H5RT	5" Non-IC, Remodel Housing
		H5TM	5" Non-IC, New Construction Housing (Canada)
All-Pro	Standard Housings	EI500AT	5" Insulated Ceiling, Air-Tite New Construction Housing
		EI500RAT	5" Insulated Ceiling, Air-Tite Remodel Housing
		ET500	5" Non-IC, New Construction Housing
		ET500R	5" Non-IC, Remodel Housing
Halo	Shallow Housings	H25ICAT	5" Shallow, Insulated Ceiling, Air-Tite New Construction (use with 594X trims only)

HOUSINGS - UL Classified for Retrofit Compatibility

6" Trims: 692X, 693X, 694X, 695X, 696X

Juno	IC22, IC22R, IC22W, IC22S, IC23, IC23W, TC2, TC2R, IC2
Capri	CR1, PR1, QL1
Elco	HL7ICA (EL7ICA)
Lithonia	LC6, L7X
Thomas	PS1
Commercial Electric	C7ICA, H3
Progress	P87-AT †
Lightolier	1104ICx †, 1104IC †

† Requires ML7RAB retrofit adapter band (ordered separately); for use in housings without torsion springs.

Juno®, Capri®, Lightolier®, Lithonia Lighting®, Thomas® Lighting, Elco Lighting®, Progress® Lighting and Commercial Electric™ and their product brand names, where identified above, are tradenames or trademarks of each respective company and Cooper makes no representations on these trademarks.

ML56 1200 Series Compliance Table

80 CRI LED Modules with ML56 Trims

	ML5612827	ML5612830	ML5612835	ML5612840
593BB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
693BB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
593TBZB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
693TBZB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
593SNB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
693SNB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
592H	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
593WB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
592SC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
592W	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
595WW	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
695WW	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
692H	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
692W	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
692SC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
693WB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
596WB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
694TBZB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
696WB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
594TBZB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
694SNB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
594SNB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
694WB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
594WB	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
594WB-30	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC
694WB-30	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC	ES, T24NR, WSEC, IECC

Code Descriptions:

ES = ENERGY STAR® Certified Luminaire

T24NR = May be used for California Title 24 Non-Residential LED luminaire

IECC = International Energy Conservation Code "High Efficacy"

WSEC = Washington State Energy Code - "High Efficacy" Luminaire

ML56 1200 Series Lumen Table

80 CRI LED Modules with ML56 trims

	Trim Catalog #	ML5612827		ML5612830		ML5612835		ML5612840	
		Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
0° Tilt Angle	593BB	900.9	51.5	1014.1	57.9	1027.9	58.7	1109.7	63.4
	693BB	1008.2	57.6	1134.9	64.9	1150.3	65.7	1241.9	71.0
	593TBZB	1017.8	58.2	1145.8	65.5	1161.3	66.4	1253.8	71.6
	693TBZB	1048.0	59.9	1179.7	67.4	1195.7	68.3	1290.9	73.8
	593SNB	1115.5	63.7	1255.8	71.8	1272.8	72.7	1374.1	78.5
	693SNB	1162.5	66.4	1308.7	74.8	1326.5	75.8	1432.1	81.8
	592H	1285.6	73.5	1447.2	82.7	1466.8	83.8	1583.6	90.5
	593WB	1310.9	74.9	1475.7	84.3	1495.7	85.5	1614.8	92.3
	592SC	1327.8	75.9	1494.7	85.4	1515.0	86.6	1635.6	93.5
	592W	1331.4	76.1	1498.8	85.6	1519.1	86.8	1640.0	93.7
	595WW	1336.2	76.4	1504.2	86.0	1524.6	87.1	1646.0	94.1
	695WW	1337.4	76.4	1505.6	86.0	1526.0	87.2	1647.5	94.1
	692H	1342.2	76.7	1511.0	86.3	1531.5	87.5	1653.4	94.5
	692W	1363.9	77.9	1535.4	87.7	1556.2	88.9	1680.1	96.0
	692SC	1368.8	78.2	1540.9	88.0	1561.7	89.2	1686.1	96.3
	693WB	1376.0	78.6	1549.0	88.5	1570.0	89.7	1695.0	96.9
	596WB	1380.8	78.9	1554.4	88.8	1575.5	90.0	1700.9	97.2
	694TBZB	1385.6	79.2	1559.9	89.1	1581.0	90.3	1706.9	97.5
	696WB	1411.0	80.6	1588.4	90.8	1609.9	92.0	1738.1	99.3
	594TBZB	1412.2	80.7	1589.7	90.8	1611.3	92.1	1739.6	99.4
	694SNB	1425.4	81.5	1604.7	91.7	1626.4	92.9	1755.9	100.3
	594SNB	1447.2	82.7	1629.1	93.1	1651.2	94.4	1782.6	101.9
	694WB	1468.9	83.9	1653.5	94.5	1676.0	95.8	1809.4	103.4
	594WB	1477.3	84.4	1663.0	95.0	1685.6	96.3	1819.8	104.0
30° Tilt Angle	594WB-30	1396.5	79.8	1572.1	89.8	1593.4	91.1	1720.3	98.3
	694WB-30	1374.8	78.6	1547.6	88.4	1568.6	89.6	1693.5	96.8

Photometry 5" Trims • 1200 Series • 80 CRI

Multiplier Table

CCT Option	2700 K	3000 K	3500 K	4000 K
CCT Multiplier	0.888	1.000	1.014	1.094

Table based upon testing with 3000°K color temperature, 80CRI.

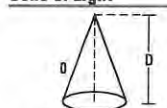
Multipliers may be used to determine relative lumen values with other color temperatures.

ML5612830-592SC

Test Number	P129764
Light Module	1200 Series, 80CRI
Trim	5" Aperture, Specular Clear Trim
Lumens	1495 Lm
Efficacy	86.4 Lm/W
SC	0.98

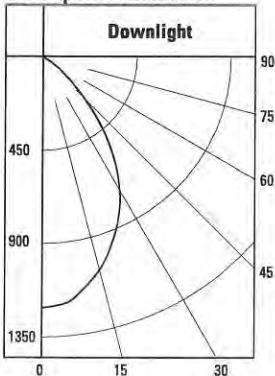


Cone of Light



D	FC	L	W
5.5'	40	5.2	5.2
7'	24.7	8.8	6.8
8'	18.9	7.8	7.8
9'	15	8.8	8.8
10'	12.1	9.8	9.8
12'	8.4	11.6	11.6

Candlepower Distribution

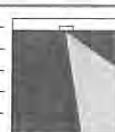


Zonal Lumen Summary

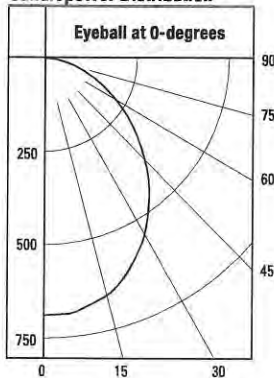
Zone	Lumens	%Fixture
0-30	805	53.9
0-40	1176	78.6
0-60	1477	98.8
0-90	1495	100
90-180	0	0
0-180	1495	100

ML5612830-594WB

Test Number	P129820
Light Module	1200 Series, 80CRI
Trim	5" Aperture, Directional Eyeball
Lumens	1663
Efficacy	96.1 Lm/W
SC	1.18



Candlepower Distribution



Zonal Lumen Summary

Zone	Lumens	%Fixture
0-30	521	31.3
0-40	829	49.9
0-60	1371	82.4
0-90	1663	100
90-180	0	0
0-180	1663	100

30 Horizontal Plane

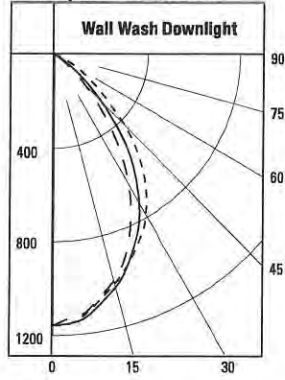
D	FC	L	W	CB
5.5'	19.8	6.3	6.4	3.2
7'	12.2	8.1	8.2	4
8'	9.4	9.3	9.4	4.6
9'	7.4	10.5	10.6	5.2
10'	6	11.6	11.8	5.8
12'	4.2	14	14.2	6.9

30 Vertical Plane

D	FC	L	W	CB
1'	368.1	1.1	1.2	1.7
2'	92	2.2	2.6	3.5
3'	40.9	3.5	3.8	5.2
4'	23	4.6	5.2	6.9
5'	14.7	5.7	6.4	8.7
6'	10.2	6.9	7.8	10.4

Photometry 5" Trims • 1200 Series • 80 CRI

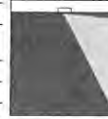
Candlepower Distribution



Legend
0-deg: --- Wall
90-deg: --- Side
180-deg: --- Room

ML5612830-595WW

Test Number	P129844
Light Module	1200 Series, 80CRI
Trim	5" Aperture, Wall Wash with Specular Clear Trim and Specular Clear Kick Reflector
Lumens	1504
Efficacy	86.9 Lm/W
SC	0.98



Zonal Lumen Summary

Zone	Lumens	%Fixture
0-30	774	51.5
0-40	1139	75.7
0-60	1469	97.7
0-90	1504	100
90-180	0	0
0-180	1504	100

Single Unit Footcandles

2.5' From Wall (Distance From Fixture Along Wall)

DD	1'	2'	3'	4'	5'	6'
1'	5.1	3.4	1.4	0.4	0.1	0
2'	19.6	13.9	5.9	1.8	0.5	0.2
3'	23.9	19.2	10.2	4.1	1.5	0.5
4'	17.8	15.6	10.7	5.6	2.5	1.1
5'	12.1	11.1	8.6	5.6	3.2	1.5
6'	8.3	7.7	6.5	4.7	3.2	1.9
7'	5.8	5.5	4.8	3.8	2.8	1.9
8'	4.2	4	3.6	3	2.4	1.7
9'	3.1	3	2.7	2.3	2	1.5
10'	2.3	2.3	2.1	1.8	1.6	1.3

Multiple Unit Footcandles

2.5' From Wall (Distance From Fixture Along Wall)

DD	1'	2'	3'	4'	5'	6'
1'	5.6	4.5	5.6	5.3	2.7	5.3
2'	21.4	18.9	21.4	20.1	11.8	20.1
3'	28	29.4	28	25.4	20.5	25.4
4'	23.4	26.4	23.4	20.3	21.5	20.3
5'	17.7	19.8	17.7	15.3	17.2	15.3
6'	13	14.2	13	11.4	13	11.4
7'	9.5	10.2	9.5	8.6	9.6	8.6
8'	7.1	7.5	7.1	6.5	7.2	6.5
9'	5.4	5.7	5.4	5	5.5	5
10'	4.2	4.4	4.2	3.9	4.2	3.9

Photometry 5" Trims • 1200 Series • 80 CRI • NFL Lens

Multiplier Table

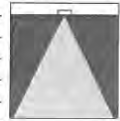
CCT Option	2700 K	3000 K	3500 K	4000 K
CCT Multiplier	0.888	1.000	1.014	1.094

Table based upon testing with 3000°K color temperature, 80CRI.

Multipliers may be used to determine relative lumen values with other color temperatures.

ML5612830-BFR56NFL-592H

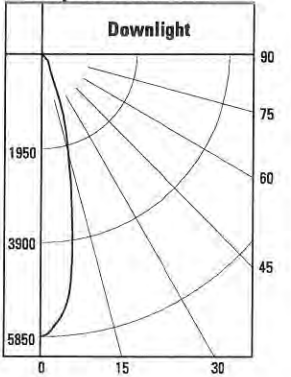
Test Number	P130378
Light Module	1200 Series, 80CRI, NFL optic
Trim	5" Aperture, Haze Trim
Lumens	1478
Efficacy	85.4 Lm/W
SC	0.41



Cone of Light

D	FC	L	W
5.5'	193.1	2.2	2.2
7'	113.2	2.8	2.8
8'	91.3	3.2	3.2
9'	72.1	3.6	3.6
10'	58.4	4	4
12'	40.6	4.8	4.8

Candlepower Distribution

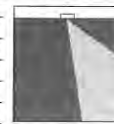


Zonal Lumen Summary

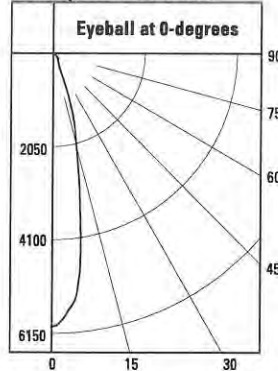
Zone	Lumens	%Fixture
0-30	1289	87.2
0-40	1428	96.6
0-60	1475	99.8
0-90	1478	100
90-180	0	0
0-180	1478	100

ML5612830-BFR56NFL-594WB

Test Number	P130442
Light Module	1200 Series, 80CRI, NFL optic
Trim	5" Aperture, Directional Eyeball
Lumens	1698
Efficacy	98.2 Lm/W
SC	0.4



Candlepower Distribution



Zonal Lumen Summary

Zone	Lumens	%Fixture
0-30	1291	76.1
0-40	1428	84.1
0-60	1638	96.5
0-90	1698	100
90-180	0	0
0-180	1698	100

30° Horizontal Plane

D	FC	L	W	CB
5.5'	135.8	2.8	2.4	3.2
7'	83.8	3.6	3	4
8'	64.2	4.1	3.6	4.6
9'	50.7	4.6	4	5.2
10'	41.1	5.1	4.4	5.8
12'	28.5	6.1	5.4	6.9

30° Vertical Plane

D	FC	L	W	CB
1'	1098	1	0.6	1.7
2'	274.5	2.1	1.2	3.5
3'	122	3.2	1.8	5.2
4'	68.6	4.3	2.6	6.9
5'	43.9	5.4	3.2	8.7
6'	30.5	6.5	3.8	10.4

Photometric tests are per IES measurement standards. Tests represent typical fixture performance. Field results may vary.

Photometry 6" Trims • 1200 Series • 80 CRI

Multiplier Table

CCT Option	2700 K	3000 K	3500 K	4000 K
CCT Multiplier	0.8883	1.0000	1.0136	1.0943

Table based upon testing with 3000°K color temperature, 80CRI.

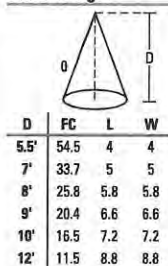
Multipliers may be used to determine relative lumen values with other color temperatures.

ML5612830-692SC

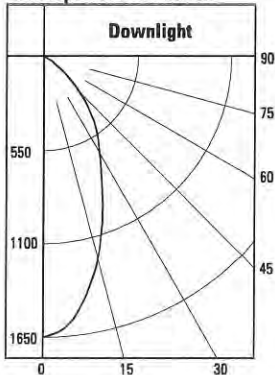
Test Number	P129860
Light Module	1200 Series, 80CRI
Trim	6" Aperture, Specular Clear Trim
Lumens	1541
Efficacy	89.1 Lm/W
SC	0.74



Cone of Light



Candlepower Distribution

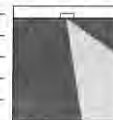


Zonal Lumen Summary

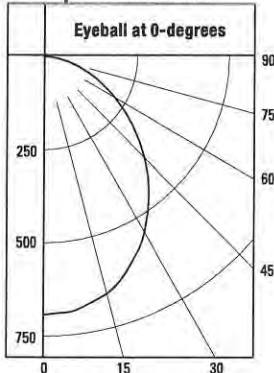
Zone	Lumens	%Fixture
0-30	860	55.8
0-40	1194	77.5
0-60	1521	98.7
0-90	1541	100
90-180	0	0
0-180	1541	100

ML5612830-694WB

Test Number	P129916
Light Module	1200 Series, 80CRI
Trim	6" Aperture, Directional Eyeball
Lumens	1654
Efficacy	95.6 Lm/W
SC	1.17



Candlepower Distribution



Zonal Lumen Summary

Zone	Lumens	%Fixture
0-30	521	31.5
0-40	828	50.1
0-60	1366	82.6
0-90	1654	100
90-180	0	0
0-180	1654	100

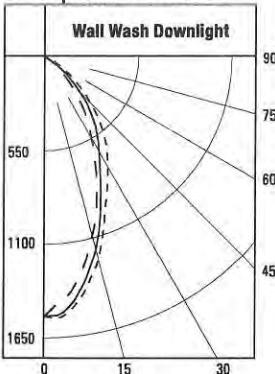
30 Horizontal Plane

D	FC	L	W	CB
5.5'	19.8	6.3	6.4	3.2
7'	12.2	8.1	8.2	4
8'	9.4	9.2	9.4	4.6
9'	7.4	10.5	10.6	5.2
10'	6	11.6	11.8	5.8
12'	4.2	13.9	14.2	6.9

30 Vertical Plane

D	FC	L	W	CB
1'	367.1	1.1	1.2	1.7
2'	91.8	2.2	2.6	3.5
3'	40.8	3.5	3.8	5.2
4'	22.9	4.7	5.2	6.9
5'	14.7	5.7	6.4	8.7
6'	10.2	6.9	7.8	10.4

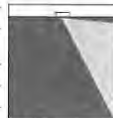
Candlepower Distribution



Legend
0-deg: --- Wall
90-deg: --- Side
180-deg: --- Room

ML5612830-695WW

Test Number	P129940
Light Module	1200 Series, 80CRI
Trim	6" Aperture, Wall Wash with Specular Clear Trim and Specular Clear Kick Reflector
Lumens	1506
Efficacy	87 Lm/W
SC	0.76



Zonal Lumen Summary

Zone	Lumens	%Fixture
0-30	821	54.5
0-40	1147	76.2
0-60	1473	97.8
0-90	1506	100
90-180	0	0
0-180	1506	100

Single Unit Footcandles

2.5' From Wall (Distance From Fixture Along Wall)

DD	1'	2'	3'	4'	5'	6'
1'	4.2	2.5	0.9	0.3	0.1	0
2'	18.3	13.1	5.6	1.7	0.5	0.1
3'	21.6	17	9.5	4.1	1.5	0.2
4'	16.6	14.2	9.6	5.3	2.5	1.1
5'	11.9	10.6	7.8	5.1	3	1.5
6'	8.5	7.7	6	4.3	2.9	1.7
7'	6.4	5.8	4.7	3.5	2.5	1.7
8'	4.8	4.4	3.7	2.9	2.1	1.5
9'	3.7	3.5	2.9	2.3	1.8	1.3
10'	2.9	2.7	2.4	1.9	1.5	1.2

Multiple Unit Footcandles

2.5' From Wall (Distance From Fixture Along Wall)

DD	-3'-	-4'-	-5'-
1'	4.5	3.1	4.5
2'	20	17.7	20
3'	25.7	26.2	25.7
4'	21.9	23.8	21.9
5'	16.9	18.3	16.9
6'	12.8	13.8	12.8
7'	9.9	10.5	9.9
8'	7.7	8.1	7.7
9'	6	6.4	6
10'	4.8	5.1	4.8

Photometric tests are per IES measurement standards. Tests represent typical fixture performance. Field results may vary.

Photometry 6" Trims • 1200 Series • 80 CRI • NFL Lens

Multiplier Table

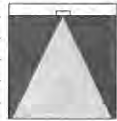
CCT Option	2700 K	3000 K	3500 K	4000 K
CCT Multiplier	0.888	1.000	1.014	1.094

Table based upon testing with 3000°K color temperature, 80CRI.

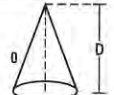
Multipliers may be used to determine relative lumen values with other color temperatures.

ML5612830-BFR56NFL-692H

Test Number	P130474
Light Module	1200 Series, 80CRI, NFL optic
Trim	6" Aperture, Haze Trim
Lumens	1543
Efficacy	89.2 Lm/W
SC	0.41

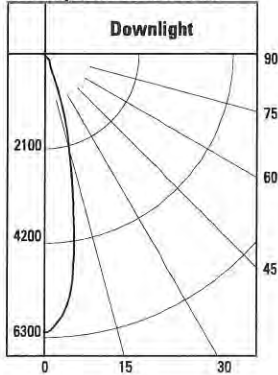


Cone of Light



D	FC	L	W
5.5'	204.4	2.2	2.2
7'	126.2	2.8	2.8
8'	96.6	3.2	3.2
9'	76.3	3.6	3.6
10'	61.8	4	4
12'	42.9	4.8	4.8

Candlepower Distribution

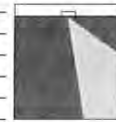


Zonal Lumen Summary

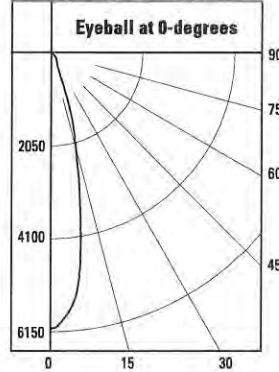
Zone	Lumens	%Fixture
0-30	1319	85.5
0-40	1457	94.4
0-60	1541	99.9
0-90	1543	100
90-180	0	0
0-180	1543	100

ML5612830-BFR56NFL-694WB

Test Number	P130538
Light Module	1200 Series, 80CRI, NFL optic
Trim	6" Aperture, Directional Eyeball
Lumens	1688
Efficacy	97.6 Lm/W
SC	0.41



Candlepower Distribution



Zonal Lumen Summary

Zone	Lumens	%Fixture
0-30	1315	77.9
0-40	1456	86.2
0-60	1661	98.4
0-90	1688	100
90-180	0	0
0-180	1688	100

30° Horizontal Plane

D	FC	L	W	CB
5.5'	138.1	2.8	2.4	3.2
7'	85.2	3.6	3.2	4
8'	65.3	4.1	3.6	4.6
9'	51.6	4.7	4	5.2
10'	41.8	5.2	4.6	5.8
12'	29	6.2	5.4	6.9

30° Vertical Plane

D	FC	L	W	CB
1'	1120.1	1	0.6	1.7
2'	280	2	1.2	3.5
3'	124.5	3.1	2	5.2
4'	70	4.2	2.6	6.9
5'	44.8	5.3	3.2	8.7
6'	31.1	6.3	4	10.4

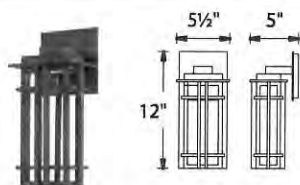
Photometric tests are per IES measurement standards. Tests represent typical fixture performance. Field results may vary.

NEST – model: WS-W267

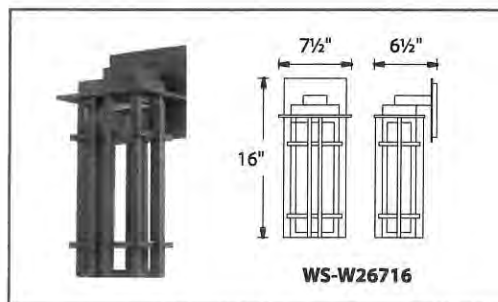
dwelLED™ LED Outdoor

WAC LIGHTING

Responsible Lighting®



WS-W26712



WS-W26716

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A harmonious blend of arts and crafts. Nest is constructed with extruded aluminum louvers to create a dramatic pattern of illumination. The frame is solid die cast aluminum with weather resistance and a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Extruded aluminum louvers create a dramatic pattern of light to generate interest
- Solid aluminum construction
- Light engine is factory sealed for maximum protection from the elements
- Weather resistant powder coated finish
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish
12"	WS-W26712	8.5W	180	145	BZ Bronze 
16"	WS-W26716	13W	280	210	

Example: **WS-W26712-BZ**

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ)

Standards: ETL & cETL wet location listed. IP 65. CEC Title 24. Dark Sky Friendly

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

VANDERWOLF PINE
 SIZE: 8-10 FEET
 QTY: 1

CHANTICLEER PEAR
 CALPUER: 2
 QTY: 2

SHADEMASTER LOCUST
 CALPUER: 2
 QTY: 4

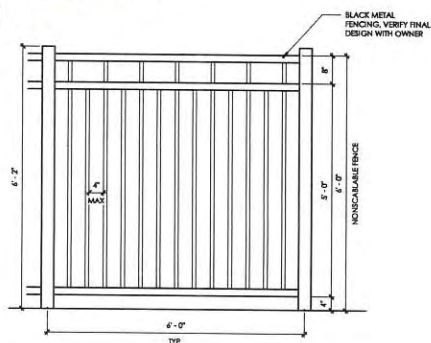
MAPLE CALPUER
 QTY: 2

SUNBURST LOCUST
 CALPUER: 2
 QTY: 4

	TUTTI FRUITI OR LOW AND REPOD BUTTERFLY BUSH GALLONS: 5 GIFT: 7
	IVORY HALO DOGWOOD GALLONS: 5 GIFT: 9
	DWARF BURNING BUSH GALLONS: 5 GIFT: 6
	MUGWORT DWARF MUGO FINE GALLONS: 5 GIFT: 9
	WINTER GEM BOXWOOD GALLONS: 5 GIFT: 14
	DOUBLE CARPET ROSES GALLONS: 3 GIFT: 14
	CRIMSON PYGMY JAPANESE BARBERRY GALLONS: 5 GIFT: 8
	GRASS TO BE BRIGATED WITH LAWN SPRINKLER NOZZLES



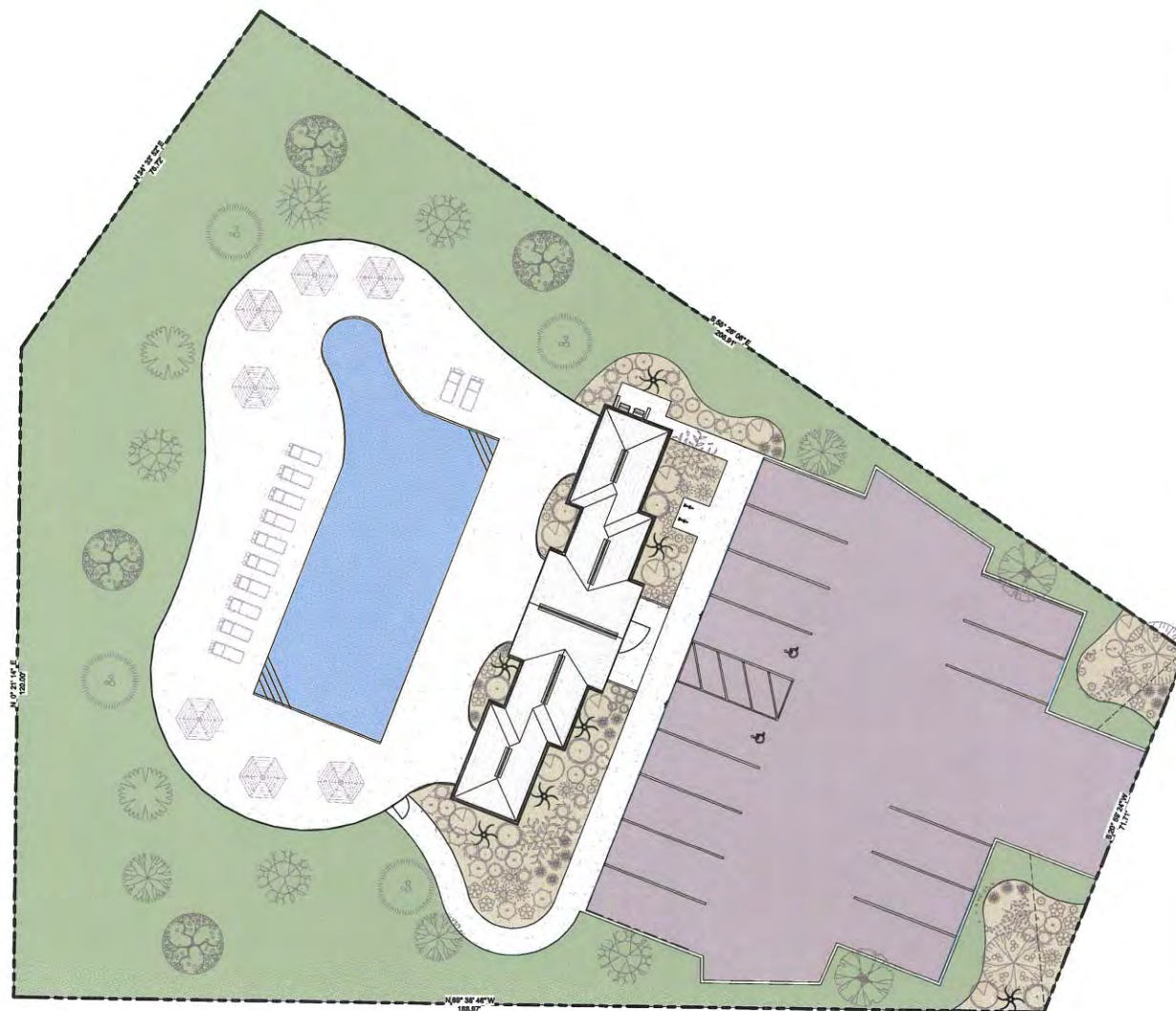
**BARK
TO BE DRIP IRRIGATED**



2 FENCE DETAIL

CK METAL
CING, VERIFY FINAL
IGN WITH OWNER

1 LANDSCAPE PLAN
1" = 10'-0"



①



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

CONSULTANT

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CLIENT: TAYLOR MERRILL
KUNA POOLHOUSE
KUNA, ID
PATAGONIA SUB,

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	FOR DESIGN REVIEW	5/17/17

LANDSCAPE
PLAN

L-101

DATE	3.10.1
JOB NUMBER	1704
DRAWN BY	AI

Exhibit

OS

WALL LEGEND

W1		INTERIOR WALL - 5/8" GWB w/ 2x4 WALL # 1x4 o.c. w/ 5/8" GWB
W2		EXTERIOR WALL - HARDIE BOARD SHINGLES W/ STONE WAINSCOT TO 3'-0" w/ BUILDING WRAP w/ 7/16" OSB SHEATHING w/ 2x4 STUDS @ 16" O.C. w/ 5/8" GWB
W3		EXTERIOR WALL - HARDIE BOARD #\"/>
W4		EXTERIOR WALL - HARDIE BOARD #\"/>
W5		EXTERIOR WALL - HARDIE BOARD #\"/>

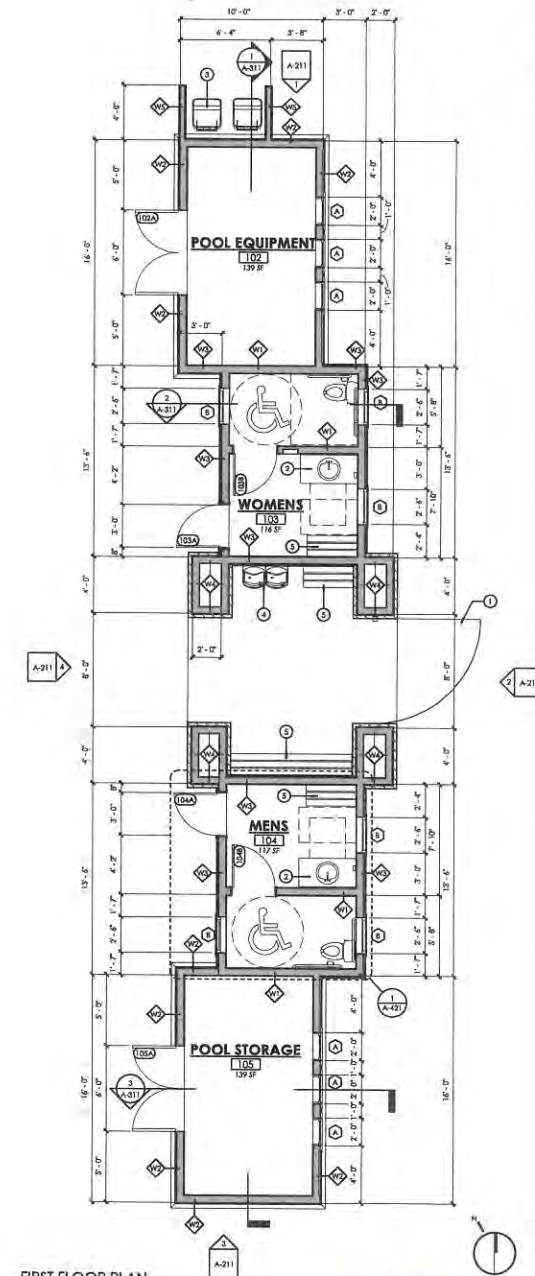
NOTE:
ALL WALLS TO BE FILLED WITH
BATT INSULATION (U.N.O.)

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OR INSTALLATION.
2. TYPICAL DIMENSION LOCATIONS ARE TO F.O. CONC. OR GRID LINES w/ LEFT/TOP SIDE OF F.O. STUD, U.N.O. (TO F.O. STRUCTURAL MEMBERS, NOT TO F.O. FINISH MATERIALS).
3. TYPICAL DOOR LOCATIONS ARE 4" FROM ADJACENT WALL SYSTEM, U.N.O.
4. PROVIDE SOLID BLOCKING IN WALLS FOR ITEMS SUCH AS GRAB BARS, TOILET PARTITIONS, PAPER DISPENSERS, ETC.
5. ALL STUD FRAMED INTERIOR PARTITION WALLS SHALL BE BRACED TO THE UNDERSIDE OF DISCREPANCY ABOVE.
6. CONTRACTORS SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS FOR IRC AND SPECIFIC TRADE CODES.
7. DO NOT SCALE DRAWINGS.
8. LABOUR SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS, U.N.O.
9. ALL EXPOSED GYP. BD. EDGES TO HAVE METAL EDGE TRIM, TYP.
10. LIGHTER LINE TYPES TYPICALLY INDICATE OWNER SUPPLIED ITEMS OR EXISTING CONSTRUCTION, U.N.O.

FLOOR PLAN NOTES

- Note
1. 4" CIRCUMFERENTIAL GATE PROVIDE KEYCARD ACCESS FROM INTERIOR & EXTERIOR, REFER TO POWER PLAN
 2. INSTALL ELECTRIC WATER HEATER BELOW SINK
 3. TRASH AND RECYCLE LOCATION
 4. HIGH/LOW DRINKING FOUNTAIN
 5. ADA COMPLIANT BENCH



1 FIRST FLOOR PLAN
1/4" = 1'-0"

Exhibit
D6



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

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CLIENT:
TAYLOR MERRILL
KUNA POOLHOUSE
KUNA, ID
PATAGONIA SUB.

PROFESSIONAL SEAL

NOT FOR PERMIT

NO. DESCRIPTION DATE
A FOR DESIGN REVIEW 5/17/17

FIRST FLOOR PLAN

A-111

DATE 5/16/17
JOB NUMBER 17843
DRAWN BY AJS



City of Kuna

Planning & Zoning Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 17-03-SUP (Special Use Permit) –
Smoky Mountain Pizzeria Grill

Location: 1011 South Meridian Road, Kuna, ID.
- South of Ridley's Market – SWC of
Meridian & Deer Flat.

Planner: Trevor Kesner, Planner II

Hearing Date: June 27, 2017

Applicant: **Dan Todd**
Smoky Mountain Pizzeria
4098 E. 41st St.
Boise, ID 83714
dantodd@smkymt.com

Representative: **Amanda Ryan**
BRS Architects
1010 S. Allante Pl., Ste. 100
Boise, ID 83709
208.336.8370
amanda@brsarchitects.com

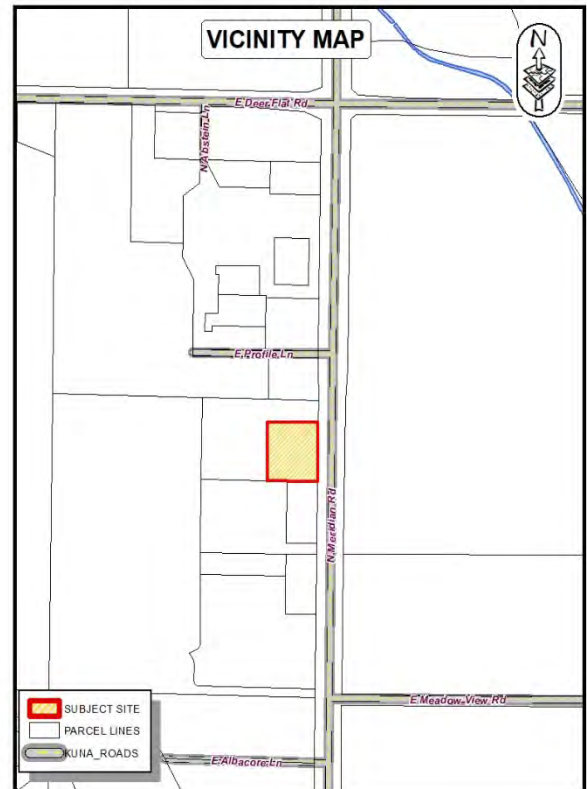


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| A. Course Proceedings | E. General Project Facts |
| B. Applicant Request | F. Staff Analysis |
| C. Vicinity Maps | G. Applicable Standards |
| D. History | H. Proposed Decision by the Commission |

A. Course of Proceedings:

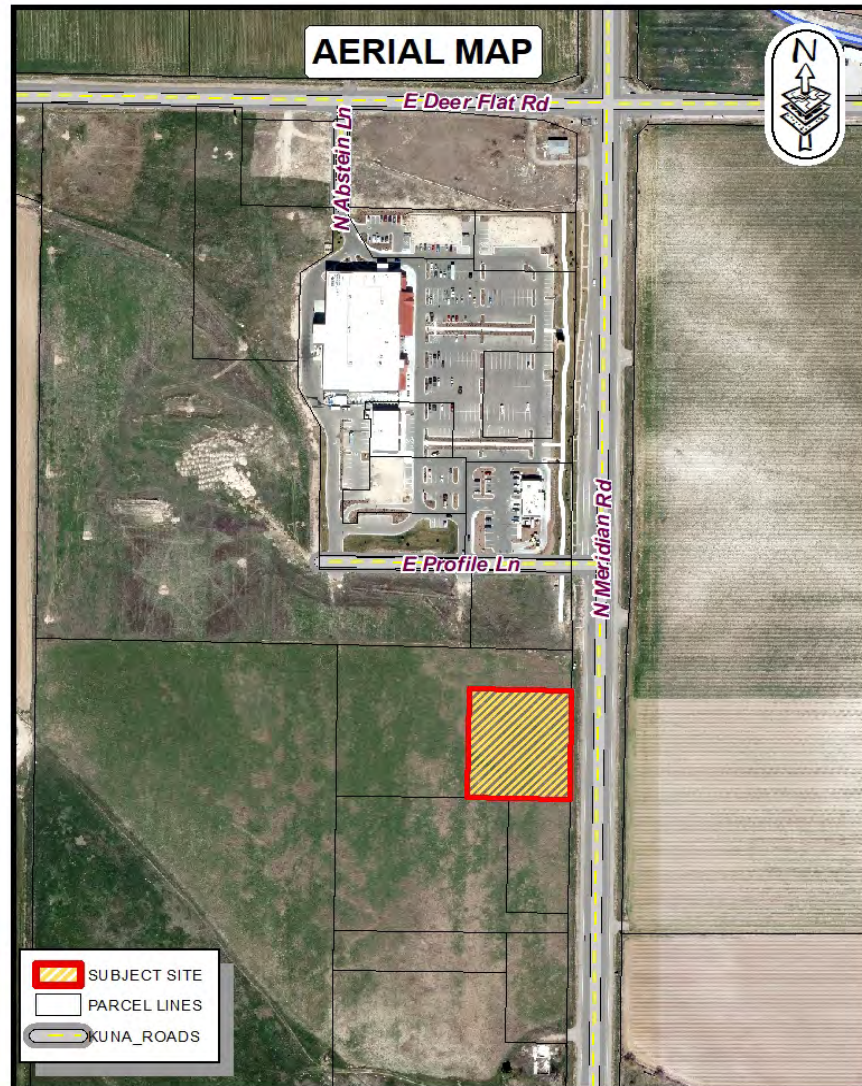
1. According to KCC, Title 5, Chapter 1 (Zoning Provisions), and Chapter 3 (Zoning District Regulations), Section 2; any restaurant with a bar requires a Special Use Permit (SUP) approval. As a public hearing item, the SUP requires formal public noticing actions.
 - a. Notifications

i. Neighborhood Meeting	May 16, 2017 (no attendees)
ii. Agencies	May 19, 2017
iii. 300' Property Owners	May 31, 2017
iv. Kuna, Melba Newspaper	May 31, 2017
v. Site Posted	June 05., 2017
2. In accordance with KCC, Title 5, Chapter 1 (Zoning Provisions), and Chapter 3 (Zoning District Regulations), Section 2; the applicant seeks SUP approval to operate a full-service bar within a new Smoky Mountain Pizzeria Grill restaurant in Kuna.

B. Applicant Request:

1. Applicant requests Special Use Permit approval from the Planning and Zoning Commission to operate a full-service bar within the newly proposed Smoky Mountain Pizzeria Grill restaurant to be located at 1011 N. Meridian Road, on Lot 2, Block 1 within the Ensign Commercial subdivision.

C. Aerial Map:

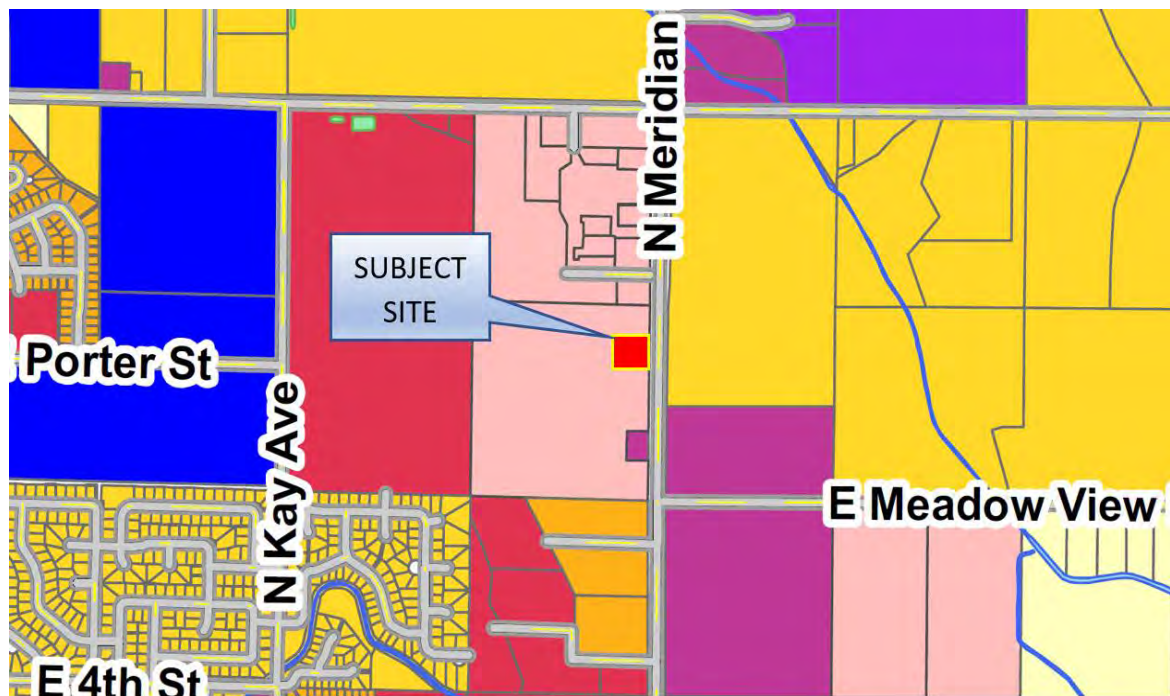


D. History:

The subject property is in City limits and is currently zoned C-1 (Neighborhood Commercial District). This parcel has historically been farmed.

- E. General Project Facts:** The subject parcel is south of the Ridley's Family Subdivision No. 1 development, and east of the new Tractor Supply Company store – Kuna, Idaho. The new restaurant will be approximately 4,069 square feet in size and includes a patio area for outdoor dining.

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this site as Mixed-Use General, and has a current commercial zoning designation of 'C-1'. Staff views this request to be consistent with the approved comprehensive plan future land use map.



Legend

AGRICULTURAL	PROFESSIONAL OFFICE
RURAL CLUSTER	FEDERAL LAND
LOW DENSITY	NEIGHBORHOOD CENTER
MEDIUM DENSITY	NEIGHBORHOOD DISTRICT
HIGH DENSITY	WWTF
MIXED USE GENERAL***	CITY INTEREST
MIXED USE CITY CENTER	MIXED USE GENERAL WITH A MINIMUM EQUIVALENCE OF 3 UNITS PER ACRE
LIGHT INDUSTRIAL	GREEN WAY WATERWAYS
HEAVY INDUSTRIAL	GREENBELT OVERLAY
PUBLIC	
COMMERCIAL	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

2. Surrounding Land Uses:

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	C-1	Neighborhood Commercial – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 1.45 acres.
- C-1, Neighborhood Commercial
- Parcel No. R2404320020

4. 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 Fire District
 Police Protection – Kuna City Police (Ada County Sheriff's office)
 Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The property is currently an unimproved commercial building pad and has no existing buildings or vegetation.
6. **Transportation / Connectivity:** The site is primarily accessed via the ingress/egress driveway provided internally to the Ensign commercial development; which takes access directly from the Highway 69/Meridian Road approach. The site has additional approved driveway access ingress/egress from East Profile Lane, south of McDonalds. The site abuts the existing sidewalk along Highway 69/Meridian Road.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

F. Staff Analysis:

Applicant received Design Review approval for the newly proposed commercial building for Smoky Mountain Pizzeria restaurant on June 13, 2017.

According to Kuna City Code, the sale of alcoholic beverages from the proposed full-service bar within the restaurant is allowed with Special Use Permit approvals and city licensure according to the provisions of KCC 3-1-1; provided that the establishment's front door is more than 300 feet away from a school or place of worship according KCC 5-3-2-36. The front door of the newly proposed restaurant (as approved) will not be situated within 300 feet of any school or place of worship.

Staff views the proposed Special Use to be generally consistent with the goals and vision of the overlay district and Kuna city. Staff forwards a recommendation of approval for 17-03-SUP to the Planning and Zoning Commission.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230 and Ordinance No. 2016-28, § 3, 9-6-2016

H. Proposed Decision by the Commission:

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

On June 27, 2017, the Planning and Zoning Commission voted to approve/deny case No. 17-03-SUP, based on the facts outlined in staff's report, the case file and testimony at the public hearing. The Planning and Zoning Commission of Kuna, Idaho, hereby approves/conditionally approves/denies Case No. 17-03-SUP, a Special Use Permit request by Amanda Ryan with BRS Architects on behalf of Dan Wood with Smoky Mountain Pizzeria Grill (with express permission from the current property owner, Emmett Partners, LLC), with the following conditions of approval:

- Follow all conditions as outlined in the staff report.

Conditions of Approval:

1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP.
2. The applicant shall obtain a liquor license from the state of Idaho and the City of Kuna in accordance with state and local laws.
3. This SUP is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, this SUP may be revoked by the Planning and Zoning Commission.
4. The applicant shall follow all staff and agency recommendations.
5. The applicant shall fully comply with all federal, state and local laws.

DATED: This 27th day of June 2017

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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.

Project name: SMOKY MOUNTAIN PIZZERIA & GRILL	Applicant: BRS ARCHITECTS
---	-------------------------------------

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	
X	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	
X	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.	
X	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	
X	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
X	Landscape plan drawn to scale as the same size as the site development plan with the following details: ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed.	
X	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting.	
X	Commitment of Property Posting form signed by the applicant/agent.	
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application). NO ONE SHOWED UP	

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.



**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)	17-08-DR
Project name	Smokey Mtn. Pizza D.R.
Date Received	5/3/17
Date Accepted/ Complete	5/15/17
Cross Reference Files	17-03-SUP (Forthcoming)
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: EMMETT PARTNERS LLS	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): SMOKY MOUNTAIN PIZZERIA	Phone Number: _____
Address: 4098 E 41ST STREET	E-Mail: DANTODD@SMKYMT.COM
City, State, Zip: BOISE IDAHO 83714	Fax #: _____
Engineer/Representative: BRS ARCHITECTS	Phone Number: 208.336.8370
Address: 1010 S ALLANTE PLACE STE 100	E-Mail: AMANDA@BRSARCHITECTS.COM
City, State, Zip: BOISE IDAHO 83709	Fax #: 208.336.8380

Subject Property Information

Site Address: 1011 N MERIDIAN ROAD KUNA IDAHO 83643	
Site Location (Cross Streets): MERIDIAN ROAD AND DEER FLAT	
Parcel Number (s): R2404320020	
Section, Township, Range: SECTION 24, 2N, 1W	
Property size: 1.45 ACRES	
Current land use: VACANT	Proposed land use: COMMERCIAL
Current zoning district: C-1	Proposed zoning district: C-1

Project Description

Project / subdivision name: SMOKY MOUNTAIN PIZZERIA | ENSIGN SUBDIVISION NO 1
General description of proposed project / request: NEW RESTAURANT BUILDING AND SUPPORTING SITE DEVELOPMENT

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: 1 Other lots:

Gross floor area square footage: 4064 SF Existing (if applicable):

Hours of operation (days & hours): Building height: 20' - 6"

Total number of employees: 25 Max. number of employees at one time: 8

Number and ages of students/children: Seating capacity:

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

Proposed Parking: a. Handicapped spaces: 3 Dimensions: 8X20

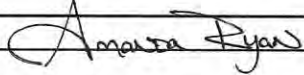
b. Total Parking spaces: 89 Dimensions: 9X20

c. Width of driveway aisle: 20-25'

Proposed Lighting: BUILDING LIGHTS WL1 | SITE LIGHTS AL1 AL2

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

PARKING ISLANDS, PERIMETER LANDSCAPING, PORTION OF PATIO LANDSCAPED

Applicant's Signature:  Date: 5.3.17

HOURS
M-TH 11-930
F-S 11-10
S 12-9



1010 S. Allante Place,
Suite 100
Boise, Idaho 83709
Telephone 208 336-8370
Fax 208 336-8380

May 1, 2017

Attn: City of Kuna, Planning and Zoning - Design Review
751 W 4th Street
Kuna, Idaho 83634

RE: Smoky Mountain Pizzeria Grill

To Whom it May Concern,

On behalf of Smoky Mountain Pizzeria Grill, please accept this letter of explanation for the new restaurant building located in Kuna. The site is located right off North Meridian Road, South of Deer Flat Road in the Ensign Subdivision on Lot 2. The location is near a Dollar Store, Ridleys Grocery Store, and a tractor supply store, all of which match company standards more than an approved architectural style.

The proposed design came about by creating a prototype store for the Smoky Mountain restaurant chain. By looking into the proposed future locations where this prototype is to be located, and comparing the overall style to fit into all the design guidelines, the proposed design came about. Although the design guidelines say, the styles are not all inclusive, we took into consideration some of the approved materials and style elements when designing to help define the Kuna Architecture Style. The overall design materials are brick, reclaimed wood, stucco, with limestone accents, and metal awnings. Fitting the design with the Colonial Revival where the main entrance of the building is a prominent tower element of reclaimed wood framed by protruding brick pilasters. The siding throughout the rest of the building consists of a brick base, with wood siding that looks similar in style to Clapboard siding, and a stucco band that is held up by brick pilasters. The windows are dual-lite windows, framed by stucco elements. The trash enclosure design is painted concrete block, with a 2 metal gates that appears to be of similar style to the approved trash enclosures located in the Architecture and Site Design Booklet. The proposed landscape design is organic in nature and is designed as an extension of the existing landscape from the Development Landscape Plans to help unify the development and the city.

Thank you for your review and consideration of our project. We welcome input and helpful interaction from you and your staff during the review process to provide the owner and the City of Kuna a successful project. Please contact me with any questions or comments regarding this design review application.

Sincerely,
Amanda Ryan | BRS Architects | amanda@brsarchitects.com

Exhibit

B-3

3

ADA COUNTY RECORDER Christopher D. Rich	2015-091292
BOISE IDAHO Pgs=3 CHE FOWLER	10/01/2015 02:49 PM
FIRST AMERICAN TITLE AND ESCROW COMPANY	\$16.00

AFTER RECORDING MAIL TO:

Emmett Partners, LLC
579 South Moss Hill Drive
Bountiful, UT 84010

ADA COUNTY RECORDER Christopher D. Rich	2015-098773
BOISE IDAHO Pgs=3 BONNIE	10/26/2015 01:54 PM
IDAHO SURVEY GROUP	AMOUNT:\$16.00



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

WARRANTY DEED

File No.: 4103-2439692 (DS)

Date: September 22, 2015

For Value Received, The Rama Group, LLC, an Idaho Limited Liability Company, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Emmett Partners, LLC, a Utah Limited Liability Company, hereinafter referred to as Grantee, whose current address is 579 South Moss Hill Drive, Bountiful, UT 84010, the following described premises, situated in Ada County, Idaho, to wit:

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

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 24 BEARS
NORTH 00°46'12" EAST, 2,649.30 FEET; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 24
NORTH 00°46'12" EAST, 1,324.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24
NORTH 88°36'31" WEST, 70.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH KUNA-MERIDIAN ROAD (ST. HWY. 69) SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE LEAVING SAID NORTH BOUNDARY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE
SOUTH 00°46'12" WEST, 1,284.45 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE
NORTH 88°26'50" WEST, 546.26 FEET; THENCE 31.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°13'02" AND A LONG CHORD WHICH BEARS
NORTH 43°50'19" WEST, A DISTANCE OF 28.09 FEET; THENCE
NORTH 00°46'12" EAST, 70.22 FEET; THENCE 59.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 46°11'54" AND A LONG CHORD WHICH BEARS
NORTH 22°19'45" WEST, A DISTANCE OF 58.06 FEET; THENCE

Page 1 of 3

RE-RECORDED TO CORRECT
LEGAL DESCRIPTION

Exhibit

B-5

APN:

Warranty Deed
- continued

File No.: 4103-2439692 (DS)
Date: 09/22/2015

**NORTH 64°10'29" EAST 42.13 FEET; THENCE
NORTH 32°28'19" EAST 21.02 FEET; ~~THENCE~~
~~SOUTH 88°36'31" EAST 540.04 FEET; THENCE~~
NORTH 00°46'12" EAST, 1,102.47 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG
SAID NORTH BOUNDARY LINE
SOUTH 88°36'31" EAST, 540.04 FEET TO THE REAL POINT OF BEGINNING.**

APN:

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

APN:

Warranty Deed
- continued

File No.: 4103-2439692 (DS)
Date: 09/22/2015

The Rama Group, LLC, an Idaho Limited
Liability Company

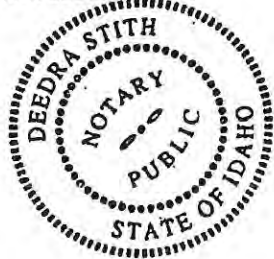
BY: 

Name: Kevin F. Amar
Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 1st day of October, 2015, before me, a Notary Public in and for said State, personally appeared **Kevin F. Amar**, known or identified to me to be the person whose name is subscribed to the within instrument as **Manager** of the **The Rama Group, LLC**, limited liability company, and acknowledged to me that such limited company 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.



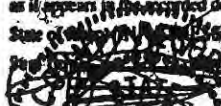

Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 9/29/2017

STATE OF IDAHO, COUNTY OF ADA, ss.

I, Christopher D. Rich, Ada County Recorder, do hereby certify that the foregoing is a full, true and correct copy of instrument Number 2015-091242

as it appears in the recorded documents system of the Ada County Recorder.

State of Idaho, County of Ada, WHEREFORE, I have set my hand and affixed my official seal this 22nd day of October, 2015.


Christopher D. Rich, Recorder

Page 3 of 3 - OF -
Bonnie C. Corbitt, Deputy Recorder





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 Utah)
) ss Cache
County of Ada)

I, M. Brett Jensen , 2694 N. 920 E
Name Address
North Logan, UT 84341
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 BRS ARCHITECTS 1010 S ALLANTE PLACE STE 100 BOISE ID 83709 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 2nd day of May, 2017

M. Jensen
Signature

Subscribed and sworn to before me the day and year first above written.
Karrie Shelton
Notary Public for Utah

Residing at: Cache county

My commission expires: 8-4-2020



Exhibit

B-6

EMMETT PARTNERS, LLC

OPERATING AGREEMENT

THIS OPERATING AGREEMENT ("Agreement") is made and entered into this 14 day of March, 2015, the persons whose names and signatures appear below, hereinafter referred to collectively as the "Members" and separately as "Member".

RECITALS:

A. The Members desire to form a Utah limited liability company (the "Company") in accordance with Title 48, Chapter 2c, of the Utah Code, sometimes known as the Utah Limited Liability Company Act ("Act"), for the purposes and on the terms, covenants and conditions set forth herein.

B. Concurrent with their execution hereof, the Members have caused to be executed the Articles of Organization for the Company and will forthwith cause the same to be filed with the Division of Corporations and Commercial Code ("Division") of the Department of Commerce, State of Utah.

C. The Members have each reviewed this Agreement, in its entirety, and desire to cause the same to be adopted as and for the Operating Agreement of the Company, in accordance with the Act.

NOW, THEREFORE, pursuant to Title 48, Chapter 2c, Utah Code Annotated, 1953 (as amended), and all other pertinent laws of the State of Utah and its political subdivisions, the undersigned mutually agree and covenant as follows:

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

1.1 Name. The business of the Company shall be conducted under the name of DOLLAR PARTNERS, LLC, hereinafter sometimes referred to as the Company name.

1.2 Principal Place of Business. The principal place of business for the Company shall be 579 South Moss Hill Dr. Bountiful, Utah 84010.

**ARTICLE II
PURPOSE**

2.1 Principal Purpose. The principal purpose of this Company shall be limited to those purposes set forth in the Company's Articles of Organization, as from time to time amended and filed with the Division.

ARTICLE III CREATION AND FORMATION

3.1 The parties do hereby form a Utah Limited Liability Company pursuant to the provisions of Title 48, Chapter 2c, of the Utah Code Annotated of 1953 (herein referred to as the "Code"), for the purposes provided for in the Company's Articles of Organization.

ARTICLE IV TERM OF EXISTENCE

4.1 The Company shall commence as of the date of filing of the Company's Articles of Organization with the Division and shall continue thereafter for a period of ninety nine (99) years, unless and until terminated as provided herein. The Company may not transact any business nor incur any indebtedness, excepting that which is incidental to its organization or to obtaining subscriptions for or payment of contributions to the capital of the Company, until the Articles of Organization of the Company have been filed with the Division. For purposes of this Section 4.1, the Articles of Organization of the Company shall be deemed filed with the Division when the Division places its stamp or seal on the original of said Articles of Organization and said original Articles of Organization are filed in the office of the Division.

ARTICLE V NAMES AND ADDRESSES OF MEMBERS

5.1 Members. The name and place of residence of the Members of the Company are as follows:

<u>Name</u>	<u>Address</u>
GREGORY A. STUART	579 South Moss Hill Dr. Bountiful, Utah 84010
JEREMY R. TERRY	1021 South 1600 East Bountiful, Utah 84010
M. BRETT JENSEN	2694 N. 920 East North Logan, Utah 84341

ARTICLE VI CAPITAL CONTRIBUTIONS AND CAPITAL ACCOUNTS

6.1 Initial Capital. The initial contributions to capital by the Members may be in the form of cash, at risk indebtedness, other property or services (valued, for this purpose, at fair market value) and shall be in the amounts as follows:

<u>Member</u>	<u>Cash or Property</u>
GREGORY A. STUART	\$ 60.00
JEREMY R. TERRY	\$ 20.00
M. BRETT JENSEN	\$ 20.00

6.2 Additional Capital Requirements. Should the Members determine that additional capital is required to acquire, retain or maintain capital assets of the Company or to pay operating expenses of the Company, the Members shall contribute such additional capital as may be required in proportion to their distributive shares. Should any one or more of the Members neglect or refuse to make the additional capital contributions required, the remaining Members, on a pro rata or other agreed basis, may lend the deficiency in additional capital to the Company. Should none of the Members contribute or lend the deficiency in capital contributions to the Company, the Members may borrow the deficiency from whatever sources are available to the Company upon such terms as are acceptable to the Members.

6.3 Negative Capital Accounts. Members having a negative or debit balance in their capital accounts shall restore such accounts to a zero or credit balance by making capital contribution items to the Company.

6.4 Withdrawals by Members. Except as otherwise specifically provided in this Agreement and in accordance with law, no Member shall have the right to withdraw or reduce his capital contribution to the Company.

6.5 Interest on Capital Accounts. The Members shall not receive interest on funds contributed by them as capital to the Company. Interest earned on Members' capital accounts shall inure to the benefit of the Company.

ARTICLE VII DISTRIBUTIVE SHARES

7.1 Distributive Share Defined. The term "distributive share" shall mean the interest of a Member, expressed in terms of a percentage, in the capital, profits and losses and cash and property available for distribution by the Company for all tax and accounting purposes.

7.2 Members' Distributive Shares. All items of income, loss, credits, capital, expense, capital gains and losses and cash available for distribution shall be allocated and distributed to and among the Members as follows with the exceptions of Development Fees as defined in section 7.3.

<u>Member</u>	<u>Percentage Participation</u>
GREGORY A. STUART	60%

JEREMY R. TERRY	20%
M. BRETT JENSEN	20%

<u>Member</u>	<u>Percentage Participation</u>
GREGORY A. STUART	33.1/3%
JEREMY R. TERRY	33.1/3%
M. BRETT JENSEN	33.1/3%

7.5 Cash Available for Distribution. Substantially all of the cash available for distribution, if any, shall be distributed to the Members at least quarterly. As used herein, the term “cash available for distribution” shall mean the excess of the Company’s cash receipts over the Company’s cash expenditures, for all purposes, including the establishment and maintenance of reserves reasonably required to sustain and maintain the operations of the Company’s business.

ARTICLE VIII MEMBERS

8.1 Authority. Management of the Company shall be by the Members, and the consent of all Members shall be required to:

- (a) set up and grant signature authority for any bank or money management accounts;
- (b) pledge or assign company assets;
- (c) do any act in contravention of this Agreement;
- (d) do any act which would make it impossible to carry on the ordinary business of the Company;
- (e) confess a judgment against the Company;
- (f) possess Company property or assign the rights of the Company in specific Company property for other than a Company purpose;
- (g) admit a person as a Member except as otherwise provided in this Agreement;
- (h) sell all or substantially all of the assets of Company; and

(i) continue the business with Company property after death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or upon the occurrence of any other event that terminates the continued eligibility for membership of a Member in the Company.

Any meetings involving members other than the Management Committee set forth herein may be called by any Member with ten day written notice unless said notice requirement is waived by all of the Members.

8.2 Conflicts of Interest. Any of the Members, or any officer, employee, or other person holding a legal or beneficial interest in an entity which is a Member, may engage in or possess an interest in other business ventures of every nature and description, independently or with others, including, but not limited to those similar to the business of the Company; and neither the Company nor the Members shall have any right by virtue of this Agreement in and to such independent ventures or to the income or profits derived therefrom.

8.3 Reimbursement and Indemnification. The Members shall be entitled to payment for all goods and materials used for or by the Company. All expenses of the Company shall be billed directly to and paid by the Company. Each Member shall be indemnified by the Company on all obligations incurred in the normal course of Company business and as allowed pursuant to this agreement.

ARTICLE IX BOOKS OF ACCOUNT AND RECORDS

9.1 Accounting Year and Method. The Company shall adopt a calendar year for its financial reporting and federal income tax purposes. The Company shall prepare all financial statements and federal and state income tax reports on a cash basis.

9.2 Maintenance of Books and Records. At all times during the existence of the Company, the Members shall keep or cause to be kept by an agent full and true books of account, in which shall be entered fully and accurately each transaction of the Company.

9.3 Tax Returns. The Members shall have the books and records of the Company reviewed and income tax returns prepared for the Company; and a report indicating the respective Member's share of net profits or losses and capital gains or losses, all as defined and reflected on said Company income tax return, shall be available to the Members within ninety (90) days after the close of the taxable year of the Company for which such return was prepared.

9.4 Record Depository. The Members shall keep at the Company's principal place of business the following:

(a) a current list in alphabetical order of the full name and last known business, residence, or mailing address of each member;

(b) a copy of the stamped Articles of Organization and all certificates of amendment to

them, collectively referred to as the "Certificate of Organization," together with executed copies of any powers of attorney pursuant to which any certificate of amendment has been executed;

(c) copies of the Company's federal, state, and local income tax returns and reports, if any, for the three (3) most recent years;

(d) copies of any financial statements of the Company, if any, for the three (3) most recent years;

(e) a copy of the Company's operating agreement and all amendments thereto; and

(f) unless otherwise set forth in the Articles of Organization, a written statement setting forth:

(i) the amount of cash and a description and statement of the agreed value of the other property or services contributed by each Member and which each Member has agreed to contribute;

(ii) the times at which, or events on the happening of which, any additional contributions agreed to be made by each Member are to be made;

(iii) any right of a Member to receive distributions which include a return of all or any of the Member's contributions;

(iv) any date or event upon the happening of which a member is entitled to payment in redemption of the member's interest in the company; and

(v) any date or event upon the happening of which the Company is to be dissolved and its affairs wound up.

Records kept under this section are subject to inspection and copying at the reasonable request and at the expense of any Member during ordinary business hours.

ARTICLE X TRANSFER OF COMPANY INTEREST

10.1 Transfer or Assignment. No Member may sell, assign or transfer all or any part of his interest herein or any part of his interest in the Company without following the procedure set forth in paragraph 10.2. If none of the Members purchase the offered interest then the Member may sell such interest upon obtaining the written consent of the other Members. If the nontransferring Members do not consent to the proposed transfer or assignment, the transferee of the interest of the Member has no right to participate in the management of the business and affairs of the Company or to become a Member. In that event, the transferee is entitled to receive only the share of profits or other compensation by way of income and the return of contributions to which that Member would otherwise be entitled.

10.2 Right of First Refusal. If one of the Members wishes to dispose of his interest

voluntarily, he shall first offer in writing to sell his interest to the other Members. Each remaining Member shall have the right to purchase a pro-rata share of the interest being offered for sale consistent with his ownership share which right shall be exercised in writing within thirty days after receipt of the offer. If any Member declines to purchase his pro-rata share, the remaining Members shall have the right to purchase their proportionate share of the amount remaining.

10.3 Pledging of Company Interest. No Member may pledge all or any part of his interest herein or any part of his interest in the Company. Any expenses incurred by the Company in defending or meeting obligations of an individual Member shall be chargeable to that individual Member out of his capital account or shall be deducted from his share of the annual net profits prior to the distribution thereof.

ARTICLE XI CESSATION OF A MEMBER

11.1 Member Termination. Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or upon the occurrence of any other event that terminates the continued eligibility for membership of a Member in the Limited Liability Company, the Company shall be dissolved unless the business of the Limited Liability Company is continued by the consent of all remaining Members within ninety (90) days after the event of termination.

ARTICLE XII DISSOLUTION AND WINDING-UP

12.1 Dissolution and Termination of the Company. The Company shall be dissolved and terminated upon the happening of any of the following:

- (a) by written, unanimous agreement of the Members;
- (b) upon the expiration of the period set forth in Section 4.1 above;
- (c) when the Company is not the successor or survivor entity in any merger or consolidation between the Company and any one (1) or more other entities; or
- (d) upon the sale of all or substantially all of the assets of the Company.

12.2 Settlement Upon Dissolution. Upon the dissolution of the Company, the profits, losses and capital of the Company shall be distributed as follows:

- (a) first, liabilities to creditors, in order of priority as provided by law, except those liabilities to Members of the Company on account of their contributions to capital;
- (b) second, to Members in respect to their capital accounts; and

- (c) third, to Members in respect to their respective distributive shares.

ARTICLE XIII AMENDMENT

13.1 Amendment of Operating Agreement. The Company's Operating Agreement and Certificate of Company of this Company shall be amended, by restatement or addendum, whenever:

- (a) there is a change in the name of the Company;
- (b) there is a change in the character of the business of the Company from that specified in the Company's Articles of Organization;
- (c) there is a false or erroneous statement in the Articles of Organization;
- (d) there is a change in the time, as stated in the Articles of Organization, for the dissolution of the Company;
- (e) there is a change in the name and street address of the Manager of the Company or if the Company is managed by its Members, there is a change in the names and addresses of the Company's Members;
- (f) the Members determine to fix a time not previously specified in the Articles of Organization for the dissolution of the Company; or
- (g) the Members desire to make a change in any of the provisions of the Articles of Organization in order for said Articles of Organization to accurately represent the agreement among them.

Such amendment shall require the vote of the Members holding a majority of the ownership interest in the Company.

ARTICLE XIV MISCELLANEOUS

14.1 Notices. All notice under this Agreement shall be in writing and shall be given to the Member entitled thereto by personal service or by certified or registered mail, return receipt requested, to the address set forth in this Agreement for such Member or at such other address as he may specify in writing.

14.2 Title and Captions. Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof.

14.3 Gender. Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include

the feminine and neuter genders and the word "person" shall include trust, corporation, firm, partnership, or other form of association.

14.4 Counterparts. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties are not signatory to the original or the same counterpart.

14.5 Governing Law. This Agreement and all amendments hereto shall be governed by the laws of the State of Utah.

14.6 Survival of Terms and Provisions. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective Members.

14.7 Severability. The invalidity or unenforceability of any part of this Agreement shall not invalidate or affect the validity or enforceability of any other provision of this Agreement, which shall continue to govern the rights and obligations of the parties hereto as though the invalid or unenforceable provision(s) were not a part hereof.

14.8 Further Instruments. The Members agree that they will execute any and all other documents or legal instruments that may be necessary or required to carry out and effectuate all of the provisions hereof.

14.9 Preparation of Agreement. The Members acknowledge that they have all participated in the preparation of this Agreement and, in the event that any question arises regarding its interpretation, no presumption shall be drawn in favor of or against any Member with respect to the drafting hereof.

14.10 Entire Agreement. This Agreement constitutes and represents the entire agreement of Members with respect to the subject matter hereof, and all other prior agreements, covenants, promises and conditions, verbal or written, between these parties, are incorporated herein. No Member hereto has relied upon any other promise, representation or warranty, other than those contained herein, in executing this Agreement.

14.11 Waiver of Lis Pendens and Partition. The Members recognize that no Member has any direct right in any Company property, but only an interest in the Company which is deemed to be personal property. Nevertheless, because the Company may suffer irreparable financial loss if a lis pendens were filed or an action for partition were brought with respect to company property by a Member arising out of a Company dispute, each Member does hereby waive any such right to file a lis pendens against any property of the Company or bring an action for partition thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

MEMBERS:



GREGORY A. STUART



JEREMY R. TERRY



M. BRETT JENSEN

COPY

Date: 03/19/2015
Receipt Number: 5943664
Amount Paid: \$70.00



RECEIVED

MAR 19 2015

Utah Div. of Corp. & Comm. Code

**CERTIFICATE OF ORGANIZATION
OF
EMMETT PARTNERS, LLC**

The undersigned person, being 18 years of age or older and acting as organizer pursuant to the Utah Revised Uniform Limited Liability Company Act (the "Act"), hereby adopts the following Certificate of Organization this 18th day of March, 2015 for the purpose of forming a limited liability company under the Act.

ARTICLE I

The name of the limited liability company is Emmett Partners, LLC (the "Company").

ARTICLE II

The street and mailing address of the Company's principal office is:

Nine Exchange Place, Suite 600
Salt Lake City, Utah 84111

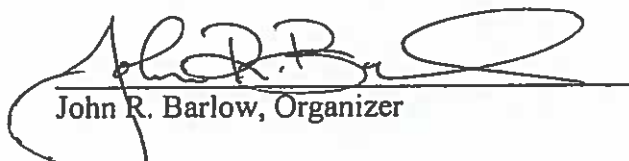
ARTICLE III

The name of the Company's initial registered agent and the address of the Company's initial registered office in the State of Utah are:

M&B Corporate Services, LLC
Nine Exchange Place, Suite 600
Salt Lake City, Utah 84111

ARTICLE IV

The name of the organizer of the Company is John R. Barlow, and his signature is below.


John R. Barlow, Organizer

03-19-15P02:40 RCVD

Date of this notice: 03-19-2015

Employer Identification Number:
47-3469035

Form: SS-4

Number of this notice: CP 575 G

EMMETT PARTNERS LLC
GREGORY A STUART SOLE MBR
9 E EXCHANGE PL STE 600
SALT LAKE CTY, UT 84111

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-3469035. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is EMME. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(IRS USE ONLY) 575G

03-19-2015 EMME O 9999999999 SS-4

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 03-19-2015
EMPLOYER IDENTIFICATION NUMBER: 47-3469035
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
|||

EMMETT PARTNERS LLC
GREGORY A STUART SOLE MBR
9 E EXCHANGE PL STE 600
SALT LAKE CTY, UT 84111

AERIAL MAP



N Abstein Ln

E Deer Flat Rd

E Profile Ln

N Meridian Rd



SUBJECT SITE



PARCEL LINES



KUNA_ROADS

VICINITY MAP



N Albacore Ln

E Deer Flat Rd

E Profile Ln

N Meridian Rd

E Meadow View Rd

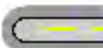
E Albacore Ln



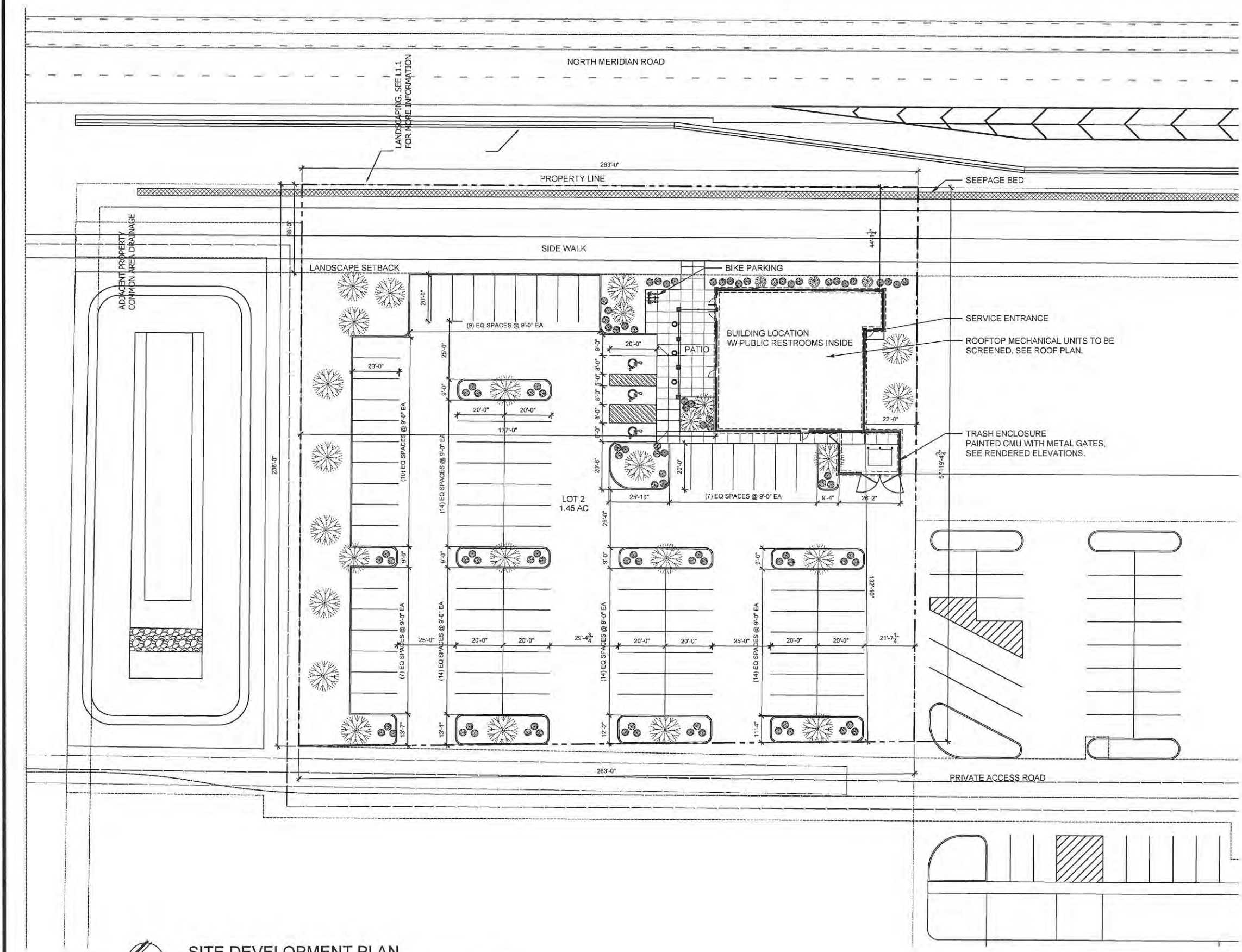
SUBJECT SITE



PARCEL LINES



KUNA_ROADS



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

TOTAL SITE AREA: 63,050 S.F. (1.45 AC)
BUILDING AREA: 4,064 S.F. - 6.5%
PATIO/SIDEWALK AREA: 2,229 S.F. - 3.5%
ASPHALT PAVING AREA: 34,992 S.F. - 56%
LANDSCAPE AREA: 21,765 S.F. - 34%

PARKING COUNT:
ACCESSIBLE PARKING SPACES: 3
STANDARD PARKING SPACES: 89
BIKE PARKING: 3

Exhibit
D-1.0

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NO.	REVISIONS	DATE

NO.	REVISIONS	DATE

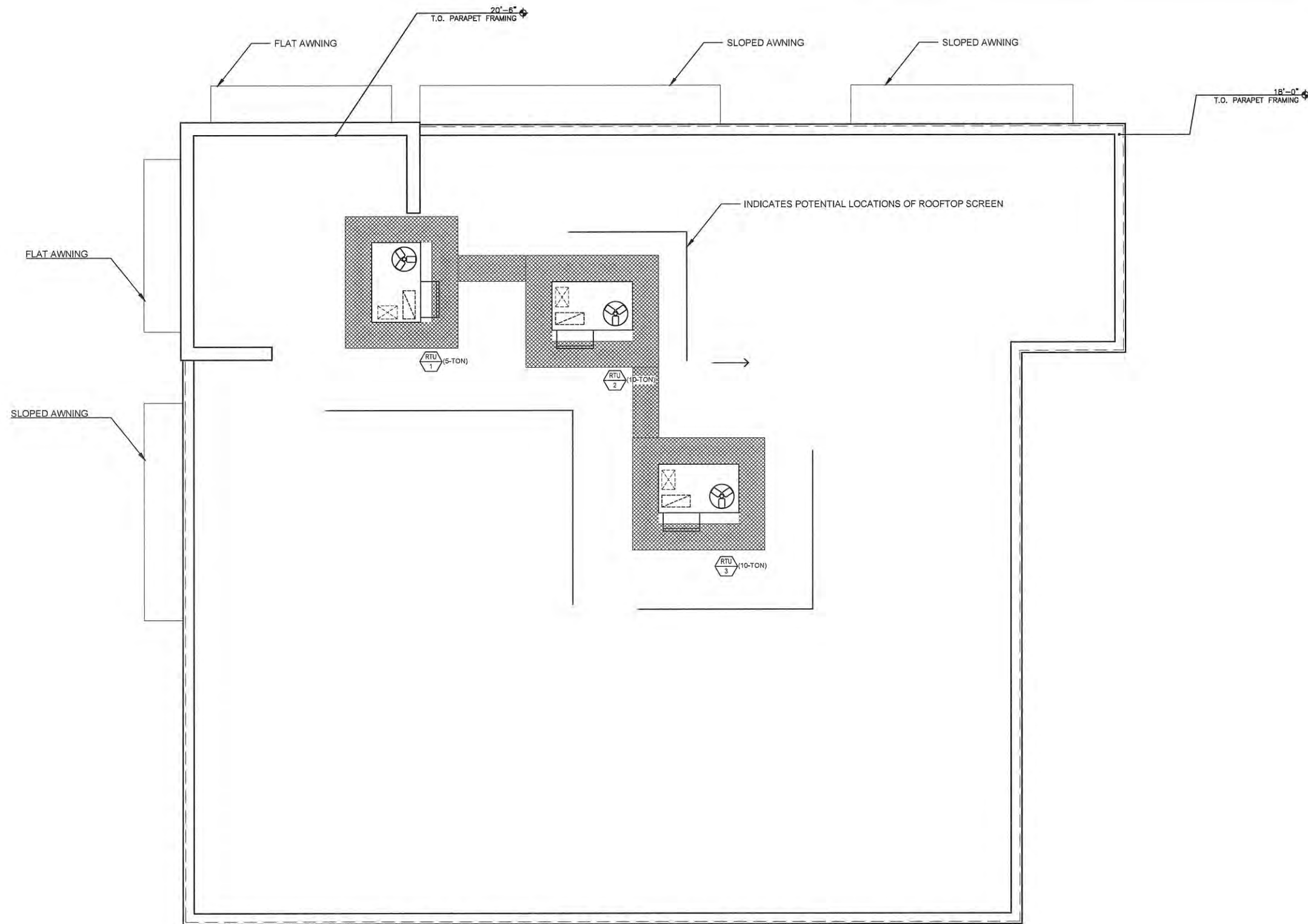
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

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PROPOSED DEVELOPMENT FOR:

Smoky Mountain
PIZZERIA GRILL

DRAWN	TJK
DATE	03.15.17
CHECKED	TJK
JOB NO.	14026
SHEET	A-1.0



ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTES

- MECHANICAL ROOFTOP UNIT SIZING AND LOCATION TO BE DETERMINED, SCHEMATIC LAYOUT SHOWN
- SCREENING OF ROOF TOP UNITS TO BE SCREENED BY SECONDARY SCREEN METHOD TO MATCH STYLE OF BUILDING.

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

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PROPOSED DEVELOPMENT FOR:

Smoky Mountain
PIZZERIA GRILL

Exhibit
D-1.1

DRAWN	ALR
DATE	03.15.17
CHECKED	TJK
JOB NO.	14026
SHEET	A-1.1

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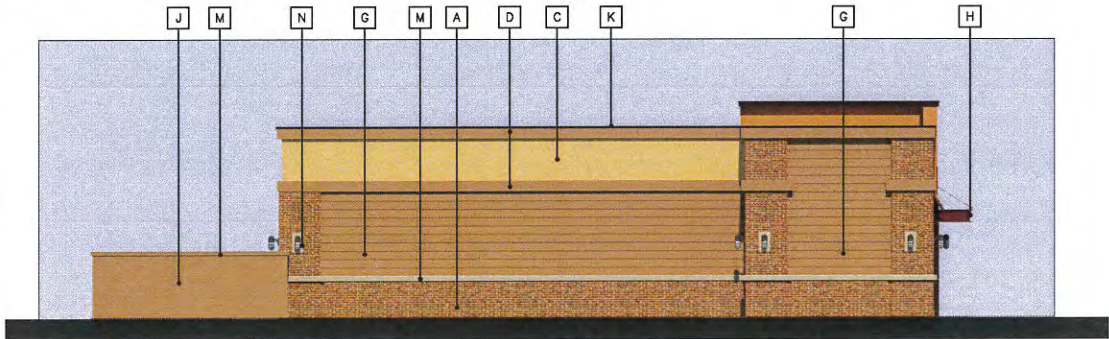


VIEW FROM THE NORTH EAST



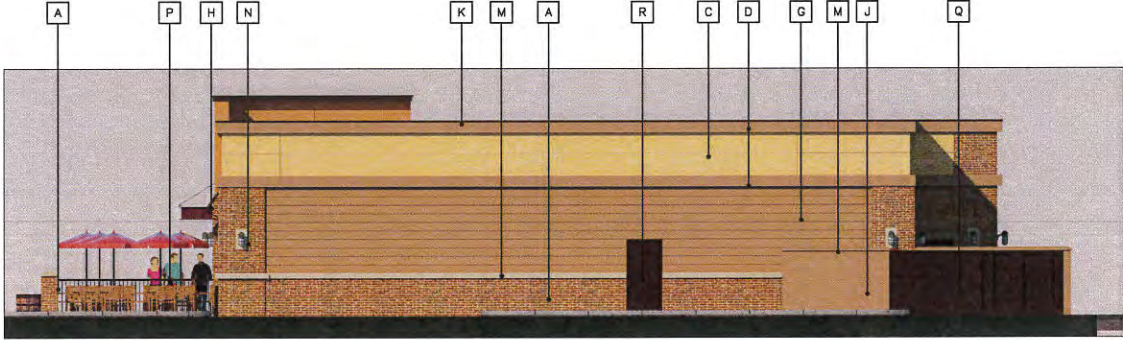
EAST ELEVATION

SCALE: 1/8" = 1'-0"



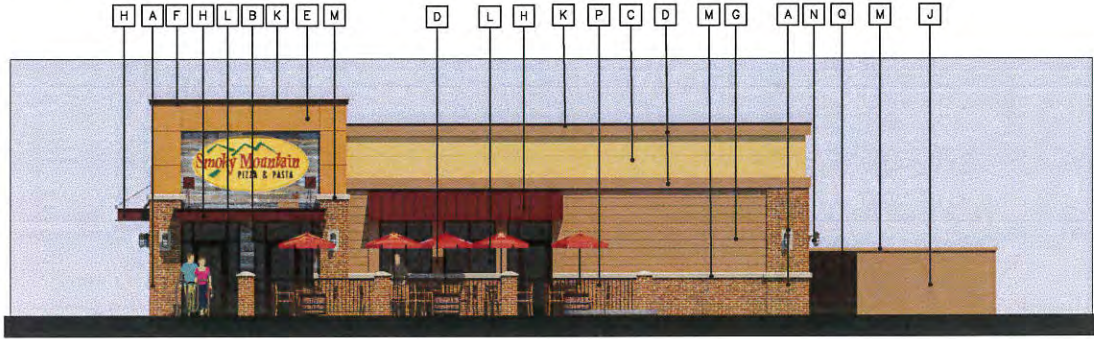
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION WITH TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISHES

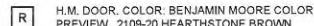
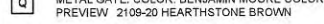
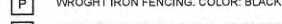
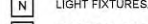
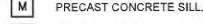


Exhibit
D-1.2
or D-2

DATE					
REVISIONS					
NO.					

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



PROPOSED DEVELOPMENT FOR:
Smoky Mountain
PIZZERIA GRILL

DRAWN	ALR
DATE	03.15.17
CHECKED	TJK
JOB NO.	14026
SHEET	A-2.0



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

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PROPOSED DEVELOPMENT FOR:

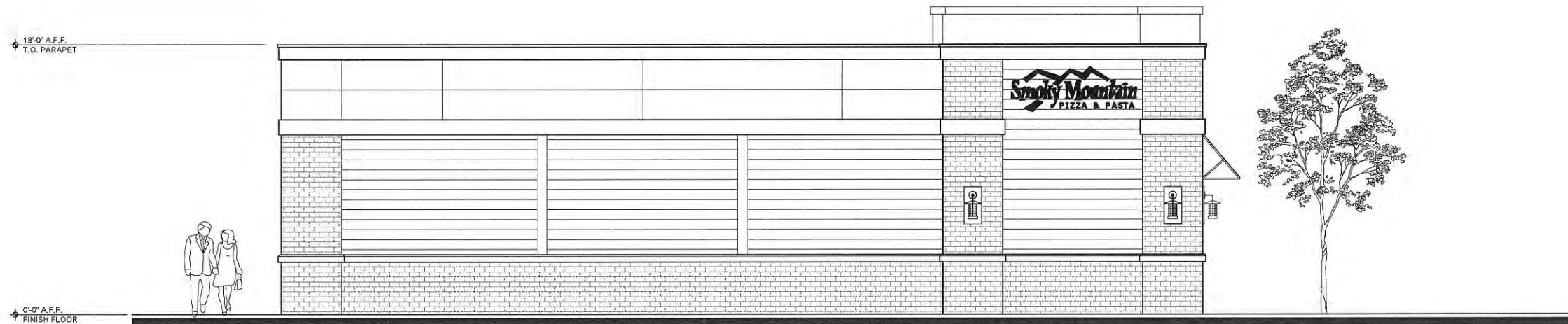
Smoky Mountain
PIZZERIA GRILL

DRAWN	TJK
DATE	03.15.17
CHECKED	TJK
JOB NO.	14026
SHEET	

A-2.1

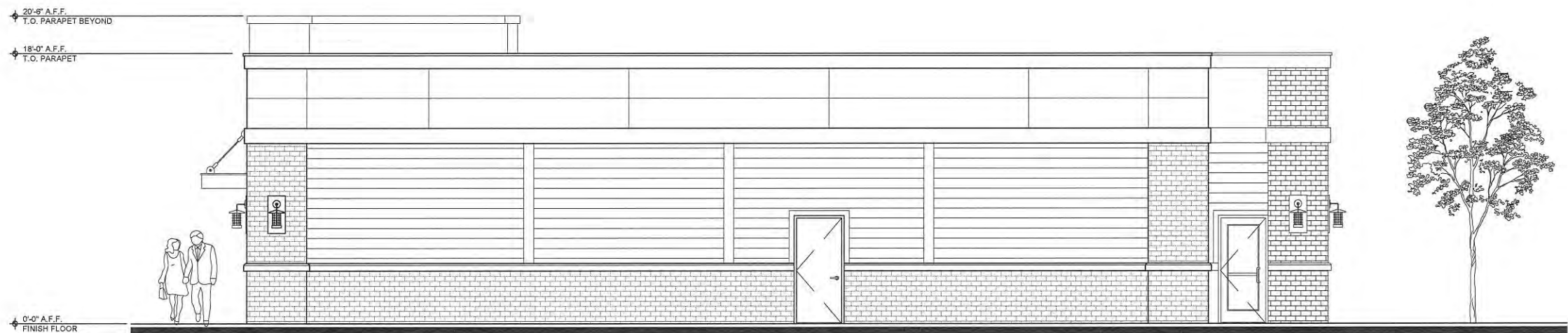
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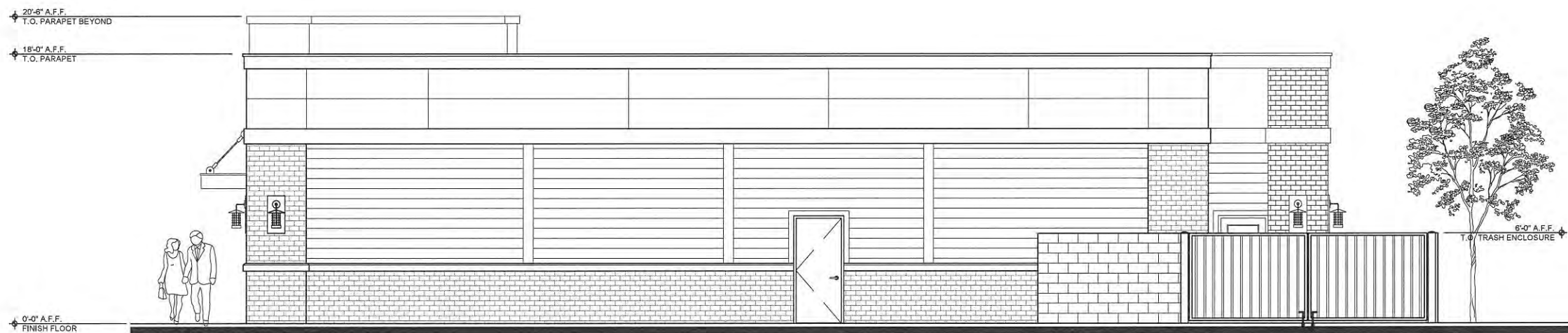
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION WITHOUT DUMPSTER

SCALE: 1/4" = 1'-0"



WEST ELEVATION WITH DUMPSTER

SCALE: 1/4" = 1'-0"

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NO.	REVISIONS	DATE

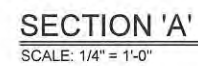
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

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ARCHITECTS

PROPOSED DEVELOPMENT FOR:

Smoky Mountain
PIZZERIA GRILL

DRAWN	TJK
DATE	03.15.17
CHECKED	TJK
JOB NO.	14026
SHEET	A-2.2



A-3.1

D-1.4

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1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPMG (Idaho Standard Public Works Construction), 2011; and City of Kuna, ID codes, standards and state and local regulations.

2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many drainage improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.

3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds if necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.4.1. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.5. No pooling or standing water will be accepted per industry standards.

3. SOILS

3.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2" below adjacent surfaces.

3.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.

3.3. All seeded areas to receive a minimum of 8" of screened topsoil. Spread, compact and fine grade topsoil to smooth and uniform grade 1" below adjacent surfaces.

3.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:

3.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And

3.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

3.4.3. Topsoil should have a ph of 6.5 to 8.0.

3.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

3.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.

3.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

3.7. Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.

3.8. Amend soil for all new plantings with 2 parts topsoil and 1 part compost

3.5. FLANTER BED MULCH

3.4.1. All planter beds to receive 2" depth of perma bark rock mulch or approved equal (crushed basalt rock), submit for approval prior to placement

3.4.2. Install over commercial grade weed-barrier fabric, per manufacturer recommendations.

4. LAWN AREAS

4.1. Sodded, to be tall turf-type fescue or approved equal per approved by owner, regionally grown, provide same mix as seeded

LANDSCAPE BUFFERS ABUTTING PUBLIC STREETS:

- *STREET TREE SPACING: 1 SHADE TREES/ 35 LF 5 SHRUBS/95LF
- *5' MIN SPACING FROM BACK OF SIDEWALK
- *NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- *ONLY CLASS I TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES
- *TREE SPACING PER 100 LF FOR BUFFERS: 2 SHADE TREES, 3 EVERGREEN TREES AND 12 SHRUBS
- *NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- *ONLY CLASS I TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES

NOTE:

- *SEE DEVELOPMENT LANDSCAPE PLANS WHICH PROVIDE ROW/STREET BUFFERING LANDSCAPE REQUIREMENTS, APPROVED QUANTITY OF SHRUBS AND TREES

PARKING LOT LANDSCAPING:

- *1 SHADE TREE PER TERMINAL PLANTER/ PLANTER ISLAND
- *PERIMETER SCREENING SHALL PROVIDE 1 TREE & 5 SHRUBS PER 35 LF

PARKING LOT TREES REQUIRED: 13 PROVIDED: 13

NOTE:

- *IF BASE PARKING REQUIREMENTS ON TREES AND SHRUBS WITH PROPOSED LANDSCAPE SCREENING DEVELOPMENT, NO ADDITIONAL TREES, REDUCE 30 SHRUBS TO 20 TO PROVIDE SCREENING

ADDITIONAL REQUIREMENTS:

PLANTING SIZING:

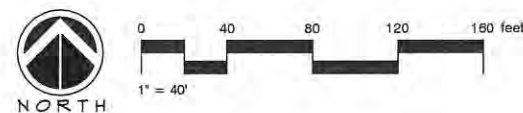
PLANT	MINIMUM SIZE
SHADE TREE	2" CALIPER
ORNAMENTAL TREE	2" CALIPER
EVERGREEN TREE	6' HEIGHT
WOODY SHRUBS	2 GALLON

****TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES***

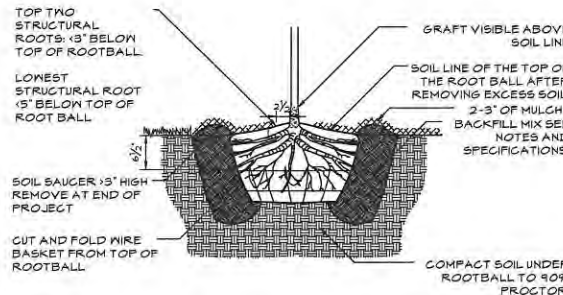
***SEEDING AREAS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM**

***NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE CLEAR VISION TRIANGLES**

The site plan illustrates the proposed 10000 sq ft addition, which is a large, light-colored rectangular building footprint. To the north of the building is a parking lot with 12 stalls. To the east of the building is a smaller parking area with 8 stalls. The plan also shows the existing building footprint, which is a smaller, darker-colored rectangular structure. The site is bounded by Highway 100 to the north and Highway 101 to the east. The plan includes labels for 'ADJACENT PROPERTY COMMON AREA DRAINAGE' and 'NEIGHBORING COMMERCIAL ZONE'. The plan is oriented with North at the top.

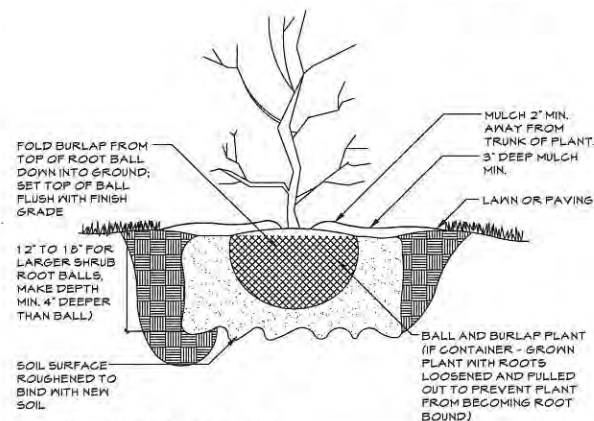


1. DO NOT DAMAGE OR CUT LEADER.
2. DO NOT DISTURB ROOTS OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREES TAKING SHALL BE AT THE DISCRETION OF CONTRACTOR, HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. PLANT AND THOROUGHLY INSPECTED AFTER INSTALLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP OF THE ROOTBALL.
6. 5" WATER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH, DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING

NOTE:
REMOVE ALL TAGS, TWINE OR
OTHER NON BIODEGRADABLE
MATERIALS ATTACHED TO
PLANT OR ROOT MASS.



2 SHRUB PLANTING

STACK ROCK GROUP

STACK ROCK GROUP, INC.
LANDSCAPE
ARCHITECTURE/MASTER
PLANNING

STACK ROCK GROUP, INC.
LANDSCAPE
ARCHITECTURE/MASTER
PLANNING
WILLET C HOWARD, P.L.
OFFICE: (208) 345.0500
EMAIL:
WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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DESIGNS ON THIS SHEET
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FOR CITY REVIEW ONLY

[illegible]

1010 S. ALLANTE PL.,
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



PROPOSED DEVELOPMENT FOR:

Smoky Mountain
PIZZERIA GRILL

DRAWN	CM
DATE	04.07.201
CHECKED	JB
JOB NO.	14026
SHEET	L 1.0
LANDSCAPE OVERVIEW	

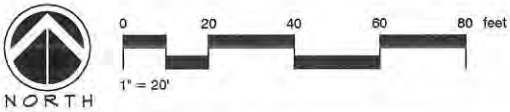
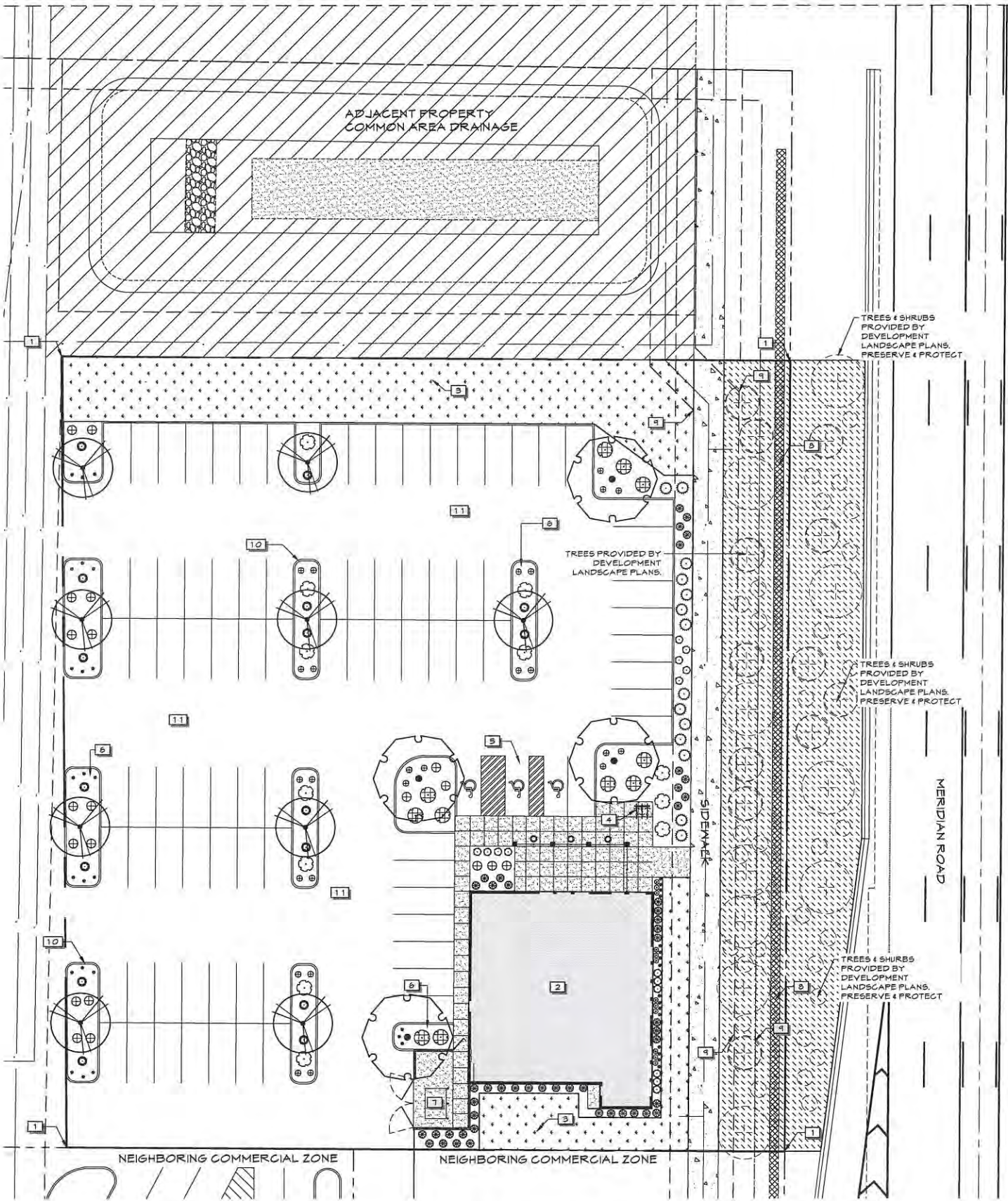
Exhibit
D-1.5

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PLANT SCHEDULE				
TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	QTY
	Fraxinus pennsylvanica 'Autumn Purple' / Autumn Purple Ash	B & B	2'Gal	4
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2'Gal	4
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	Berberis thunbergii 'Helmond Pillar' / Columnar Barberry	2 gal		12
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		50
	Cornus alba 'Greme de Mint' / Tatarian Dogwood	2 gal		14
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 gal		12
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal		25
	Mahonia repens / Creeping Mahonia	2 gal		20
	Muhlenbergia capillaris 'Lenca' / Regal Mist Pink Muhly	1 gal		16
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		11
	Rosa x 'Double Knockout' / Rose	2 gal		15
	Salvia x 'May Night' / May Night Sage	1 gal		40

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	NEW BUILDING, REFERENCE ARCHITECTURAL
3	LAWN, SOD, TALL TURF TYPE FESCUE OR APPROVED EQUAL
4	BIKE RACK LOCATION, REFERENCE ARCHITECTURAL
5	ADA PARKING SPACE, REFERENCE ARCHITECTURAL
6	PLANTER BED TO RECEIVE 2' DEEP MEDIUM GRIND BARK MULCH
7	TRASH ENCLOSURE, REFERENCE CIVIL/ARCHITECTURAL
8	DRAINAGE STRUCTURES (SEEPAGE BED DRAIN PIPE ETC.) NO TREES WITHIN 10'. REFERENCE CIVIL
9	IRRIGATION EASEMENT, REFERENCE CIVIL
10	6" CURB AT ALL PLANTER LOCATIONS ADJACENT TO VEHICULAR ACCESS
11	PARKING LOT, REFERENCE CIVIL

	TALL TURF TYPE FESCUE
	TREES & SHRUBS PROVIDED BY DEVELOPMENT LANDSCAPE PLANS. PRESERVE & PROTECT



STACK ROCK GROUP

STACK ROCK GROUP, INC.
LANDSCAPE
ARCHITECTURE/MASTER
PLANNING

WILLET C. HOWARD, PLA
OFFICE: (208) 345,0500
EMAIL:
WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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DATE	
REVISIONS	
NO.	

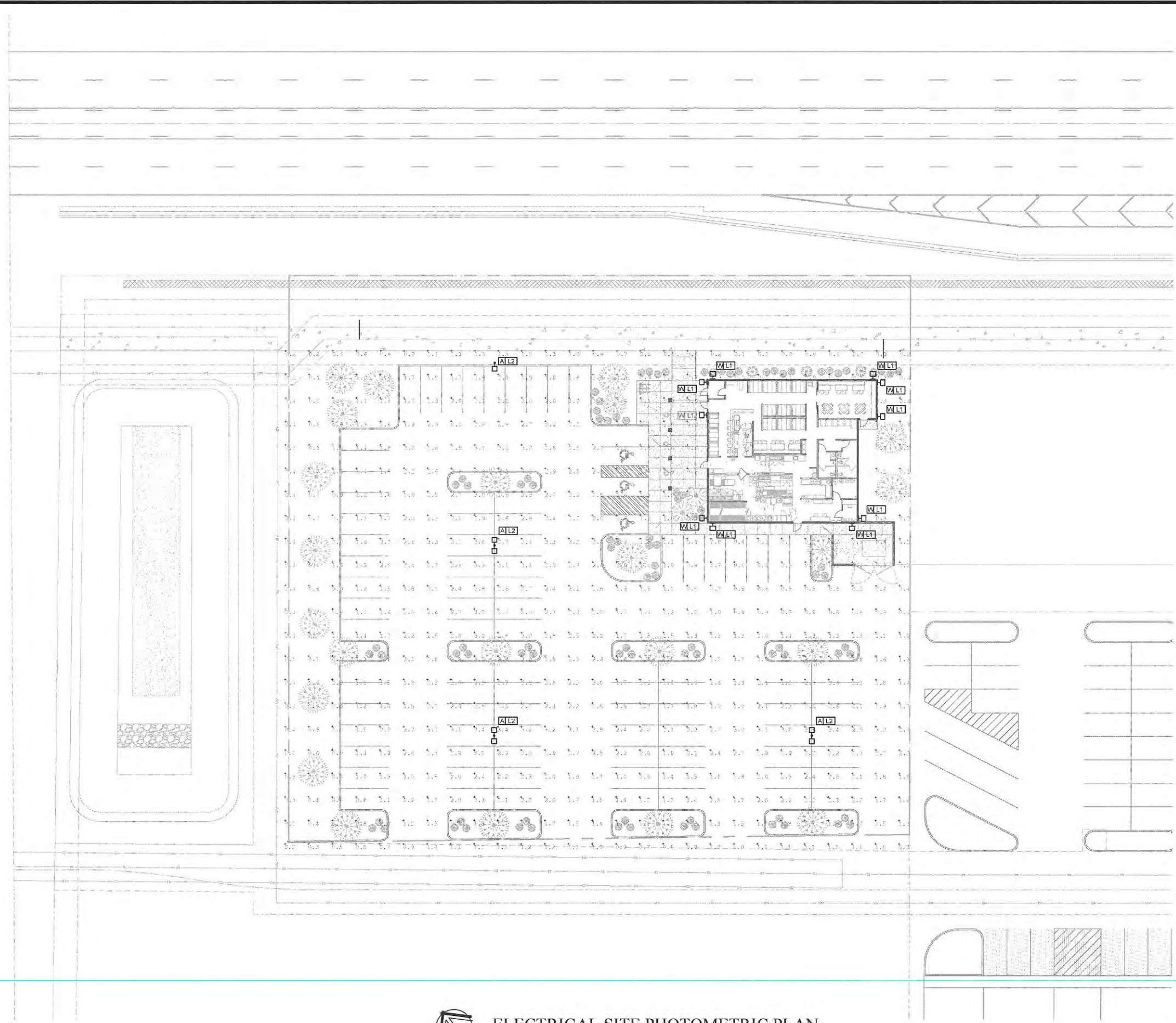
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



DRAWN	CM
DATE	04.07.2017
CHECKED	JB
JOB NO.	14026
SHEET	L 1.1
LANDSCAPE PLAN	

Exhibit
D-1.6

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ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION



world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 17053

Exhibit
D-1.1

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NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

BRS
ARCHITECTS

PROPOSED DEVELOPMENT FOR:

Smoky Mountain
PIZZERIA GRILL

DRAWN	CNG
DATE	03.15.17
CHECKED	JWS
JOB NO.	14026
SHEET	E1.1



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

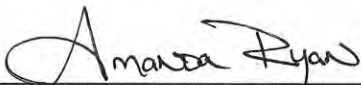
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

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:

05.19.2017

Date:



Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.cityofkuna.com * (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

- ☐ Subdivision (Sketch Plat and/or Prelim. Plat)
- ☐ Conditional Use
- ☐ Variance
- ☐ Expansion of Extension of a Nonconforming Use
- ☒ Zoning Ordinance Map Amendment

Rezoned from R-6 to C-1 pertaining to the properties associated with 692 W. Avalon/Parcel # R5070001940.

The aggregate acreage is 1.46 acres.

SITE INFORMATION:

Location: Quarter: _____ Section: 23 Township: 2N Range: 1W Total Acres: 1.46

Subdivision Name: Amended Plat of the Townsite of Kuna

Lot(s): multiple Block(s): 24

Site Address: 692 W. Avalon

Tax Parcel Number(s): R5070001940

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

CURRENT PROPERTY OWNER:

Name: JSV Development, LLC

Address: 1088 W Bear Track Dr.

City: Meridian

State: ID

Zip: 83642

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

Name: John Van Dyke

Business (if applicable): JSV Development, LLC

Address: 1088 W. Bear Track Dr.

City: Meridian

State: ID

Zip: 83642

Fax: _____

Phone: 208-501-3133

Cell: 208-501-3133

OFFICE USE ONLY

File No.: 17- -2C

Received By: T. Kesner

Date: 5-19-17

Stamped: RECEIVED

5-19-17



RECEIVED
5-19-17

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: SMOKY MOUNTAIN PIZZERIA & GRILL

Date and time of neighborhood meeting: TUESDAY MAY 16, 2017 @ 6 PM

Location of neighborhood meeting: 1011 N MERIDIAN ROAD

SITE INFORMATION:

Location: Quarter: _____ Section: 24 Township: 2N Range: 1W Total Acres: 1.45

Subdivision Name: ENSIGN SUBDIVISION NO 1 Lot: 2 Block: 1

Site Address: 1011 N MERIDIAN ROAD Tax Parcel Number(s): R2404320020

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

CURRENT PROPERTY OWNER:

Name: EMMET PARTNERS LLC

Address: 579 S MOSS HILL DRIVE City: BOUNTIFUL State: UT Zip: 84010

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

Name: AMANDA RYAN Business (if applicable): BRS ARCHITECTS

Address: 1010 S ALLANTE PLACE 100 City: BOISE State: ID Zip: 83709



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

SMOKY MOUNTAIN PIZZERIA WITH LIQUOR LICENSE

APPLICANT:

Name: AMANDA RYAN

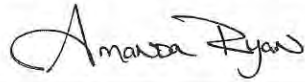
Address: 1010 S ALLANTE PLACE STE 100

City: BOISE State: ID Zip: 83709

Telephone: 208.336.8370 Fax: 208.336.8380

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



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

- ☐ Subdivision (Sketch Plat and/or Prelim. Plat)
- ☒ Conditional Use
- ☐ Variance
- ☐ Expansion of Extension of a Nonconforming Use
- ☐ Zoning Ordinance Map Amendment

SPECIAL USE - FULL BAR

SITE INFORMATION:

Location: Quarter: _____ Section: 24 Township: 2N Range: 1W Total Acres: 1.45
 Subdivision Name: ENSIGN SUBDIVISION NO. 1 Lot(s): 2 Block(s): 1
 Site Address: 1011 N MERIDIAN ROAD KUNA IDAHO Tax Parcel Number(s): R2404320020

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

CURRENT PROPERTY OWNER:

Name: EMMETT PARTNERS LLC

Address: _____ City: _____ State: _____ Zip: _____

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

Name: AMANDA RYAN Business (if applicable): BRS ARCHITECTS

Address: 1010 S ALLANTE PLACE #100 City: BOISE State: IDAHO Zip: 83709

Fax: 208.336.8380 Phone: 208.336.8370 Cell: _____

OFFICE USE ONLY

File No.:

Received By: TREVOR K.

Date: 5-3-17

Stamped: RECEIVED 5-3-17



City of Kuna
Planning & Zoning Department

City of Kuna
763 W. Avalon St,
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

Agency Transmittal

May 19, 2017

Notice is hereby given; the following action is under consideration by the City of Kuna:

FILE NUMBER	17-03-SUP (Special Use Permit) – BRS Architects representing Smoky Mountain Pizzeria Grill
PROJECT DESCRIPTION	Applicant is requesting approval for a Special Use Permit (SUP) to operate a full-service bar located within a future new restaurant on the subject site addressed as 1011 N. Meridian Road, Kuna, ID . The proposed use requires a special use permit per Kuna City Code.
SITE LOCATION	The subject site is located approximately 1500 feet south of the intersection of Deer Flat and Meridian Roads; Lot 02, Block 01 of the Ensign Subdivision, also addressed as 1101 N. Meridian Road, Kuna, ID 83634 .
APPLICANT/ REPRESENTATIVE	BRS Architects Attn: Amanda Ryan 1010 S. Allante Place, Ste. 100 Boise, ID 83709 amanda@brsarchitects.com 208.336.8370
SCHEDULED HEARING DATE	Tuesday, June 13, 2017 @ 6:00 p.m. – Kuna City Hall; Council Chambers 751 W. 4 th Street, Kuna, ID 83634
STAFF CONTACT	Trevor Kesner, Planner II trevor@cityofkuna.com Phone: 922-5274 Fax: 922-5989
We have attached 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. The public hearing is at 6:00 p.m. or as soon after as it may be heard in Council chambers: Kuna City Hall, 751 W. 4 th Street, Kuna, ID 83634.	



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

<i>Date:</i>	<i>June 1, 2017</i>
<i>Agency Requesting Comments:</i>	<i>City of Kuna</i>
<i>Date Request Received:</i>	<i>May 19, 2017</i>
<i>Applicant/Description:</i>	<i>BRS Architects/17-03-SUP (Special Use Permit) Smoky Mountain Pizzeria Grill</i>

Thank you for the opportunity to respond to your letter dated .

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
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: File # 2298
TRIM: 2017AEK70





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

June 1, 2017

Amanda Ryan
BRS Architects
1010 S. Allante Pl. Ste. 100
Boise, ID 83709

RE: CIF17-0025 / 17-03-SUP / 1101 N. Meridian Rd. / Smoky Mountain Pizza
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: \$33,129.73

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

June 1, 2017

CIF17-0025 / 17-03-SUP / 1101 N. Meridian Rd. / Smoky Mountain Pizza

IF Service Area: Ada County

IF Ordinance: #231

New Impact Fee			
Impact Fee	Area (SF)	Fee per Unit	Total
Restaurant ITE Code: 932	4,064 SF	\$8,152 /1,000 SF	\$33,129.73

****This form must accompany payment of Impact fee****

Total \$33,129.73

*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

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

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.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-03-SUP

RECEIVED
6-6-17

Conditional Use # _____

Preliminary / Final / Short Plat _____

Smoky Mtn.

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: 5/31/17

Exhibit

C-5



RECEIVED
JUN 09 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

June 5, 2017

Trevor Kesner, MRCP, Planner II
City of Kuna
P.O. Box 13
Kuna, ID 83634

RE: 17-03SUP/ Smoky Mountain Pizza; 1101 N. Meridian Road

Dear Troy:

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

Exhibit

C-6



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

June 13, 2017

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

VIA EMAIL

RE: 17-03-SUP SMOKY MOUNTAIN PIZZARIA GRILL

The Idaho Transportation Department has reviewed the referenced special use permit application from BRS Architects to operate a full service bar located within a future new restaurant located at 1011 North Meridian Road, west of SH-69 milepost 3.10. ITD has the following comments:

1. ITD does not object to the operation of a full service bar located in a future new restaurant at this location.
2. The proposed development when added to the existing development exceeds the retail threshold value shown in table 2 of IDAPA 39.03.42, which governs highway right-of-way encroachments on State rights-of-way. A traffic impact study may be required.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Couch', is written over a light blue circular background.

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov



From: Ken Couch
To: [Trevor Kesner](#)
Cc: [Amanda Ryan](#); [Attorney Icloud](#); [Troy Behunin](#); [Erika Bowen](#)
Subject: RE: Kuna - 17-03-SUP Smoky Mountain Pizzaria Grill
Date: Tuesday, June 20, 2017 1:07:47 PM

That is correct.

Thanks!
Ken Couch

Development Services Coordinator
Idaho Transportation Department
District 3
208-332-7190 Office
Ken.Couch@itd.idaho.gov

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From: Trevor Kesner [<mailto:tkesner@kunaaid.gov>]
Sent: Monday, June 19, 2017 12:40 PM
To: Ken Couch
Cc: Amanda Ryan; Attorney Icloud; Troy Behunin
Subject: RE: Kuna - 17-03-SUP Smoky Mountain Pizzaria Grill

Ken:

I'm breathing a sigh of relief here (I think). If I understand you correctly, ITD has no issues with Smoky Mountain Pizza restaurant locating on the commercial pad as proposed (no encroachment shown), as the roadway improvements and access roads have been completed that serve this site (for Phase I) as proposed in the approved TIS. No reduction in completed roadway improvements, or changes to the site which would increase trip generation by the retail/restaurant use will occur.

Thanks for looking at this Ken. Much appreciated.

Trevor Kesner, MRCP
Planner II
KUNA PLANNING & ZONING DEPT.
(208) 387-7731
tkesner@kunaaid.gov



751 W. 4th Street
Kuna, ID 83634

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From: Ken Couch [<mailto:Ken.Couch@itd.idaho.gov>]
Sent: Monday, June 19, 2017 11:55 AM
To: Trevor Kesner <tkesner@kunaid.gov>
Cc: Wendy Howell <whowell@kunaid.gov>; Erika Bowen <Erika.Bowen@itd.idaho.gov>; Shona Tonkin <Shona.Tonkin@itd.idaho.gov>
Subject: RE: Kuna - 17-03-SUP Smoky Mountain Pizzeria Grill

Hi Trevor!

We will not be requiring a new TIS for the reduction of square footage. If the Developer makes changes to the site which will result in trip generations higher than those shown in the currently accepted TIS or requests to reduce the roadway improvements, ITD will require submittal of a revised TIS with the updated trip generations.

Thanks!

Ken Couch

Development Services Coordinator
Idaho Transportation Department
District 3
208-332-7190 Office
Ken.Couch@itd.idaho.gov

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From: Trevor Kesner [<mailto:tkesner@kunaid.gov>]
Sent: Wednesday, June 14, 2017 9:43 AM
To: Ken Couch
Cc: Wendy Howell
Subject: RE: Kuna - 17-03-SUP Smoky Mountain Pizzeria Grill

No worries Ken. We definitely feel the pressure too. This SUP is up for consideration on 6/27/17 so you're comments are on time for me.

The developer of the Ensign subdivision provided a TIS in May, 2016 prior to the plat recording. That TIS proposed a Tractor Supply Co. store and a Bi-Mart, but the Bi-Mart is now locating elsewhere and

the configuration of the plat changed (see attached). Within the comments that ITD provided on the TIS (3/28/16), the TIS engineer indicated that there would be 'no change' in the proposed 135, 777 Sq. Ft. of total commercial building area. I am wondering how much of that 135,777 sq. ft. is considered encroaching (if the threshold is 35,000 for retail space)?

The Smoky Mountain Pizza is proposed as 4,064;

Tractor Supply Co. is 21,930;

Dollar Tree is 9,546;

and a proposed O'Reilly Auto store will be 7,453

This totals 42,993 sq. ft. of total commercial building area thus far within the shopping center. It appears these retail establishments are under the proposed 135,777 sq. ft. which was proposed in the TIS.

Can you tell me if the District Engineer will require a new TIS based upon a reduction in the square footage of building area?

Trevor Kesner, MRCP

Planner II

KUNA PLANNING & ZONING DEPT.

(208) 387-7731

tkesner@kunaid.gov



City of Kuna
751 W. 4th Street
Kuna, ID 83634

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From: Ken Couch [<mailto:Ken.Couch@itd.idaho.gov>]

Sent: Tuesday, June 13, 2017 5:01 PM

To: Trevor Kesner <tkesner@kunaid.gov>

Cc: Shona Tonkin <Shona.Tonkin@itd.idaho.gov>; Erika Bowen <Erika.Bowen@itd.idaho.gov>

Subject: Kuna - 17-03-SUP Smoky Mountain Pizzeria Grill

Attached is ITD's response to the application indicated. My apologies for the tardiness of our response. We are working thru a backlog of applications.

Thanks!

Ken Couch

Development Services Coordinator
Idaho Transportation Department
District 3

208-332-7190 Office

Ken.Couch@itd.idaho.gov

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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

NOTE: REVISED HEARING DATE

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **June 27, 2017** beginning at **6:00 pm** on the following case:

A Special Use Permit (SUP) and Design Review (DR) request by BRS Architects representing Smoky Mountain Pizzeria Grill for a Special Use Permit (SUP) to operate a **full-service bar** located within a future new restaurant on the subject site addressed as **1011 N. Meridian Road, Kuna, ID**. The proposed use requires a Special Use Permit per Kuna City Code.

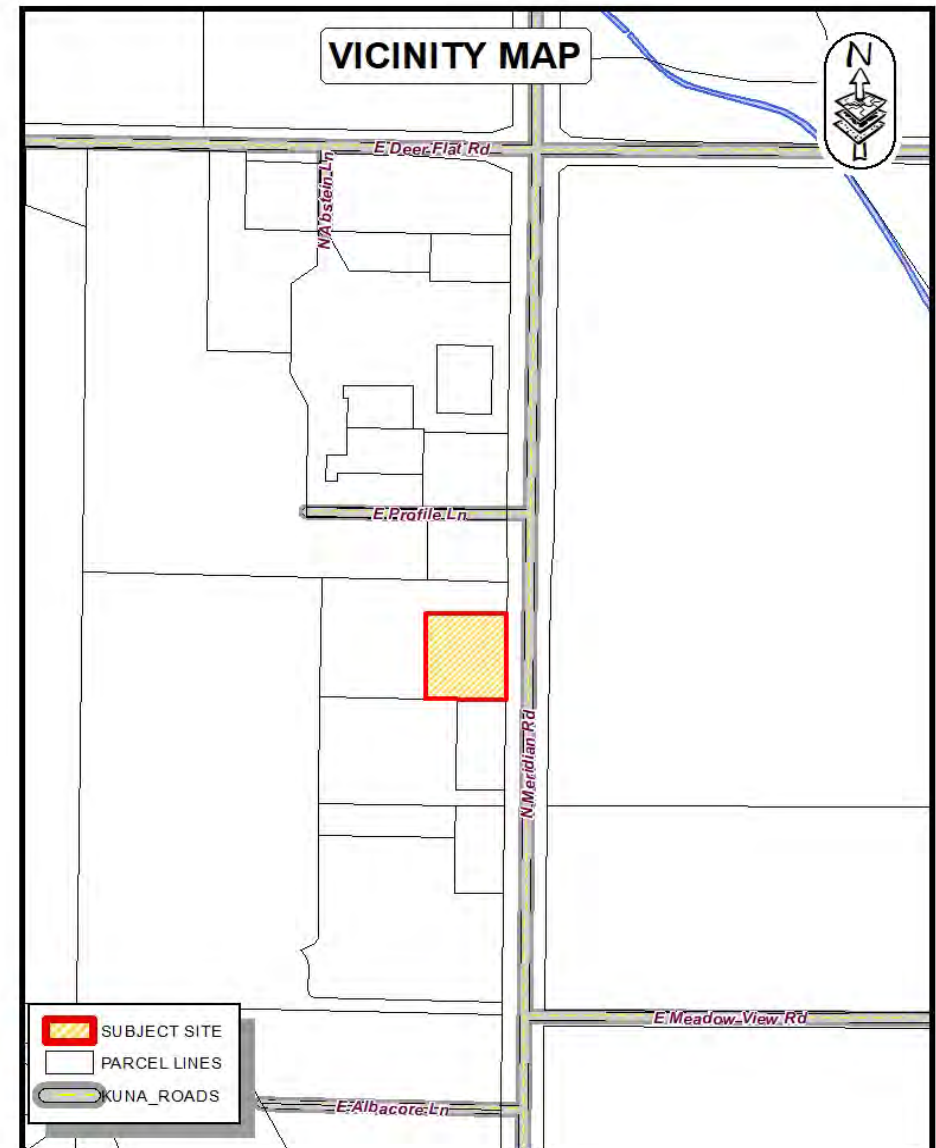
The subject site is located approximately 1500 feet south of the intersection of Deer Flat and Meridian Roads; Lot 02, Block 01 of the Ensign Subdivision, also addressed as **1101 N. Meridian Road, Kuna, ID 83634**. (Refer to adjacent vicinity map)

The hearing will be held at **6:00 PM in the Council Chambers at 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: **17-08-SUP (Special Use Permit) - Smokey Mountain Pizzeria Grill**



MAILED 06/02/2017

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.

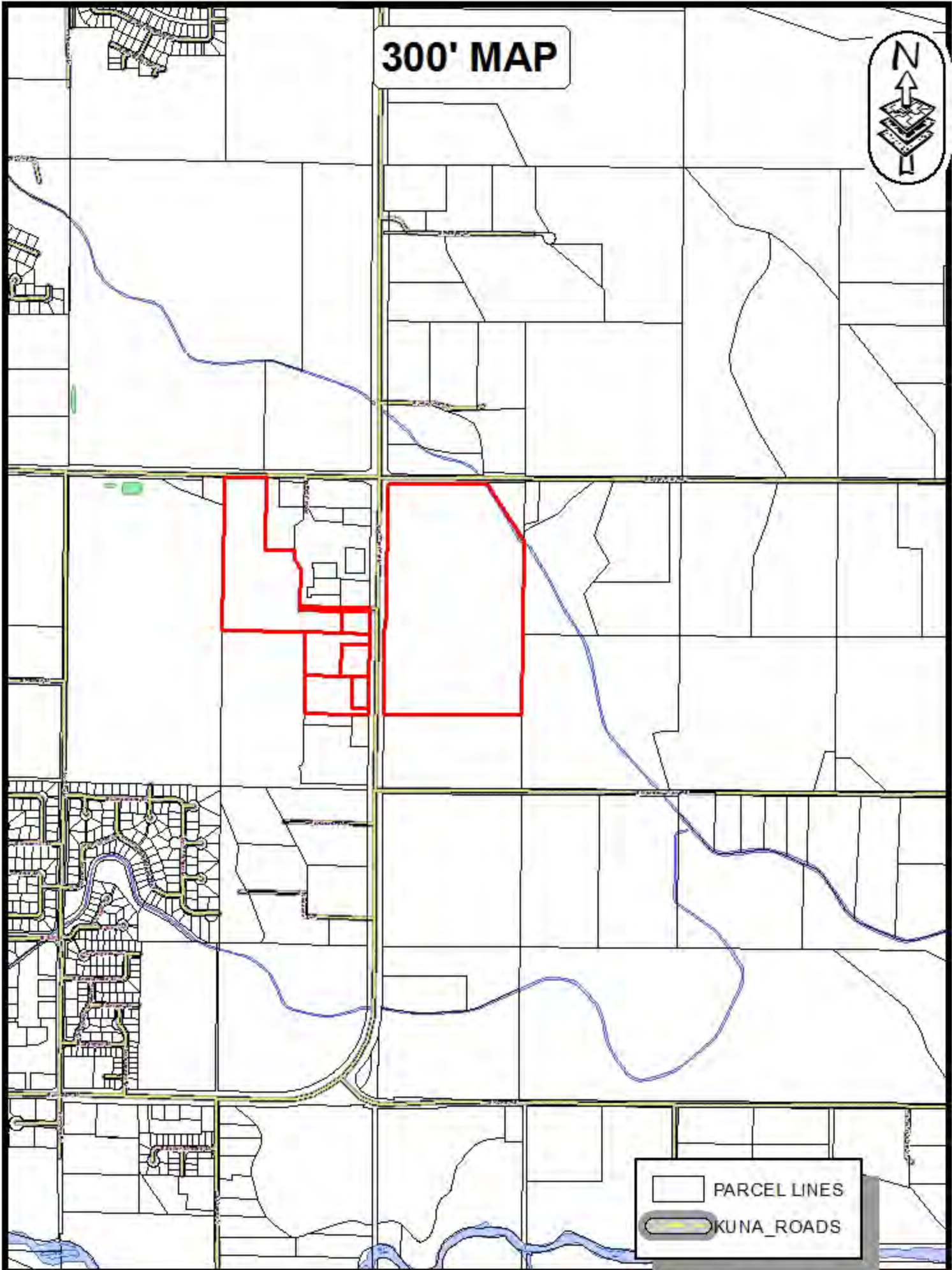
If you don't wish to speak, write . . .

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

**RESERVED
REINACT
REGIONS**

300' MAP



PARCEL LINES
KUNA_ROADS

LEGAL NOTICE

**Planning & Zoning
Commission Legal Notice
17-03-SUP (Special Use
Permit) BRS Architects/
Smoky Mountain Pizzeria Grill**

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission will hold a public hearing on **Tuesday, June 27, 2017 at 6:00 p.m.**, or as soon thereafter as it may be heard; in association with a Special Use Permit request from BRS Architects representing Smoky Mountain Pizzeria Grill for a full-service bar to be located within a future restaurant. The subject site is located approximately 1500 feet south of the intersection of Deer Flat and Meridian Roads; addressed as **1101 N. Meridian Road, Kuna, ID 83634**.

The hearing will take place in Council Chambers located at Kuna City Hall, 751 W. 4th Street, Kuna, ID.

All interested parties are invited to attend and express their views on the proposed amendment.

Those persons desiring to provide public comment must state his/her name and residential address. A three (3) minute time limit may be placed on all testimony.

If you have any questions or require special accommodation(s), please contact the Kuna Planning & Zoning Department prior to the public hearing by calling (208) 922-5274.

Kuna Planning & Zoning
Department

June 7, 2017 1628368

LEGAL NOTICE



City of Kuna PROOF OF PROPERTY POSTING

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

Phone: (208) 922-5274
Fax: (208) 922-6989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for SMOKEY MOUNTAIN
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B, Sign posted 6.5.2017 MONDAY (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 15th day of June, 2017.

Signature,

[Signature]
Owner/Developer

STATE OF IDAHO)
County of Ada) ss

On this 15 day of June, 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.

[Signature]
Notary Public
Residing at Ada Co. Idaho
Commission Expires 7/9/17



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on June 27, 2017
at 6:00 PM at Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

PURPOSE: 17-03-SUP: Request a special use permit
for a restaurant/bar

PROPERTY LOCATION: on N. Meridian Rd. south of
Deer Flat Rd. and north of Albacore Ln.

APPLICATION BY: BRS Architects

CONTACT: Trevor Kesner, City Of Kuna, P & Z,
tkesner@kunaid.gov 208-922-5274

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Kuna Planning & Zoning Commission

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APPLICATION BY : BRS Architects

CONTACT: Trevor Kesner , City Of Kuna, P & Z,
tkesner@kunaid.gov 208-922-5274

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CONTACT: Trevor Kesner , City Of Kuna, P & Z,
tkesner@kunaid.gov 208-922-5274



City of Kuna

Staff Report

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

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

File Numbers: 17-04-SUP (Special Use Permit) & 17-10-DR (Design Review); convenience store with fuel stations and car wash.

Location: 1565 East Deer Flat Road
Kuna, Idaho 83634

Planner: Jace Hellman, Planner I

Hearing date: June 27, 2017

Applicant: RADIX – Ross Holloway
16 12th Ave S. Suite 102
Nampa, ID 83651
208.442.7106
rossh@radixconstruction.com

Owner: Hansen & Hansen, LCP
2251 N Holmes Ave.
Idaho Falls, ID 83401

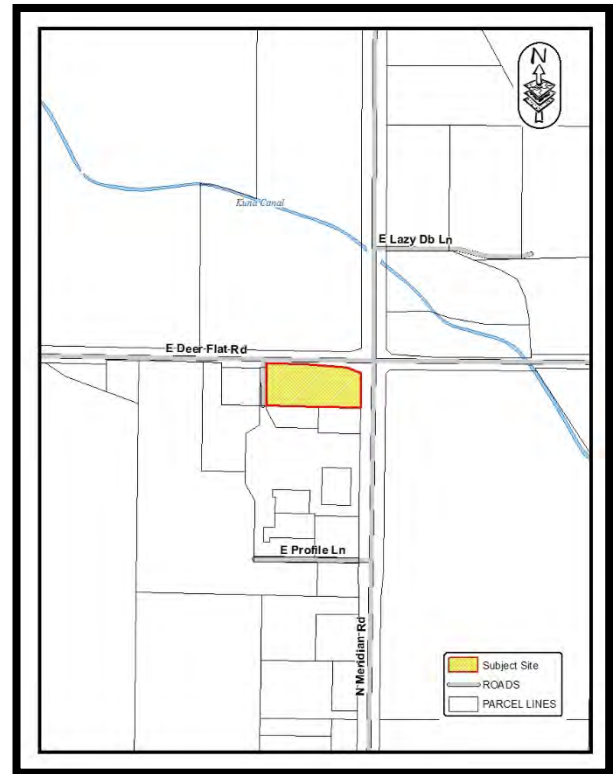


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| B. Applicants Request | H. Comprehensive Plan Analysis |
| C. Aerial map | I. Proposed Findings of Fact |
| D. History | J. Proposed Conclusions of Law |
| E. General Project Facts | K. Proposed Decision by the Commission |
| F. Staff Analysis | |

A. Course of Proceedings:

1. Applicant is proposing a convenience store with fuel stations and a car wash as described in 5-3-2 and 5-1-6-2 (Convenience Store, Car Wash and Fuel Sales; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) for fuel sales/stations and a Design Review for a convenience Store and car wash.
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP and Design Review approval for a convenience store with fuel stations and a car wash

a. Notifications

- | | |
|-------------------------|------------------------------|
| i. Neighborhood Meeting | May 16, 2017 (Two Attendees) |
| ii. Agencies | May 23, 2017 |

- | | |
|-------------------------------------|---------------|
| iii. 300' Notice to Property Owners | June 1, 2017 |
| iv. Kuna, Melba Newspaper | June 7, 2017 |
| v. Site Posted | June 15, 2017 |

B. Applicants Request:

a Special Use Permit (SUP) and Design Review (DR) request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at 1565 East Deer Flat Road, Kuna, ID 83634.

C. Aerial Map:



D. History:

This site has been historically zoned Neighborhood Commercial District (C-1).

E. General Projects Facts:

1. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	C-1	Neighborhood Commercial District – Kuna City
East	C-1	Neighborhood Commercial District – Kuna City
West	C-1	Neighborhood Commercial District – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Parcel Size: 2.78 acres
- Zoning: Neighborhood Commercial District (C-1)
- Parcel #: S1324110230

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)
Sanitation Services – J&M Sanitation

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

The current site consists of a bare dirt lot.

5. **Transportation / Connectivity:**

Accessed is proposed as a right-in/right-out only, curb return type driveway with a minimum 30-foot radii accessing Deer Flat Road from the site, located 348-feet west of SH-69/ Meridian Road. Access will also be available from North Abstein Lane. Full access to the site off Deer Flat Road would not meet ACHD or City Access Management standards and therefore the applicant is required to install a 6-inch concrete median in Deer Flat Road from State Highway 69/Meridian Road to the west, and should instruct a minimum of 75-feet beyond the edge of the driveway, which would prevent westbound turning from the driveway approach location.

6. **Environmental Issues:**

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

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

The Future Land Use Map (FLU) identifies this site as mixed-use general. Staff views this proposed special use and Design Review request to be consistent with the surrounding zoning designations and uses as designated in the Comprehensive Plan Future Land Use Map.

8. **Agency Responses:**

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

- Department of Environmental Quality (June 5, 2017) – Exhibit B5
- Kuna City Engineer (May 26, 2017) – Exhibit B7
- Central District Health Department (June 6, 2017) – Exhibit B8
- ACHD (June 22, 2017) – Exhibit B9

F. Staff Analysis:

The applicant is proposing to construct a new convenience store with fuel stations and carwash at the corner of North Meridian Road and East Deer Flat Road. The applicant indicates that the hours of operation will be from 5am to 11pm, seven days a week. The site is currently zoned Neighborhood Commercial District (C-1). Under this zoning designation, a convenience store and car wash is outright permitted and only requires a design review. With the addition of fuel sales, a special use permit is required as well.

Staff finds that the proposed commercial building for KJ's Superstore is in general conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4).

Staff finds the proposed Landscaping to be in conformance with the KCC Title 5 Chapter 17, the Landscaping Ordinance.

Staff finds the proposed lighting to be in compliance with the KCC Title 5 Chapter 9.

The applicant has proposed 39 parking spaces, two of which will be designated handicapped parking. Staff finds the parking lot is in substantial conformance with KCC Title 5 Chapter 9.

Applicant is subject to design review inspections and fees (post construction), for compliance verification of the building, parking lot, landscaping and signage, prior to the Certificate of Occupancy being issued.

Based upon Deer Flat Road's roadway classification as a minor arterial roadway and ACHD driveway location policy, and due to the location of the proposed driveway approach access, staff feels that the request from ACHD for a six-inch concrete median is necessary in order to create a right-in/right-out only driveway and prohibit westbound turning from the proposed driveway approach location on Deer Flat Road.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #17-04-SUP, subject to the recommended conditions of approval.

G. Applicable Standards:

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

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.

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.*

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

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

Objective 2.2:

Promote the development of neighborhood retail centers throughout the City.

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. Proposed Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The convenience store with fuel stations and car wash 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-1 and is generally appropriate for fuel sales by obtaining a special use permit, as well as a convenience store and car wash.
5. The site is physically suitable for the proposed special use.
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 convenience store with fuel stations and car wash.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve, conditionally approve or deny the special use permit application.
11. The Design Review Committee of Kuna, Idaho, has the authority to approve, conditionally approve or deny the Design Review application.
12. The neighborhood meeting was held on May 16, 2017, and the notification requirements were met.
13. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. The convenience store with fuel stations and car wash is consistent with Kuna City Code.
2. The convenience store with fuel stations and car wash meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for its proposed use.
4. The convenience store with fuel stations and car wash is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The convenience store with fuel stations and car wash is not likely to cause adverse public health problems.
6. The convenience store with fuel stations and car wash is in compliance with all other ordinances and laws of the City.
7. The convenience store with fuel stations and car wash 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 and proposed street and utility services in proximity to the site are suitable and adequate for convenience store with fuel stations and car wash purposes.

9. Based on the evidence contained in Case #17-04-SUP & 17-10-DR, this proposal appears to comply with Title 5, Chapters 4 and 6 of Kuna City Code.
10. Based on the evidence contained in Case #17-04-SUP & 17-10-DR, this proposal appears to comply with the Kuna Comprehensive Plan and the Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve, conditionally approve or deny this SUP application.
12. The Design Review Committee of Kuna, Idaho, has the authority to approve, conditionally approve or deny the Design Review application.
13. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed 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. 17-04-SUP, a Special Use Permit and 17-10-DR, a Design Review request by Radix Construction for a convenience store, carwash and fuel stations, (with or without) the following conditions of approval:

1. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction.
2. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the applicant shall seek an amendment to the approvals of this Special Use Permit through the public hearing process.
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. Applicant shall dedicate additional right-of-way to total 56-feet of right-of-way from centerline of Deer Flat Road abutting the site. Right-of-way dedication is impact fee eligible. (see exhibit B9)
6. Applicant shall construct an 8-foot wide detached concrete sidewalk along deer flat road as proposed, located a minimum of 49 feet from the centerline, abutting the site. (see exhibit B9)
7. Applicant shall close the existing driveway onto Deer Flat Road from the site with concrete sidewalk. (see exhibit B9)

8. Applicant shall construct a maximum 36-foot wide, right-in/right-out only, curb return type driveway with minimum 30-foot radii onto Deer Flat Road from the site, located 348-feet west of State Highway 69/ Meridian Road. (see exhibit B9)
9. Applicant shall pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of Deer Flat Road. (see exhibit B9)
10. Applicant shall install a 6-inch concrete median in Deer Flat Road from State Highway 69/ Meridian Road and extending 75 feet west of the drive, but should not restrict the existing driveway. (see exhibit B9)
11. Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.
12. 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.
13. 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.
14. Compliance with the requirements of the Boise Project Board of Control and KMID is required.
15. Lighting on site shall comply with KCC Title 5 Chapter 9.
16. Landscaping on site shall comply with KCC Title 5 Chapter 17.
17. 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.
18. Plans pertaining to the food establishment shall be submitted to Central District Health Department for review. (see exhibit B8)
19. Gasoline dispensing facilities in Ada and Canyon County shall be subject to the Stage 1 vapor collection requirements of IDAPA 58.01.01.592 through 598. (see exhibit B5)
20. Under IDAPA 58.01.01.201 owner or operator of a facility shall be required 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 about established levels. (see exhibit B5)
21. Per DEQ request, applicant shall comply with 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 contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, inures 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." (see exhibit B5)
22. Parking on site shall comply with KCC 5-9 (Except as specifically approved otherwise).
23. 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.
24. A separate design review will be required for all signage.
25. The special use permit is not transferable from one parcel of land to another.
26. The applicant shall follow all staff and agency recommendations
27. All local, state and federal laws shall be complied with.

DATED this 27th day of June, 2017

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner I
Kuna Planning and Zoning Department

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5.17.17



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

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.

Project name:

KJ's Superstore

Applicant:

Radix

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	X
X	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	X
X	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.	X
X	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	X
X	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	X
X	Landscape plan drawn to scale as the same size as the site development plan with the following details: - Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. - Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. - Method of irrigation. - Cross-sections through areas of special features, berms, retaining walls, etc. - Footprints of all structures to be constructed.	X
X	Site development plan on 24x36 to scale (not smaller than 1"=30' unless otherwise approved) with the following information: - Building locations—existing and proposed with spare-footages. - Fences—existing, surrounding and proposed. - Off-street parking, circulation and driveway locations and types. - Location and size of adjacent streets and driveways. - North arrow and property lines. - Drawings of major exterior elevations. - Building materials and color scheme. - Existing grades and proposed new grades. - Existing lighting and proposed lighting.	X
X	Commitment of Property Posting form signed by the applicant/agent.	X
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	X

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.



City of Kuna Design Review Application

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5.17.16

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

FILE NO.:	17-10-DR
CROSS REF.:	17-04-SUP
FILES:	17-10-DR & 17-04-SUP

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) 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



Date of pre-application meeting : 5.16.2017
Note: Pre-Applications are valid for a period of three (3) months.



A complete Design Review Application form
Note: It is the applicant's responsibility to use a current application.



Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.



One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.



One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').



Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.





Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*

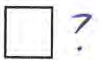


One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (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		Staff 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 <i>(a separate sign application must be submitted with this application)</i>	☒
☐	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 <i>(Note: all buffers must be located outside the public right-of-way)</i>	☒
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☒
☐	Locations of subdivision lines <i>(if applicable)</i>	☐ N/A
☐	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	☒

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		Staff 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. <i>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</i>	☒
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐ ?
☐	Method of irrigation. <i>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.</i>	☐ ?
☐	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	☒
☐	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	☒
☐	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.	☒

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

☐

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

☐

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

Staff
Use

☒☒☒

Roof Plans

Applicant
Use

☐

Size and location of all roof top mechanical units

Staff
Use

☐ ?

Design Review Application

Applicant: ROSS HOLLOWAY Phone: 442.7106
☐ Owner ☒ Representative Fax/Email: ROSSH@RADIXCONSTRUCTION.COM

Applicant's Address: 16 12TH AVE SO, #102
NAMPA, ID 83651 Zip: _____

Owner: HANSEN & HANSEN, LCP Phone: _____

Owner's Address: 2251 N HOLMES AVE Email: _____
IDAHO FALLS, ID Zip: 83401

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____
Zip: _____

Address of Property: 1565 E DEER FLAT RD
KUNA, ID Zip: 83634

Distance from Major Cross Street: ON THE CORNER Street Name(s): DEER FLAT RD
MERIDIAN RD

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.)*

CONSTRUCT NEW C-STORE W/ FUEL STATIONS AND CARWASH WITH SITE WORK AND LANDSCAPING

1. Dimension of Property: 528.89' x 237.00'
2. Current Land Use(s): C-1 COMMERCIAL
3. What are the land uses of the adjoining properties?

North: RUT
South: COMMERCIAL C-1
East: RUT
West: C-1

4. Is the project intended to be phased, if so what is the phasing time period? NO
Please explain: _____

5. The number and use(s) of all structures: TWO C-STORE & CARWASH

6. Building heights: 23' Number of stories: SINGLE

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? 100%
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 under the City Code.*

MATERIAL

COLOR

Roof: TPO MEMBRANE & METAL / WHITE & CHARCOAL GRAY

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.

C-STORE MERIDIAN RD

% of Wood application:	<u>24%</u>	/	<u>ENG. KNOB</u>
% EIFS: (Exterior Insulation Finish System)		/	
% Masonry:	<u>6%</u>	/	<u>GROUND FACE CMU</u>
% Face Block:		/	
% Stucco:	<u>10%</u>	/	
& other material(s):	<u>28%</u>	/	<u>METAL WALL PANELS</u>
List all other materials:			
Windows/Doors: (Type of window frames & styles / doors & styles, material)	<u>ALUM. STOREFRONT</u>	/	<u>DARK BRONZE</u>
Soffits and fascia material:	<u>METAL</u>	/	<u>CHARCOAL GRAY</u>
Trim, etc.:		/	

Roof:

MATERIAL
TPO MEMBRANE & METAL

COLOR

/ WHITE & CHARCOAL GRAY

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.

	C-STORE	DEER FLAT RD
% of Wood application:	21%	ENG. WOOD
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	60%	GROUND FACE CMU
% Face Block:		
% Stucco:	23%	
& other material(s):	24%	METAL WALL PANELS
List all other materials:		
Windows/Doors: (Type of window frames & styles / doors & styles, material)	ALUM. STOREFRONT	DARK BRONZE
Soffits and fascia material:	METAL	CHARCOAL GRAY
Trim, etc.:		

MATERIAL

COLOR

Roof:

TPO MEMBRANE & METAL

/ WHITE & CHARCOAL GRAY

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.

	CAR WASH	MERIDIAN RD
% of Wood application:	19%	ENG. WOOD
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	3%	GROUND FACE CMU
% Face Block:		
% Stucco:	31%	
& other material(s):	20%	METAL WALL PANELS
List all other materials:		
Windows/Doors: (Type of window frames & styles / doors & styles, material)	ALUM. STOREFRONT	DARK BRONZE
Soffits and fascia material:	METAL	CHARCOAL GRAY
Trim, etc.:		

MATERIAL

COLOR

Roof:

TPO MEMBRANE & METAL

/ WHITE & CHARCOAL GRAY

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.

	CAR WASH	DEER FLAT RD
% of Wood application:	28%	ENG. WOOD
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	2%	GROUND FACE CMU
% Face Block:		
% Stucco:	23%	
& other material(s):	20%	METAL WALL PANELS
List all other materials:		
Windows/Doors: (Type of window frames & styles / doors & styles, material)	ALUM. STOREFRONT	DARK BRONZE
Soffits and fascia material:	METAL	CHARCOAL GRAY

Other: _____ / _____

9. Please identify Mechanical Units: MECH. UNITS ARE LOCATED INTERNALLY
Type/Height: _____
Proposed Screening Method: _____

10. Please identify trash enclosure: (size, location, screening & construction materials) 18'-0" x 10'-8"
GROUND PACE CMU WITH METAL GATES TO MATCH BUILDING

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 exiting fencing material)
NONE
Type: _____
Size: _____
Location: _____

(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:
SEEPAGE BEDS

14. Percentage of Site Devoted to Building Coverage: 10%
% of Site Devoted to Landscaping: 29,630 Square Footage: 25%
(Including landscaped rights-of-way)
% of Site that is Hard Surface: 79,090 Square Footage: 65%
(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):
NONE

17. Dock Loading Facilities:
Number of docking facilities and their location: NONE
Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) BIKE RACK, OUTDOOR SEATING

19. Setbacks of the proposed building from property lines: _____

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5.17.17



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)	17-10-DR + 17-04-SUP
Project name	KJ Super store
Date Received	5.17.17
Date Accepted/ Complete	5.17.17/
Cross Reference Files	17-10-DR + 17-04-SUP
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Hansen & Hansen, LCP</u>	Phone Number: _____
Address: <u>2251 N Holmes Ave.</u>	E-Mail: _____
City, State, Zip: <u>Idaho Falls, ID 83401</u>	Fax #: _____
Applicant (Developer): <u>Ross Holloway - RADIX</u>	Phone Number: <u>208-442-7106</u>
Address: <u>16 12th Ave. So., Suite 102</u>	E-Mail: <u>rossh@radixconstruction.com</u>
City, State, Zip: <u>Nampa, ID 83651</u>	Fax #: <u>208-442-7107</u>
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>1565 E Deer Flat Road</u>	
Site Location (Cross Streets): <u>Meridian Road and Deer Flat Road</u>	
Parcel Number (s): <u>S1324110230</u>	
Section, Township, Range: <u>24 2N 1W</u>	
Property size : <u>2.78 Acres</u>	
Current land use: <u>Commercial</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>



Project Description

Project / subdivision name: _____
General description of proposed project / request: <u>Construct new C-store with fuel stations and car wash with site work and landscaping</u>
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: <u>One</u>	C-Store = 5,756 S.F.	Other lots: _____
Gross floor area square footage: <u>Car Wash = 5,850 S.F.</u>	Existing (if applicable): _____	
Hours of operation (days & hours): <u>7 days/5am-11pm</u>	Building height: <u>23'</u>	
Total number of employees: <u>10</u>	Max. number of employees at one time: <u>5</u>	
Number and ages of students/children: <u>N/A</u>	Seating capacity: _____	
Fencing type, size & location (proposed or existing to remain): <u>None</u>		
Proposed Parking:	a. Handicapped spaces: <u>2</u>	Dimensions: <u>9x20</u>
	b. Total Parking spaces: <u>39</u>	Dimensions: <u>9x20</u>
	c. Width of driveway aisle: <u>24'</u>	
Proposed Lighting: <u>LED pole lights, LED wall packs, LED cold neon, LED goose neck lighting at signage</u>		
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>berms, screening,</u>		

Applicant's Signature:  Date: 5.16.2017

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5.17.17



City Of Kuna

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

RE: Design Review Application for KJ'S at 1565 East Deer Flat Road

Deer Design Review Board

This letter is in support of the attached application for Design Review and addresses the description of the project, the design elements and how they comply with the design Review Standards.

Project Description:

The Project consists of constructing an Convenient Store / Gas Station with Canopy and Carwash. The current site consists of a bare dirt lot.

The new site work would include all necessary asphalt paving and concrete work including curbs, gutters and sidewalks. New landscaping would consist of city approved plantings of ground cover, shrubs, trees, and lawn.

All drainage will be retained on site through landscaping areas and catch basins with seepage beds. Seepage beds would be located under the asphalt driveways.

Additional site lighting will be required with downlight only LED shoebox type fixtures mounted to pole lights. Multiple wall sconces (boxes) will be placed on the face of the building for dramatic effect of wall washing, these will be up / down lighting as well as hidden strip lighting. I have included in this submittal the photo metrics of the site lighting as well as the fixture cut sheets for your analysis and review.

The new Convenient Store will consist of 96'-0" long by 61'-0" wide building. The Car Wash will consist of 165'-0" long x 38'-0" wide building with a 20 car stack dual drive lane. There will also be an unattached trash enclosure that is 18'-0" long x 16'-0" wide.

Both the Convenient Store and Car Wash will be made of identical materials and design. This will be concrete slab on grade, with wood stud framing, ground-face cmu veneer base, upper wall finishes are stucco finish and engineered wood siding. Roof structure will be open metal deck over web metal joists with along with standing seam metal roof in one area. Roofing material will be single ply membrane over polyiso rigid insulation. Parapets will be topped with pre-finished colored metal coping caps. The windows will be dark bronze anodized aluminum storefronts. The trash enclosure will be cmu top sloped cap.

Compliance with Design Review Standards for City Of Kuna

The symmetrical massing of the building with its masonry base, stucco walls accent wood siding and deep overhanging metal panel fascia lends itself to a modern take on the "Mediterranean design style per the City of Kuna Architecture and Site Design Book, Architectural Styles.

The façade is comprised of irregular long ribbons of storefront boxed out and broken up by light colored wood siding. Narrow stretches of darker colored stucco encapsulate the light colored accent wood creating a dissected cube look.

The wall materials themselves vary in material and color. Stepping the heights of individual walls and increasing relief between individual materials break the squat rectangular shape also lending itself to a modern take on the "Mediterranean" design style.

Sincerely,
Radix Construction, Inc.

Eron C. Eighmy
Project Manager

RECEIVED
5.12.17



City Of Kuna

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

RE: Special Use for KJ'S at 1565 East Deer Flat Road

This letter is in support of the attached application for Special Use and addresses the description of the project, the design elements and how it aesthetically enhances the community.

Project Description:

The Project consists of constructing an Convenient Store / Gas Station with Canopy and Carwash. The current site consists of a bare dirt lot.

The new site work would include all necessary asphalt paving and concrete work including curbs, gutters and sidewalks. New landscaping would consist of city approved plantings of ground cover, shrubs, trees, and lawn.

All drainage will be retained on site through landscaping areas and catch basins with seepage beds. Seepage beds would be located under the asphalt driveways.

Additional site lighting will be required with downlight only LED shoebox type fixtures mounted to pole lights. Multiple wall sconces (boxes) will be placed on the face of the building for dramatic effect of wall washing, these will be up / down lighting as well as hidden strip lighting. I have included in this submittal the photo metrics of the site lighting as well as the fixture cut sheets for your analysis and review.

The new Convenient Store will consist of 96'-0" long by 61'-0" wide building. The Car Wash will consist of 165'-0" long x 38'-0" wide building with a 20 car stach dual drive

lane. There will also be an unattached trash enclosure that is 18'-0" long x 16'-0" wide.

Both the Convenient Store and Car Wash will be made of identical materials and design. This will be concrete slab on grade, with wood stud framing, ground-face cmu veneer base, upper wall finishes are stucco finish and engineered wood siding. Roof structure will be open metal deck over web metal joists with along with standing seam metal roof in one area. Roofing material will be single ply membrane over polyiso rigid insulation. Parapets will be topped with pre-finished colored metal coping caps. The windows will be dark bronze anodized aluminum storefronts. The trash enclosure will be cmu top sloped cap.

The symmetrical massing of the building with its masonry base, stucco walls accent wood siding and deep overhanging metal panel facia lends itself to a modern take on the "Mediterranean design style per the City of Kuna Architecture and Site Design Book, Architectural Styles.

The façade is comprised of irregular long ribbons of storefront boxed out and broken up by light colored wood siding. Narrow stretches of darker colored stucco encapsulate the light colored accent wood creating a dissected cube look.

The wall materials themselves vary in material and color. Stepping the heights of individual walls and increasing relief between individual materials break the squat rectangular shape also lending itself to a modern take on the "Mediterranean" design style.

Sincerely,
Radix Construction, Inc.

Eron C. Eighmy
Project Manager

S



WESTCOR
Land Title Insurance Company

POLICY NO.
OP-6-ID1003-4206590

ALTA OWNER'S POLICY (6-17-06)

ISSUED BY

**WESTCOR LAND
TITLE INSURANCE COMPANY**

OWNER'S POLICY OF TITLE INSURANCE

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, WESTCOR LAND TITLE INSURANCE COMPANY, a California corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.

COVERED RISKS Continued on next page

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the Date of Policy shown in Schedule A,

Issued By:

ID1003 * 15248847

TitleOne Corporation

1101 W. River Street, Suite 201

Boise, ID 83702

WESTCOR LAND TITLE INSURANCE COMPANY



By:

Mary O'Donnell
President

Attest:

Patricia H. Power
Secretary

A2C

4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public

Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or

CONDITIONS AND STIPULATIONS - CONTINUED

damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses in-

curred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

- (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any

method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be

no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: Westcor Land Title Insurance Company, Attn.: Claims, 875 Concourse Parkway South, Suite 200, Maitland, FL 32751.

**ALTA OWNER'S POLICY
(6-17-06)**

**WESTCOR
LAND TITLE
INSURANCE COMPANY**

**OWNER'S POLICY
OF
TITLE INSURANCE**

HOME OFFICE
875 Concourse Parkway South, Suite 200
Maitland, FL 32751
Telephone: (407) 629-5842

File Number: 15248847
Policy Number: 4206590

ALTA Owner's Policy (6/17/06)



TitleOne Corporation
Authorized Agent for:
Westcor Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: Westcor Land Title Insurance Company
2000 Colorado Blvd., Suite 1-3100
Denver, CO 80222

File Number: 15248847

Policy Number: 4206590

Date of Policy: July 16, 2015 at 11:39AM

Amount of Insurance: \$1,000,000.00

Premium: \$2,780.00

Property Address Reference: 1565 E Deer Flat Road, Kuna, ID 83634

1. **Name of Insured:**
Conrad & Bischoff, Inc.
2. **The estate or interest in the land that is insured by this policy is:**
Fee Simple as to Parcel I;

Easement as to Parcel II.
3. **Title is vested in:**
Conrad & Bischoff, Inc., an Idaho corporation
4. **The Land referred to in this policy is described as follows:**
See Attached Schedule C

TitleOne Corporation
By:

Joseph Gropp, Authorized Signatory

SCHEDULE B
Exceptions from Coverage

File Number: 15248847
Policy Number: 4206590

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2015 which are a lien not yet due and payable.
8. The land described herein is located within the boundaries of the City of Kuna (208-922-5546) and is subject to any assessments levied thereby. None are due and payable.
9. The land described herein is located within the boundaries of New York Irrigation District (208-378-1023) and is subject to any assessments levied thereby. None are due and payable.
10. Liens, levies, and assessments of the Kuna Gateway Commercial Association, Inc. None are due and payable.
11. Ditch, road, and public utility easements as the same may exist over said premises.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board
Purpose: Public Utilities
Recorded: April 18, 1997
Instrument No.: 97029947, records of Ada County, Idaho.
13. Terms and provisions contained in a Second Judgment and Decree of Condemnation.
Recorded: September 12, 2000
Instrument No.: 100072997, records of Ada County, Idaho.
14. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 5721 recorded February 27, 2002 as Instrument No. 102023577, records of Ada County, Idaho.
15. Terms and provisions contained in an Ordinance No. 2006-47.
Recorded: June 22, 2006
Instrument No.: 106099384, records of Ada County, Idaho.
Re-Recorded: September 20, 2006
Instrument No.: 106150620, records of Ada County, Idaho.
Re-Re-Recorded: March 6, 2007
Instrument No.: 107032221, records of Ada County, Idaho.

16. Terms and provisions contained in an Ordinance No. 2006-73.

Recorded: July 17, 2006

Instrument No.: 106113995, records of Ada County, Idaho.

17. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: June 19, 2008

Instrument No.: 108071663, records of Ada County, Idaho.

18. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 8346 recorded June 19, 2008 as Instrument No. 108071919, records of Ada County, Idaho.

19. Terms and provisions contained in a Development Agreement by and between City of Kuna, a municipal corporation and Red Cliff Development.

Recorded: June 23, 2008

Instrument No.: 108073048, records of Ada County, Idaho.

20. Terms and provisions contained in an Ordinance No. 2009-12.

Recorded: April 27, 2009

Instrument No.: 109047092, records of Ada County, Idaho.

21. Terms and provisions contained in an Access Easement and Reciprocal Utility Easement Agreement by and between Syringa Bank and Bighorn, L.L.C., an Idaho limited liability company.

Recorded: August 20, 2010

Instrument No.: 110077806, records of Ada County, Idaho;

Amendment to Access Easement and Reciprocal Utility Easement Agreement

Recorded: April 19, 2013

Instrument No.: 113042509, records of Ada County, Idaho.

22. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 9158 recorded March 22, 2012 as Instrument No. 112025843, records of Ada County, Idaho.

23. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

SCHEDULE C
Legal Description

Parcel I:

A parcel of land located in the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian; thence North 88°45'40" West, 598.89 feet along the North line of said Section 24 to a point; thence South 00°46'09" West, 25.00 feet to the Real Point of Beginning of this description; thence along the right of way of Deer Flat Road and State Highway 69 the following:
South 88°45'40" East, 213.69 feet to a point; thence
South 85°06'41" East, 235.80 feet to a point; thence
South 68°16'04" East, 85.67 feet to a point; thence
South 00°46'09" West, 192.00 feet to a point; thence leaving said right of ways
North 88°45'40" West, 528.89 feet to a point; thence
North 00°46'09" East, 237.01 feet to the Real Point of Beginning of this description.

Parcel II:

A perpetual easement for the purpose of access, ingress, egress and utilities, situated in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

A 48.00 foot wide strip of land lying in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument marking the Northeast corner of Section 24, from which the found brass cap monument marking the North quarter corner thereof bears North 88°45'41" West, a distance of 2630.85 feet; thence along the Northerly boundary of Section 24 North 88°45'41" West, a distance of 593.32 feet to the True Point of Beginning of the strip herein described; thence South 00°39'34" West, a distance of 262.01 feet to the Southerly boundary of property conveyed to Bighorn, L.L.C. in Warranty Deed Instrument No. 110077807; thence along said boundary, its Westerly projection and the Southerly boundary of property conveyed to Idaho Central Credit Union in Warranty Deed Instrument No. 108075008
North 88°45'41" West, a distance of 48.00 feet; thence
North 00°39'34" East, a distance of 262.01 feet to its intersection with the Northerly boundary of Section 24; thence along said boundary South 88°45'41" East, a distance of 48.00 feet to the True Point of Beginning.



WESTCOR
Land Title Insurance Company

RECEIVED
1.12.17

POLICY NO.
OP-6-ID1003-4206590

ALTA OWNER'S POLICY (6-17-06)

ISSUED BY

**WESTCOR LAND
TITLE INSURANCE COMPANY**

OWNER'S POLICY OF TITLE INSURANCE

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, WESTCOR LAND TITLE INSURANCE COMPANY, a California corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.

COVERED RISKS Continued on next page

IN WITNESS WHEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY** has caused this policy to be signed and sealed as of the Date of Policy shown in Schedule A,

Issued By:

ID1003 * 15248847

TitleOne Corporation

1101 W. River Street, Suite 201

Boise, ID 83702

WESTCOR LAND TITLE INSURANCE COMPANY



By:

Mary O'Donnell
President

Attest:

Patricia H. Power
Secretary

4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public

Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or

CONDITIONS AND STIPULATIONS - CONTINUED

damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses in-

curred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

- (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any

method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be

no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: Westcor Land Title Insurance Company, Attn.: Claims, 875 Concourse Parkway South, Suite 200, Maitland, FL 32751.

ALTA OWNER'S POLICY
(6-17-06)

**WESTCOR
LAND TITLE
INSURANCE COMPANY**

**OWNER'S POLICY
OF
TITLE INSURANCE**

HOME OFFICE
875 Concourse Parkway South, Suite 200
Maitland, FL 32751
Telephone: (407) 629-5842

File Number: 15248847
Policy Number: 4206590

ALTA Owner's Policy (6/17/06)



TitleOne Corporation
Authorized Agent for:
Westcor Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: Westcor Land Title Insurance Company
2000 Colorado Blvd., Suite 1-3100
Denver, CO 80222

File Number: 15248847

Policy Number: 4206590

Date of Policy: July 16, 2015 at 11:39AM

Amount of Insurance: \$1,000,000.00

Premium: \$2,780.00

Property Address Reference: 1565 E Deer Flat Road, Kuna, ID 83634

1. **Name of Insured:**
Conrad & Bischoff, Inc.
2. **The estate or interest in the land that is insured by this policy is:**
Fee Simple as to Parcel I;

Easement as to Parcel II.
3. **Title is vested in:**
Conrad & Bischoff, Inc., an Idaho corporation
4. **The Land referred to in this policy is described as follows:**
See Attached Schedule C

TitleOne Corporation
By:

Joseph Gropp, Authorized Signatory

SCHEDULE B
Exceptions from Coverage

File Number: 15248847
Policy Number: 4206590

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2015 which are a lien not yet due and payable.
8. The land described herein is located within the boundaries of the City of Kuna (208-922-5546) and is subject to any assessments levied thereby. None are due and payable.
9. The land described herein is located within the boundaries of New York Irrigation District (208-378-1023) and is subject to any assessments levied thereby. None are due and payable.
10. Liens, levies, and assessments of the Kuna Gateway Commercial Association, Inc. None are due and payable.
11. Ditch, road, and public utility easements as the same may exist over said premises.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board
Purpose: Public Utilities
Recorded: April 18, 1997
Instrument No.: 97029947, records of Ada County, Idaho.
13. Terms and provisions contained in a Second Judgment and Decree of Condemnation.
Recorded: September 12, 2000
Instrument No.: 100072997, records of Ada County, Idaho.
14. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 5721 recorded February 27, 2002 as Instrument No. 102023577, records of Ada County, Idaho.
15. Terms and provisions contained in an Ordinance No. 2006-47.
Recorded: June 22, 2006
Instrument No.: 106099384, records of Ada County, Idaho.
Re-Recorded: September 20, 2006
Instrument No.: 106150620, records of Ada County, Idaho.
Re-Re-Recorded: March 6, 2007
Instrument No.: 107032221, records of Ada County, Idaho.

16. Terms and provisions contained in an Ordinance No. 2006-73.
Recorded: July 17, 2006
Instrument No.: 106113995, records of Ada County, Idaho.

17. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: June 19, 2008
Instrument No.: 108071663, records of Ada County, Idaho.

18. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 8346 recorded June 19, 2008 as Instrument No. 108071919, records of Ada County, Idaho.

19. Terms and provisions contained in a Development Agreement by and between City of Kuna, a municipal corporation and Red Cliff Development.
Recorded: June 23, 2008
Instrument No.: 108073048, records of Ada County, Idaho.

20. Terms and provisions contained in an Ordinance No. 2009-12.
Recorded: April 27, 2009
Instrument No.: 109047092, records of Ada County, Idaho.

21. Terms and provisions contained in an Access Easement and Reciprocal Utility Easement Agreement by and between Syringa Bank and Bighorn, L.L.C., an Idaho limited liability company.
Recorded: August 20, 2010
Instrument No.: 110077806, records of Ada County, Idaho;

Amendment to Access Easement and Reciprocal Utility Easement Agreement
Recorded: April 19, 2013
Instrument No.: 113042509, records of Ada County, Idaho.

22. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 9158 recorded March 22, 2012 as Instrument No. 112025843, records of Ada County, Idaho.

23. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

SCHEDULE C
Legal Description

Parcel I:

A parcel of land located in the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian; thence North 88°45'40" West, 598.89 feet along the North line of said Section 24 to a point; thence South 00°46'09" West, 25.00 feet to the Real Point of Beginning of this description; thence along the right of way of Deer Flat Road and State Highway 69 the following:
South 88°45'40" East, 213.69 feet to a point; thence
South 85°06'41" East, 235.80 feet to a point; thence
South 68°16'04" East, 85.67 feet to a point; thence
South 00°46'09" West, 192.00 feet to a point; thence leaving said right of ways
North 88°45'40" West, 528.89 feet to a point; thence
North 00°46'09" East, 237.01 feet to the Real Point of Beginning of this description.

Parcel II:

A perpetual easement for the purpose of access, ingress, egress and utilities, situated in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

A 48.00 foot wide strip of land lying in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument marking the Northeast corner of Section 24, from which the found brass cap monument marking the North quarter corner thereof bears North 88°45'41" West, a distance of 2630.85 feet; thence along the Northerly boundary of Section 24 North 88°45'41" West, a distance of 593.32 feet to the True Point of Beginning of the strip herein described; thence South 00°39'34" West, a distance of 262.01 feet to the Southerly boundary of property conveyed to Bighorn, L.L.C. in Warranty Deed Instrument No. 110077807; thence along said boundary, its Westerly projection and the Southerly boundary of property conveyed to Idaho Central Credit Union in Warranty Deed Instrument No. 108075008
North 88°45'41" West, a distance of 48.00 feet; thence
North 00°39'34" East, a distance of 262.01 feet to its intersection with the Northerly boundary of Section 24; thence along said boundary South 88°45'41" East, a distance of 48.00 feet to the True Point of Beginning.

ROS 10099

RECORD OF SURVEY
CRAIG AND NICOLE BROWN
LOCATED IN THE NE1/4 OF SECTION 24
T. 2 N., R. 1 W., B. M., CITY OF KUNA
ADA COUNTY, IDAHO

RECEIVED
5.17.17

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 2015-038045
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF
SAWTOOTH LAND SURVEYING, AT 0 MINUTES PAST 3 O'CLOCK P.M., THIS
5th DAY OF May, IN THE YEAR 2015.

n Olson
DEPUTY

Christopher D. Rich
EX-OFFICIO RECORDER

FEE: \$ 5.-

LEGEND

	LINE SURVEYED
	SECTIONAL LINE
	EASEMENT
	FOUND 5/8" REBAR AS NOTED
	FOUND ALUMINUM CAP
	FOUND BRASS CAP
	SET 5/8" REBAR/CAP
	CALCULATED POINT
	RECORD INFORMATION

NOTES

1. SAWTOOTH LAND SURVEYING LLC, ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NONCOMPLIANCE WITH CITY AND COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS THEY PERTAIN TO BUILDING PERMITS AND THE ISSUANCE THEREOF.

REFERENCES

R1) ROS 3466
R2) ROS 5721
R3) ROS 8348
R4) PLAT OF FILE RIDGE SUBDIVISION
R5) PLAT OF RIDLEY'S FAMILY CENTER SUB NO. 1
R6) QUITCLAIM DEED INST. NO. 113136680

CERTIFICATE OF SURVEYOR

I, CARL PORTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AND ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

CARL PORTER, P.L.S. 14221



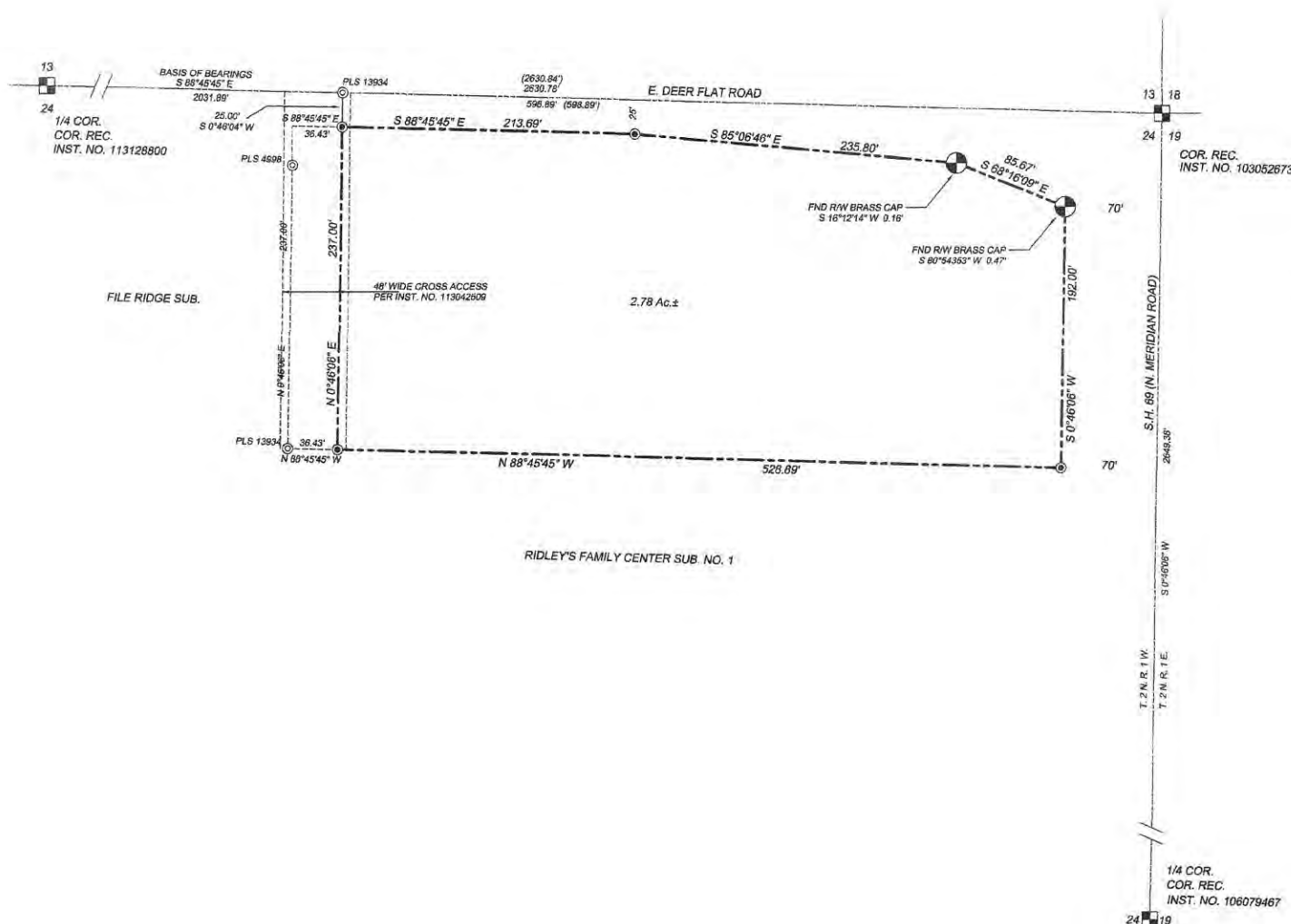
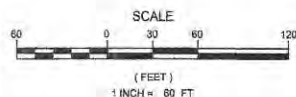
SURVEY INDEX NO. 214-24-1-0-0-00-00



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOBS:
1 OF 1	4/2015	CP	CP	13029





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5.17.17

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, C. JAMES HANSEN HANSEN & HANSEN, LLP, PARTNER
Name Address

2251 N. HOLMES AVE.
City State Zip Code
IDAHO FALLS, IDAHO 83401

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 Ross Holloway - RADIX 16 12th Ave. So., #102, Nampa, ID 83651 Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this 7 day of APRIL, 2017

Signature [Signature]

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

Notary Public for Idaho [Signature]

Residing at: Idaho Falls, ID

My commission expires: April 30, 2018



Exhibit

A2d



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5.17.17

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, C. JAMES HANSEN

Name

Address

HANSEN & HANSEN, LLP, PARTNER

2251 N. HOLMES AVE.

City

State

Zip Code

IDAHO FALLS, IDAHO 83401

being first duly sworn upon oath, depose and say:

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Dated this 7 day of APRIL, 2017

Signature

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

Notary Public for Idaho

Residing at: Idaho Falls, ID

My commission expires: April 30, 2018



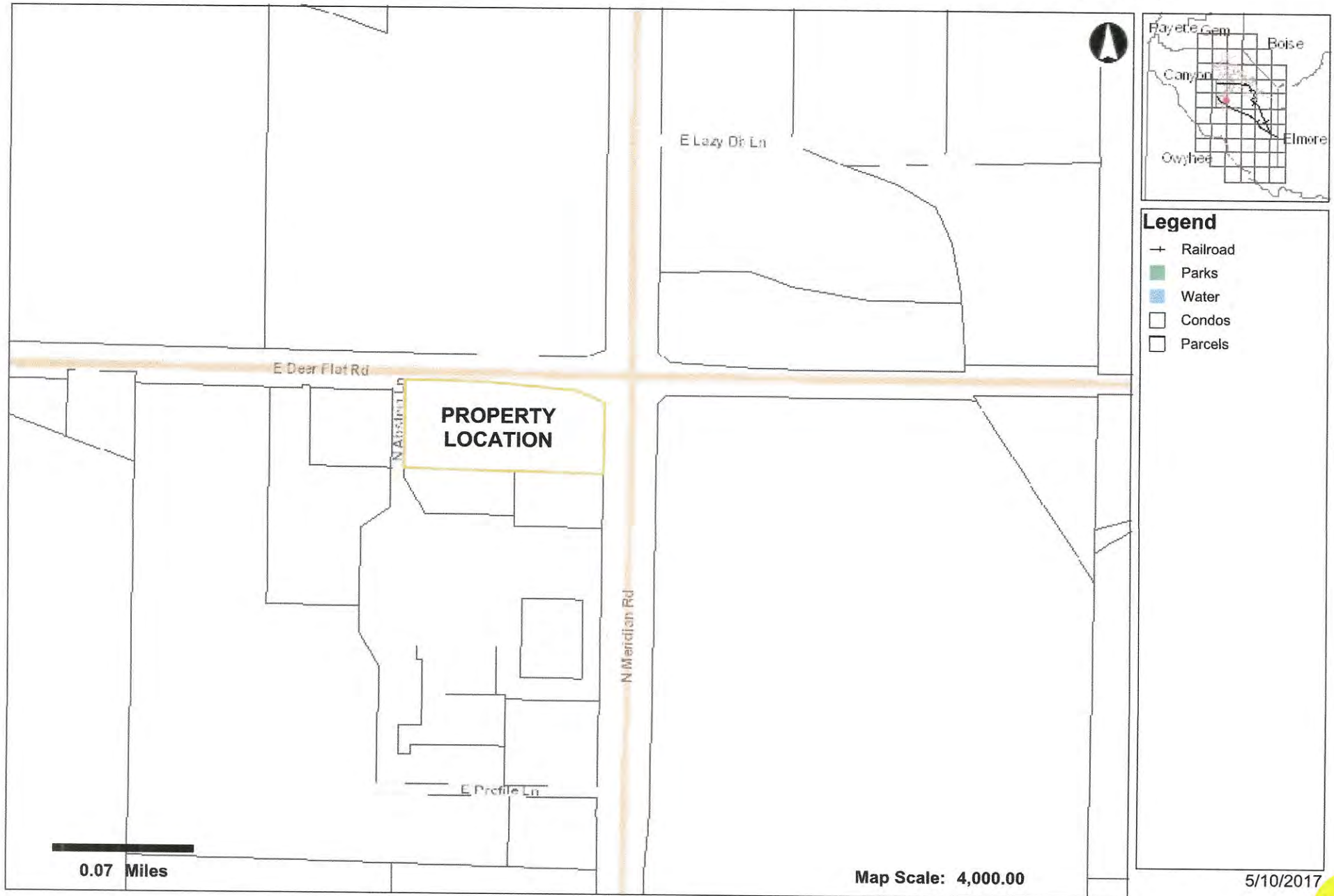
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5.17.17

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.



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5.17.17

Google Maps



Ridley
5.17.17

Google Maps

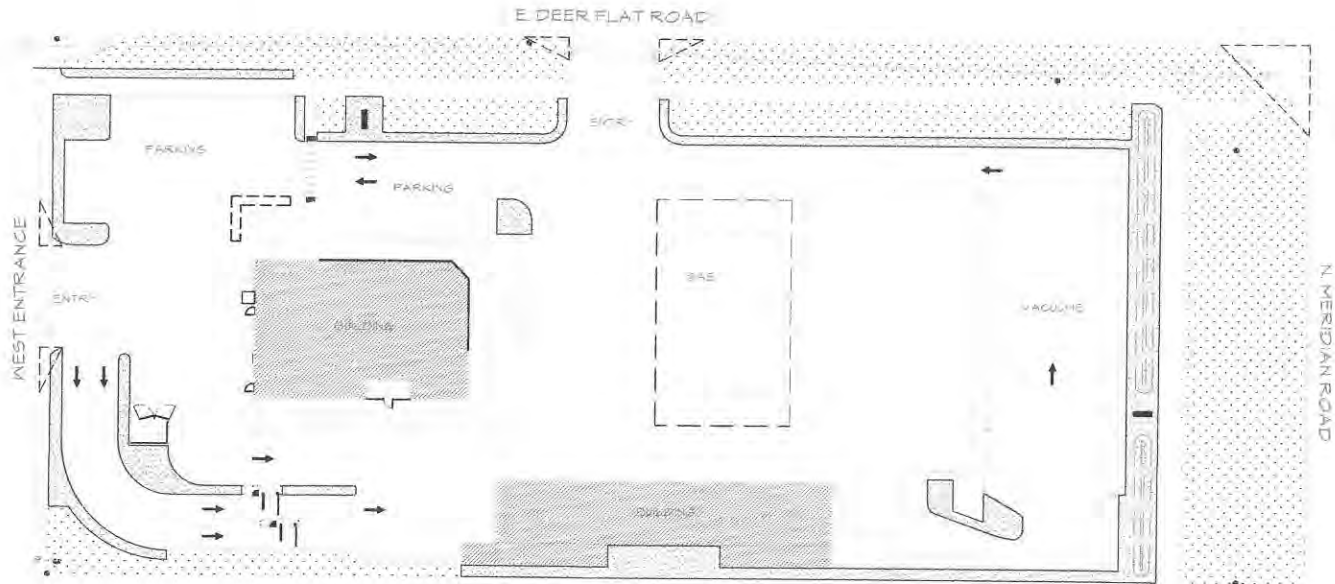


LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
- 1.1. All contractor work shall be conducted in accordance with ISPCWC (Idaho Standard Public Works Construction), 2017; and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
- 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
- 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
- 2.3. See Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
- 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
- 3.2. All gravel overtop to be removed and disposed of off site.
- 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
- 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
- 3.4.1. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
- 3.5. No pooling or standing water will be accepted per industry standards.
3. SOILS
- 3.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2" below adjacent surfaces.
- 3.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
- 3.3. All seeded areas to receive a minimum of 6" of screened topsoil. Spread, compact and fine grade topsoil to smooth and uniform grade 2" below adjacent surfaces.
- 3.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
- 3.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
- 3.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
- 3.4.3. Topsoil should have a pH of 6.5 to 8.0.
- 3.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
- 3.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
- 3.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
- 3.7. Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
- 3.8. Amend soil for all new plantings with 2 parts topsoil and 1 part compost.
- 3.9. PLANTER BED MULCH
- 3.9.1. All planter beds to receive 2" depth of rock mulch or approved equal (crushed basalt rock), submit for approval prior to placement. Install over commercial grade weed-barrier fabric, per manufacturer recommendations.
4. LAWN AREAS
- 4.1. Sodded, to be tall turf-type fescue or approved equal per approved by owner, regionally grown, provide same mix as seeded

- or approved equal (above), to be installed 6 weeks min prior to opening date.
- 4.2. Lay sod within 24 hrs of harvesting. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
- 4.3. Strip, repair and replace dead sod as needed.
- 4.4. All lawn edges next to planter beds have a cut edge.
5. PLANTS
- 5.1. All plant material shall be installed per industry standards.
- 5.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- 5.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail 1/L 1.0.
- 5.4. All shrubs to be installed per detail 2/L 1.0.
- 5.5. Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
- 5.6. All trees shall not be planted within the 10' clear zone of all ACHD (Ada County Highway District) storm drain pipe, structures, or facilities.
- 5.7. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
6. IRRIGATION
- 6.1. Irrigation system shall be built to the following specifications:
- 6.1.1. Adhere to city codes when connecting to city water.
- 6.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
- 6.1.3. Install indoor rated controller to be located as indicated on plan, coordinate with project manager and site electrician on exact location.
- 6.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
- 6.1.4. All remote control valves (including master control valve) to have flow control device.
- 6.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
- 6.1.6. Use common trenching where possible.
- 6.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
- 6.1.8. All mainline pipe and wires to be buried a minimum of 18" and all lateral piping to be buried a minimum of 12" below grade.
- 6.1.9. All wires to be 14 gauge direct bury wire at a minimum. Size wire for correct voltage loss.
- 6.1.10. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
- 6.1.11. Sprinkler heads shall have a matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
- 6.1.12. Contractor is responsible complying with all codes and paying all permits necessary.
- 6.1.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
- 6.1.14. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
7. CONTRACTOR RESPONSIBILITIES
- 7.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
- 7.2. Refer to note 2.1 regarding damages to existing utilities & permitting note in Irrigation section.
- 7.3. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
8. In the event of a discrepancy, notify the General Contractor.

LANDSCAPE OVERVIEW:



LANDSCAPE REQUIREMENTS:

LANDSCAPE BUFFERS ABUTTING PUBLIC STREETS:

STREET TREE SPACING:	1 SHADE TREES/35 LF	5 SHRUBS/35 LF
E DEER FLAT ROAD (569 LF):	TREES REQUIRED: 14 TREES PROVIDED: 14	SHRUBS REQUIRED: 45 SHRUBS PROVIDED: 45
N MERIDIAN ROAD (241 LF):	TREES REQUIRED: 7 TREES PROVIDED: 7	SHRUBS REQUIRED: 35 SHRUBS PROVIDED: 35
WEST SIDE ENTRANCE (241 LF):	TREES REQUIRED: 7 TREES PROVIDED: 7	SHRUBS REQUIRED: 35 SHRUBS PROVIDED: 35
SOUTH SIDE (569 LF):	TREES REQUIRED: 0 TREES PROVIDED: 0	SHRUBS REQUIRED: 0 SHRUBS PROVIDED: 42

*EXISTING BUFFER PROVIDED BY NEIGHBORING EXISTING COMMERCIAL DEVELOPMENT

- 5' MIN SPACING FROM BACK OF SIDEWALK
- NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- ONLY CLASS 1 TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES
- TREE SPACING PER 100 LF FOR BUFFERS: 1 SHADE TREES & 5 SHRUBS FOR EVERY 35'

NOTE:
*SEE DEVELOPMENT LANDSCAPE PLANS WHICH PROVIDE ROW/STREET BUFFERING LANDSCAPE REQUIREMENTS, APPROVED QUANTITY OF SHRUBS AND TREES

PARKING LOT LANDSCAPING:
*1 SHADE TREE PER TERMINAL PLANTER/ PLANTER ISLAND
*PERIMETER SCREENING SHALL PROVIDE 1 TREE & 5 SHRUBS PER 35 LF

PARKING LOT TREES REQUIRED: 6 PROVIDED: 6

NOTE:
*MERGE PARKING REQUIREMENTS ON TREES AND SHRUBS WITH PROPOSED LANDSCAPE SCREENING FROM DEVELOPMENT. NO ADDITIONAL TREES, REDUCE 36 SHRUBS TO 26 TO PROVIDE SCREENING

ADDITIONAL REQUIREMENTS:

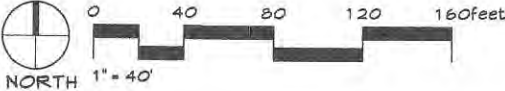
PLANTING SIZING:	PLANT	MINIMUM SIZE
	SHADE TREE	2" CALIPER
	ORNAMENTAL TREE	2" CALIPER
	EVERGREEN TREE	6" HEIGHT
	WOODY SHRUBS	2 GALLON

BIODIVERSITY: 39 TREES PROVIDED 5 OF SPECIES (1 OVER REQUIRED AMOUNT)

TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES

*SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM

*NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE CLEAR VISION TRIANGLES



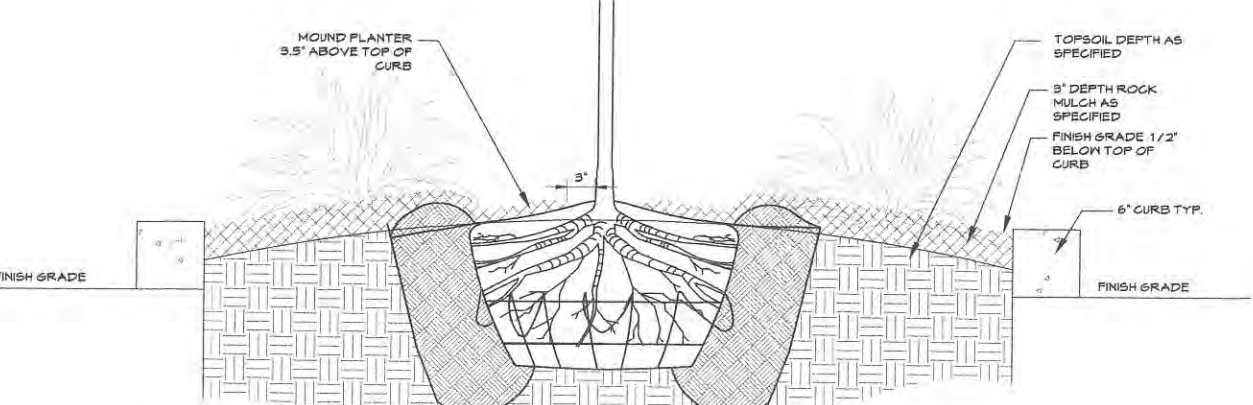
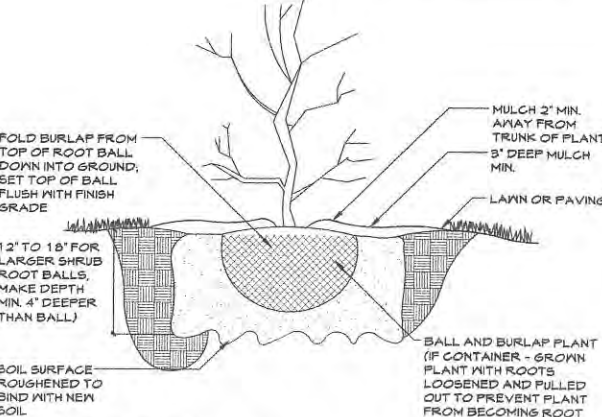
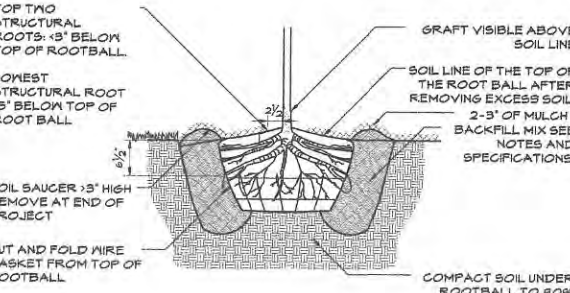
LEGEND:

- TALL TURF-TYPE FESCUE OR APPROVED EQUAL
- ROCK MULCH AT 2" DEEP OVER COMMERCIAL GRADE WEED FABRIC IN ALL PLANTER BEDS

- NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR, HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE

- NOTE:
- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 3" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE



1 BALL AND BURLAP TREE PLANTING

3/4" = 1'-0" 32 9343, 13-01

2 SHRUB PLANTING

1" = 1'-0" 32 9333, 16-05

3 PLANTER ISLAND TYP.

1 1/2" = 1'-0" 32 9343, 10-01



STACK ROCK GROUP, INC.
LANDSCAPE
ARCHITECTURE/MASTER
PLANNING

MILLET C HOWARD, PLA
OFFICE: (208) 343-0500
EMAIL:
MILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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DESIGNS ON THIS SHEET
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PRELIMINARY
05.03.2017
DESIGN REVIEW

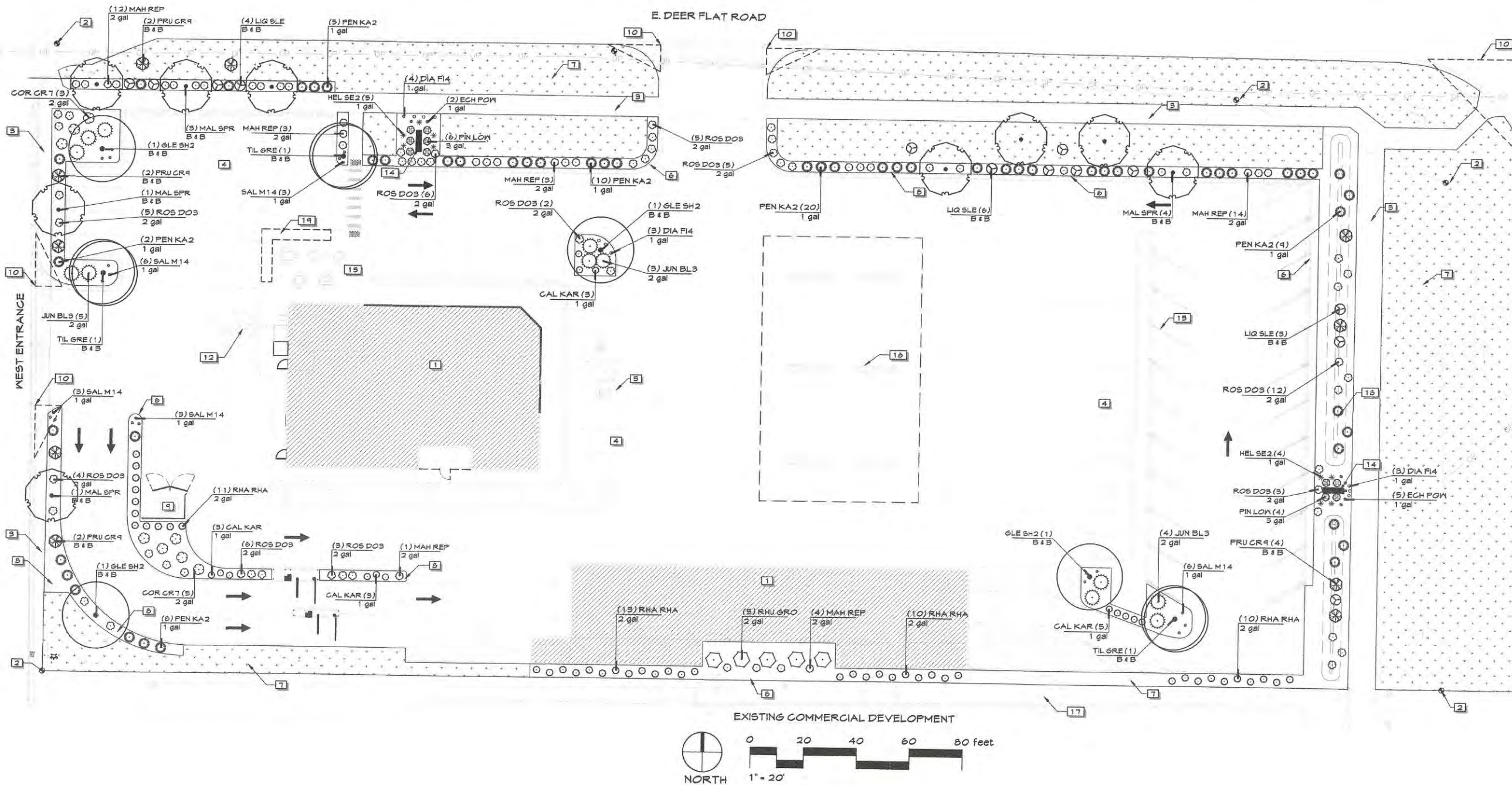


WWW.KWIKSUPERSTORES.COM

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Exhibit
A2f



DATE: PRELIMINARY 05.03.2017 DESIGN REVIEW

STACK ROCK GROUP
 STACK ROCK GROUP, INC.
 LANDSCAPE ARCHITECTURE/MASTER PLANNING
 WILLET C. HOWARD, P.L.A.
 OFFICE: (208) 345.0500
 EMAIL: WILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

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RADIX CONSTRUCTION

KJ'S SUPER STORES

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	GAL	QTY
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2'gal	4
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B & B	2'gal	13
	MAL SPR	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2'gal	10
	PRU CR9	Prunus x cerasifera 'Crimpolzam' / Crimson Pointe Flowering Plum	B & B	2'gal	9
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2'gal	9
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		14
	COR CR7	Cornus alba 'Grime de Mint' / Tatarian Dogwood	2 gal		8

	DIA FI4	Dianthus x 'Firewitch' / Firewitch Pink	1' TALL & WIDE	1 gal	10
	ECH POW	Echinacea x 'Pow Now White' / Pow Now White Coneflower	16"-20" TALL & 12"-16" WIDE	1 gal	4
	HEL SE2	Helictotrichon sempervirens / Blue Oat Grass	2'-3' TALL & WIDE	1 gal	9
	JUN BL3	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1' TALL & 6'-8" WIDE	2 gal	18
	MAH REP	Mahonia repens / Creeping Mahonia	18"-24" TALL & 3'-4" WIDE	2 gal	37
	PEN KA2	Pennisetum alopecuroides 'Karlay Rose' / Fountain Grass	3'-4" TALL & WIDE	1 gal	51
	PIN LOW	Pinus densiflora 'Low Glow' / Japanese Red Pine	3'-4" TALL & WIDE	3 gal	10
	RHA RHA	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5'-7' TALL & 2'-3" WIDE	2 gal	44
	RHO GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2'-3" TALL & 6'-8" WIDE	2 gal	5
	ROS DOS	Rosa x 'Double Knockout' / Rose	3'-4" TALL & WIDE	2 gal	45
	SAL M14	Salvia x 'May Night' / May Night Sage	18"-24" TALL & WIDE	1 gal	24

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	BUILDING, REF. CIVIL
2	PROPERTY LINE, REF. CIVIL
3	SIDEWALK, REF. CIVIL, TYP
4	PARKING LOT, REF. CIVIL
5	ADA PARKING, REF. CIVIL
6	6" CURB AT ALL PLANTER LOCATIONS ADJACENT TO VEHICULAR ACCESS, TYP
7	LAWN, SOD, TALL TURF-TYPE FESCUE OR APPROVED EQUAL, TYP
8	PLANTER BED TO RECEIVE 2" DEEP, MEDIUM GRIND BARK MULCH, APPLY COMMERCIAL GRADE PER-EMERGENT, TYP
9	TRASH ENCLOSURE
10	CLEAR VISION TRIANGLE 20' X 10' AT ALL DRIVE AND ALLEY ENTRIES AND 40' X 40' AT ALL INTERSECTION ENTRIES, ALL VEGETATION MUST NOT EXCEED 30" IN HEIGHT, TYP.
12	UTILITIES, REF. CIVIL
14	SIGN, REF. CIVIL/ARCH
15	VACUUMES, REF. CIVIL/ARCH
16	FUEL PUMPS, REF. CIVIL/ARCH
17	EXISTING VEGETATION ADJACENT TO SITE, PRESERVE AND PROTECT
18	BERM NOT TO EXCEED 3:1. SMOOTH TRANSITION FROM BOTTOM OF BERM TO TOP OF BERM.
19	RAISED PLANTER BED, REF. ARCH

LEGEND:

TALL TURF-TYPE FESCUE OR APPROVED EQUAL

NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES

- △
- △
- △
- △

A635

L1.2

Exhibit
A26

RECEIVED
5.17.17

DATE:
DESIGN REVIEW
05.05.2017

RADIX CONSTRUCTION
INC.

16 12th Ave. South Suite #102
Nampa, ID 83651
208.442.7106 FAX 208.442.7107



N MERIDIAN ROAD (SH 69)

NEW C-STORE & CAR WASH FOR:

KJ'S SUPER STORES

1565 E DEER FLAT ROAD
KUNA, IDAHO 83634

SITE PLAN

REVISIONS

△	
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△	

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED SPECIALLY FOR THIS PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
COPYRIGHT 2016 RADIX CONSTRUCTION, INC.

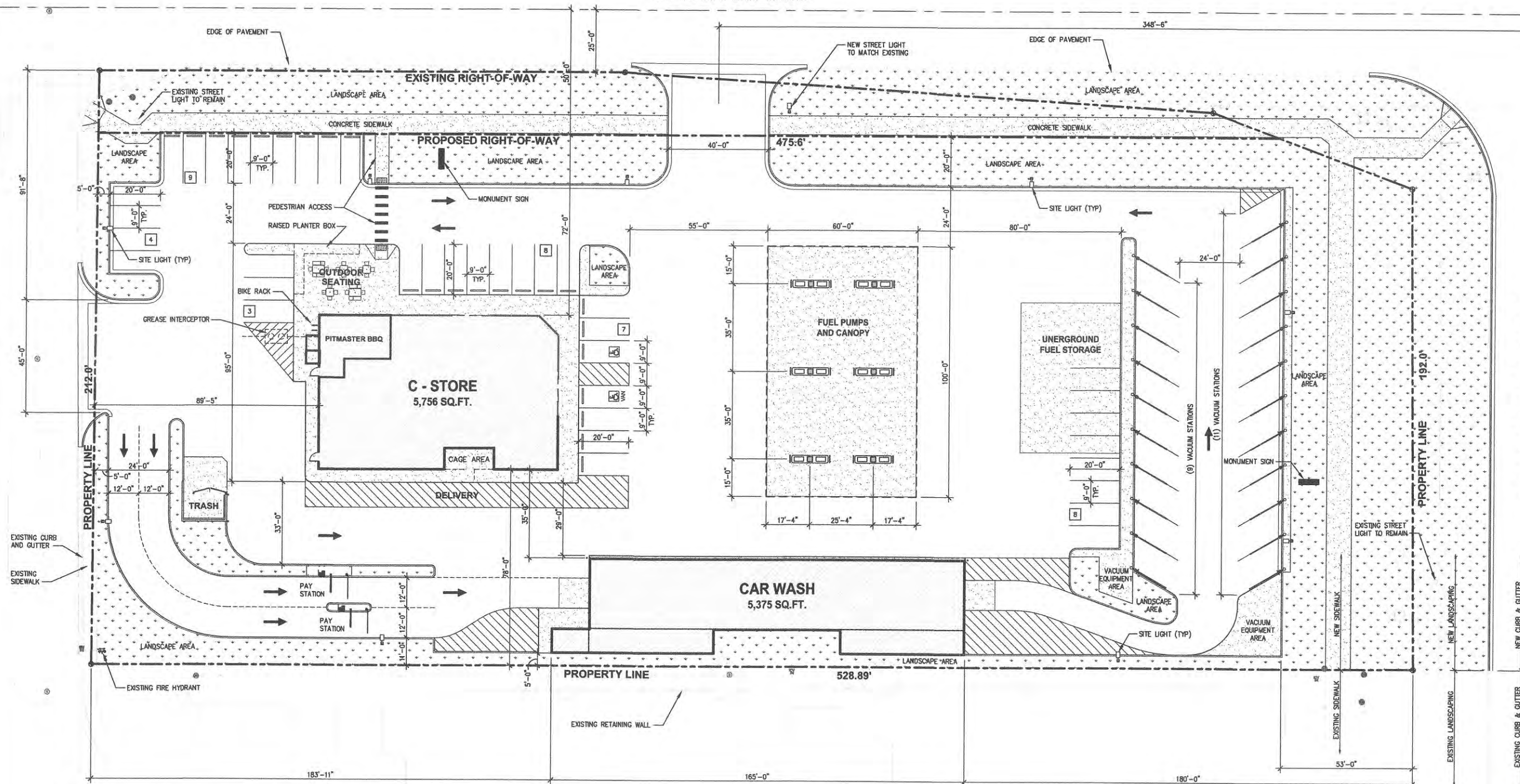
PROJECT NUMBER: A635

DRAWN BY: SHEET #

CHECKED BY: A100

DATE: 11.30.2016

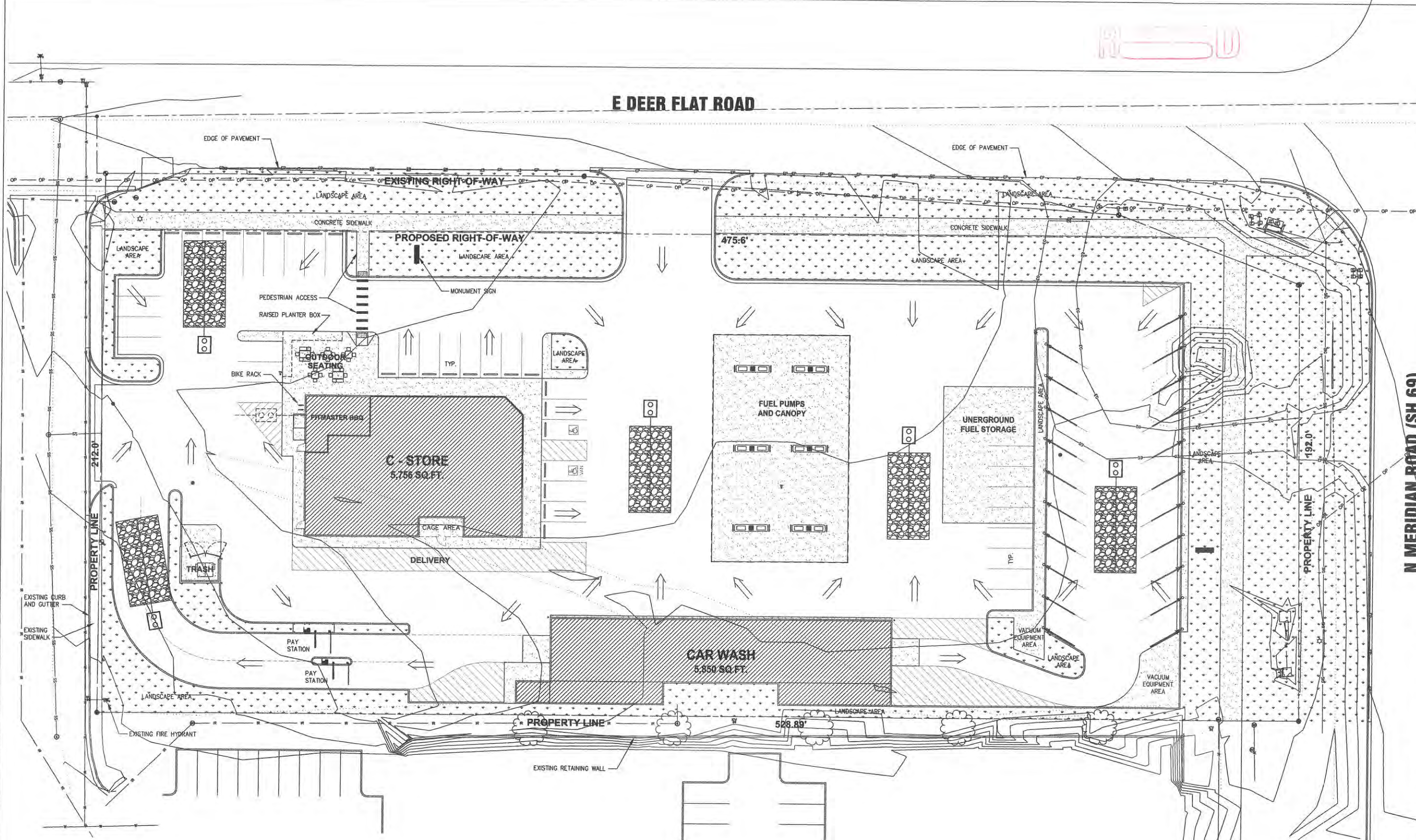
E DEER FLAT ROAD



1 SITE PLAN
SCALE: 1" = 20'-0"



Exhibit
A25



LEGEND OF GRADING SYMBOLS



Quadrant Consulting, Inc.
1904 West Overland Road
Boise, Idaho 83705
(208) 342-0091 PHONE (208) 342-0092 FAX
CIVIL ENGINEERING-SURVEYING

1 CONCEPTUAL GRADING PLAN
SCALE: 1" = 20'-0"



DATE: PRELIMINARY 05.11.2017

PROFESSIONAL ENGINEER
REGISTERED
04989
STATE OF IDAHO
DAVID CHRISTIAN

RADIX CONSTRUCTION Inc.
16 12th Ave. South Suite # 102
Nampa, ID 83651
208.442.7106 FAX 208.442.7107

KJ'S SUPER STORES

NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES
1565 E DEER FLAT ROAD
KUNA, IDAHO 83634

CONCEPTUAL GRADING PLAN
NOT FOR CONSTRUCTION

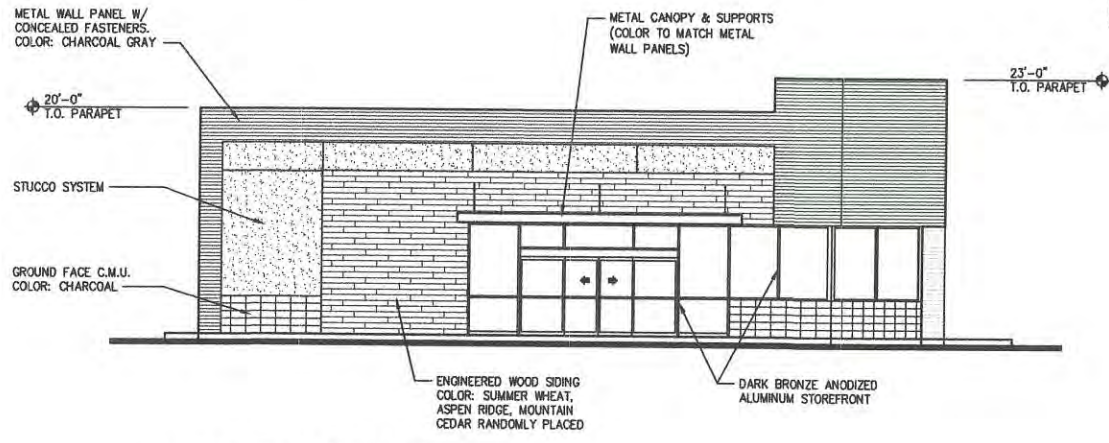
REVISIONS

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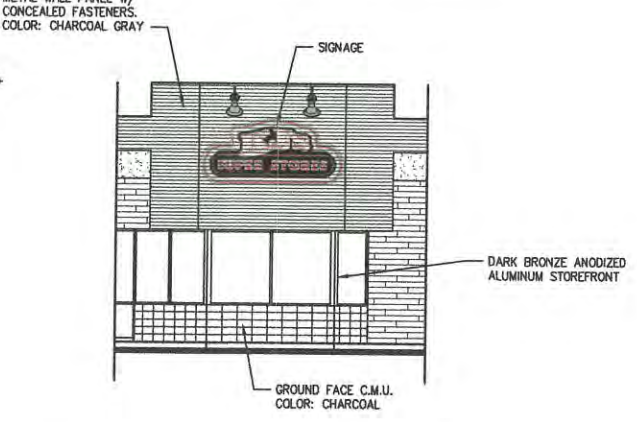
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED SPECIFICALLY FOR THIS PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
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PROJECT NUMBER: A635
DRAWN BY: SHEET #
CHECKED BY: A100
DATE: 11.30.2016

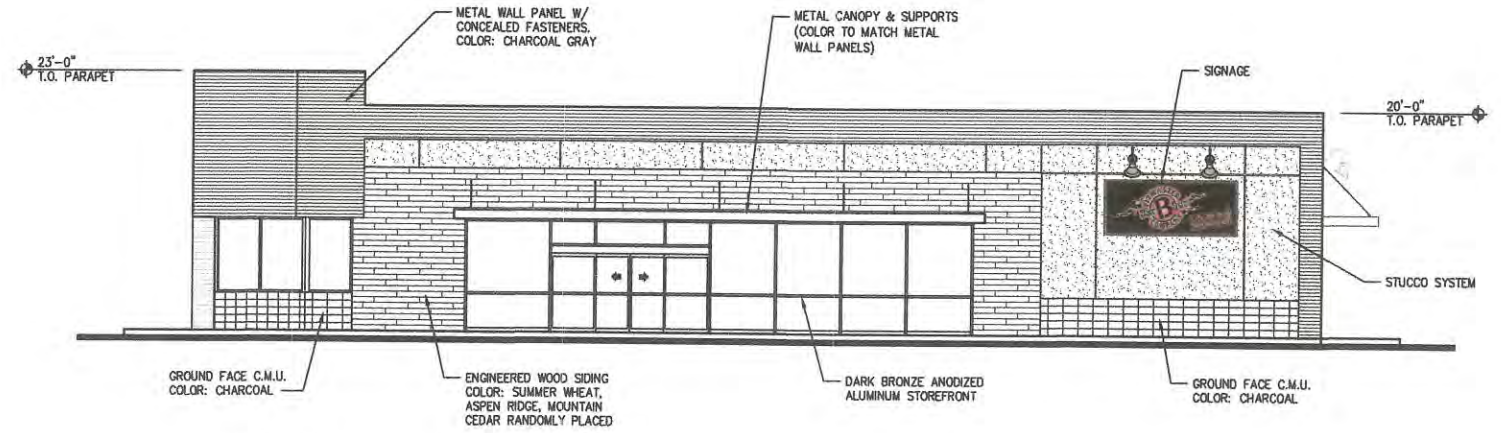
RECEIVED



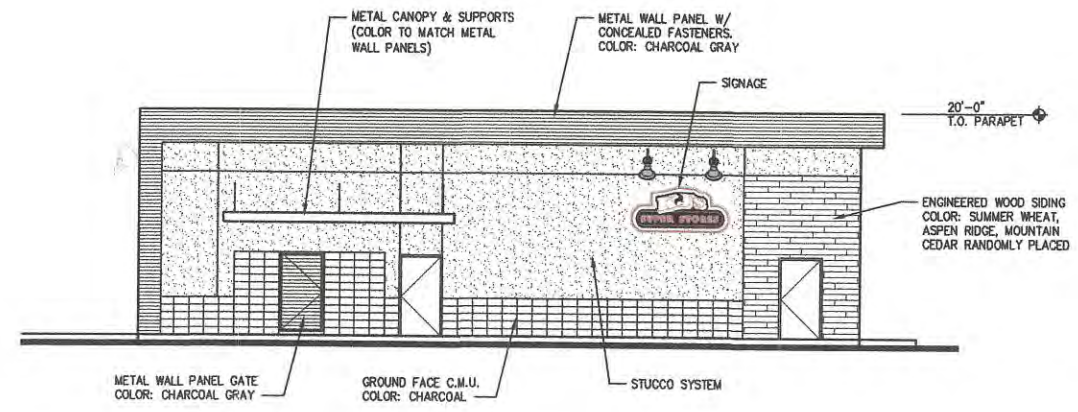
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



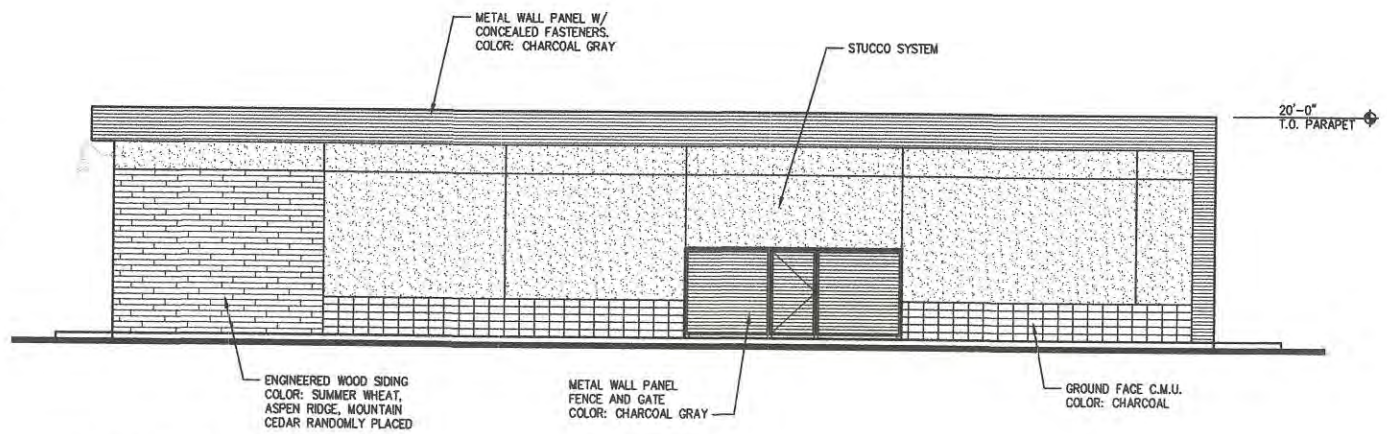
2 NORTH/EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DATE:
DESIGN REVIEW
05.05.2017

RADIX CONSTRUCTION inc.
16 12th Ave, South Suite #102
Nampa, ID 83651
208.442.7106 FAX 208.442.7107



NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES
1565 E DEER FLAT ROAD
KUNA, IDAHO 83634
EXTERIOR ELEVATIONS

REVISIONS

- △
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- △

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PROJECT NUMBER: A635

DRAWN BY: SHEET #

CHECKED BY: A300
DATE: 11.30.2016

RECEIVED

DATE:
DESIGN REVIEW
05.05.2017

RADIX CONSTRUCTION inc.

16 12th Ave. South Suite #102
Nampa, ID 83651
208.442.7106 FAX 208.442.7107



NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES

1565 E DEER FLAT ROAD
KUNA, IDAHO 83634

EXTERIOR ELEVATIONS

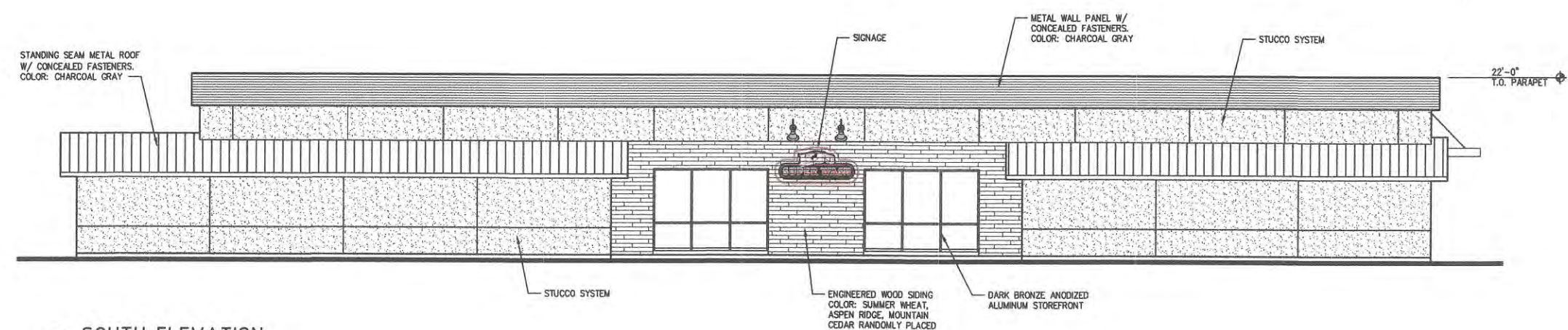
REVISIONS	
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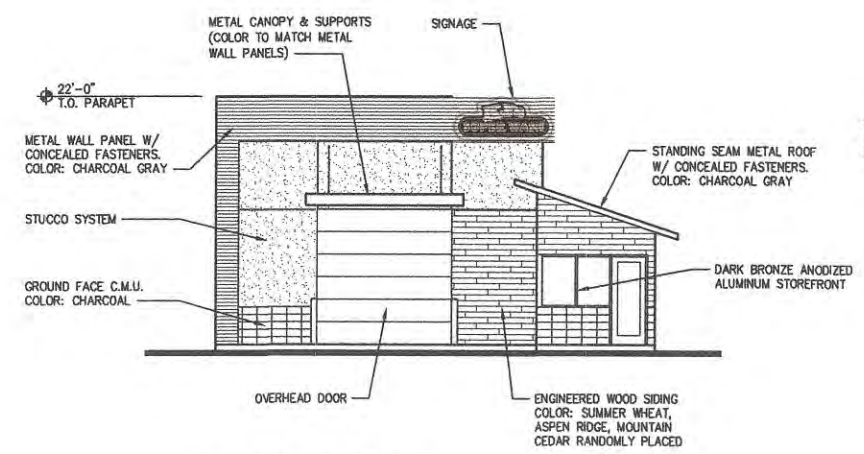
PROJECT NUMBER:	A635
DRAWN BY:	
CHECKED BY:	
DATE:	11.30.2016
SHEET #	A301



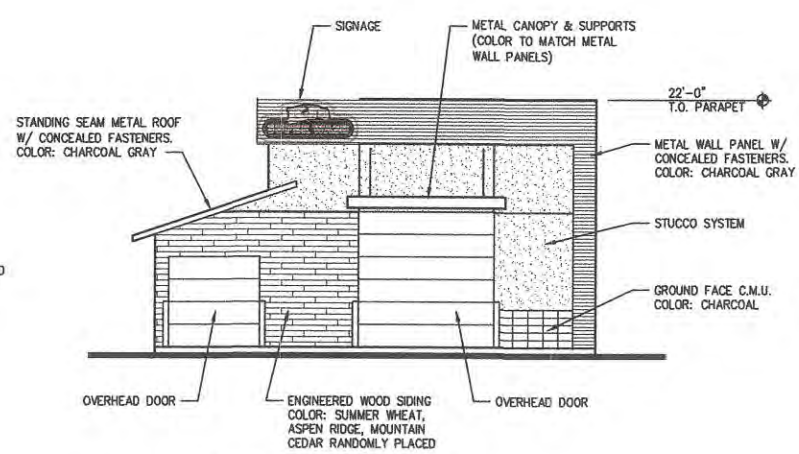
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



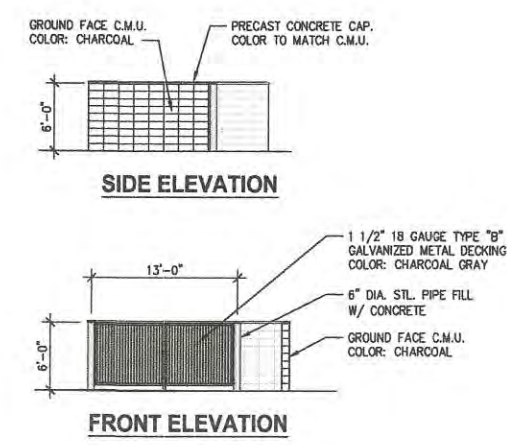
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



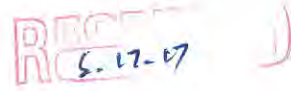
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE ELEVATION
SCALE: 1/8" = 1'-0"



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

City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

P. H. Lowy
Applicant/agent signature

5.16.2017
Date



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 1565 E Deer Flat Road was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Thursday June 15, 2017.

DATED this 15 day of JUNE, 2017

Signature,

[Signature]
Owner/Developer

STATE OF IDAHO)
County of Canyon) ss

On this 15th day of June, 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.

Amber Jones
Notary Public
Residing at Canyon Co. Idaho
Commission Expires 03/24/2020



CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning & Zoning
Commission

When: June 27, 2017 at Kuna City Hall
— 751 W 4th Street

PURPOSE: Special Use Permit for a new
Fuel Station at KJ's Super Stores

LOCATION: SW corner of Meridian Rd.
and Deer Flat Rd.

APPLICATION BY: RADIX Const., Nampa ID



Neighborhood Meeting Certification

RECEIVED
5.17.17

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: Convenience Store with Fuel Stations and Car Wash

Date and time of neighborhood meeting: 6:00 PM, Tuesday, May 16, 2017

Location of neighborhood meeting: 1565 E Deer Flat Road (Project Site)

SITE INFORMATION:

Location: Quarter: NE Section: 24 Township: 2N Range: 1W Total Acres: 2.78

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 1565 E Deer Flat Rd, Kuna, ID 83634 Tax Parcel Number(s): S1324110230

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

CURRENT PROPERTY OWNER:

Name: Hansen & Hansen, LCP

Address: 2251 N Holmes Ave City: Idaho Falls State: ID Zip: 83401

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

Name: Ross Holloway Business (if applicable): RADIX Construction

Address: 16 12th Ave So, Suite 102 City: Nampa State: ID Zip: 83651



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

Fuel Station

APPLICANT:Name: Ross Holloway - RADIX ConstructionAddress: 16 12th Ave So, Suite 102City: Nampa State: ID Zip: 93651Telephone: 208.442.7106 Fax: 208.442.7107

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)

R. Holloway

Date

5.16.2017

SIGN IN SHEET

PROJECT NAME: New C-Store & Car Wash for KJ's Super Stores

Date: 5.16.2017

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Blucway	RADIX CONST.		442.7106
2	Econ Highway	Radix Constr.		442.7106
3				
4				
5				
6				
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30				



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

May 22, 2017

RADIX, Ross Holloway
16 12th Ave. S., Suite 102
Nampa, ID 83651
208-442-7106
rossh@radixconstruction.com

Completeness Letter

17-04-SUP & 17-10-DR 1565 E Deer Flat RD, Kuna, ID (APN# S1324110230)

Dear Ross Holloway:

On May 22, 2017, Kuna's planning and zoning staff finished reviewing the submitted Special Use Permit 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 fees being sent to the City. The Planning and Zoning Commission public hearing date for your case is tentatively scheduled for **June 27, 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

Special Use Permit: \$800.00

Design Review: \$400 (base) + (\$10/1,000 SF) at 11,606 SF = \$520.00

Engineering Fees:

Special Use Permit Review: \$100.00

Fees Due: \$1420.00

Fees previously paid:

Check #26812, \$800 Rcpt #126328 (received 5.17.17)

Check #26811, \$580 Rcpt #126327 (received 5.17.17)

Total Fees Previously Paid: \$1380

The total cost of design review was \$520. We received check #26811 totaling \$580 dollars. The remaining \$60 will be credited towards the \$100 engineering fee

Total Fees Now Due: \$40.00

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.

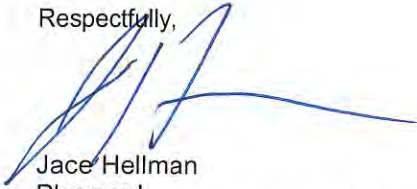
The following fees will be required when construction is completed and prior to signature on the final plat is requested:

- Landscape Inspection Fee: \$150.00
- Street Light Inspection Fee: \$35 first inspection; \$20 each additional Inspection.

Kuna Highly encourages pre-payment of these Design Review and Inspection related fees in order to 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 jhellman@Kunaid.gov.

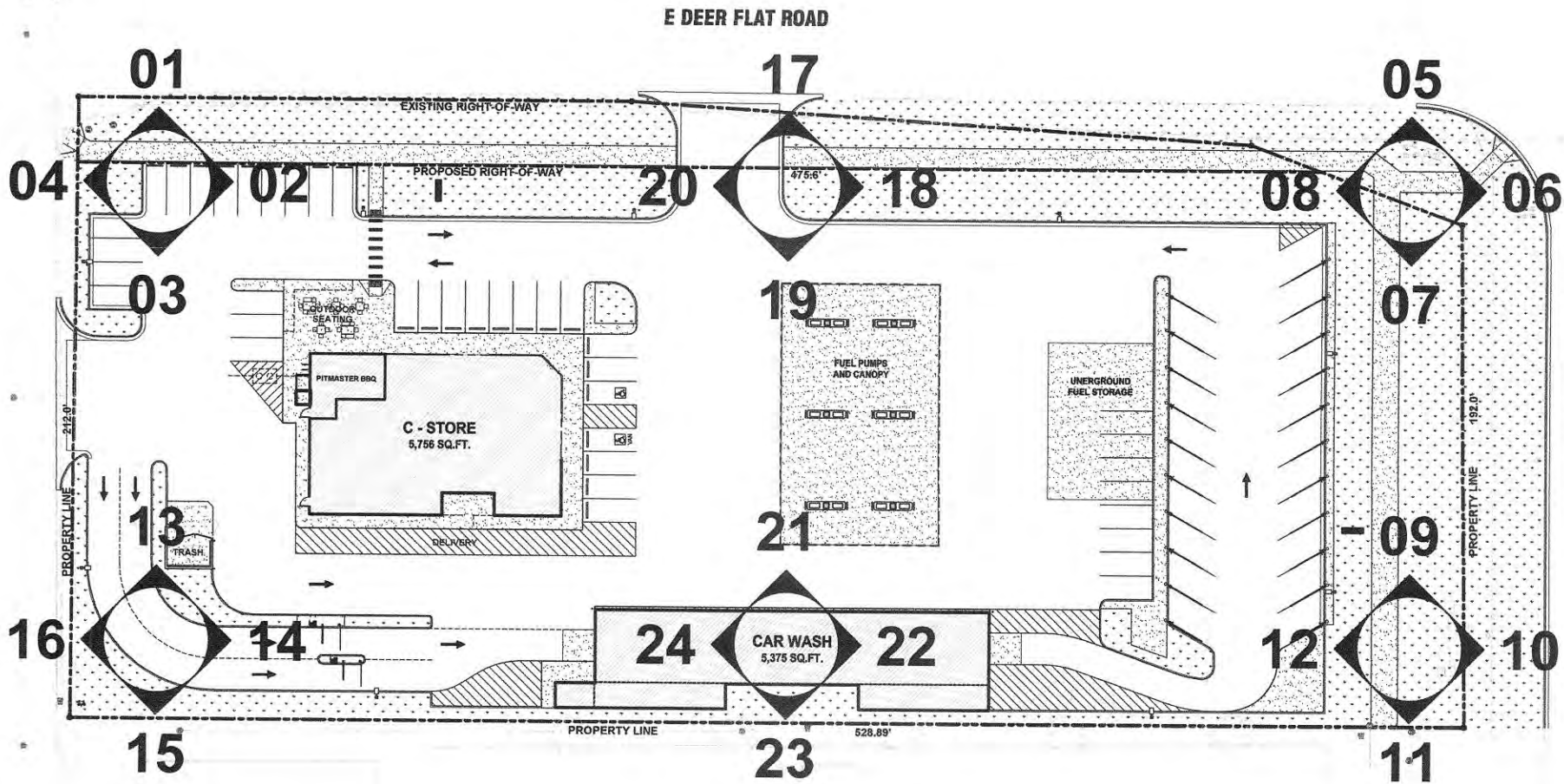
Respectfully,



Jace Hellman
Planner I
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services

RECEIVED
3.17.17



1 SITE PLAN
SCALE: 1" = 20'-0"



N MERIDIAN ROAD (SH 69)

DATE:
DESIGN REVIEW
05.05.2017

RADIX CONSTRUCTION Inc.
116 12th Ave, South Suite #102
Nampa, ID 83655
208-442-7106 FAX 208-442-7107



NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES
1565 E DEER FLAT ROAD
KUNA, IDAHO 83634

SITE PLAN

REVISIONS	
△	
△	
△	

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CONTRACTOR: RADIX CONSTRUCTION, INC.

PROJECT NUMBER:	A635
DESIGN BY:	SHREY J
APPROVED BY:	A100
DATE:	11.30.2016

Exhibit
A4

1



2



3



4



5



6



7



8



9



10



11



12



17



18



19



20



21



22



23



24





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 **June 27, 2017** beginning at **6:00 pm** on the following case:

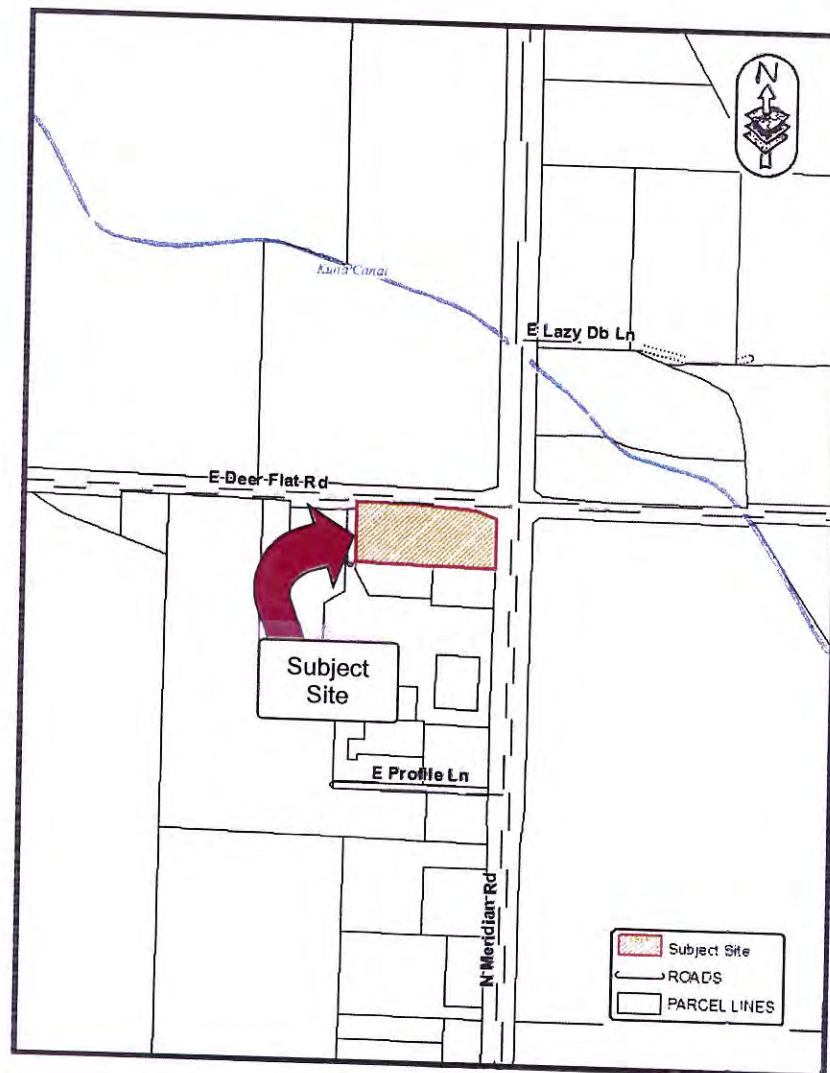
A Special Use Permit (SUP) and Design Review (DR) request by RADIX Construction Inc. to construct a convenience store, fuel stations and car wash (KJ's Superstore) located at 1565 East Deer Flat Road, Kuna, Idaho. The proposed hours of operation will be 5 am – 11 pm, seven days a week.

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: **17-04-SUP (Special Use Permit) & 17-10-DR (Design Review); KJ's Superstore**



Exhibit

B2

MAILED 06/01/2017

PRIMOWNER

BENNETT DON C LIVING TRUST 4/12/04

CJM LIMITED LIABILITY LIMITED PARTNERSHIP

CONRAD & BISCHOFF INC

HILL MARGARET M FAMILY LP

SDN LLC

SECOWNER

BENNETT ZELLA B CREDIT SHELTER TRUST

ADDCONCAT

1853 N BELLO SARA WAY

621 WASHINGTON ST S

PO BOX 52271

1556 E LOCUST VIEW LN

PO BOX 1939

STATCONCAT

EAGLE, ID 83616-0000

TWIN FALLS, ID 83301-0000

IDAHO FALLS, ID 83405-2271

MERIDIAN, ID 83642-0000

EAGLE, ID 83616-0000

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

File #'s 17-04SUP
(Special Use Permit) and
17-10-DR (Design Review);
RADIX Construction Inc.
KJ's Superstore

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, June 27, 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 and Design Review request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at **1565 East Deer Flat Road, Kuna, ID 83634.**

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on June 22, 2017, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning
Department

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 06/01/17 08:57 by sje14

Acct #: 345222

Ad #: 1627573

Status: N

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 06/07/2017 Stop: 06/07/2017
Times Ord: 1 Times Run: ***
LEG 1.00 X 121.00 Words: 464
Total LEG 121.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 94.54
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@k
Agency:

Ad Descrpt: 17-02-ZC & 17-04-SUP
Given by: JACE HELLMAN
Created: sje14 06/01/17 08:49
Last Changed: sje14 06/01/17 08:57

PUB ZONE EDT TP START INS STOP SMTWTFS
KMN A 96 S 06/07

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.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
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ORDER CONFIRMATION (CONTINUED)

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Status: N

LEGAL NOTICE

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

File #17-04SUP
(Special Use Permit) and
17-10-DR (Design Review);
RADIX Construction Inc.
KJ's Superstore

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, June 27, 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 and Design Review request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at 1565 East Deer Flat Road, Kuna, ID 83634.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on June 22, 2017, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning
Department

CITY OF KUNA
PO 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 City Council will hold a public hearing, Wednesday, July 5, 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 (R-6) to a commercial zoning designation (C-2). The site is located at 315 E Avalon St., Kuna, ID 83634.

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on June 29, 2017, or it may not be considered. Please mail comments to PO 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 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
PO Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

**File #'s 17-04-SUP (Special Use Permit) and 17-10-DR (Design Review); RADIX
Construction Inc. KJ's Superstore**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, June 27, 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** and **Design Review** request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at **1565 East Deer Flat Road, Kuna, ID 83634.**

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on June 22, 2017, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on June 7, 2017.

(Sent 06/01/17)

Kuna P.O. # 5671

Jace Hellman

From: Jace Hellman
Sent: Tuesday, May 23, 2017 8:58 AM
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 Golliher; 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: Agency Request for Comment 17-04-SUP & 17-10-DR

May 23, 2017

Notice is hereby given that the following action is under consideration by the City of Kuna:

FILE NUMBER	17-04-SUP (Special Use Permit) & 17-10-DR (Design Review) – RADIX – <i>KJ's Superstore</i>
PROJECT DESCRIPTION	Applicant is requesting approval for a Special Use Permit (SUP) and a Design Review (DR) to construct a new convenience store with fuel stations and a carwash.
SITE LOCATION	1565 E Deer Flat Road, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	RADIX – Ross Holloway 16 12 th Ave S., Suite 102 Nampa, ID 83651 208.442.7106 rossh@radixconstruction.com
SCHEDULED HEARING DATE	Tuesday, June 27, 2017 6:00 p.m.
KUNA STAFF CONTACT	Jace Hellman, Planner I jhellman@kunaaid.gov Phone: 922-5274 Fax: 922-5989
We have included a Dropbox link <u>below</u> containing the information 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 th Street, Kuna, ID 83634.	

https://www.dropbox.com/sh/sqqnd8yu9xpktcf/AACY0FWoAw89Cn3brThh_TZYa?dl=0

Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov





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: June 5, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: May 23, 2017
Applicant/Description: RADIX-Ross Holloway/17-04-SUP KJ's Superstore

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

- Gasoline dispensing facilities in Ada and Canyon Counties are subject to the Stage 1 vapor collection requirements of IDAPA 58.01.01.592 through 598. These Rules can be found at <https://adminrules.idaho.gov/rules/current/58/0101.pdf>.
- 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.

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 Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

- **Underground Storage Tank (UST) System.** Sites planning UST install must provide written notification, in accordance with IDAPA 58.01.07 & 40 CFR 280, to Department of Environmental Quality thirty (30) days prior to the installation of a new petroleum UST system. Notification forms and information on USTs can be found at: <http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks/underground-storage-tanks/>.
- 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 of our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK73
File # 22301



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

RECEIVED
5-26-17

ANTONIO M CONTI
CITY ENGINEER

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: KJ's Superstore
Design Review
17-04-SUP, 17-10-DR

DATE: May 26, 2017

The City Engineer has reviewed the site layout of the above applicant dated November 30, 2016. It is noted that this proposal will construct a gas station, convenience store and car wash on the subject property. 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 Proposed structures will need to connect 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 is served by the North Wastewater Treatment Plant. It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
- c. 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.
- d. For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639.5343.
- e. 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 Proposed structures will need to connect 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:
- c) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- d) 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.
- e) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- f) 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.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- h) 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. Extension to a source of pressurized irrigation water supply is a requirement of the project.
- b) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. A 12" Pressure Irrigation line will need to be installed on Deer Flat road and Meridian Road frontages.
- 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 and extension of public facilities are 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 (Deer Flat Road and Meridian Road) 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 (Deer Flat Road) 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 sidewalk, curb and gutter with drainage facilities be provided on the Deer Flat Road and Meridian Road 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 # 17-01-SUP / 17-10-DR

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna
KJ's Superstore

RECEIVED
6-6-17

- ☐ 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
 - ☐ bedrock from original grade
 - ☐ waste flow characteristics
 - ☐ 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
 - ☐ interim sewage
 - ☐ individual sewage
 - ☐ community sewage system
 - ☐ central water
 - ☐ individual water
 - ☐ community water well
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - ☐ central sewage
 - ☐ sewage dry lines
 - ☐ community sewage system
 - ☐ central water
 - ☐ community 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
 - ☐ beverage establishment
 - ☐ swimming pools or spas
 - ☐ grocery store
 - ☐ child care center
- ☐ 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: 5/31/17

Exhibit

38



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

Date: June 22, 2017

(Via email)

To: RADIX
Ross Holloway
16 12th Avenue So., Ste. 102
Nampa, ID 83651

Subject: KJ's Superstore/ KUNA17-0010/ 17-10-DR/ 17-04-SUP
1565 E Deer Flat Road

On June 21, 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.

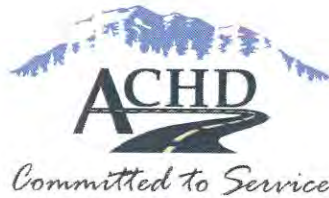
Sincerely,

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project file
City of Kuna (via email)

Exhibit

B9

**Project/File: KJ's Superstore/ KUNA17-0010/ 17-10-DR/ 17-04-SUP**

This is a design review and special use permit to construct a convenient store/ gas station with canopy, and carwash. The site is located on 2.8-acres.

Lead Agency: City of Kuna

Site address: 1565 E Deer Flat Road

Staff Approval: June 21, 2017

**Applicant/
Representative:** RADIX
Ross Holloway
16 12th Avenue So., Ste. 102
Nampa, ID 83651

Staff Contact: Stacey Yarrington
Phone: 387-6171
E-mail: syarrington@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a design review and special use permit application to construct a 5,756 square foot convenience store/gas station with canopy, and carwash.

The site is currently zoned C-1 (Neighborhood Commercial) and is consistent with the land use agencies comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Urban Transition	RUT
South	Neighborhood Commercial	C-1
East	Rural Urban Transition	RUT
West	Neighborhood Commercial	C-1

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Ashton Estates, a mixed use development, is currently under review by ACHD.
 - Winfield Springs, a 348 single-family lot development, located directly north of the site was approved by ACHD on April 5, 2017.
 - Profile Ridge, a mixed use development, located directly south and west of the site is in various phases of development and was approved by ACHD on November 7, 2007.

5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** There are no new centerline miles of public roadway associated with this project.
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):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
 - 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.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 917 vehicle trips per day; 83 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th 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	192-feet	Principal Arterial	1,174	N/A	N/A
*Deer Flat Road	528-feet	Minor Arterial	819	"F"	***Better than "E"

* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

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

*** Acceptable level of service for a four-lane minor arterial is "E" (1,540 VPH).
(After widening improvements on the north side of Deer Flat Road)

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 18,909 on 03/23/17.
- The average daily traffic count for Deer Flat Road west of SH-69/ Meridian Road was 11,021 on 08/23/16.

C. Findings for Consideration

1. State Highway 69/ Meridian Road

SH-69/ Meridian Road is under the jurisdiction of the Idaho Transportation Department. The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

2. Area Level of Service

As noted above, Deer Flat Road exceeds the acceptable level of service (LOS) for a 3 lane minor arterial roadway. As part of the Winfield Springs subdivision approval, Deer Flat Road is to be widened to a 4 lane roadway from SH-69/ Meridian Road west, as part of that development approval, which will improve Deer Flat Road to an acceptable LOS E.

When a roadway is at or above an acceptable level of service, policy requires that improvements be made to mitigate the additional traffic to be generated by the development. Typically, staff recommends improvements to mitigate the impacts, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or IFYWP. In this case improvements would include widening Deer Flat Road to 5 lanes from Linder Road to SH-69/ Meridian Road. However, as widening is to occur on the north side of Deer Flat Road, staff does not recommend additional widening of pavement as part of this application.

The Traffic Impact Study that was completed for Winfield Springs (Feb. 2017) also noted that the intersection of Deer Flat Road and SH-69/ Meridian Road is operating at or above acceptable levels of service.

3. Deer Flat Road

a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 72 to 140 feet of right-of-way for Deer Flat Road (25 to 70 feet from centerline).

b. **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. This segment of Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

The intersection of Deer Flat Road and SH-69/ Meridian Road is designated in the MSM with 6-lanes, including dual left turn lanes within 112-feet of right-of-way on the west leg of the intersection.

- c. **Applicant Proposal:** The applicant is proposing to dedicate 50-feet of right-of-way from centerline of Deer Flat Road abutting the site. The applicant is proposing to construct a detached 8-foot wide sidewalk, located 42-feet from centerline to front face of sidewalk along Deer Flat Road abutting the site.
- d. **Staff Comments/Recommendations:** The intersection of Deer Flat Road/SH-69 is listed in ACHD's Capital Improvement Plan (CIP) to be widened and reconstructed with dual left turn lanes in 2031 to 2035. To accommodate this improvement the applicant should be required to dedicate additional right-of-way to total 56-feet of right-of-way from centerline of Deer Flat Road abutting the site. Right-of-way dedication is impact fee eligible.

The applicant's proposal to construct an 8-foot wide detached concrete sidewalk along Deer Flat Road abutting the site exceeds ACHD policy of 5-foot wide sidewalk, and should be approved, as proposed. Additional right-of-way dedication may be required beyond the 56-feet from centerline for this improvement. The sidewalk should be located a minimum of 49-feet from the centerline of Deer Flat Road abutting the site.

A permanent right-of-way easement should be provided if sidewalks are to be 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.

4. Driveways

4.1 Deer Flat Road

- a. **Existing Conditions:** There is an existing 20-foot wide driveway onto Deer Flat Road from the site.

- b. **Policy**

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a

minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

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.

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

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 40-foot wide driveway onto Deer Flat Road from the site, located 348-feet west of SH-69/ Meridian Road (measured centerline to centerline) and 198-feet east of Abstein Lane. Cross access is provided via Abstein Lane as part of the Ridley's Family Center development.

The applicant is proposing to close the existing driveway with 8-foot wide concrete sidewalk.

- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management, Successive Driveway, Driveway Location, and Width policies, because it does not meet District separation standards for a full-movement access from a signalized intersection, and does not meet offset requirements from Abstein Lane; and the driveway exceeds the maximum width. However, staff recommends a modification of policy to allow the driveway to be located as proposed as there is insufficient frontage to meet the spacing requirements from Abstein Lane, and the driveway location meets District policy for a right-in/right-out only driveway. The offset approval from Abstein Lane is a 30% modification to the dimensional standard and is approved at the Manager's discretion.

The applicant should install a 6-inch concrete median in Deer Flat Road from SH-69/ Meridian Road to the west, and should extend a minimum of 75-feet beyond the edge of the driveway, but should not restrict the existing driveway (Abstein Lane) west of the site.

The applicant should be required to construct the right-in/right-out only driveway as a maximum 36-foot wide, curb return type driveway with minimum 30-foot radii. The driveway should be paved its entire width and at least 30-feet into the site beyond the edge of pavement of Deer Flat Road.

The applicant's proposal to close the existing driveway onto Deer Flat Road from the site with sidewalk meets District policy and should be approved, as proposed.

5. Tree Planters

Tree Planter Policy: 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.

6. 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.

7. Other Access

Deer Flat Road and SH-69/ Meridian Road are classified as minor and principal arterials roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 56-feet of right-of-way from centerline of Deer Flat Road abutting the site. Right-of-way dedication is impact fee eligible.
2. Construct an 8-foot wide detached concrete sidewalk along Deer Flat Road, as proposed, located a minimum of 49-feet from the centerline, abutting the site. Provide a permanent right-of-way easement for any public sidewalk located outside of the dedicated right-of-way.
3. Close the existing driveway onto Deer Flat Road from the site with concrete sidewalk.
4. Construct a maximum 36-foot wide, right-in/right-out only, curb return type driveway with minimum 30-foot radii onto Deer Flat Road from the site, located 348-feet west of SH-69/ Meridian Road.
5. Pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of Deer Flat Road.
6. Install a 6-inch concrete median in Deer Flat Road from SH-69/ Meridian Road and extending 75-feet west of the driveway, but should not restrict the existing driveway (Abstein Lane).
7. Payment of impacts fees are due prior to issuance of a building permit.
8. 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.

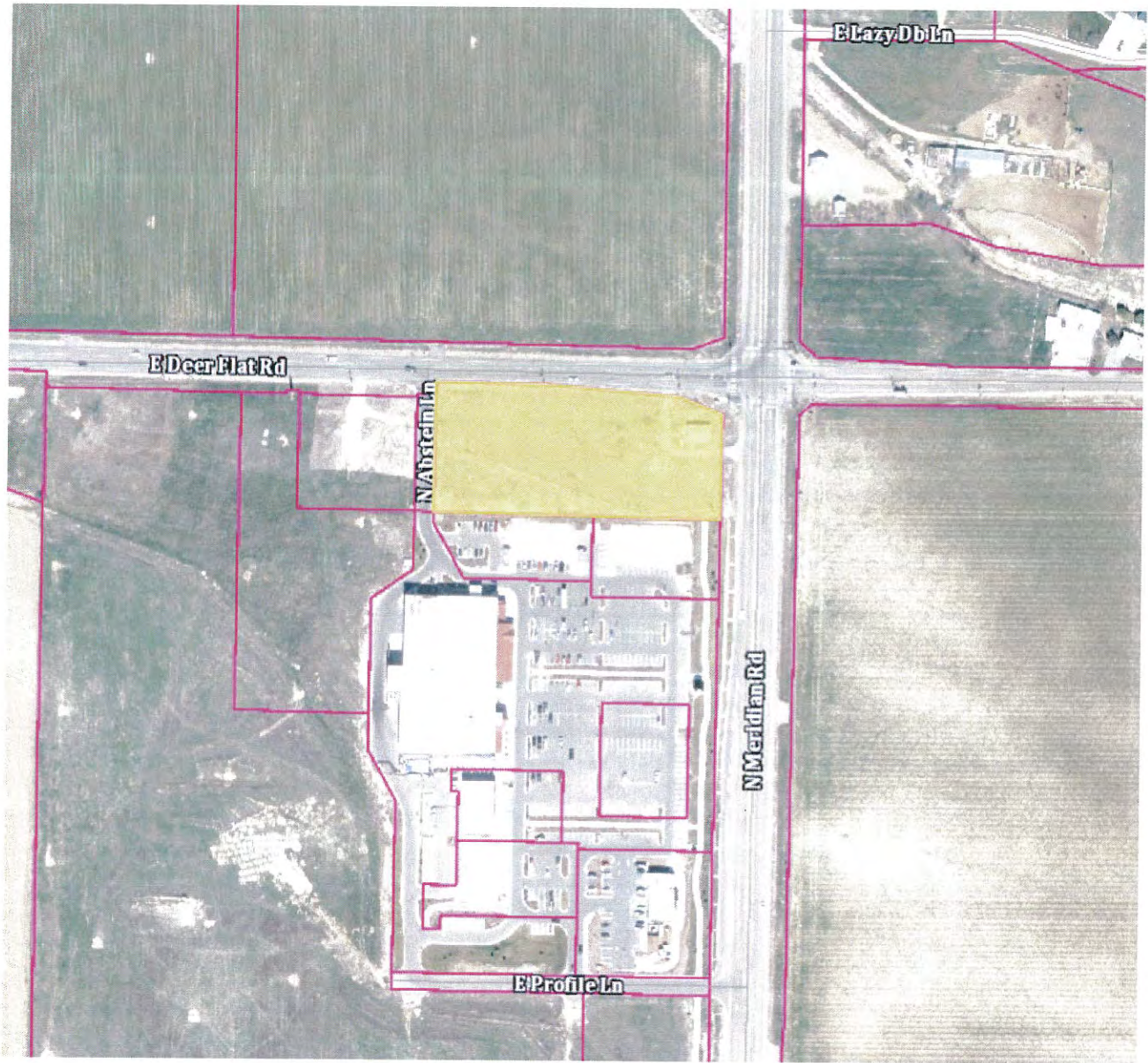
F. Conclusions of Law

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.

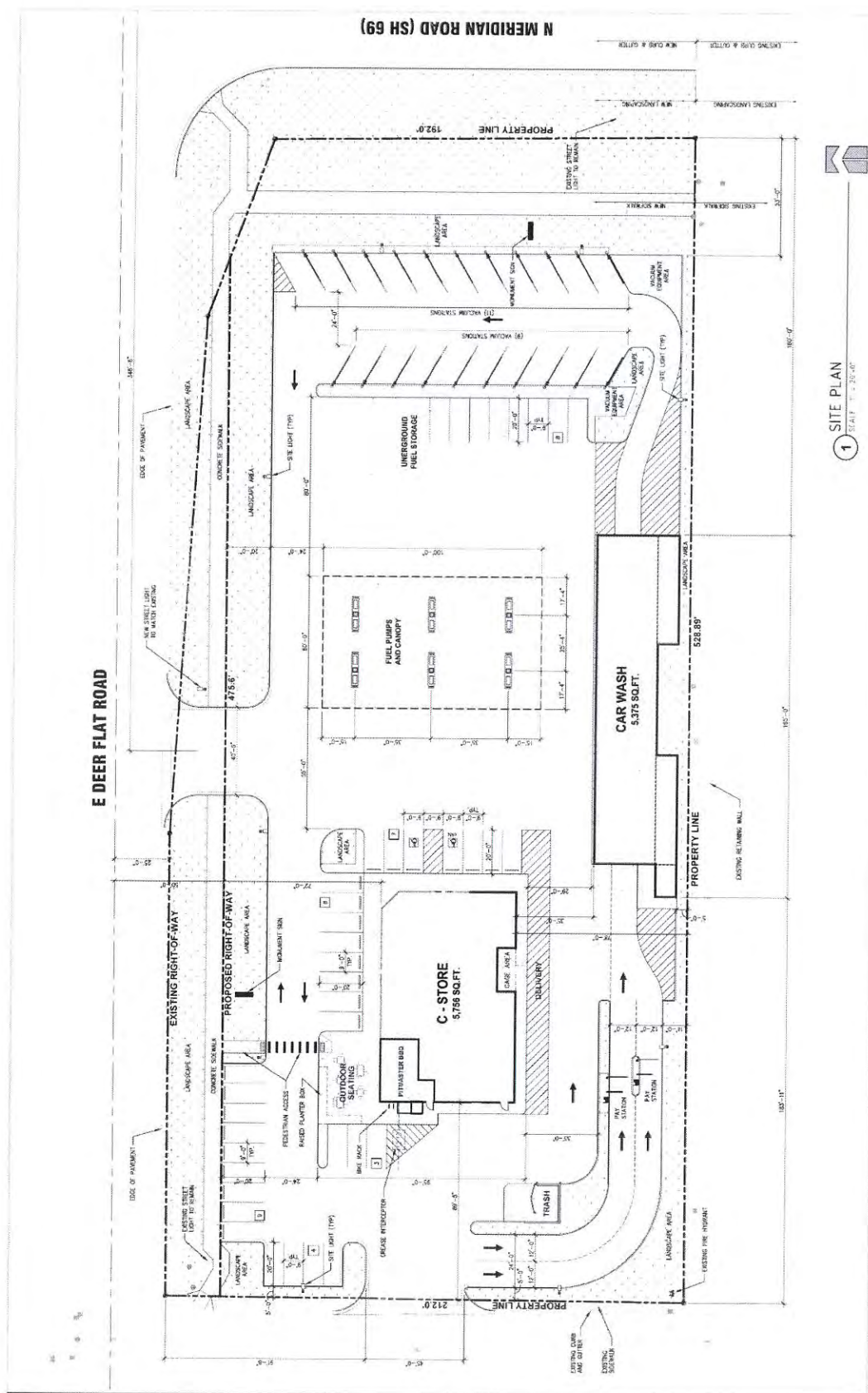
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN



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 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.

RECEIVED
2-17-17

Halo Commercial

DESCRIPTION

Recessed 6-inch LED shallow lens downlight is available in various distributions, lumen and CRI/CCT options. Suitable for shallow commercial construction and can be used for both new or renovation work. Optional non-conductive polymer "Dead Front" trim available. Insulation must be kept 3" from top and sides of housing. Use for general area lighting where high efficiency and visual comfort are required.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

MECHANICAL

Frame

Boat shaped galvanized steel frame with adjustable plaster lip accommodates ceilings up to 1/2" - 2" thick. May be used for new construction or remodeling installations. Provided with (2) remodel clips to secure frame when installed from below the ceiling.

Mounting Brackets

Bar hanger receivers adjusts 2" vertically from above the ceiling or thru the aperture. Use with No Fuss™ bar hangers or with 1/2" EMT. Removable to facilitate installation from below the ceiling.

No Fuss™ Bar Hangers

Captive preinstalled bar hanger locks to tee grid with a screwdriver or pliers. Centering mechanism allows consistent positioning of fixtures.

OPTICAL

LED Module

Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation. Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity. See ordering information for available CRI / CCT options. Passive thermal management achieves L70 at 50,000 hours in non IC applications. Integral diffuse lens provides visual shielding. Integral connector allows quick connection to housing flex.

Beam Forming Optics

Optional beam forming optics replace diffuse lens and provide narrow flood or flood distribution for long throws of light.

Reflector

Standard one piece parabolic aluminum reflector combines high optical efficiency with visual comfort. Non-conductive polymer "Dead Front" trim also available. Attaches to LED module with (3) speed clamps minimizing light leaks to lens. Self-flanged standard with an optional white painted flange.

Trim Retention

Reflectors are retained with two torsion springs holding the flange tightly to the finished ceiling surface.

ELECTRICAL

Junction Box

(6) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (12) #12 AWG (six in, six out) 90°C conductors and feed thru branch wiring.

Driver

Integral UNV 120 - 277V 50/60 Hz constant current driver provides noise free operation. For 347V input use Halo transformer H347 or H347200. Continuous, flicker-free dimming from 100% to 10% with leading or trailing edge phase cut at 120V or 0 -10V analog control.

Emergency Option

Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting. Available with remote charge indicator and test switch.

Compliance

- cULus listed for wet location
- IP66 Ingress Protection Rated
- Certified for wet locations, insulation must be kept 3" from top and sides.
- Airtight per ASTM-E283.
- Optional City of Chicago environmental air (CCEA) marking for plenum applications.
- EMI/RFI emissions per FCC 47CFR Part 18 non-consumer limits.
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08.
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.
- ENERGY STAR® listed for commercial applications, reference database for current listings.



PD610
PD615
PD620
PD630

PDM6A

64V
64VDFW

1000, 1500,
2000 & 3000
Lumen Series

LED
6-Inch Aperture
Shallow Lens
Downlight

Showerlight

THD: ≤ 20%
PF: ≥ 0.90
T Ambient -30 - +40°C
Sound Rating ≤ 22dba

Lumens	1000 Series	
Input Voltage	120V	277V
Input Current	.103 A	.058 A
Input Power	12.1 W	13.2 W
Efficiency	88 LPW	88 LPW
Inrush Current	.037 A	.077 A

Lumens	1500 Series	
Input Voltage	120V	277V
Input Current	.146 A	.072 A
Input Power	17.1 W	17.9 W
Efficiency	87 LPW	87 LPW
Inrush Current	.047 A	1.04 A

Lumens	2000 Series	
Input Voltage	120V	277V
Input Current	.175 A	.086 A
Input Power	20.78 W	21.06 W
Efficiency	89 LPW	89 LPW
Inrush Current	.054 A	1.21 A

Lumens	3000 Series	
Input Voltage	120V	277V
Input Current	.299 A	.145 A
Input Power	35.72 W	36.4 W
Efficiency	82 LPW	82 LPW
Inrush Current	.085 A	2.0 A

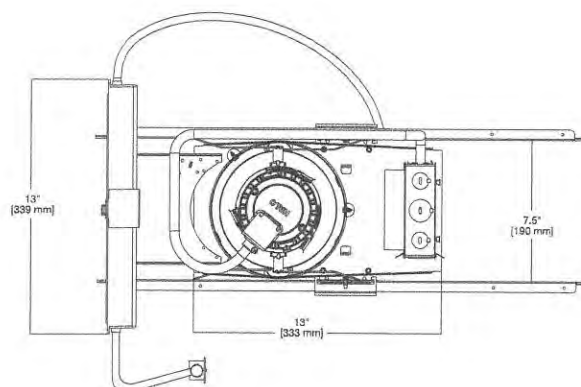
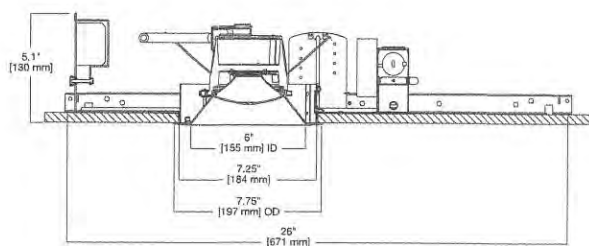
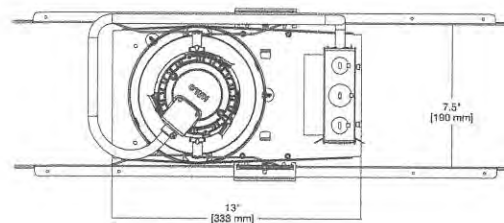
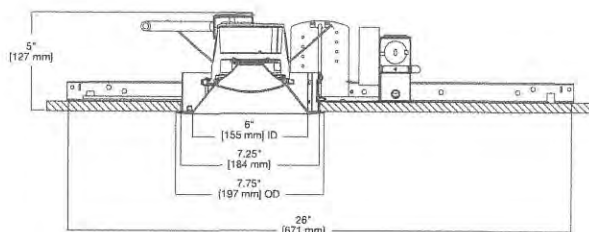
ORDERING INFORMATION

SAMPLE NUMBER: PD610ED010REM-PDM6A827-64VC

A complete luminaire consists of a housing, LED module and reflector, order separately.

Housing	Lumens	Driver	Options	LED Module	CRI/CCT
PD6 = 6" aperture LED downlight PD6CP = 6" aperture LED downlight, CCEA listed for City of Chicago plenum requirements	10 = 1,000 lumens (nominal) 15 = 1,500 lumens (nominal) 20 = 2,000 lumens (nominal) 30 = 3,000 lumens (nominal)	ED010 = 120-277V 50/60Hz, 0-10V and LE/TE phase cut dimming D010 = 120-277V 50/60Hz, 0-10V dimming (3,000 lumen only)	REM = Emergency operation with remote indicator and test switch (not available with PD6CP housing)	PDM6A = Downlight LED module for PD6 housing, provides 1,000, 1,500, 2,000, or 3,000 lumens (nominal) depending on connected housing type	827 = 80 CRI, 2700K CCT 927 = 90 CRI, 2700K CCT 830 = 80 CRI, 3000K CCT 930 = 90 CRI, 3000K CCT 835 = 80 CRI, 3500K CCT 935 = 90 CRI, 3500K CCT 840 = 80 CRI, 4000K CCT 940 = 90 CRI, 4000K CCT
Reflector	Finish Option	Flange Option	Accessories		
64V = 6" shallow parabolic reflector 64VDFW = 6" non-conductive polymer shallow parabolic reflector (white finish only)	C = Specular clear G = Specular gold H = Semi-specular clear W = White (white flange)	Blank = Polished flange standard with C, G, & H reflector finishes Blank = White flange standard with W WF = White flange option available with C, G, & H reflector finishes	HB128APK = L channel hanger bar, 26", 'No-Fuss', pair (replacement) RMB22 = 22" long wood joist mounting bars, pair BFR56NFL = Beam forming reflector kit, narrow flood distribution BFR56FL = Beam forming reflector kit, flood distribution BFR56MH = Media holder, accepts one 3.45" lens L345SF = 3.45" diameter soft focus lens H347 = Step down transformer for 347V input, 75VA max H347200 = Step down transformer for 347V input, 200VA max PORLWTPD1 = LumaWatt Pro Wireless Sensor Kit (0-10V only)		

DIMENSIONS



COMPLIANCE TABLE

1000 LUMEN

80 CRI																
Catalog #	PD610ED010- PDM6A827				PD610ED010- PDM6A830				PD610ED010- PDM6A835				PD610ED010- PDM6A840			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1111	83			1194	89			1267	95			1277	95		
64VCWF	1090	81			1172	87			1243	93			1254	94		
64VDFW	1039	86			1124	93			1189	98			1194	99		
64VG	1092	81			1173	88			1245	93			1256	94		
64VGWF	1079	80			1159	87			1230	92			1241	93		
64VH	1069	80			1149	86			1219	91			1229	92		
64VHWF	1063	79			1143	85			1213	90			1223	91		
64VW	1110	83			1193	89			1266	94			1277	95		

90 CRI																
Catalog #	PD610ED010- PDM6A927				PD610ED010- PDM6A930				PD610ED010- PDM6A935				PD610ED010- PDM6A940			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	856	64			918	69			987	74			1094	82		
64VCWF	840	63			901	67			969	72			1074	80		
64VDFW	795	66			857	71			919	76			1028	85		
64VG	841	63			902	67			970	72			1075	80		
64VGWF	831	62			891	67			959	72			1063	79		
64VH	824	61			883	66			950	71			1053	79		
64VHWF	819	61			879	66			945	71			1048	78		
64VW	855	64			917	68			987	74			1094	82		

1500 LUMEN

80 CRI																
Catalog #	PD615ED010- PDM6A827				PD615ED010- PDM6A830				PD615ED010- PDM6A835				PD615ED010- PDM6A840			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1525	82			1639	89			1739	94			1754	95		
64VCWF	1497	81			1609	87			1707	92			1721	93		
64VDFW	1376	80			1488	87			1573	92			1580	92		
64VG	1499	81			1611	87			1709	92			1724	93		
64VGWF	1481	80			1592	86			1689	91			1703	92		
64VH	1467	79			1577	85			1673	90			1688	91		
64VHWF	1460	79			1569	85			1665	90			1679	91		
64VW	1524	82			1638	89			1738	94			1753	95		

90 CRI																
Catalog #	PD615ED010- PDM6A927				PD615ED010- PDM6A930				PD615ED010- PDM6A935				PD615ED010- PDM6A940			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1175	64			1260	68			1356	73			1502	81		
64VCWF	1153	62			1237	67			1331	72			1475	80		
64VDFW	1051	61			1134	66			1216	71			1360	80		
64VG	1155	62			1239	67			1332	72			1477	80		
64VGWF	1141	62			1224	66			1317	71			1459	79		
64VH	1131	61			1213	66			1304	71			1446	78		
64VHWF	1125	61			1207	65			1298	70			1438	78		
64VW	1174	63			1259	68			1355	73			1501	81		

ES

ES = ENERGY STAR® Compliant

T24

T24 = Can be used to comply with California Title 24 Non-Residential

PHOTOMETRY - 2000 lumen / 80 CRI / 64VC TRIM

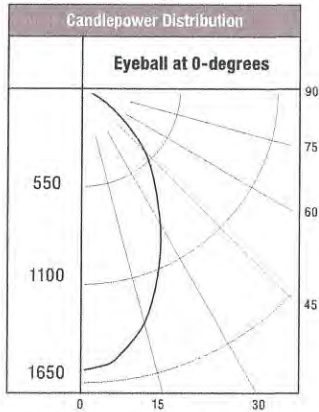
PD620ED010-PDM6A835-64VC

Spacing Criteria = 0.92

Lumens per Watt = 96.2 Lm/W

Test No. P137453

Test Model: PD620ED010-PDM6A835-64VC



Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

Candela Distribution	
Degrees Vertical	Candela
0*	1582
5	1558
10	1476
20	1203
30	879
40	608
50	364
60	131
70	10
80	0
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	38469
55	22527
65	7355
75	0
85	0

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	52.3	5	5
7	32.3	6.4	6.4
8	24.7	7.2	7.2
9	19.5	8.2	8.2
10	15.8	9	9
12	11	10.8	10.8

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	1003	47.4
0-40	1461	69.1
0-60	2053	97.1
0-90	2116	100

PHOTOMETRY - 2000 lumen / 90 CRI / 64VC TRIM

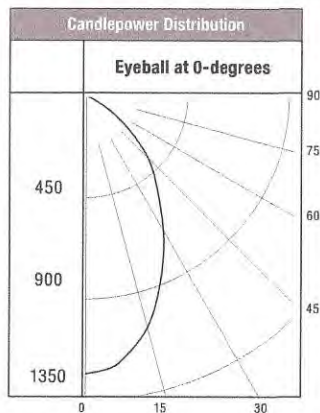
PD620ED010-PDM6A935-64VC

Spacing Criteria = 0.92

Lumens per Watt = 75 Lm/W

Test No. P137457

Test Model: PD620ED010-PDM6A935-64VC



Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

Candela Distribution	
Degrees Vertical	Candela
0*	1233
5	1215
10	1150
20	938
30	685
40	474
50	284
60	102
70	8
80	0
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	29988
55	17567
65	5733
75	0
85	0

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	40.8	5	5
7	25.2	6.4	6.4
8	19.3	7.2	7.2
9	15.2	8.2	8.2
10	12.3	9	9
12	8.6	10.8	10.8

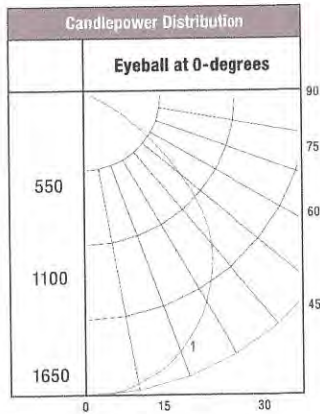
Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	782	47.4
0-40	1139	69.1
0-60	1601	97.1
0-90	1649	100

PHOTOMETRY - 2000 lumen / 80 CRI / 64VDFW TRIM

PD620ED010-PDM6A835-64VDFW

Spacing Criteria = 1.20
Lumens per Watt = 96 Lm/W
Test No. P189214
Test Model: PD620D010- PDM835-64VDFW



Candela Distribution	
Degrees Vertical	Candela
0*	974.5
5	972.5
10	952.8
20	888.5
30	779.5
40	635.2
50	401.6
60	171.3
70	54.2
80	24.4
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	41438
55	26192
65	12817
75	7449
85	8106

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	24.9	6.4	56.4
7	15.4	8.2	8.2
8	11.8	9.4	9.4
9	9.3	10.6	10.6
10	7.5	11.8	11.8
12	5.2	14.2	14.2

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	739.65	37.10
0-40	1183.69	59.40
0-60	1838.93	92.20
0-90	1993.89	100

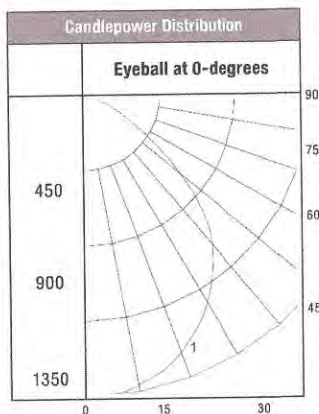
Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

PHOTOMETRY - 2000 lumen / 90 CRI / 64VDFW TRIM

PD620ED010- PDM6A935-64VDFW

Spacing Criteria = 1.20
Lumens per Watt = 74 Lm/W
Test No. P189218
Test Model: PD620D010- PDM935-64VDFW



Candela Distribution	
Degrees Vertical	Candela
0*	753.5
5	752.0
10	736.8
20	687.0
30	602.7
40	491.2
50	310.5
60	132.5
70	41.9
80	18.9
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	32043
55	20253
65	9914
75	5756
85	6221

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	32.2	6.4	6.4
7	19.9	8.2	8.2
8	15.2	9.4	9.4
9	12	10.6	10.6
10	9.7	11.8	11.8
12	6.8	14.2	14.2

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	571.94	37.10
0-40	915.28	59.40
0-60	1421.94	92.20
0-90	1541.76	100

Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

5.17.17

McGraw-Edison

DESCRIPTION

The Galleon™ wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

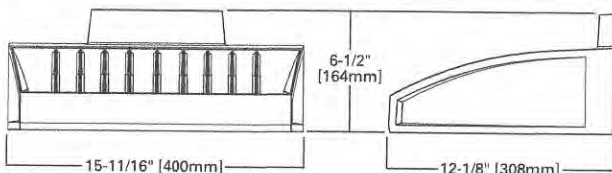


GWC GALLEON WALL LUMINAIRE

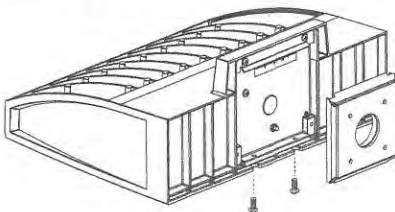
1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

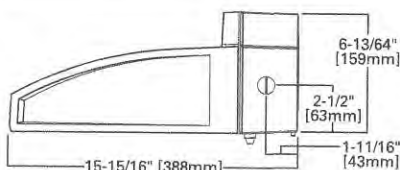
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

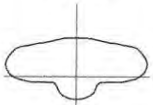
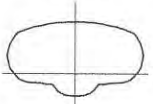
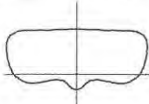
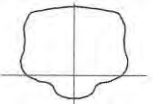
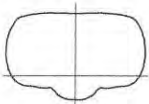
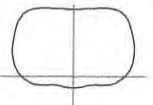
POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	85	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,110	5,040	6,238	6,843	8,031	9,849	12,190	13,373
	3000K Lumens	3,638	4,461	5,522	6,057	7,109	8,718	10,791	11,838
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,189	5,138	6,359	6,975	8,187	10,039	12,425	13,630
	3000K Lumens	3,708	4,548	5,629	6,174	7,247	8,887	10,999	12,065
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,214	5,167	6,395	7,016	8,233	10,097	12,497	13,709
	3000K Lumens	3,730	4,574	5,661	6,211	7,288	8,938	11,062	12,135
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
T4W	4000K/5000K Lumens	4,159	5,100	6,313	6,925	8,127	9,966	12,336	13,532
	3000K Lumens	3,682	4,515	5,588	6,130	7,194	8,822	10,920	11,979
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL2	4000K/5000K Lumens	4,102	5,032	6,227	6,831	8,018	9,832	12,170	13,350
	3000K Lumens	3,631	4,454	5,512	6,047	7,098	8,703	10,773	11,817
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,188	5,137	6,358	6,974	8,186	10,038	12,424	13,628
	3000K Lumens	3,707	4,547	5,628	6,173	7,246	8,886	10,998	12,064
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
SL4	4000K/5000K Lumens	3,980	4,880	6,040	6,626	7,776	9,537	11,803	12,949
	3000K Lumens	3,523	4,320	5,347	5,865	6,883	8,442	10,448	11,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
5NQ	4000K/5000K Lumens	4,321	5,298	6,558	7,193	8,443	10,353	12,814	14,057
	3000K Lumens	3,825	4,690	5,805	6,367	7,474	9,164	11,343	12,443
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,400	5,396	6,678	7,326	8,598	10,544	13,050	14,315
	3000K Lumens	3,895	4,777	5,911	6,485	7,611	9,334	11,552	12,672
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,412	5,410	6,695	7,345	8,621	10,572	13,085	14,354
	3000K Lumens	3,906	4,789	5,926	6,502	7,631	9,358	11,583	12,706
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,681	4,515	5,588	6,129	7,193	8,821	10,917	11,976
	3000K Lumens	3,258	3,997	4,946	5,425	6,367	7,808	9,664	10,601
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,281	5,250	6,498	7,129	8,366	10,259	12,698	13,930
	3000K Lumens	3,790	4,647	5,752	6,311	7,406	9,081	11,240	12,331
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

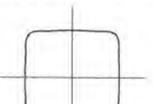
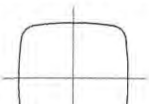
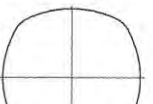
* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

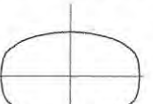
Asymmetric Area Distributions

T2
(Type II)SL2
(Type II with Spill Control)T3
(Type III)SL3
(Type III with Spill Control)T4FT
(Type IV Forward Throw)T4W
(Type IV Wide)SL4
(Type IV with Spill Control)

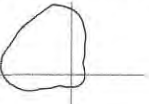
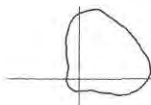
Symmetric Distributions

5NQ
(Type V Square Narrow)5MQ
(Type V Square Medium)5WQ
(Type V Square Wide)

Specialized Distributions

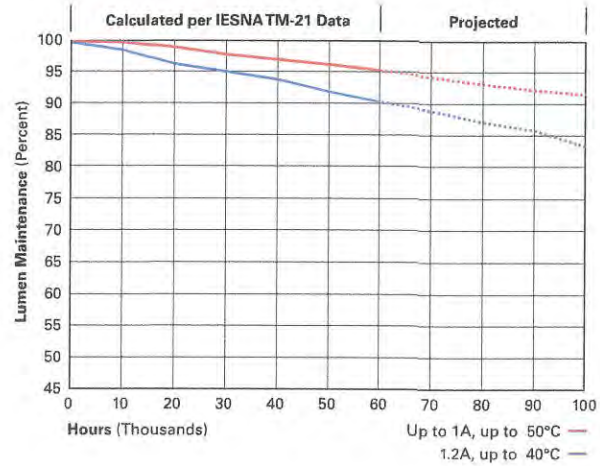
RW
(Rectangular Wide Type I) (90° Spill Light Eliminator Left)

SLL

SLR
(90° Spill Light Eliminator Right)

LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50 C	> 95%	> 416,000
1.2A	Up to 40 C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0 C	1.02
10 C	1.01
25 C	1.00
40 C	0.99
50 C	0.97

CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

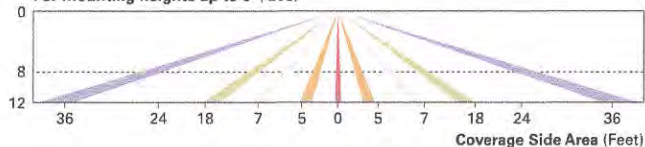
Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

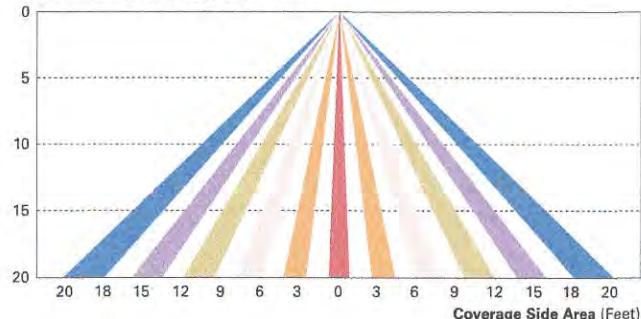
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

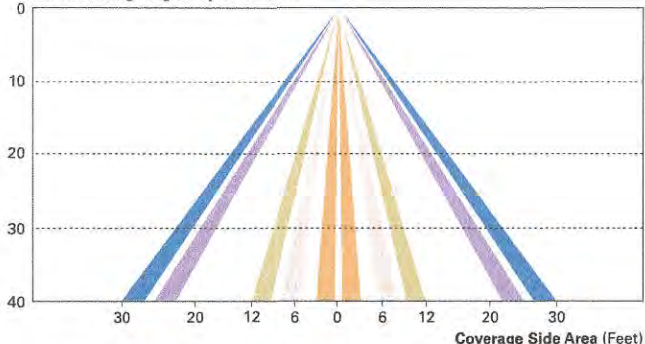
For mounting heights up to 8' (-L08)



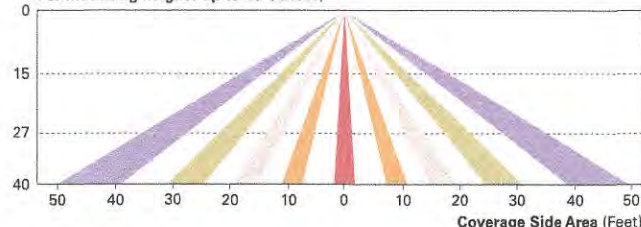
For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40)



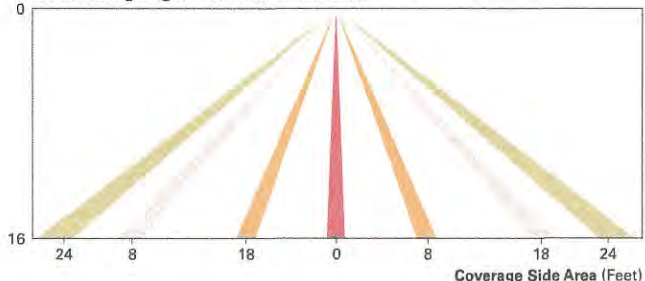
For mounting heights up to 40' (-L40W)

**LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

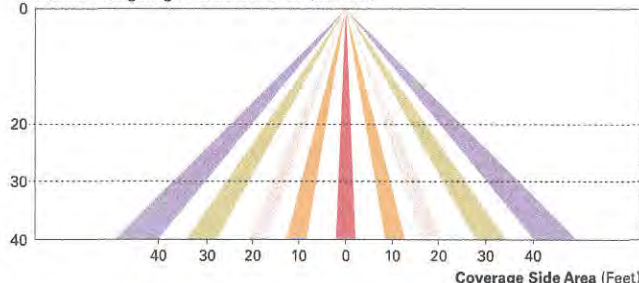
The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

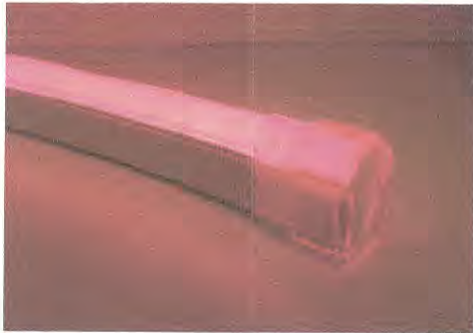
Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 ³	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁶	[BLANK]=Surface Mount
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI / 3000K ⁷ 8030=80 CRI / 3000K ⁷ 7050=70 CRI / 5000K ⁷ 7060=70 CRI / 6000K ⁷ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁸ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{9,10} DALI=DALI Driver ¹¹ HA=50°C High Ambient ¹² UPL=Uplight Housing ¹³ BBB=Battery Pack with Back Box ^{2,8,9,14} CWB=Cold Weather Battery Pack with Back Box ^{2,8,9,14} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{18,20,21} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 20' Mounting Height ^{18,20,21} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²³ CE=CE Marking and Small Terminal Block ²⁴					OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ LS/HSS=Field Installed House Side Shield ^{23,25}		

NOTES:

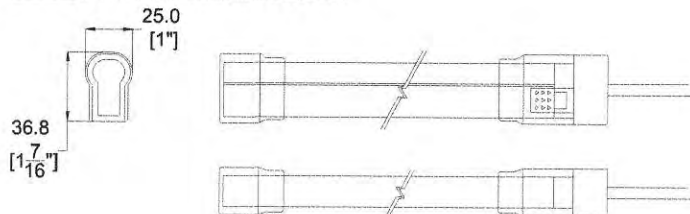
- DesignLight Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Two light squares with BBB or CWB options limited to 25°C, 120-277V only.
- Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
- Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
- Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
- Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
- Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Replace LXX with mounting height in feet for proper lens selection (e.g., L8=8' mounting height). L8, L20, L40, and L40W are available options.
- Includes integral photosensor.
- LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each light square.

DOME RED LED COLD NEON

BL-CNL-DOME-24V-R



DIAGRAMS - DIMENSIONS



SAMPLE APPLICATION



MAX LENGTH PER DRIVER

Power Supply	Max Length
25 W	3.4 m (11 ft)
60 W	8.3 m (27ft)
100 W	13.8 m (45 ft)

*Other driver wattages available

**Can be composed of multiple runs, cannot exceed max single run length

ORDERING

24V Dome Red LED Cold Neon
BL-CNL-DOME-24V-R

Termination Kit
BL-CNL-DOME-TK

Mounting
BL-CNL-TRACK
BL-CNL-CLP

LED Driver
BL-HTC-CV-24V-xx
BL-HPT-CV-24V-xx
BL-GH-CV-24V-xx

DC Transformer
BL-MAG-DC-24V-xx

Enclosure
BL-ENC-HNG-xx
BL-ENC-SCW-xx
BL-ENC-PVC-xx

Surge Protector
BL-SP-277-20KA

Dimming Module
BL-PWM-12/24V-1CH

Dimming Switch
BL-DIM-SLIDE
BL-DIM-TOUCH

Solid State Lighting is sensitive to power fluctuations

Surge protection is highly recommended for all LED lighting products and should be on a designated circuit to protect against premature failure

Lack of surge protection may void your warranty

APPLICATION

- Indoors or Outdoors - Wet or Dry locations
- Highlights
- Signage
- Back Lighting
- Cove Lighting
- Architectural, Building, Linear Outlining

1.5.17.17



LIGHTING

LED	SMD 5050 LED 60 LED/m (18 LED/ft)
Beam Angle	270°
Colour	Red
Avg Life	50,000 hr
Lumen	64.7 lm/m (19.7 lm/ft)
Efficacy	8.9 lm/W
Dimming	PWM & 0-10V dimming control Dimming magnetic DC transformer & magnetic dimmer

ELECTRICAL

Input Voltage*	24VDC Constant Voltage
Connections	Order Termination Kit
Power Draw	7.2 W/m (2.2 W/ft)
Operating Temp	-20°C to 40°C (-4°F to 104°F) High ambient temperature will shorten LED life
Circuit	In parallel

*Do not plug directly into 120V

MECHANICAL

Housing Construction	Ivory white PVC
Min Cut Length	16.7 cm (6-9/32") 10 LEDs per cut
Max Run Length	10 m (32'-8")
Weatherability	IP65 Splash proof
Bend Radius	Medial bend of 12 mm (4-3/4")

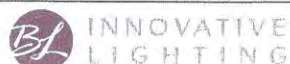
ACCESSORIES

Mounting

BL-CNL-TRACK	Aluminium Mounting Track - 1 m (39")
BL-CNL-CLP	Aluminium Mounting Clip - 50 mm (2")

Termination Kit

BL-CNL-DOME-TK	LED Cold Neon Termination Kit - 3 m (9ft) Power Cord - Front ConnectorCover - Anti-skidding Clips - Heat Shrink - End Cap - Shade Sheet - 10 ml Glue
----------------	---



111 - 8838 Heather St. Vancouver BC Canada V6P 3S8

Ph: 1-604-874-4405 • Fx: 1-604-321-0445 • www.bllighting.com • sales@bllighting.com

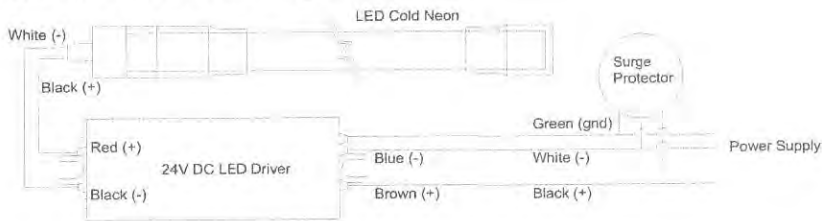
BL-CNL-DOME-24V-R - Page 1 -

January 23, 2015 4:59 PM

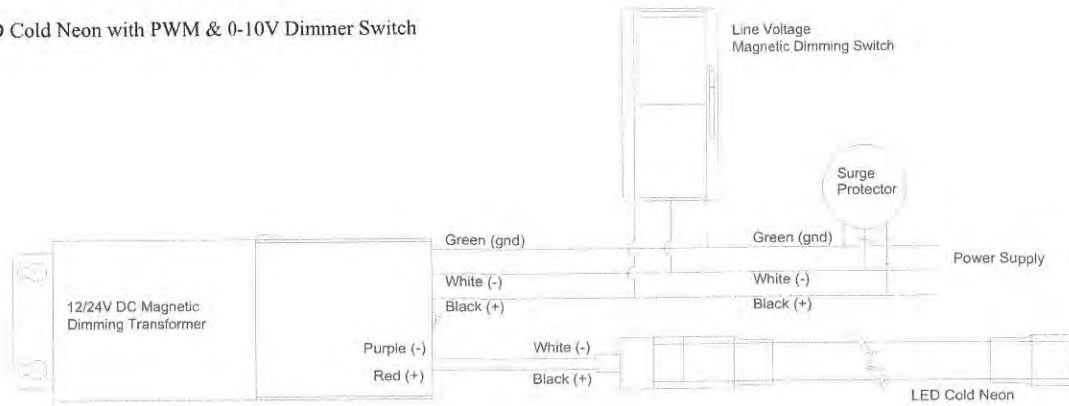
Specifications subject to change without notice

CONNECTION DIAGRAMS

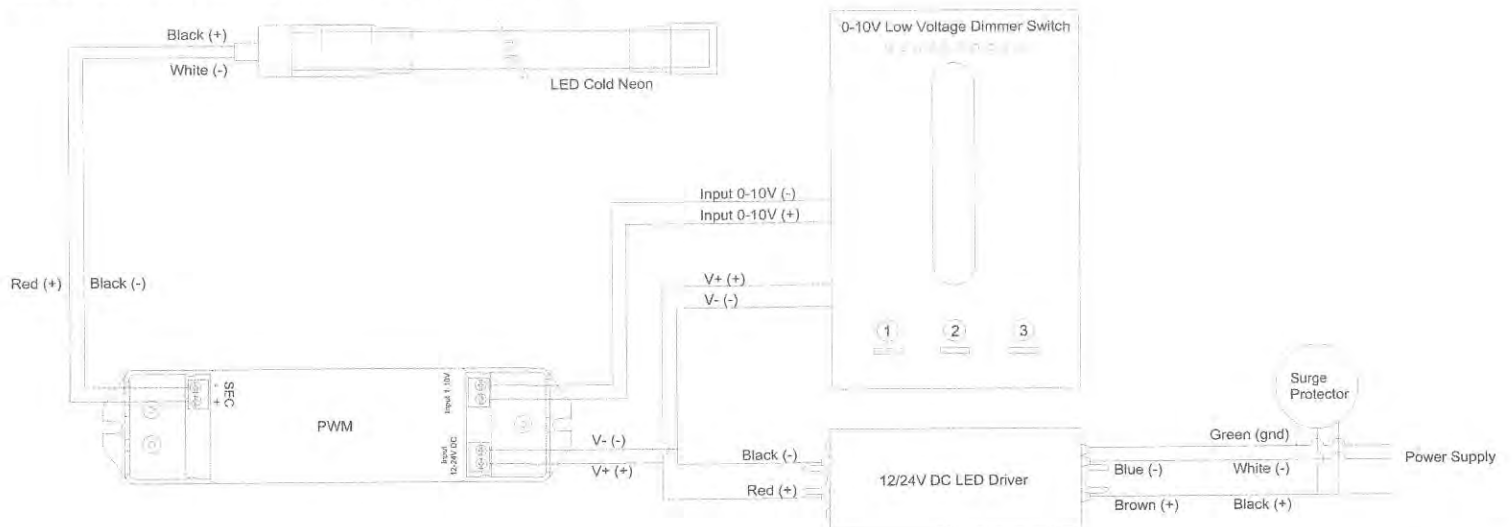
LED Cold Neon with LED Driver & Surge Protector



LED Cold Neon with PWM & 0-10V Dimmer Switch



LED Cold Neon with Dimming Transformer & Line Voltage Dimmer



Actual wire colours may vary - follow labels on the units
Recommended to add 10% buffer when sizing power supply
LED drivers require enclosures

Solid State Lighting is sensitive to power fluctuations
Surge protection is highly recommended for all LED lighting products and should be on a designated circuit to protect against premature failure
Lack of surge protection may void your warranty

BL-CNL-DOME-24V-R - Page 2 -
January 23, 2015 4:59 PM
Specifications subject to change without notice



INNOVATIVE
LIGHTING

111 - 8838 Heather St. Vancouver BC Canada V6P 3S8
Ph: 1-604-874-4405 • Fax: 1-604-321-0445 • www.bllighting.com • sales@bllighting.com

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

McGraw-Edison

Catalog #	Type
Project	
Comments	Date
Prepared by	

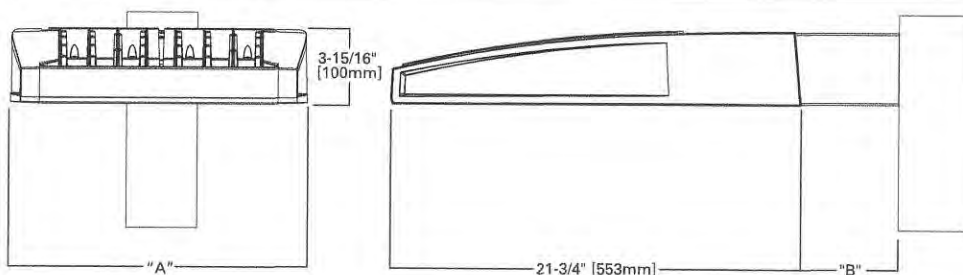


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

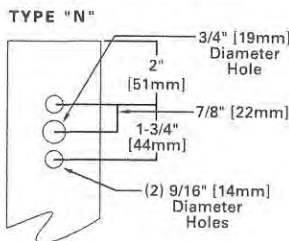


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

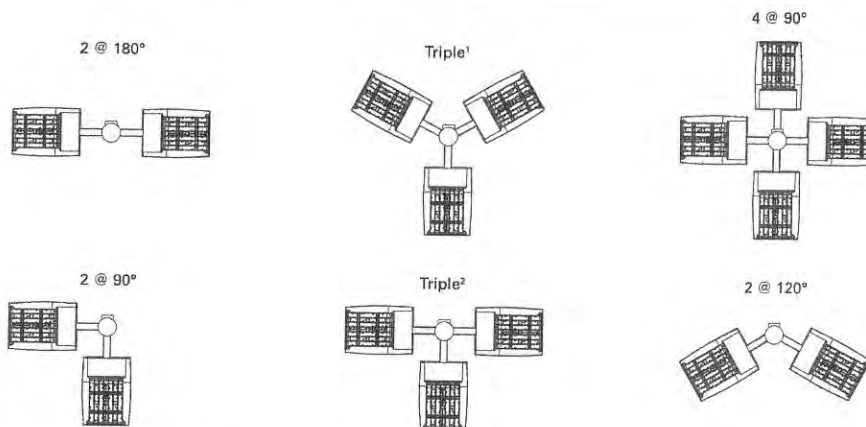
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

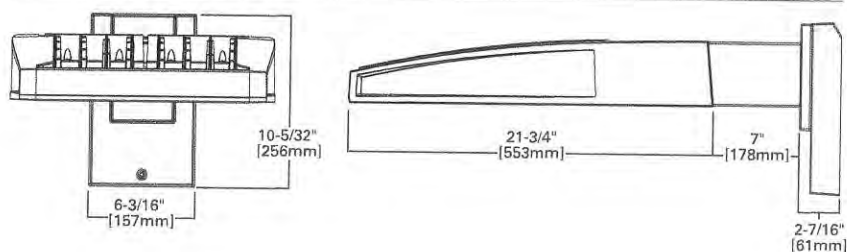
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

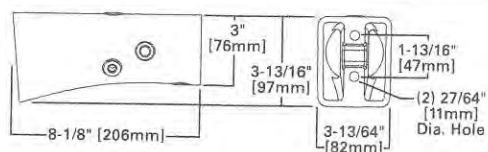


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

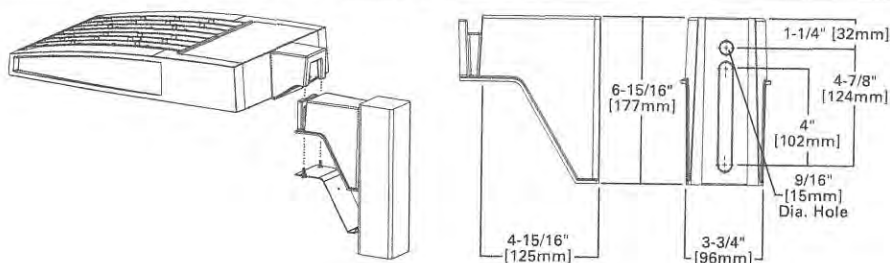
STANDARD WALL MOUNT



MAST ARM MOUNT

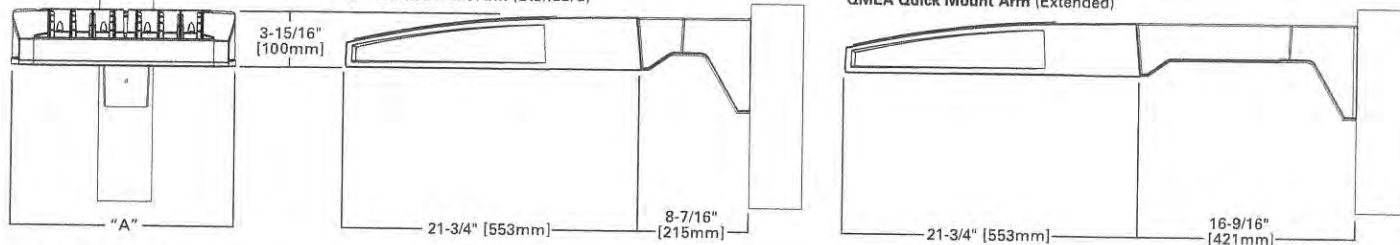


QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)

QMEA Quick Mount Arm (Extended)

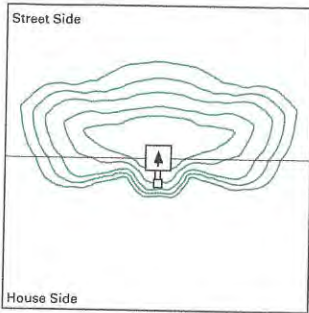


QUICK MOUNT ARM DATA

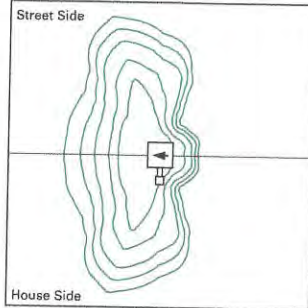
Number of Light Squares 1,2	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 3	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

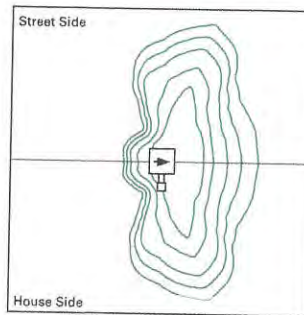
OPTIC ORIENTATION



Standard



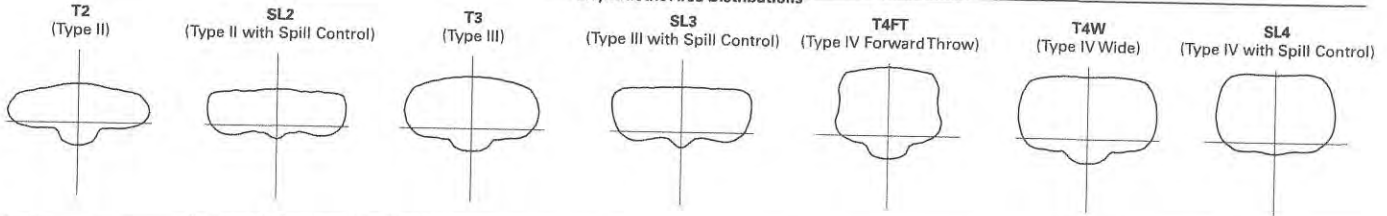
Optics Rotated Left @ 90° [L90]



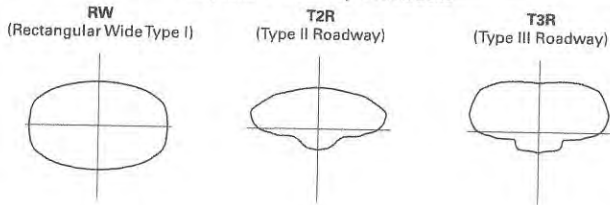
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

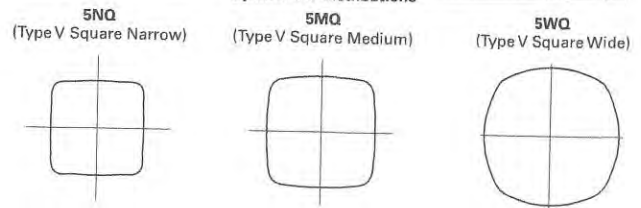
Asymmetric Area Distributions



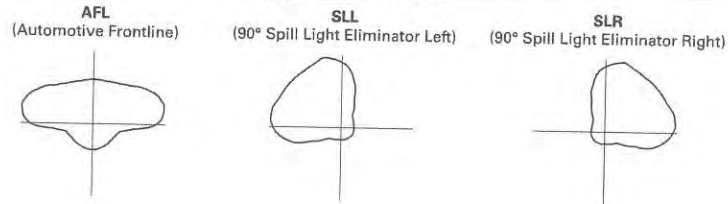
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

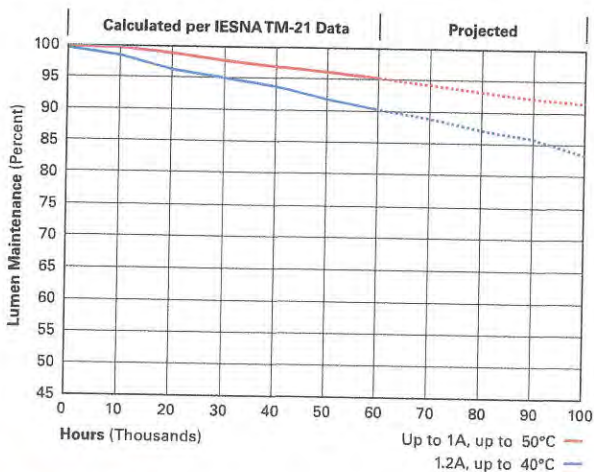


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

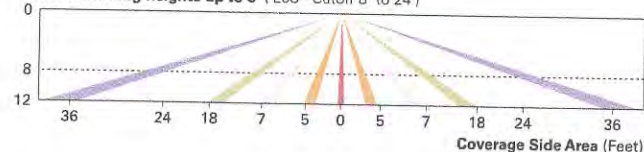
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

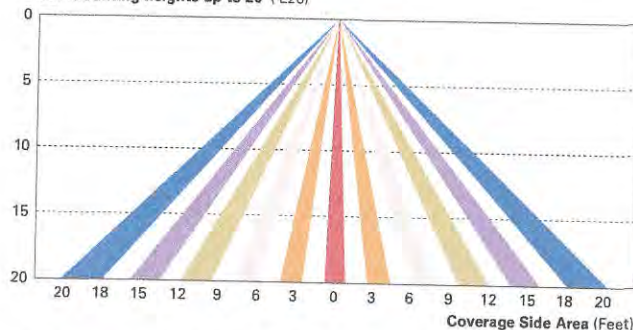
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

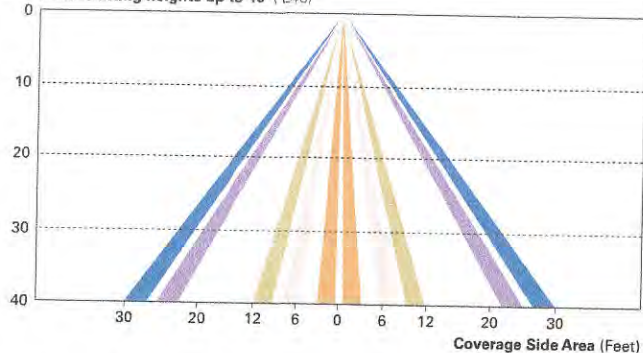
For mounting heights up to 8' (L08 - Cutoff 8' to 24')



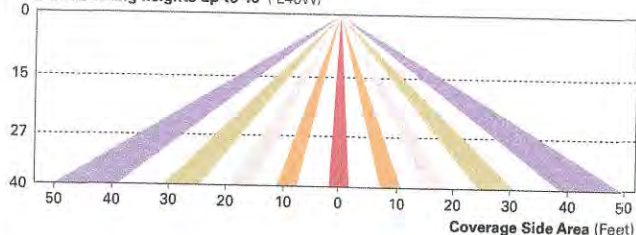
For mounting heights up to 20' (L20)



For mounting heights up to 40' (L40)



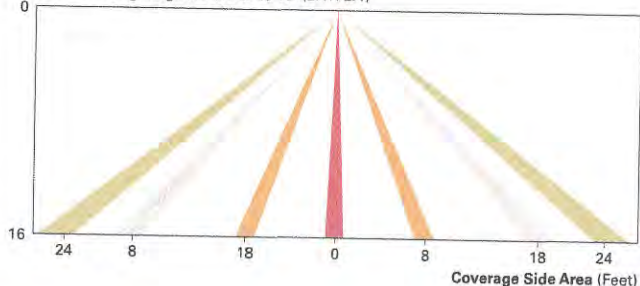
For mounting heights up to 40' (L40W)

**LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

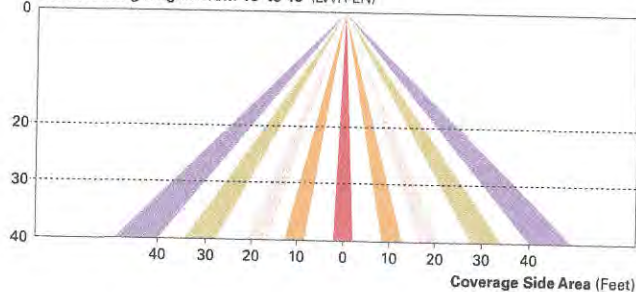
The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹

Options (Add as Suffix)

Accessories (Order Separately)

7030=70 CRI 3000K ¹²
 8030=80 CRI 3000K ¹³
 7050=70 CRI 5000K ¹²
 7060=70 CRI 6000K ¹²
 600=Drive Current Factory Set to Nominal 600mA ¹⁴
 800=Drive Current Factory Set to Nominal 800mA ¹⁴
 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15}
 F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
 FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
 2L=Two Circuits ^{16,17}
 DIM=External 0-10V Dimming Leads
 P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)
 PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
 R=NEMA Twistlock Photocontrol Receptacle
 AHD145=After Hours Dim, 5 Hours ¹⁸
 AHD245=After Hours Dim, 6 Hours ¹⁸
 AHD255=After Hours Dim, 7 Hours ¹⁸
 AHD355=After Hours Dim, 8 Hours ¹⁸
 HA=50°C High Ambient ¹⁹
 MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21}
 MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22}
 MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23}
 MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24}
 MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,22,25}
 MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25}
 MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25}
 MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25}
 MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21}
 MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22}
 MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23}
 MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24}
 LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶
 LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶
 L90=Optics Rotated 90° Left
 R90=Optics Rotated 90° Right
 MT=Factory Installed Mesh Top
 TH=Tool-less Door Hardware
 LCF=Light Square Trim Plate Painted to Match Housing ²⁷
 HSS=Factory Installed House Side Shield ²⁸
 CE=CE Marking ²⁹

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
 OA/RA1027=NEMA Photocontrol - 480V
 OA/RA1201=NEMA Photocontrol - 347V
 OA/RA1013=Photocontrol Shorting Cap
 OA/RA1014=120V Photocontrol
 MA1252=10kV Surge Module Replacement
 MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
 MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
 MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
 MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
 MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
 MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
 MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
 MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
 MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
 MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
 MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
 MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
 MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
 FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰
 GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
 GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
 GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
 GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
 GLEON-QM=Quick Mount Arm Kit
 GLEON-QMEA=Quick Mount Extended Arm Kit
 LS/HSS=Field Installed House Side Shield ^{28,30}

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.

DESCRIPTION

The Concise™ LED luminaire features a rugged and low profile housing construction incorporating patent pending, modular LED LightBAR™ technology. Through superior optical control, the Concise luminaire delivers uniform and energy conscious illumination optimized to improve vehicular movement and pedestrian safety. UL/cUL listed for wet locations.

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McGraw-Edison

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing features heavy wall construction for superior heat transfer and resistance to corrosion. Formed aluminum faceplate is secured via four stainless steel fasteners and is recessed for clean mating of door and housing. Optional tamper-proof Torx™-head fasteners offer vandal resistant access to the electrical compartment.

Optics

Choice of nine patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common - and differential - mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy gauge painted quick mount box complete with toolless removable cable allowing for hands-free fixture wiring. Single carton packaging of

housing and quick mounting box for contractor friendly arrival of product to site. Optional mounting methods include rigid or free swinging pendant, trunnion mount and wall mount and surface mount configurations.

Finish

Cast components and mounting box finished in a super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



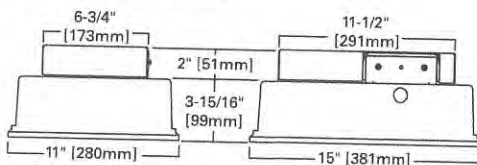
CNC CONCISE LED

1 - 4 LightBARs
Solid State LED

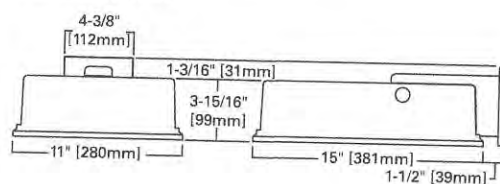
CANOPY LUMINAIRE

MOUNTING METHODS

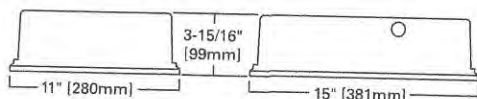
J-Box Mount [Standard]



Wall Mount [WM]



Surface Mount [SM]



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP65 Fixture Rating
IP66 LightBARs
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
16 lbs. (8 kgs.)

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	75W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Power (Watts)		31W	58W	82W	99W
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
CQ	Lumens	3,108	6,215	9,323	12,431
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
SQ	Lumens	3,066	6,131	9,197	12,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
WQ	Lumens	3,092	6,184	9,276	12,368
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
GL2	Lumens	2,928	5,856	8,784	11,712
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL3	Lumens	2,969	5,937	8,906	11,875
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL4	Lumens	2,882	5,764	8,646	11,528
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	3,004	6,007	9,011	12,015
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
CPL/CPR	Lumens	2,693	5,387	8,080	10,774
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

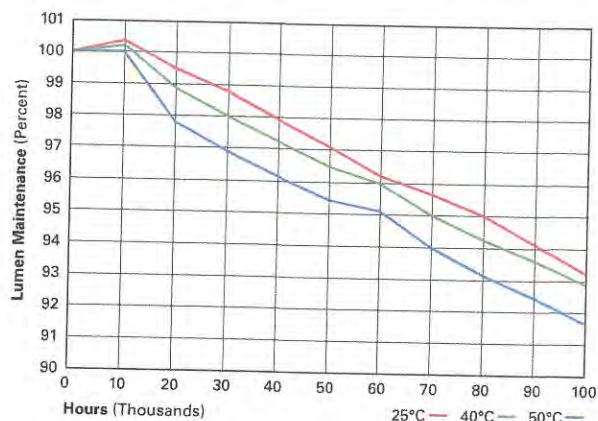
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Power (Watts)		32W	60W	85W	105W
Current @ 347V (A)		0.11	0.19	0.28	0.30
Current @ 480V (A)		0.09	0.15	0.21	0.22
CQ	Lumens	2,565	5,131	7,696	10,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
SQ	Lumens	2,531	5,061	7,592	10,123
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
WQ	Lumens	2,553	5,105	7,658	10,210
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
GL2	Lumens	2,417	4,834	7,251	9,668
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
GL3	Lumens	2,451	4,901	7,352	9,803
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
GL4	Lumens	2,379	4,758	7,138	9,517
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,480	4,959	7,439	9,918
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
CPL/CPR	Lumens	2,224	4,447	6,671	8,894
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25 C	> 99%	> 97%	> 96%	> 93%	> 450,000
40 C	> 98%	> 97%	> 96%	> 92%	> 425,000
50 C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

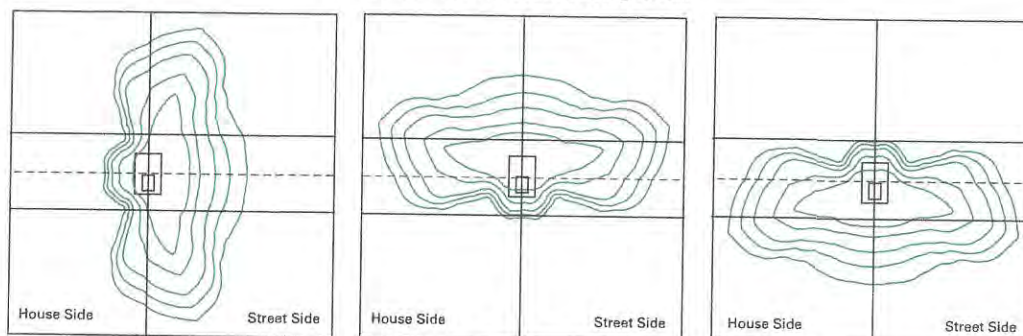


LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10 C	1.02
15 C	1.01
25 C	1.00
40 C	0.99
50 C	0.96

OPTIC ORIENTATION

Dotted lines represent driving lanes.



ORDERING INFORMATION

Sample Number: CNC-E04-LED-E1-SQ-TW

Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color
CNC=Concise	E01=(1) 21 LED LightBARs ³ E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs F01=(1) 7 LED LightBARs ³ F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120V-277V) 347=347V 480=480V ⁴	CQ=Concentrated Type V Square SQ=Type V Square WQ=Wide Type V Square GL2=Type II w/Glare Control GL3=Type III w/Glare Control GL4=Type IV w/Glare Control RW=Rectangular CPL=90° Forward Throw Perimeter Left CPR=90° Forward Throw Perimeter Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic TW=True White
Options (Add as Suffix)					Accessories (Order Separately)
DIM=0-10V Dimming Drivers ⁵ HA=50°C High Ambient Temperature Rating ⁶ 2L=Two Circuits ^{7,8} WM=Wall Mount L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right TR=Tamper-Resistant Fasteners TMB=Trunnion Mount with Connection Box (Some Assembly Required)		SM=Surface Mount ⁹ 7030=70 CRI / 3000K CCT ¹⁰ 7050=70 CRI / 5000K CCT ¹⁰ 7060=70 CRI / 5700K CCT ¹⁰ 8030=80 CRI / 3000K CCT ¹⁰ LCF=LightBAR Cover Plate Matches Housing Finish ICP=Integral Cold Weather Battery Pack (Specify 120V or 277V. Must Specify Voltage) ¹¹ OSX=Integral Occupancy Sensor (Specify Number of LightBARs) ¹²			MA1253=10kV Circuit Module Replacement RV/WG=Field-Installed Wire Guard

NOTES:

- Standard 4000K CCT and greater than 70CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Not available with 2L two circuits option.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Not available with HA option. Not available in E04 or F04 with 347V or 480V.
- Not available in models with E04 or F04.
- Available in models with E02-E04, or F02-F04. Low-level output varies by bar count specified. Consult factory.
- Consult factory before ordering in combination with OSX option.
- Surface mount configuration limited to 25°C ambient conditions.
- Lead times apply. See website for IES files.
- Available with E01 and F01 configurations only. Rated for 25°C ambient operating temperature.
- Housed in external box mounted to the luminaire. Available in E02-E04 and F02-F04 configurations. Replace X with number of LightBARs (e.g., OS2) controlled by the occupancy sensor, default time delay setting is 15-minutes. Standard lens covers up to 12' mounting height, 360° and maximum 20' diameter. For other configurations, consult customer service.



**HI-LITE MFG.
CO., INC**

13450 Monte Vista Avenue
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Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

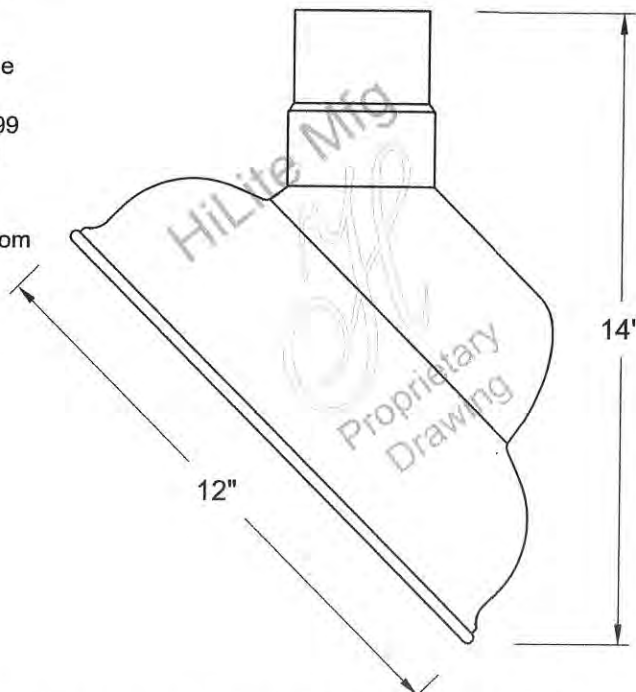
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H-EM-12 Emblem Shade Collection

Job Name:

Type:

Quantity:



FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White),
95(Dark Green), 96(Galvanized),
BR47(Powder Coat Rust), BK01(Black Texture),
GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97,
99, 100, 103, 104, 105, 110, 112, 113, 114, 115,
117, 118, 119, 120, 127, 128, 129, 133, 134,
135, 136, 98, 101, 102, 137, 138, 139, 140, 121,
122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77,
89, 24, 44, 48, 49, 15, 16.

For interior finish of fixture refer to color chart on
pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting
available.

ACCESSORIES - CGU(Cast Guard and Glass),
LCGU(Large Cast Guard and Glass), WGU(Wire
Guard and Glass), LWGU(Large Wire Guard and
Glass), ARN(Acorn Globe), LARN(Large Acorn
Globe), WGR(Wire Guard) and SK(Swivel Knuckle)
available.

REFLECTOR - Heavy duty, spun shade,
aluminum 6061-0 and/or 1100-0, galvanized 22 gauge,
steel 20/22 gauge, copper 032/040 and brass 032/040
construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277
volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt
max/120/208/240/277 volt,
medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt,
medium base.

Light-Emitted Diode(LED)

-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)





Hi-Lite Mfg. Co.

LED 2
Series
Specifications

Description

The Hi-Lite LED 2 series is a drop-in LED light engine with integrated thermal management and optics. The LED 2 series is available for Open-rated fixtures. The LED 2 series is offered in five lumen outputs: 850, 1250, 2000, 3000, and 4000.

Specifications

- Open-rated fixture only (not rated for use within a sealed fixture or glass enclosure)
- 96° Beam Angle Domed Lens
- 9W, 850lm, 440mA (tested at 4000 K)
- 13W, 1250lm, 440mA (tested at 4000 K)
- 21W, 2000lm, 900mA (tested at 4000 K)
- 31W, 3000lm, 900mA (tested at 4000 K)
- 38W, 4000lm, 900mA (tested at 4000 K)
- ≥ 90 CRI for all CCTs (2700 K, 3000 K, 3500 K, 4000 K)
- 5-year Limited Warranty
- Designed to last 50,000 hours at L₇₀



(USE THIS FORMAT TO PLACE ORDER)

Wattage /	Light Source /	Color Temperature /	Dimming Option /	Driver Location - Voltage	
9 (850 lumens)	LED2	27 (2700 K) 30 (3000 K) 35 (3500 K) 40 (4000 K)	Leave blank if dimming is not required.	BCM (Ballast Canopy Mount)	9W & 13W 1 (120V) 2 (277)
13 (1250 lumens)			For 9W and 13W only I (Incandescent) (Not available in 277V) E (0-10V Dimming 10%)		
21 (2000 lumens)			For 21W, 31W, & 38W only E (0-10V Dimming 10%)	21W, 31W, & 38W M (Multi 120/277)	
31 (3000 lumens)					
38 (4000 lumens)					
31 /	LED2 /	30 /		BCM /	M
31/LED2/30/BCM-M					

Ordering Examples:

- 31/LED2/30/BCM-M - 31W, LED2, 3000 K, Non-Dimming, Ballast Canopy Mount, 120/277 V
- 21/LED2/27/E/BCM-M - 21W, LED2, 2700 K, Electronic Dimming, Ballast Canopy Mount, 120/277 V
- 38/LED2/40/BCM-M - 38W, LED2, 4000 K, Non-Dimming, Ballast Canopy Mount, 120/277 V

Key Features

- Rated for 50,000 hours
- Min 0 °C start up temp

Hi-Lite Manufacturing Co., Inc.

13450 Monte Vista Avenue

Chino, CA 91710

P: (909) 465-1999 | Fax: (909) 465-0907 | Toll Free: (800) 465-0211

www.hilitemfg.com | email: sales@hilitemfg.com





Hi-Lite Mfg. Co.

**LED 3
Series
Specifications**

Description

The Hi-Lite LED 3 series is a Chip -On-Board (COB) drop -in LED light board. The LED 3 series is specifically used for enclosed light fixtures with jelly jar style fixtures. The LED 3 series is offered in two lumen outputs: 1200 and 1600.

Specifications

- For use with enclosed -rated Jelly Jar style fixtures and accessories only.
- Standard 120 Beam Angle
- 12W, 1200lm, 350mA (tested at 4000 K)
- 18W, 1600lm, 500mA (tested at 4000 K)
- 90 CRI for all CCTs (2700K, 3000K, 4000K, 5000K)
- Lumen maintenance, L70 lifetime= 50k hours based on 105 operating temp.

(USE THIS FORMAT TO PLACE ORDER)

Wattage /	Light Source /	Color Temperature /	Dimming Option /	Optics /	Driver Location -	Voltage
12 (1200 lumens)	LED3	27 (2700 K)	Leave blank if dimming is not required. E (0-10V Dimming10%)	Standard Beam is 120°(no optics) Leave blank if other optics are not required. O (71° Beam angle flat frost lens will drop lumens by 18%)	BCM (Ballast Canopy Mount)	M (Multi 120/277)
18 (1600 lumens)		30 (3000 K)				
		40 (4000 K)				
		50 (5000 K)				
18 /	LED3 /	27 /	/	/	BCM -	M
18/LED3/27/BCM-M						

Ordering Examples:

- 18/LED3/27/BCM-M - 18W, LED3, 2700 K, Non-Dimming, Ballast Canopy Mount, 120/277 V
- 12/LED3/30/E/BCM-M - 12W, LED3 3000 K, Electronic Dimming, Ballast Canopy Mount, 120/277 V
- 18/LED3/40/E/BCM-M - 18W, LED3 4000 K, Electronic Dimming, Ballast Canopy Mount, 120/277 V

Hi-Lite Manufacturing Co., Inc.

13450 Monte Vista Avenue

Chino, CA 91710

P: (909) 465-1999 | Fax: (909) 465-0907 | Toll Free: (800) 465-0211

www.hilitemfg.com | email: sales@hilitemfg.com





Hi-Lite Mfg. Co.

LED
Series
Specifications

WAREHOUSE SHADE COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-15111	9,13	12,18
H-15112	9,13,21,31,38	12,18
H-15113	9,13	12,18
H-15114	9,13,21,31,38	12,18
H-15115	9,13	12,18
H-15116	9,13,21,31,38	12,18
H-15117	9,13	12,18
H-15118	9,13,21,31,38	12,18
H-15120	9,13,21,31,38	12,18
H-15124	9,13,21,31,38	12,18
H-15127	9,13,21,31,38	12,18
H-15216	9,13,21,31,38	12,18
H-15218	9,13,21,31,38	12,18
H-15220	9,13,21,31,38	12,18
H-15312-B	9,13,21,31,38	12,18
H-15314-B	9,13,21,31,38	12,18
H-15316-B	9,13,21,31,38	12,18
H-15412	N/A	12,18
H-15414	N/A	12,18
H-15416	N/A	12,18
H-15418	N/A	12,18
H-15420	N/A	12,18
H-15424	N/A	12,18
H-15427	N/A	12,18
H-15512	9,13,21,31,38	12,18
H-15514	9,13,21,31,38	12,18
H-15516	9,13,21,31,38	12,18
H-15518	9,13,21,31,38	12,18
H-15612	9,13,21,31,38	12,18
H-15614	9,13,21,31,38	12,18
H-15616	9,13,21,31,38	12,18
H-15618	9,13,21,31,38	12,18
H-15620	9,13,21,31,38	12,18
H-15624	9,13,21,31,38	12,18

WAREHOUSE SHADE COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-15627	9,13,21,31,38	12,18
ANGLE SHADE COLLECTION AVAILABLE WATTAGE		
FIXTURE NUMBER	LED 2	LED 3
H-18110	9,13,21,31	12,18
H-18112	9,13,21,31,38	12,18
H-18114	9,13,21,31,38	12,18
DEEP BOWL COLLECTION AVAILABLE WATTAGE		
FIXTURE NUMBER	LED 2	LED 3
H-16110	9,13,21,31	12,18
H-16112	9,13,21,31,38	12,18
H-16114	9,13,21,31,38	12,18
H-16116	9,13,21,31,38	12,18
H-16212	N/A	12,18
H-16214	N/A	12,18
H-16216	N/A	12,18
H-16218	N/A	12,18
H-16224	N/A	12,18
H-16312 (will have vented cone)	9,13,21,31,38	12,18
H-16314 (will have vented cone)	9,13,21,31,38	12,18
H-16316 (will have vented cone)	9,13,21,31,38	12,18
H-16318 (will have vented cone)	9,13,21,31,38	12,18
H-16320 (will have vented cone)	9,13,21,31,38	12,18
H-16324 (will have vented cone)	9,13,21,31,38	12,18
H-16412	N/A	12,18
H-16414	N/A	12,18
H-16416	N/A	12,18
H-16418	N/A	12,18

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DEEP BOWL COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-16420		N/A	12,18
H-16424		N/A	12,18
H-16510		9,13,21,31	12,18
H-16512		9,13,21,31,38	12,18
H-16514		9,13,21,31,38	12,18
H-16516		9,13,21,31,38	12,18
H-16518		9,13,21,31,38	12,18
H-16520		9,13,21,31,38	12,18
H-16524		9,13,21,31,38	12,18
H-16612		N/A	12,18
H-16614		N/A	12,18
H-16616		N/A	12,18
H-16618		N/A	12,18
H-16620		N/A	12,18
H-16624		N/A	12,18
H-16712-F		N/A	12,18
H-16714-F		N/A	12,18
H-16716-F		N/A	12,18
H-16718-F		N/A	12,18
H-16720-F		N/A	12,18
H-16724-F		N/A	12,18
H-16810-B		9,13,21,31	12,18
H-16812-B		9,13,21,31,38	12,18
H-16912		9,13,21,31,38	12,18
H-16914		9,13,21,31,38	12,18
H-16916		9,13,21,31,38	12,18
H-16918		9,13,21,31,38	12,18
H-16920		9,13,21,31,38	12,18
H-16924		9,13,21,31,38	12,18
H-17118		9,13,21,31,38	12,18
H-17124		9,13,21,31,38	12,18

RADIAL SHADE COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-19112		9,13,21,31,38	12,18
H-19114		9,13,21,31,38	12,18
H-19116		9,13,21,31,38	12,18
H-19118		9,13,21,31,38	12,18
H-19120		9,13,21,31,38	12,18
H-19122		9,13,21,31,38	12,18
H-19124		9,13,21,31,38	12,18
H-19214		N/A	12,18
H-19216		N/A	12,18
H-19218		N/A	12,18
H-19220		N/A	12,18
H-19222		N/A	12,18
H-19224		N/A	12,18
H-19314		9,13,21,31,38	12,18
H-19316		9,13,21,31,38	12,18
H-19318		9,13,21,31,38	12,18
H-19320		9,13,21,31,38	12,18
H-19322		9,13,21,31,38	12,18
H-19324		9,13,21,31,38	12,18
H-19412-B		9,13,21,31,38	12,18
H-19414-B		9,13,21,31,38	12,18
H-19416-B		9,13,21,31,38	12,18

EMBLEM SHADE COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED2	LED 3
H-EM-10		9,13,21,31	12,18
H-EM-12		9,13,21,31,38	12,18
H-EM-16		9,13,21,31,38	12,18
H-EMC-10		9,13,21,31	12,18
H-EMC-12		9,13,21,31,38	12,18

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EMBLEM SHADE COLLECTION cont. AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-EMC-16	9,13,21,31,38	12,18
RADIAL SHADE COLLECTION AVAILABLE WATTAGE		
H-20108	N/A	12,18
H-20110	N/A	12,18
H-20112	N/A	12,18
H-20116	N/A	12,18
MILKMAN COLLECTION AVAILABLE WATTAGE		
FIXTURE NUMBER	LED 2	LED 3
H-4110	9,13,21,31	12,18
H-4111-B	9,13,21,31	12,18
H-4120	9,13,21,31,38	12,18
H-4214	9,13,21,31	12,18
H-4216	9,13,21,31	12,18
H-4220	9,13,21,31,38	12,18
H-4222	9,13,21,31,38	12,18
H-4224	9,13,21,31,38	12,18
H-4314-B	9,13,21,31	12,18
H-4316-B	9,13,21,31	12,18
H-7130	9,13,21,31,38	12,18
H-7412-B	9,13,21,31	12,18
H-7414-B	9,13,21,31	12,18
H-7416-B	9,13,21,31	12,18
H-7512	9,13,21,31	12,18
H-7514	9,13,21,31	12,18
H-7516	9,13,21,31	12,18
H-7524	9,13,21,31,38	12,18

HARBOR COLLECTION AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-1350	N/A	12,18
H-1351-B	N/A	12,18
H-1356	N/A	12,18
H-1358	N/A	12,18

PACIFIC COLLECTION AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-13115	9,13,21,31,38	12,18
H-13120	9,13,21,31,38	12,18

UMBRELLA COLLECTION AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-54016	N/A	12,18
H-54024	N/A	12,18
H-54216	9,13,21,31,38	12,18
H-54224	9,13,21,31,38	12,18
H-94716	9,13,21,31,38	12,18
H-94718	9,13,21,31,38	12,18
H-94720	9,13,21,31,38	12,18
H-94722	9,13,21,31,38	12,18
H-94724	9,13,21,31,38	12,18
H-94727	9,13,21,31,38	12,18

SAUCER VAPOR JAR COLLECTION AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-CGU	N/A	12,18
H-CGU-10	N/A	12,18
H-CGU-1B	N/A	12,18

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AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-CGU-2B	N/A	12,18
H-CGU-10-1B	N/A	12,18
H-CGU-10-2B	N/A	12,18
H-CGU-10-RG	N/A	12,18
H-CGU-10-RG-1	N/A	12,18
H-CGU-10-RG-1-A	N/A	12,18
H-CGU-10-RG-A1-1B	N/A	12,18
H-CGU-10-RG-A-1B	N/A	12,18
H-CGU-10-RG-A2-1B	N/A	12,18
H-CGU-10-RG-F	N/A	12,18
H-CGU-HB	N/A	12,18
H-CGU-1HB	N/A	12,18
H-CGU-F	N/A	12,18
H-CGU-OB	N/A	12,18
H-CGU-10-CM	N/A	12,18
H-CGU-10-1-CM	N/A	12,18
H-CGU-10-PM	N/A	12,18
H-CGU-10-1-PM	N/A	12,18
H-CGU-10-RG-PM	N/A	12,18
H-CGU-10-RG-1-PM	N/A	12,18
H-CGU-10-PSM	N/A	12,18
H-CGU-10-1-PSM	N/A	12,18
H-CGU-10-RG-PSM	N/A	12,18
H-CGU-10-RG-1-PSM	N/A	12,18
H-LCGU	N/A	12,18
H-LCGU-14	N/A	12,18
H-LCGU-1B	N/A	12,18
H-LCGU-2B	N/A	12,18
H-LCGU-14-1B	N/A	12,18
H-LCGU-14-2B	N/A	12,18

SAUCER VAPOR JAR COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER	LED 2	LED 3
H-LCGU-14-RG	N/A	12,18
H-LCGU-14-RG-1	N/A	12,18
H-LCGU-14-RG-1-A	N/A	12,18
H-LCGU-14-RG-A1-1B	N/A	12,18
H-LCGU-14-RG-A-1B	N/A	12,18
H-LCGU-14-RG-A2-1B	N/A	12,18
H-LCGU-14-RG-F	N/A	12,18
H-LCGU-HB	N/A	12,18
H-LCGU-1HB	N/A	12,18
H-LCGU-F	N/A	12,18
H-LCGU-OB	N/A	12,18
H-LCGU-14-CM	N/A	12,18
H-LCGU-14-1-CM	N/A	12,18
H-LCGU-14-PM	N/A	12,18
H-LCGU-14-1-PM	N/A	12,18
H-LCGU-14-RG-PM	N/A	12,18
H-LCGU-14-RG-1-PM	N/A	12,18
H-LCGU-14-PSM	N/A	12,18
H-LCGU-14-1-PSM	N/A	12,18
H-LCGU-14-RG-PSM	N/A	12,18
H-LCGU-14-RG-1-PSM	N/A	12,18
BOAT DOCK VAPOR JAR COLLECTION		
AVAILABLE WATTAGE		
FIXTURE NUMBER	LED 2	LED 3
H-CGU-F2F	N/A	12
H-LCGU-F2F	N/A	12
H-CGU-W2B	N/A	12

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BOAT DOCK VAPOR JAR COLLECTION CONT.

FIXTURE NUMBER		LED 2	LED 3
H-LCGU-W2B		N/A	12
H-CGU-2VB		N/A	12
H-LCGU-2VB		N/A	12
H-WGU-W2B		N/A	12
H-LWGU-W2B		N/A	12
H-WGU-F2F		N/A	12
H-LWGU-F2F		N/A	12
H-WGU-2VB		N/A	12
H-LWGU-2VB		N/A	12
H-CGU-RS-8		N/A	12,18
H-CGU-RS-8-1B		N/A	12,18
H-CGU-RS-8-2B		N/A	12,18
H-CGU-RS-9		N/A	12,18
H-CGU-RS-9-1B		N/A	12,18
H-CGU-RS-9-2B		N/A	12,18
H-CGU-RSHB-8		N/A	12,18
H-CGU-RSHB-9		N/A	12,18
H-LCGU-RS-10		N/A	12,18
H-LCGU-RS-10-1B		N/A	12,18
H-LCGU-RS-10-2B		N/A	12,18
H-LCGU-RS-12		N/A	12,18
H-LCGU-RS-12-1B		N/A	12,18
H-LCGU-RS-12-2B		N/A	12,18
H-LCGU-RSHB-10		N/A	12,18
H-LCGU-RSHB-12		N/A	12,18

ANGLE VAPOR JAR COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-CGU-SS-8		N/A	12,18

ANGLE VAPOR JAR COLLECTION CONT.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-CGU-SS-8-1B		N/A	12,18
H-CGU-SS-8-2B		N/A	12,18
H-CGU-SSHB-8		N/A	12,18
H-LCGU-SS-10		N/A	12,18
H-LCGU-SS-10-1B		N/A	12,18
H-LCGU-SS-10-2B		N/A	12,18
H-LCGU-SS-12		N/A	12,18
H-LCGU-SS-12-1B		N/A	12,18
H-LCGU-SS-12-2B		N/A	12,18
H-LCGU-SS-16		N/A	12,18
H-LCGU-SS-18		N/A	12,18
H-LCGU-SSHB-10		N/A	12,18
H-LCGU-SSHB-12		N/A	12,18

LAYERED VAPOR JAR COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-FGU		N/A	12,18
H-FGU-1B		N/A	12,18
H-FGU-2B		N/A	12,18
H-FGU-10		N/A	12,18
H-FGU-10-1B		N/A	12,18
H-FGU-10-2B		N/A	12,18
H-FGU-HB		N/A	12,18
H-FGU-1HB		N/A	12,18
H-FGU-F		N/A	12,18
H-FGU-OB		N/A	12,18
H-LFGU		N/A	12,18
H-LFGU-1B		N/A	12,18

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LAYERED VAPOR JAR COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-LFGU-2B		N/A	12,18
H-LFGU-HB		N/A	12,18
H-LFGU-1HB		N/A	12,18
H-LFGU-14		N/A	12,18
H-LFGU-14-1B		N/A	12,18
H-LFGU-14-2B		N/A	12,18
H-LFGU-F		N/A	12,18
H-LFGU-OB		N/A	12,18

SATURN COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-31110-1HB		N/A	12,18
H-31112-1HB		N/A	12,18
H-31114-1HB		N/A	12,18
H-31116-1HB		N/A	12,18
H-32108-B		N/A	12,18
H-32110-B		N/A	12,18
H-32112-B		N/A	12,18
H-32114-B		N/A	12,18
H-32116-B		N/A	12,18
H-32118-B		N/A	12,18
H-33108		N/A	12,18
H-33110		N/A	12,18
H-33112		N/A	12,18
H-33114		N/A	12,18
H-33116		N/A	12,18
H-33118		N/A	12,18
H-34108		N/A	12,18
H-34110		N/A	12,18

SATURN COLLECTION cont

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-34112		N/A	12,18
H-34114		N/A	12,18
H-34116		N/A	12,18
H-34118		N/A	12,18
H-35108-F		N/A	12,18
H-35110-F		N/A	12,18
H-35112-F		N/A	12,18
H-35114-F		N/A	12,18
H-35116-F		N/A	12,18
H-35118-F		N/A	12,18

ELARA COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-60108		N/A	12,18
H-60110		N/A	12,18
H-60112		N/A	12,18
H-60114		N/A	12,18
H-60116		N/A	12,18

CORDELIA COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-28114-F		N/A	12,18
H-28116-F		N/A	12,18
H-28118-F		N/A	12,18
H-28124-F		N/A	12,18
H-29114		N/A	12,18
H-29116		N/A	12,18
H-29118		N/A	12,18
H-29124		N/A	12,18

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CORDELIA COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-36114		N/A	12,18
H-36116		N/A	12,18
H-36118		N/A	12,18
H-36124		N/A	12,18
H-37114		N/A	12,18
H-37116		N/A	12,18
H-37118		N/A	12,18
H-37124		N/A	12,18

ARIEL COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-1208		N/A	12,18
H-1210		N/A	12,18
H-1212		N/A	12,18
H-1214		N/A	12,18
H-1216		N/A	12,18
H-1308-B		N/A	12,18
H-1310-B		N/A	12,18
H-1312-B		N/A	12,18
H-1314-B		N/A	12,18
H-1316-B		N/A	12,18

VENUS COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-1408		N/A	12,18
H-1410		N/A	12,18
H-1412		N/A	12,18
H-1414		N/A	12,18

VENUS COLLECTION cont

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-1416		N/A	12,18
H-1418		N/A	12,18
H-1420		N/A	12,18
H-1422		N/A	12,18
H-1424		N/A	12,18
H-1508-B		N/A	12,18
H-1510-B		N/A	12,18
H-1512-B		N/A	12,18
H-1514-B		N/A	12,18
H-1516-B		N/A	12,18
H-1518-B		N/A	12,18
H-1520-B		N/A	12,18
H-1522-B		N/A	12,18
H-1524-B		N/A	12,18

MARS COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-91408		N/A	12,18
H-91410		N/A	12,18
H-91412		N/A	12,18
H-91414		N/A	12,18
H-91416		N/A	12,18
H-91418		N/A	12,18
H-91420		N/A	12,18
H-91422		N/A	12,18
H-91424		N/A	12,18
H-91508-B		N/A	12,18
H-91510-B		N/A	12,18
H-91512-B		N/A	12,18

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MARS COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-91514-B		N/A	12,18
H-91516-B		N/A	12,18
H-91518-B		N/A	12,18
H-91520-B		N/A	12,18
H-91522-B		N/A	12,18
H-91524-B		N/A	12,18

BELINDA COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-36206-B		N/A	12,18
H-36208-B		N/A	12,18
H-36306		N/A	12,18
H-36308		N/A	12,18

TITAN COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-30114		9,13,21,31,38	12,18
H-30116		9,13,21,31,38	12,18
H-30118		9,13,21,31,38	12,18
H-30120		9,13,21,31,38	12,18
H-30122		9,13,21,31,38	12,18
H-30124		9,13,21,31,38	12,18
H-30125		9,13,21,31,38	12,18
H-30214		N/A	12,18
H-30216		N/A	12,18
H-30218		N/A	12,18
H-30220		9,13	12,18
H-30222		9,13	12,18

TITAN COLLECTION cont

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-30224		9,13	12,18
H-30225		9,13	12,18
H-40114		9,13,21,31,38	12,18
H-40116		9,13,21,31,38	12,18
H-40118		9,13,21,31,38	12,18
H-40120		9,13,21,31,38	12,18
H-40122		9,13,21,31,38	12,18
H-40124		9,13,21,31,38	12,18
H-40125		9,13,21,31,38	12,18
H-40214		N/A	12,18
H-40216		N/A	12,18
H-40218		N/A	12,18
H-40220		9,13	12,18
H-40222		9,13	12,18
H-40224		9,13	12,18
H-40225		9,13	12,18
H-51012		9,13,21,31,38	12,18
H-51014		9,13,21,31,38	12,18
H-51016		9,13,21,31,38	12,18
H-51018		9,13,21,31,38	12,18
H-51022		9,13,21,31,38	12,18
H-51025		9,13,21,31,38	12,18
H-51112-B		9,13,21,31,38	12,18
H-51114-B		9,13,21,31,38	12,18
H-52012		N/A	12,18
H-52014		N/A	12,18
H-52016		N/A	12,18
H-52018		N/A	12,18
H-52022		N/A	12,18
H-52025		N/A	12,18

Hi-Lite Manufacturing Co., Inc.

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Hi-Lite Mfg. Co.

LED
Series
Specifications

TITAN COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-53012		9,13	12,18
H-53014		9,13	12,18
H-53016		9,13	12,18
H-53018		9,13	12,18
H-53022		9,13,21,31,38	12,18
H-53025		9,13,21,31,38	12,18
H-53112-B		9,13	12,18
H-53114-B		9,13	12,18
H-53212		9,13	12,18
H-53214		9,13	12,18
H-53216		9,13	12,18
H-53312-B		N/A	12,18
H-53314-B		N/A	12,18

ATLAS COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-43310-B		N/A	12,18
H-43314-B		N/A	12,18
H-43317-B		N/A	12,18
H-43324-B		N/A	12,18

ARIES COLLECTION

FIXTURE NUMBER		LED 2	LED 3
H-23630		TBD	N/A
H-23634		TBD	N/A
H-23638		TBD	N/A
H-23640		TBD	N/A

ARIES COLLECTION cont

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-23644		TBD	N/A
H-23648		TBD	N/A
H-23650		9,13,21,31,38	N/A
H-23654		9,13,21,31,38	N/A
H-23658		9,13,21,31,38	N/A
H-23660		9,13,21,31,38	N/A
H-23664		9,13,21,31,38	N/A
H-23668		9,13,21,31,38	N/A
H-23670		9,13,21,31,38	N/A
H-23674		9,13,21,31,38	N/A
H-23678		9,13,21,31,38	N/A
H-23680		9,13,21,31,38	N/A
H-23684		9,13,21,31,38	N/A
H-23688		9,13,21,31,38	N/A

OBERON COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-24110-B		9,13,21	12,18
H-24112-B		9,13,21	12,18
H-24210		9,13,21	12,18
H-24212		9,13,21	12,18

EUROPA COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-65110-B		9,13	12,18
H-65210		9,13	12,18

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Hi-Lite Mfg. Co.

LED
Series
Specifications

TEARDROP COLLECTION

FIXTURE NUMBER		LED 2	LED 3
H-7350		N/A	12,18
H-7355		N/A	13,18

CYLINDER COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-16034		9,13,21,31,38	N/A
H-16036		9,13,21,31,38	N/A
H-16038		9,13,21,31,38	N/A
H-16044		9,13,21	N/A
H-16046		9,13,21	N/A
H-16054-B		9,13,21	N/A
H-16056-B		9,13,21	N/A
H-16058-B		9,13,21	N/A
H-16064-F		9,13,21	N/A
H-16066-F		9,13,21	N/A

GALILEO COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-30132		9,13,21,31	N/A
H-30136		9,13,21,31	N/A

PENDANT COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-60314		9,13,21,31,38	12,18
H-60318		9,13,21,31,38	12,18
H-70412		9,13,21,31,38	12,18

PENDANT COLLECTION cont.

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-70415		9,13,21,31,38	12,18
H-1320		N/A	12,18
H-1344		N/A	12,18
H-7375		N/A	12,18
H-WGUGR-8		N/A	12,18
H-WGUGR-10		N/A	12,18
H-WGUGR-12		N/A	12,18
H-WGUGR-14		N/A	12,18
H-WGUGR-16		N/A	12,18
H-WGUGR-17		N/A	12,18
H-WGUGR-18		N/A	12,18

OLD SCHOOL COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-93708		N/A	12
H-93710		N/A	12
H-93712		9,13,21	N/A
H-93714		9,13,21	N/A
H-93716		9,13,21	N/A
H-93718		9,13,21,31	N/A

TELESCOPIC COLLECTION

AVAILABLE WATTAGE

FIXTURE NUMBER		LED 2	LED 3
H-MCGUS-6S		N/A	12,18
H-MGUS-10-4D		N/A	12,18
H-MFGUS-10-4D		N/A	12,18

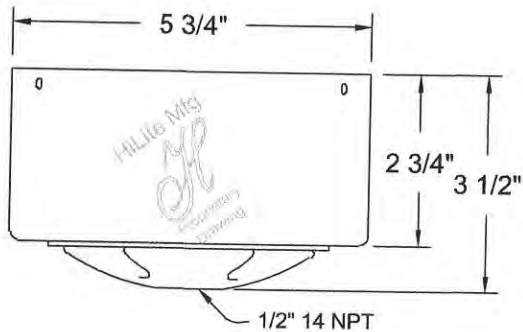
Hi-Lite Manufacturing Co., Inc.
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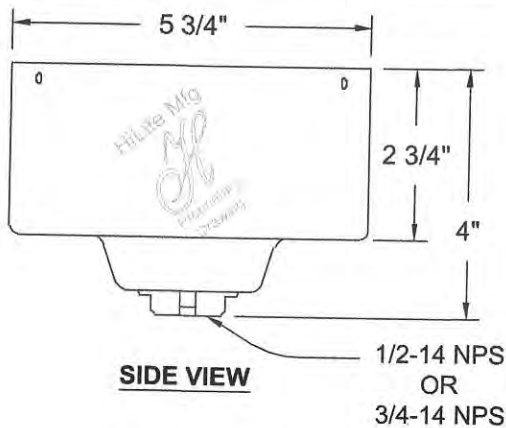
SIDE VIEW



BOTTOM VIEW

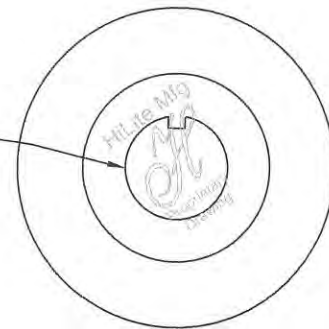
LED Stem Mount Canopy (LED/SMC)

Note: Not available in steel, copper, brass or specialty finishes.
Stem mount fixtures are suitable for damp location only.



SIDE VIEW

35° Swivel



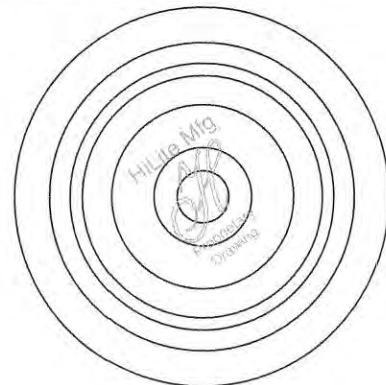
BOTTOM VIEW

LED Hang Straight Canopy 1/2" or 3/4" (LED/HSC 1/2" or 3/4")

Note: Not available in steel, copper, brass or specialty finishes.
Stem mount fixtures are suitable for damp location only.



SIDE VIEW



BOTTOM VIEW

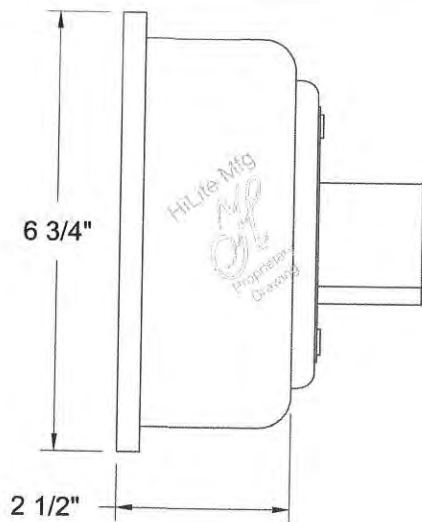
LED Hang Straight Canopy 1/2" or 3/4" (LED/HSC 1/2" or 3/4")

Note: Not available in steel, copper, brass or specialty finishes.
Stem mount fixtures are suitable for damp location only.

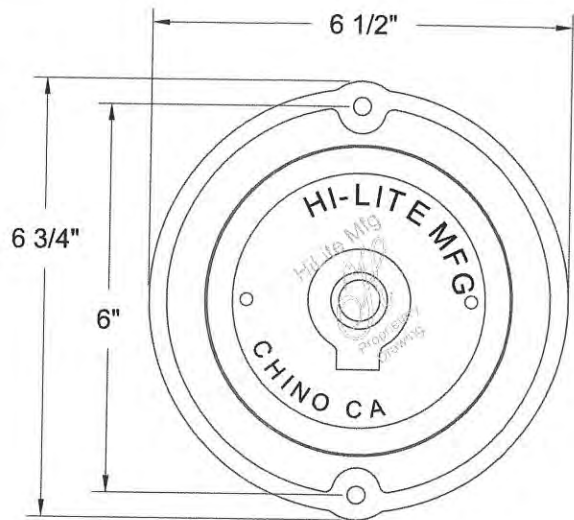


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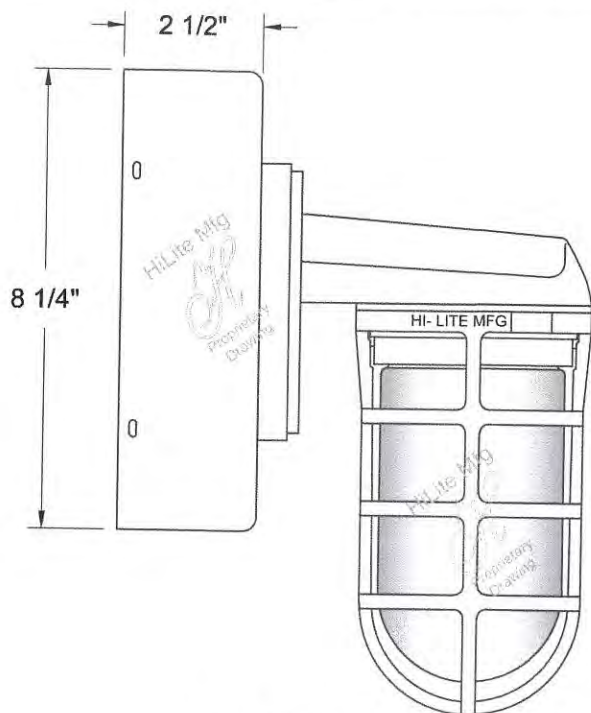
SIDE VIEW



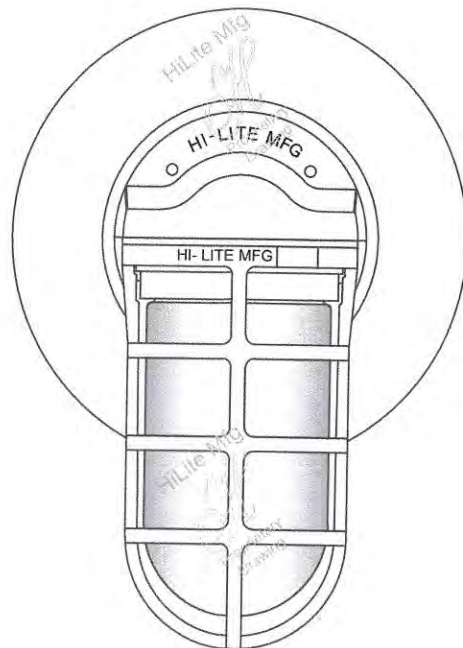
BOTTOM VIEW

LED Wall Mount Ballast Canopy

Note: Not available in steel, copper, brass or specialty finishes.
Gooseneck & wall bracket fixtures are suitable for wet, damp & dry locations.



SIDE VIEW



BOTTOM VIEW

LED Wall Mount Ballast Canopy for HB Series

Note: Not available in steel, copper, brass or specialty finishes.
Gooseneck & wall bracket fixtures are suitable for wet, damp & dry locations.

C1

5.17.17

2 NORTH EAST VIEW
SCALE: NTS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Power Name	Lumen Per Lamp	Light Loss Factor	Wattage
D-	PL1	10	EATON - MICRO-RAIL-EDISON FORMER COOPER LIGHTING	GLEON-AP-S4-LED-E1-14FT	GALLION AREA AND ROADWAY LUMINAIRE (1) 70 GR. 4000K. 100W. LIGHTS SQUARE WITH 16 LENS EACH AND TYPE IV FORWARD THROU OPTICS (Retail, Highway, School, Bus, Street, Substation, Security, Common Resident, General Purpose, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		34	GLEON-AP-S4-LED-E1-14FT 140W	277	0.91	275
D-	WL1	7	EATON - MICRO-RAIL-EDISON FORMER COOPER LIGHTING	GWC-AP-01-LED-E1-SL3	GALLION WALL LUMINAIRE (1) 70 GR. 4000K. 100W. LIGHTS SQUARE WITH 16 LENS EACH AND TYPE IV FORWARD THROU OPTICS (Retail, Highway, School, Bus, Street, Substation, Security, Common Resident, General Purpose, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		10	GWC-AP-01-LED-E1-SL3 100W	397	0.91	55
*	RL1	38	EATON - HALO COMMERCIAL FORMER COOPER LIGHTING	POBRED10-POBAMM4-6VC	HALO COMMERCIAL 6 INCH SHALLOW RECESSED LED DOWNLIGHT WITH SPECULAR CLEAR FINISH REFLECTOR	(1) HIGH LUMEN LED 6000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	POBRED10-POBAMM4-6VC 100W	2131.648	0.91	22
OK	WL2	11	HALOITE SURFACTURING - EMULEM IMAGE	H-EM-12	WITH WHITE INTERIOR AND NO LENS	ONE LED2	1	H-EM-12 150W INC. LED	3000	0.91	31
D-	A	24	EATON - MICRO-RAIL-EDISON FORMER COOPER LIGHTING	CNC-EM-LED-E1-SQ	CONCISE LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 5 SQUARE	(1) 4000K CCT 70 GR. LED. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	84	CNC-EM-LED-E1-SQ 100W	143	0.91	97.2

DATE:
PRELIMINARY
04.28.2017

PRELIMINARY
NOT FOR CONSTRUCTION

RADIX CONSTRUCTION INC.

JOHN A. DAY - ARCHITECT

License: 61463

1612 N.W. 50th St., #202

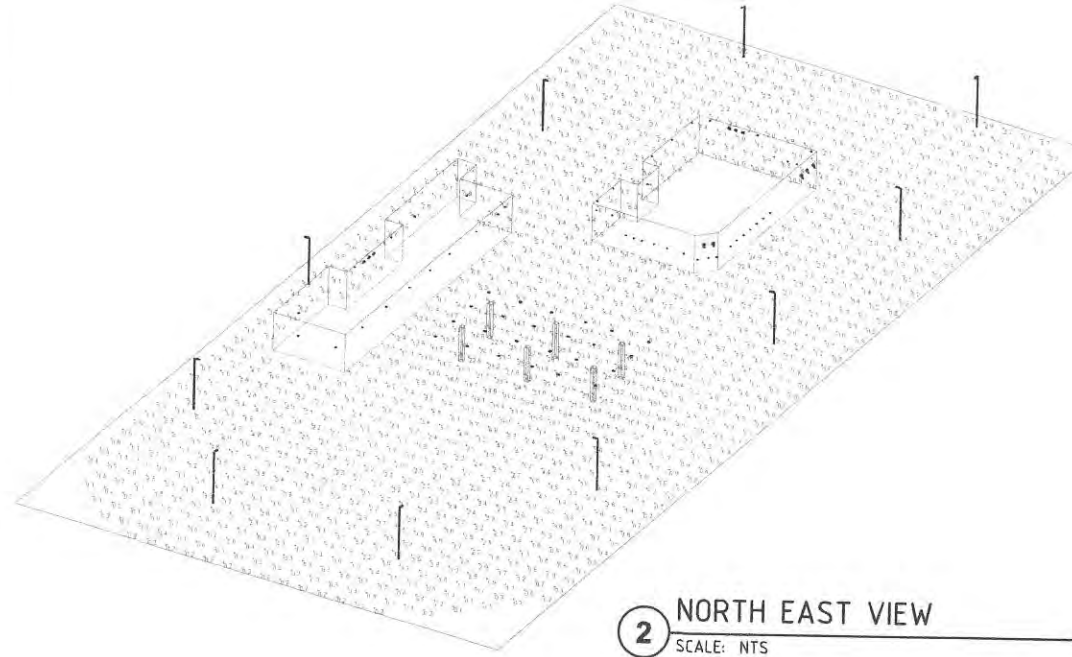


NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES
1565 E. DEER FLAT ROAD
KUNA, IDAHO 83634

ELECTRICAL SITE PLAN

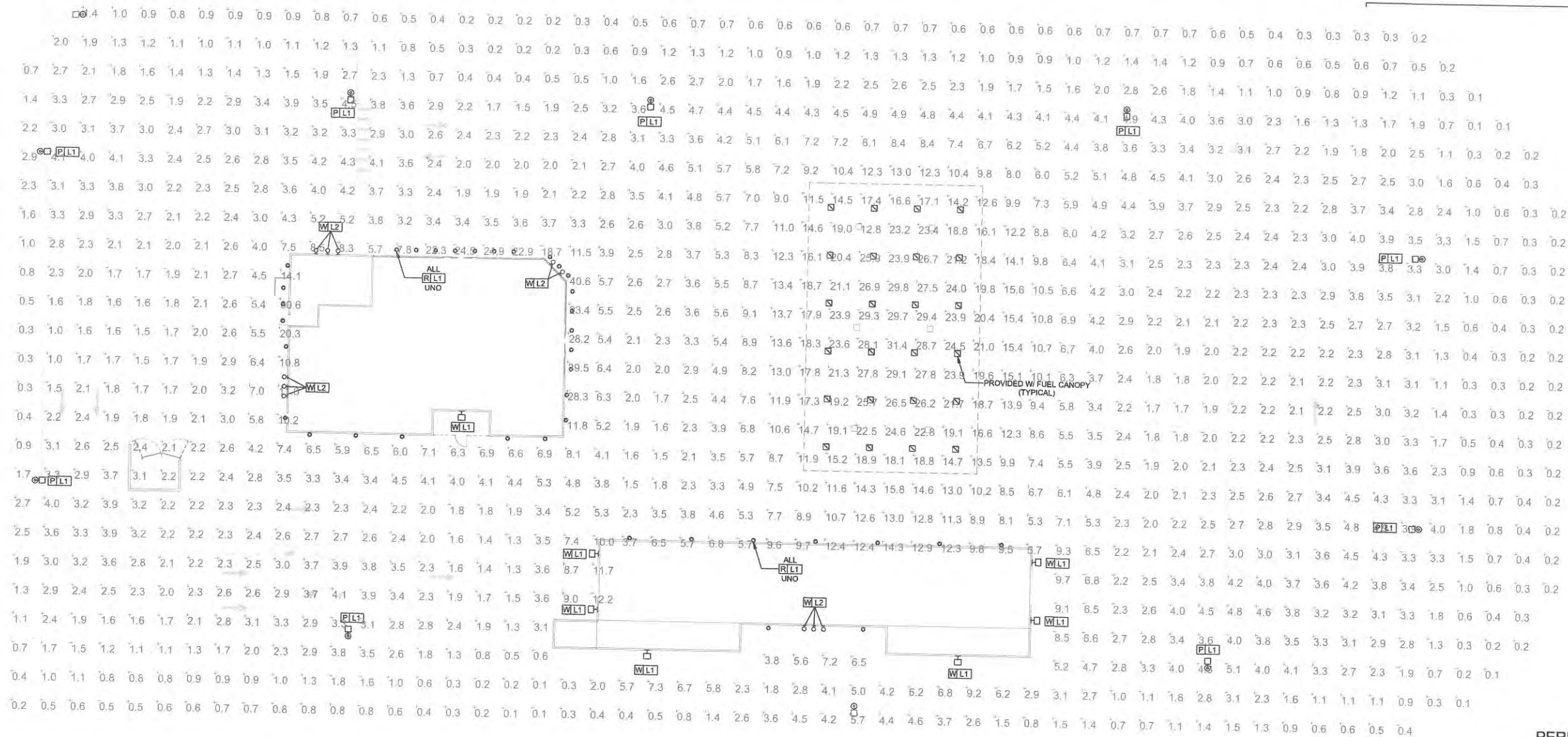
REVISIONS

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2 NORTH EAST VIEW
SCALE: NTS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	PL1	10	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-04-LED-E1-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		64	GLEON-AF-04-LED-E1-T4FT.ies	377	0.91	225
□	WL1	7	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWC-AF-01-LED-E1-SL3	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		16	GWC-AF-01-LED-E1-SL3.ies	397	0.91	59
•	RL1	38	EATON - HALO COMMERCIAL (FORMER COOPER LIGHTING)	PD620ED010- PDM8A840-64VC	HALO COMMERCIAL 8 INCH SHALLOW RECESSED LED DOWNLIGHT WITH SPECULAR CLEAR FINISH REFLECTOR	(1) HIGH LUMEN LED 80CRI / 4000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	PD620ED010- PDM8A840-64VC.ies	2131.846	0.91	22
□	WL2	11	HI-LITE MANUFACTURING - EMBLEM SHADE	H-EM-12	WITH WHITE INTERIOR AND NO LENS	ONE LED2	1	H-EM-12 150W INC.IES	3000	0.91	31
□	A	24	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	CNC-E04-LED-E1-SQ	CONCISE LED LUMINAIRE (4) LIGHTBARS WITH ACCOLO OPTICS - TYPE 5 SQUARE	(84) 4000K CCT, 70 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	84	CNC-E04-LED-E1-SQ.ies	146	0.91	97.2



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #1	+	4.5 fc	40.6 fc	0.1 fc	408.0:1

PERMIT SET
NOT FOR CONSTRUCTION

eco
electricalengineeringcompany
engineering 4 tomorrow

world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83842
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 17080

DATE:
PRELIMINARY
04.28.2017

PRELIMINARY
NOT FOR CONSTRUCTION

RADIX CONSTRUCTION Inc.

16 1/2th Ave. SOUTH, #102
Nampa, ID 83651
208-442-7106 FAX 208-442-7107

JOHN A DAY - ARCHITECT



NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES
1565 E. DEER FLAT ROAD
KUNA, IDAHO 83634

ELECTRICAL SITE PLAN

REVISIONS	
△	PLAN CHANGES 3/16/2017
△	
△	
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PROJECT NUMBER:	A635
DRAWN BY: K. ADAMS	SHEET #
CHECKED BY: J. VAN STONE	E1.1
DATE: 5.5.2017	

RECEIVED

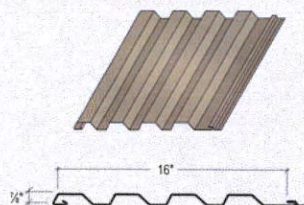
Exhibit
C1

MASTERLINE 16

MasterLine 16 is a concealed-fastened metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16-inch coverage and are available with factory-applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 20, 18 (optional)
- **Finishes:** Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



Weather barrier, woven, welded or expanded metal lath reinforcement, Western 1-Kote Concentrate or sanded basecoat, and Western Exterior Stucco or Western Premium Acrylic Finish-Elastomeric



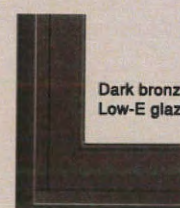
Summer Wheat



Aspen Ridge



Mountain Cedar



Dark bronze frames with Low-E glazing.



Basalite 695 Concrete Masonry Block

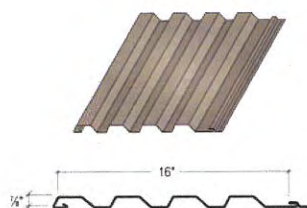
RECEIVED
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MASTERLINE 16

MasterLine 16 is a concealed-fastened metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16-inch coverage and are available with factory-applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

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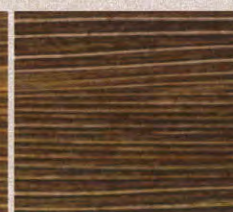
Weather barrier, woven, welded or expanded metal lath reinforcement, Western 1-Kote Concentrate or sanded basecoat, and Western Exterior Stucco or Western Premium Acrylic Finish-Elastomeric



WOODTONE



Summer Wheat



Aspen Ridge



Mountain Cedar



Dark bronze frames with Low-E glazing.



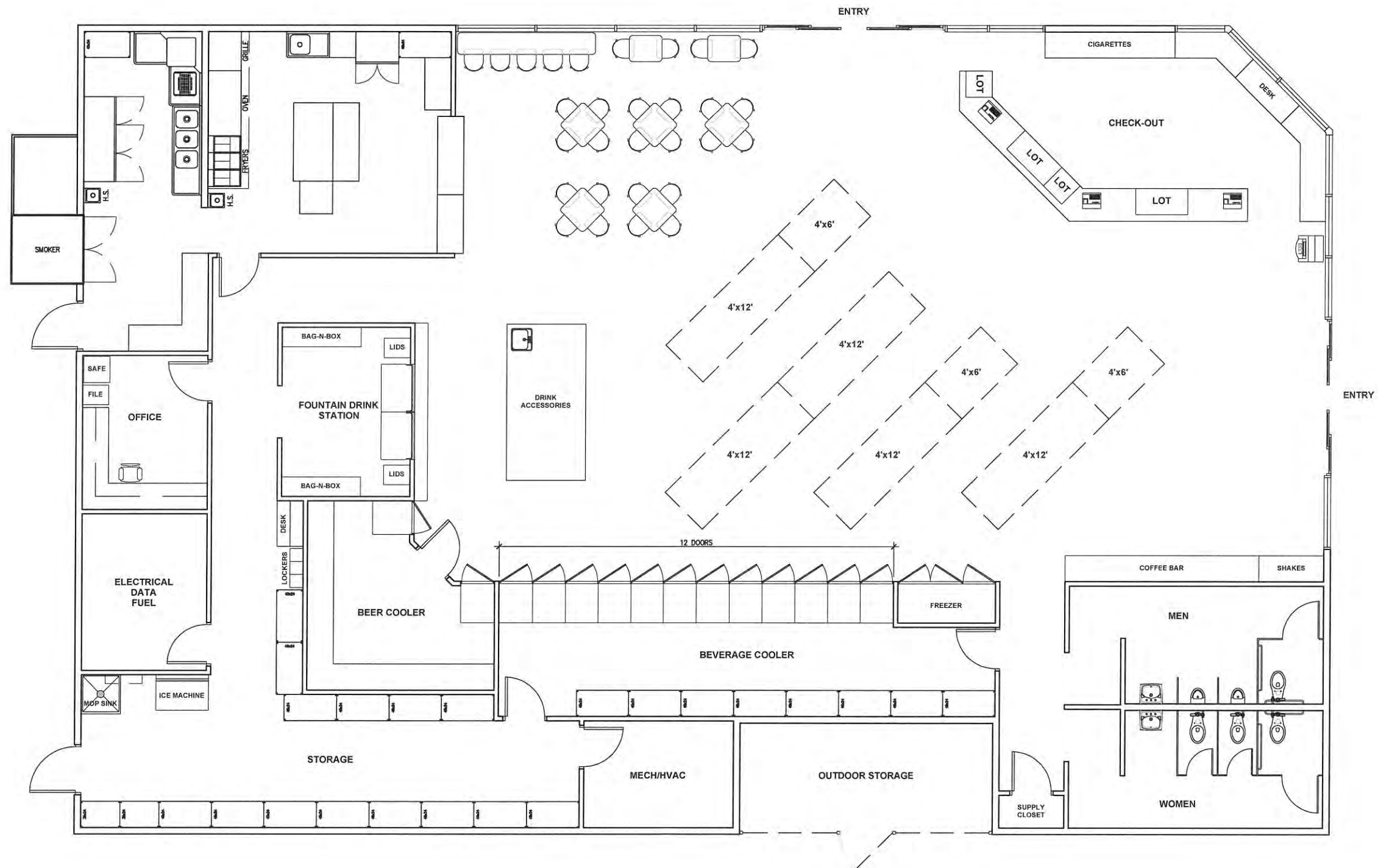
Basalite 695 Concrete Masonry Block

RADIX CONSTRUCTION INC.

Exhibit

C2

Exhibit
CS



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE:
DESIGN REVIEW
05.05.2017

RADIX CONSTRUCTION inc.

1612th Ave. South Suite #102
Nampa, ID 83651
208.442.7106 FAX 208.442.7107



NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES

1565 E DEER FLAT ROAD
KUNA, IDAHO 83634

FLOOR PLAN

REVISIONS	
△	
△	
△	

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PROJECT NUMBER:	A635
DRAWN BY:	SHEET #
CHECKED BY:	A200
DATE:	11.30.2016



City of Kuna

Staff Report – P & Z Commission

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

To: Planning and Zoning Commission

Case Numbers: 16-11-AN (Annexation)
Kolo, LLC Property

Location: North east corner
(NEC) Meridian Road
and Deer Flat Road
Kuna, Idaho 83634

Planner: Troy Behunin,
Planner III

Hearing Date: *June 27, 2017*

Owner: **KOLO, LLC**
Logan Patten
PO BOX 412
Kuna, ID 83634
208.880.9546
LOGAN@LIBINC.NET

Engineer: **Jay Walker**
AllTerra Consulting
849 E. State St., Ste. 104
Eagle, Idaho 83616
208.484.4479
jwalker@allterraconsulting.com

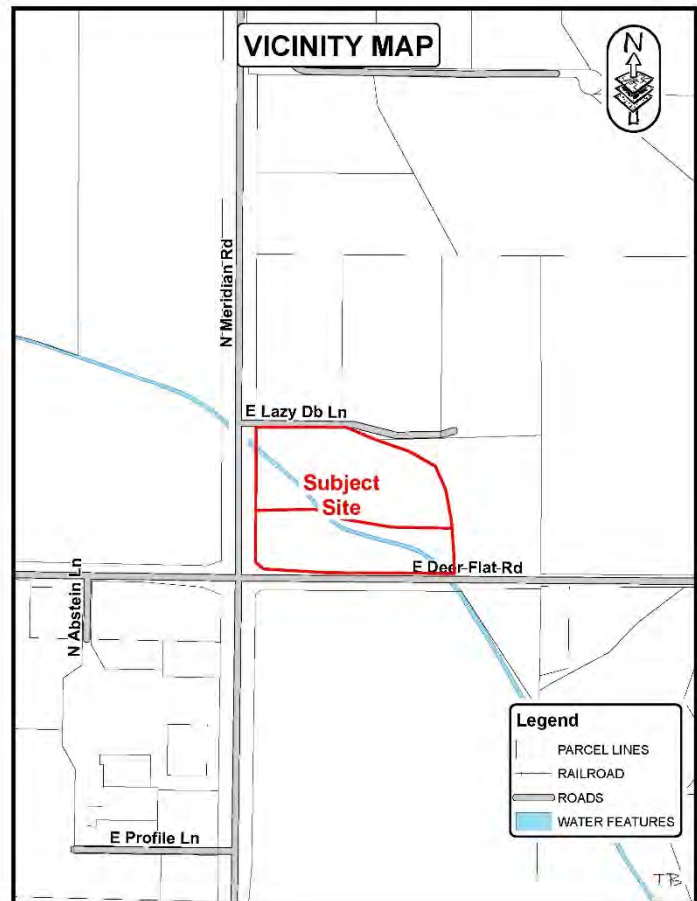


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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Annexations are designated as public hearings, with the P & Z Commission as the recommending body and City Council as the decision making body. This land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act.

a. Notifications

- | | |
|----------------------------------|--------------------------------------|
| i. Neighborhood Meeting | August 22, 2016 (13 people attended) |
| ii. Agency Comment Request | May 1, 2017 |
| iii. 315' Property Owners Notice | June 16, 2017 |
| iv. Kuna, Melba Newspaper | May 31, 2017 |
| v. Site Posted | June 15, 2017 |

B. Applicant's Request:

Jay Walker with AllTerra Consulting, on behalf of Logan Patten with Kolo, LLC, request's approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone (Neighborhood Commercial), is consistent with the Comprehensive Plan Map. The subject property is located on the north east corner (NEC) of Meridian and Deer Flat Roads.

C. Aerial Map:



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D. Site History:

This site is currently in unincorporated Ada County, and includes two parcels. The site has two homes and multiple outbuildings that will all be removed at time of development. Several accessory structures (to be removed) are on site and a corral; items that are typically associated with agricultural purposes.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general future land uses, however, it is not the actual zone. The Comp Plan Map identifies this site as Commercial uses.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the west side of the Kuna Canal which generally travels through the middle of the site (from south east to north west). It is the City's goal to increase the number of and connectivity to trails and pathways in Kuna. It

LEGEND

- SCENIC BYWAY
- FUTURE PARK LOCATIONS
- FUTURE BIKE PATHS
- FUTURE TRAILS
- GREEN WAY COORIDOR
- WATERWAY
- RECREATIONAL DEV.
- FEDERAL LANDS
- EXISTING PARKS

North	RUT	Rural Urban Transition – Ada County
South	C-1, R-6	Neighborhood Commercial & Medium Density Residential – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

- Parcel Sizes: Parcel One = 5.89 acres (approximately), Parcel Two = 4.29 (approximately).
- Zoning: RUT; Rural Urban Transition, (Ada County).
- Parcel No.s: Parcel One = S1418336332, Parcel Two = S1418336401

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

The land currently has two homes, multiple accessory buildings and a corral. This sites topography is generally flat. The soils appear to be a Hydrologic Group 'C' and possibly 'A' for the site with a general slope of less than 2%.

File No. 16-11-AN, P & Z Staff Report
P: P&Z\SHARED\CASES\Annex\ **Kolo, LLC – Logan Patten**

intersection. Staff notes that the Highway Overlay District (District) standards state that access to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at a distance greater than 600' from centerline of Meridian Road.

8. Environmental Issues:

Staff is not aware of any environmental, health or safety conflicts, beyond the high nitrate priority rating for the area.

9. Agency Responses:

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

- City Engineer (Antonio Conti, P.E.) *Exhibit B 1*
- Ada County Highway District (Stacey Yarrington) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- COMPASS (Carl Miller), *Exhibit B 5*.
- Dept. of Environmental Quality (Aaron Scheff), *Exhibit B 6*

F. Staff Analysis:

This project requests annexation into Kuna City limits with a C-1 commercial zone. The Comprehensive Plan Map (CPM) designates this site as Commercial. The applicant is proposing new commercial uses. Because the site is located within the Overlay District, and adjacent to the Kuna Transportation/Commercial Corridor, staff views this request to be consistent with the Comp Plan and goals of the City Council.

The property is contiguous to Kuna City limits on the south and is adjacent to two principle arterials, (Meridian Rd/Highway 69 on the west, and Deer Flat Road on the south). Public utilities will be reasonably available in less than a year. Applicant is aware that it will be necessary to connect to sewer, potable water and pressure irrigation lines at time of development, as recommended in the City engineer's memo. Applicant intends to prepare the site for commercial uses. Applicant is aware that a preliminary plat and design review will be required for all future proposed buildings, landscaping (including pathway development), signage and parking lots.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages commercial developments numerous times throughout the Comp Plan, and particularly within the Meridian Road corridor. The sections of the Comp Plan that address new commercial are included below, in Section K (Comp Plan analysis) of this report. The applicant will need to follow this annexation approval with a preliminary plat, in order to subdivide the property for development. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to ensure proper access and all servicing (including sprinkler needs) needs of the KRFD, throughout the development as well as coordinating access with Ada County Highway District & the ITD.

The Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at distances greater than 600' from centerline of Meridian Road. Since this project does not touch a full/mid-mile road, Commission should consider allowing temporary entrances as proposed, with the condition that the City, ACHD or ITD may enforce the Overlay District standards (or other policies / standards) as the area develops more in the future, in the form of a right-in/right-out for both proposed entrances due to traffic volume and safety concerns and/or needs.

Staff has determined that this application complies with Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 16-11-AN, subject to the conditions of approval by Kuna's Commission and Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On June 27, 2017, the Commission considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This site is located at the north east corner of Meridian and Deer Flat Roads and is approximately 11.41 acres that are adjacent to City limits and currently zoned RUT (Rural Urban Transition – Ada County). Applicant requests annexation into Kuna with a C-1 (Neighborhood Commercial) zone. This project proposes to take access from Meridian Road and Deer Flat Road. Both roads are classified roadways. The site is designated as commercial on the Comp Plan Map.

J. Proposed Findings of Fact:

Based upon the record contained in Case No's **16-11-AN**, including the Comprehensive Plan, Kuna City Code, staff's report, the exhibits, and the testimony during the public hearing, Kuna's Commission hereby recommends *approval / denial* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-11-AN to City Council, a request for annexation into Kuna City limits by the applicant as follows:

The Commission concludes that the applications complies/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC.

1. The Kuna Commission accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject applications on June 27, 2017, to hear from 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.*

2. Based on the evidence contained in Case No. 16-11-AN, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing new commercial in Kuna. The Comp Plan Map designates this property as High Density. Whereas this project proposes new commercial along Meridian Road, which has been designated as a commercial corridor, and this project proposes new commercial uses, and the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Commission has the authority to recommend approval/conditional approval/denial of these applications.

Comment: *On June 27, 2017, Commission voted to approve / conditionally approve / deny case No. 16-11-AN.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 27, 2017.*

K. Proposed Comprehensive Plan Analysis:

Commission determines the proposed commercial use for the site is consistent with the following Comp Plan components:

New Commercial:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

Comment: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for commercial uses. This project has proposed new commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.

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

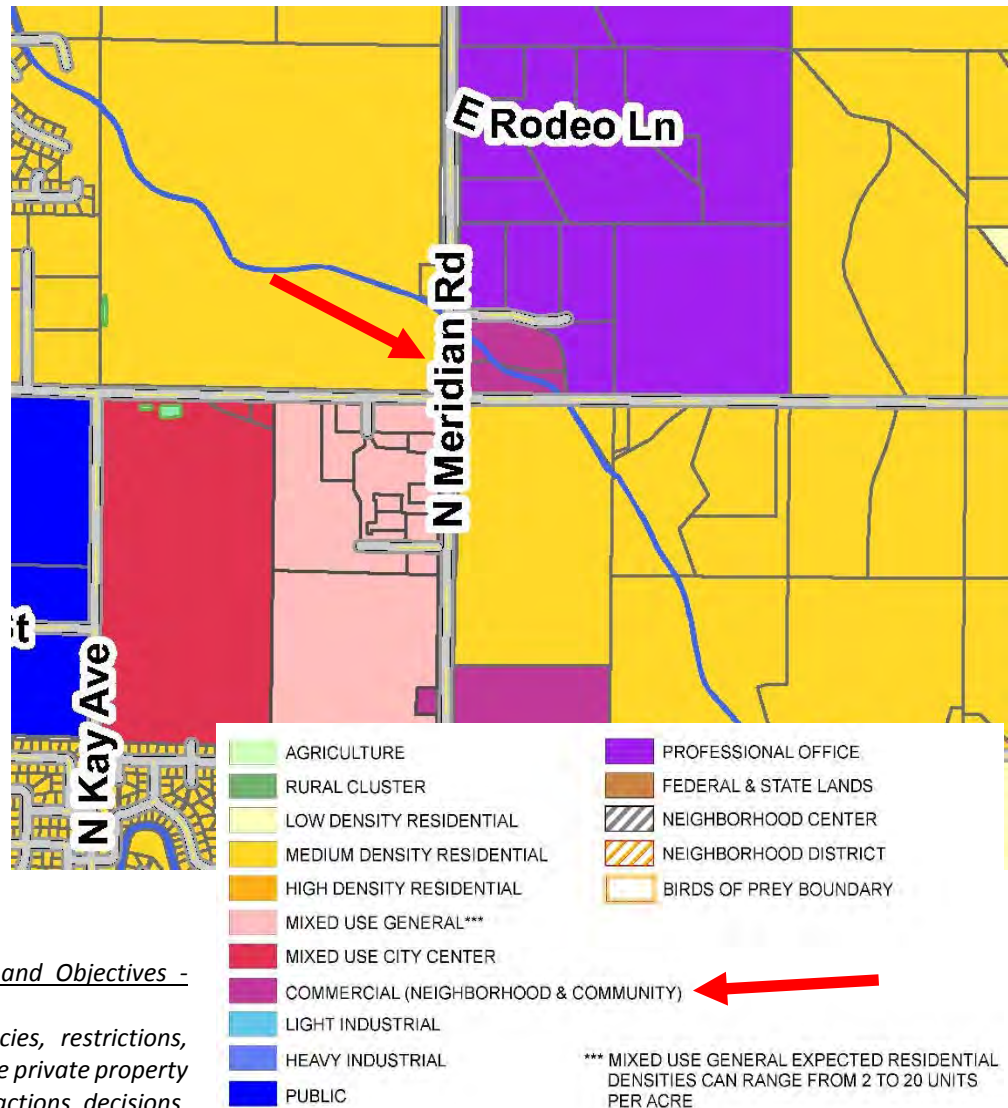
that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: Utilizing the Idaho Attorney General's 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:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: The Comp Plan encourages a mix of commercial uses and calls for increasing pedestrian connections. This project adds to Kuna's new commercial inventory and provides opportunities for pedestrian pathway connections with development of the site.



LEGEND

Land Use Goals and Objectives - Section 6 - Summary:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation corridors. 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 (Pg. 63 – 1.1, Pg. 64 – 2.1, 2.2.1, and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a quality commercial opportunity to the City's inventory.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a new commercial development adding to employment opportunities and may reduce commuter trips, therefore, it complies with the comp plan goals and policies*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of commercial and other quality developments, adding to the pedestrian pathway network and adding possibly in the future, and widening Deer Flat Road, complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.*

L. Proposed Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Proposed Commission's Conclusions of Law:

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

1. The Commission feels the site *is /is not* physically suitable for commercial development as a commercial retail / service, as proposed.

Comment: *The 11.41 acre (approximate) project appears to be suitable for development as a commercial use, as proposed.*

2. The commercial uses are / are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be developed commercially is not used as wildlife habitat. Uses for the site are planned for construction according to the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The Comprehensive Plan Map (CPM) amendment and annexation applications are/are not likely to cause adverse public health problems.

Comment: *The proposed commercial uses for the property would generally comply with the Comp Plan. The project will be required to connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid/cause 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: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Council did consider the commercial uses and the location of the property with current adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable or adequate for commercial purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the commercial project.*

6. Based on the evidence contained in Case No. 16-11-AN, Commission finds Case No. 16-11-AN adequately complies with Kuna City Code.

7. Based on the evidence contained in Case No. 16-11-AN, Commission finds Case No. 16-11-AN generally complies with Kuna's zoning Code.

N. Recommendation of the Commission to Council:

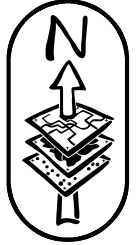
On June 27, 2017, the Commission voted to recommend *approval / denial* for Case No. 16-11-AN, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the June 27, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend *approval / denial* for Case No. 16-11-AN with the following conditions of approval *at time of development*:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.

- b. The City Engineer shall approve 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 *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 any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
- 2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to 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, see **KCC 6-4-2-W**.
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. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Applicant shall apply for design review for all buildings, landscaping, and parking lot for the site.
7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code.
8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
10. All signage within/for the project shall comply with Kuna City Code.
11. All 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 as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
12. Applicant shall be conditioned to connect to City to Kuna Sewer and Potable Water, as recommended by City Engineer.
13. The land owner/applicant/developer, and/or any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2017.

VICINITY MAP



N Meridian Rd

E Lazy Db Ln

Subject Site

E Deer Flat Rd

N Abstein Ln

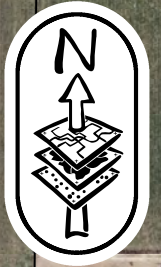
E Profile Ln

Legend

-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

AERIAL MAP



E Lazy Db Ln

N Meridian Rd

SUBJECT
SITE

Kuna Canal

E Deer Flat Rd

KENT BROWN PLANNING SERVICES

October 25, 2016

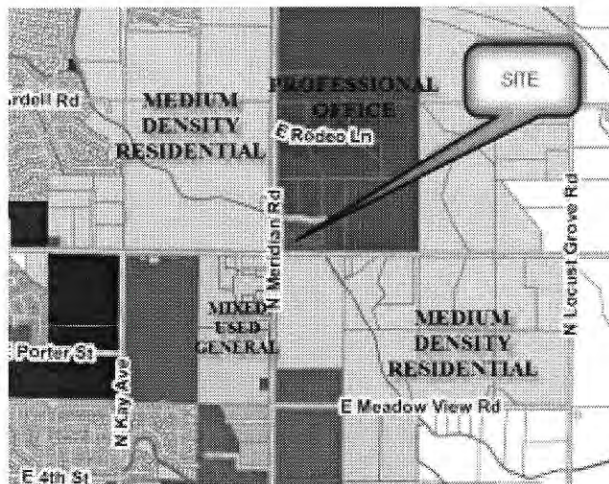
City of Kuna
751 W 4th St
Kuna, ID 83634

RE: Annexation of 1800 Meridian Road

Dear Commissioners and Council Members:

We respectfully request the City of Kuna's approval, to annex 11.41 acres, at the northeast corner of Meridian and Deer Flat Roads. This request also includes a request for C-1 zoning with an accompanying development agreement. The request, for C-1 zoning is due to the fact that a C-1 zone most closely complies with the Mixed Use City Center designation, in the Comprehensive Plan.

The Comprehensive Plan designates the surrounding properties with the following designations:



North -	Professional Office
East -	Professional Office
South -	Medium Density Residential
West -	Medium Density Residential

As these surrounding properties redevelop, we can foresee many significant changes to the existing land use, in the area. A good example of how significant these changes might be is to simply look across the street at Ridley's and the other surrounding development.

The development at the southwest corner of this intersection (Ridley's), came partly because city services were extended to the area. We envision this same type of growth happening on the east side of Meridian Road, when these same city services are available. At this time we have no firm commitment from any commercial developer for this site. Therefore, we have drawn a conceptual plan to show some possibilities for this site in the future.

The proposed C-1 zone, allows some flexibility for this property. We are requesting a Development Agreement to allow our neighbors some ability to review any future

multi-family applications. We propose that if a multi-family application was submitted for this site, that it would be required to go through a conditional use application. Currently, multi-family is an allowed use and would not require a conditional use application.

At our neighborhood meeting, the neighbors voiced some concerns about our conceptual drawing (see exhibit A) which showed many multi-family buildings in the area north of the Kuna Canal. Because of their concerns, we modified our conceptual drawing. We reduced the number of multi-family buildings and moved them closer to center of the site (see exhibit B). This is only a conceptual drawing, to demonstrate how C-1 zoning can work on this site. We suggest the use of a Development Agreement to reassure that our neighbors will have the opportunity to comment, if multi-family is used on this site.

We look forward to your approval of this application for annexation and zoning into the City of Kuna.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted A. Broom". The signature is stylized with a large, prominent initial "T" and a cursive-style name.



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)	16-11-AJ
Project name	
Date Received	10.24.16
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: DON C BENNETT	Phone Number: 208-880-9546
Address: 1853 B BELLO SARA WAY	E-Mail: LOGAN@LIBINC.NET
City, State, Zip: EAGLE ID 83616	Fax #:
Applicant (Developer): KOLO LLC	Phone Number: 208-880-9546
Address: PO BOX 412	E-Mail: LOGAN@LIBINC.NET
City, State, Zip: KUNA ID 83634	Fax #:
Engineer/Representative: Kent Brown	Phone Number: 208-871-6842
Address: 3161 E SPRINGWOOD DR	E-Mail: kentkb@gmail.com
City, State, Zip: MERIDIAN IDAHO 83642	Fax #:

Subject Property Information

Site Address: 1800 MERIDIAN ROAD	
Site Location (Cross Streets): NORTHEAST CORNER DEER FLAT AND MERIDIAN ROAD	
Parcel Number (s): S1418336401 & S1418336332	
Section, Township, Range:	
Property size : 11.41AC 18;T2N ; R1E	
Current land use: SINGLE FAMILY /AG	Proposed land use: COMMERCIAL & RESIDENTIAL
Current zoning district: RUT	Proposed zoning district: C-1



Project Description

Project / subdivision name:	1800 MERIDIAN ROAD
General description of proposed project / request:	ANNEXATION TO C-1 FOR COMMERCIAL AND RESIDENTIAL
USES	
Type of use proposed (check all that apply):	
☒ Residential	As Allowed in C-1 ZONE
☒ Commercial	As Allowed in C-1 ZONE
☐ Office	"
☒ Industrial	
☐ Other	
Amenities provided with this development (if applicable):	

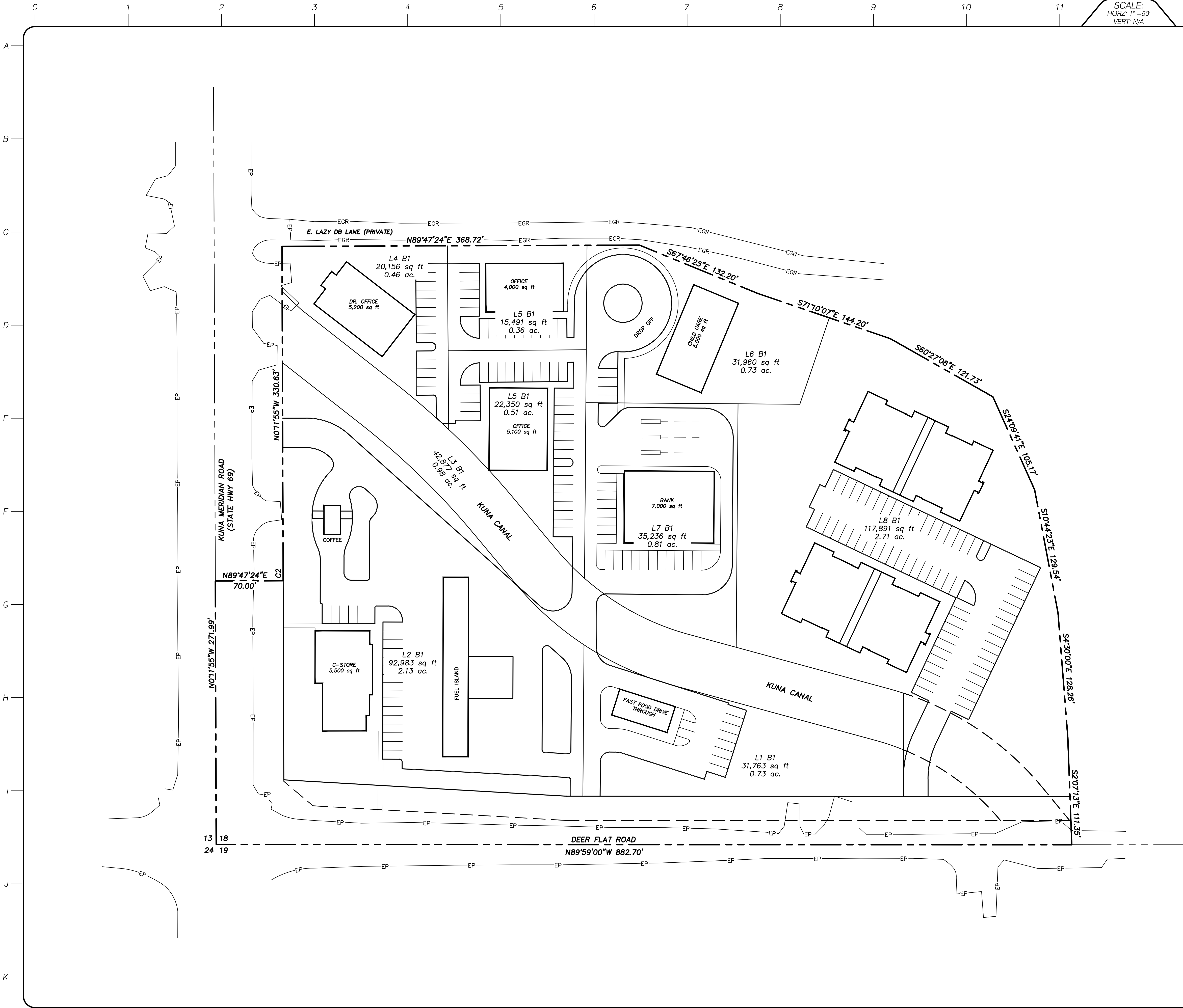
Residential Project Summary (if applicable) N/A

Are there existing buildings?	☒ Yes ☐ No
Please describe the existing buildings: to be removed	
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) N/A

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: Kent Brown Date: 10/24/16



SCALE:
HORZ: 1" = 50'
VERT: N/A

VICINITY MAP
1" = 500'

REVISIONS

NO.	DESCRIPTION

BENCHMARKS

PREPARED BY



OWNER

--

PROJECT:

PRELIMINARY NOT APPROVED	1800 N. MERIDIAN RD.
	SW 1/4 SEC. 18, T2N, R1E B.M.
	KUNA, ID. 83634
SURVEYOR STAMP FOR BOUNDARY INFORMATION ONLY	CONCEPT

COMMERCIAL DEVELOPMENT



KUNA MERIDIAN ROAD

DEER FLAT ROAD



1800/1900 N. Meridian
KUNA, ID



Exhibit B 1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

ANTONIO M CONTI
CITY ENGINEER

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: Kolo LLC
Annexation
16-11-AN

DATE: May 16, 2017

The City Engineer has reviewed the Annexation request request of the above applicant dated October 25, 2016. It is noted that specific development plans have not been provided. The applicant desires City services for these future developments and the City has affirmed its willingness to include all of the applicant's aforementioned properties in its service area.

The recommendation of the City Engineer is to proceed with this annexation and address the issues of extending the City service area in connection with the future land-use actions. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant's property to be annexed is presently used for agricultural purposes and at this time does not require City services. As developed property, it will require municipal sewer service. The City Engineer will require connection to existing City facilities.
- b) Wastewater from the applicant's property will be treated at the North Treatment Plant. The plant has sufficient capacity to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639-5343

2. Potable Water Needs

- a) The applicant's property to be annexed is presently used for agricultural purposes and does not require City services. As developed property, it will require municipal water service for potable and fire protection needs.



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: Onsite 1800 N Meridian
Date and time of neighborhood meeting: 6pm 8/22/16
Location of neighborhood meeting: Annex to C-1 ZONE

SITE INFORMATION:

Location: Quarter: _____ Section: 18 Township: 2N Range: 1E Total Acres: 11.41
Subdivision Name: _____ Lot: _____ Block: _____
Site Address: 1800 N Meridian Rd Tax Parcel Number(s): 51418336401
51418336332

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

CURRENT PROPERTY OWNER:

Name: Kolo LLC
Address: PO Box 412 City: Kuna State: ID Zip: 83642

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

Name: Kent Brown Business (if applicable): _____
Address: 3161 Springwood City: Meridian State: ID Zip: 83642

AUGUST 22, 2016

Revised 6/2011

DEER FLAT AND MERIDIAN Meeting

Start Time of Neighborhood Meeting: 6pm

End Time of Neighborhood Meeting: 7pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Kent Brown</u>	<u>3161 Springwood Meridian Id</u>
2. <u>Debra Doll</u>	<u>1920 E Lazy DB Ln Kuna ID</u>
3. <u>Deborah L Schenk</u>	<u>2405 E Deer Flat Rd, Kuna</u>
4. <u>DAN GROTHALS</u>	<u>2404 E DEER FLAT RD - KUNA</u>
5. <u>HARRY Kohn</u>	<u>2211 E. DEER FLAT Rd - KUNA</u>
6. <u>Teresa + Ric Perru</u>	<u>2151 E. Deer Flat Rd Kuna</u>
7. <u>Dave + Brittany Stark</u>	<u>1919 E Deer Flat Rd Kuna</u>
8. <u>Roshan Amaras</u>	<u>1928 E Deer Flat Rd Kuna</u>
9. <u>Bernie Ball</u>	<u>1504 E Lazy DB Lane Kuna</u>
10. <u>Kim Mills</u>	<u>1698 E. Lazy DB Ln Kuna</u>
11. <u>Grant + Roberta Kirkham</u>	<u>1857 N Locust Grove Rd, Kuna</u>
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____

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

APPLICANT:

Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)

Date

DERRICK GREENWOOD
1919 E DEER FLAT RD
KUNA, ID 83634-0000

BENNETT PROPERTIES LP
1853 N BELLO SARA WAY
EAGLE, ID 83616-0000

CONRAD & BISCHOFF INC
PO BOX 52271
IDAHO FALLS, ID 83405-2271

DOLL FAMILY REVOCABLE TRUST
DATED 12/8/11
PO BOX 56
KUNA, ID 83634-0000

MARGARET M HILL FAMILY LIMITED
PARTNERSHIP
1556 E LOCUST VIEW LN
MERIDIAN, ID 83642-0000

BERNIE C BALL
1804 E LAZY DB LN
KUNA, ID 83634-1338

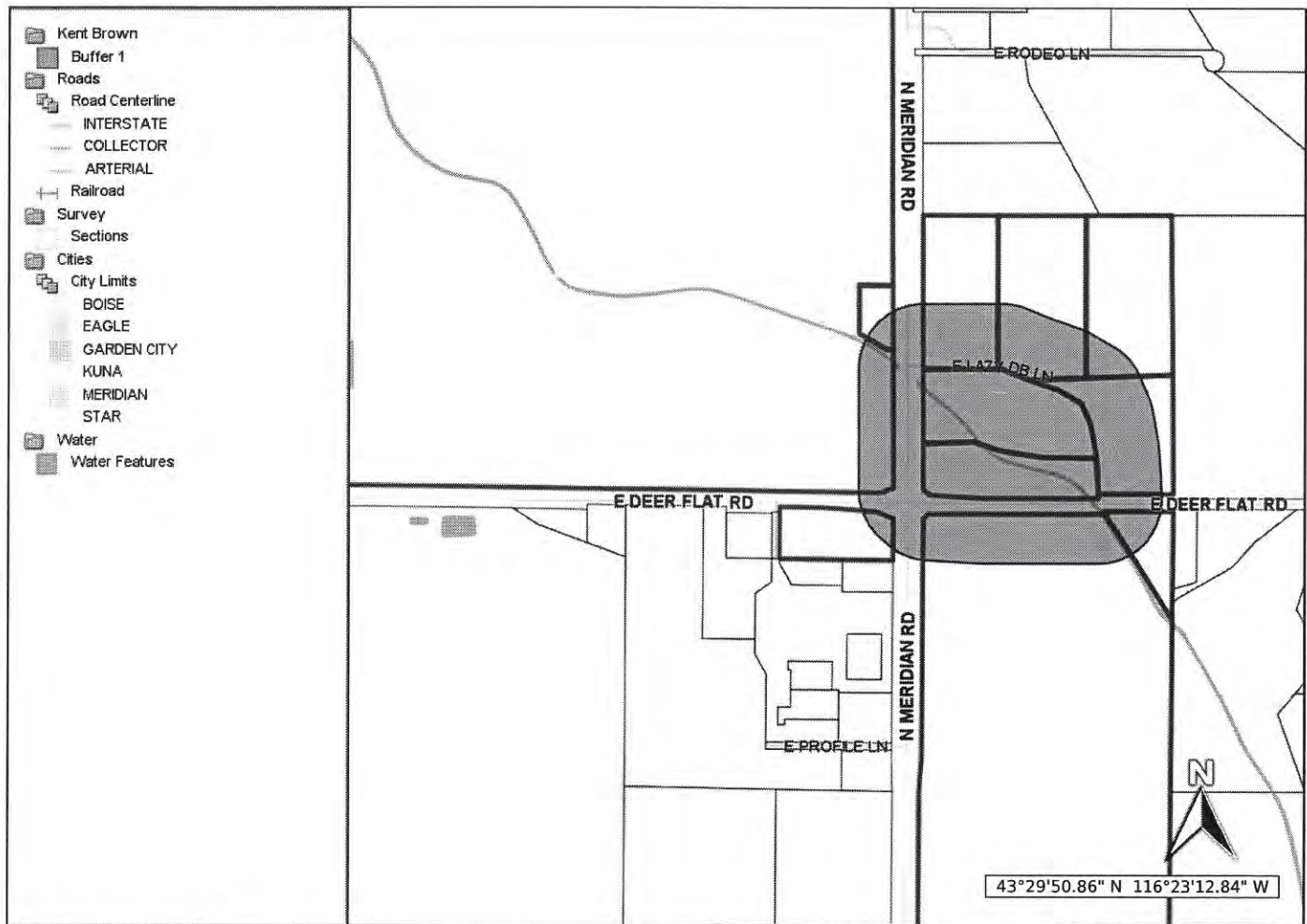
KIM RENEE MILLS
1698 E LAZY DB LN
KUNA, ID 83634-0000

DAVID L ANDRUS
1928 E DEER FLAT RD
KUNA, ID 83634-1324

KOLO LLC
PO BOX 412
KUNA, ID 83634-0000

DON C BENNETT
1853 N BELLO SARA WAY
EAGLE, ID 83616-0000

MARGARET M HILL FAMILY LIMITED
PARTNERSHIP
1556 E LOCUST VIEW LN
MERIDIAN, ID 83642-0000



Jul 28, 2016 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this web site are for informational purposes only and do not constitute a legal document.

RECEIVED
10.26.16

August 15, 2016

RE: Notice of Neighborhood Meeting for Northeast corner of Meridian Road and Deer Flat Road

Dear Owner:

Kuna City Code requires a meeting between the applicants of proposed applications to the city and land owners within 300 feet of the proposed property this letter is notice of a meeting to review and discuss a proposed Annexation to C-1 zoning for the Northeast corner of Meridian and Deer Flat Roads.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Kuna City Code regard neighborhood meeting requirements, please contact the Planning Department Services at (208) 922-5274. If you have question regarding the application, please contact me Kent Brown.

Purpose: To review proposed Annexation 10.18 acres to C-1 Zoning

When: Monday, August 22, 2016 starting 6:00 pm

Where: On site at 1800 N Meridian Road.

Description: Annexation to C-1 zone (See attached rough draft possible uses)

If you have any questions about the meeting or proposed development project, please contact:

Kent Brown
(208) 871-6842

Sincerely,



Kent Brown
Project Planner

RECEIVED
10.26.16

**CONCEPT LAYOUT FOR
DEER FLAT SH69 COMMERCIAL**



PLATE LEGEND

[illegible]

SURVEY LEGEND

FOUND BRASS CAP MONUMENT
FOUND 1/2" IRON PIN
SET 8/8" IRON PIN
FOUND 3/8" IRON PIN
PROPERTY BOUNDARY LINE
SECTION LINE
BOTTOM OF DITCH



A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 20, 40, and 60.

REVISED

Balley Engineering, Inc.

CIVIL ENGINEERING/PLANNING/CADD		DATE: 08-13-2018	
PROJECT: 2018-017		DRAWING: 1001	
CHECKED BY: DANIEL A. WALKER P.E.		PROJECT: 2018-017	
QUANTITY: 871.00		DATE: 08-13-2018	
DEER FLAT COMMERCIAL		LIBERTY INVESTMENTS	
CONCEPT PLAN		C-1	

- b) When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and pay any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities, please contact the City Engineer at 639-5343.

3. Pressure Irrigation

- a) The applicant's property to be annexed is presently used for agricultural purposes and does not require City services. As developed property, it will require connection to the City's pressure irrigation system.
- b) 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.
- c) When connecting to the pressure irrigation system, the applicant will need to abide by any relevant reimbursement policies and agreements and pay any relevant connection fees.
- d) For assistance in locating existing facilities, please contact the City Engineer at 639-5343.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (ie development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. The domestic water right

Exhibit B 1

associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.

- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility 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 approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

7. Right-of-Way

The subject property fronts on its south and west sides on existing section line arterial streets (Cloverdale and Kuna Road). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of development:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards.
- b) It is recommended approaches onto the classified streets complies with ACHD approach policies.
- c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.

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 or final plat approval is granted. **If no public facilities are constructed (such as with a stand-alone annexation) , no as-built drawings are required.**

9. Property Description

- a) The applicant is required to provide a metes and bounds property description of the subject parcel.

Exhibit B 2



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

June 5, 2017

To: All Terra Consulting (via email)
Jaylen Walker
849 E State Street, Ste. 104
Eagle, ID 83616

Subject: KUNA17-0007/ 16-11-AN
NEC of SH-69/Meridian Road and Deer Flat Road
Annexation with a proposed C-1 zoning designation

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. SH-69/Meridian Road

SH-69/Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

2. Deer Flat Road

a. **Existing Conditions:** Deer Flat Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. Existing right-of-way varies between 73 to 86 feet for Deer Flat Road (25 to 38 feet from centerline).

b. **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.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

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. This segment of Deer Flat Road is designated in the MSM as a Transitional/ Commercial Arterial with 5-lanes and on-street bike lanes, a 69-foot street section within 87-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The Deer Flat Road/SH-69 intersection is shown in the CIP to be widened/reconstructed in 2031-2035. Therefore the applicant should be required to dedicate 16 to 29 feet of additional right-of-way to total 54-feet of right-of-way from centerline along Deer Flat Road abutting the site. The additional right-of-way is impact fee eligible for reimbursement.

The applicant should be required to construct 5-foot wide concrete sidewalk on Deer Flat Road located a minimum of 47-feet from centerline, abutting the site. The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.

Deer Flat Road is improved with 24 to 50-feet of pavement and 3-foot wide paved and gravel shoulders abutting the site. The applicant should be required to widen Deer Flat Road with 17-feet of pavement from centerline of Deer Flat Road abutting the site, plus a 3-foot wide gravel shoulder.

3. Access/Driveways

- a. **Existing Conditions:** There are 2 existing residential driveways, a 16-foot wide and a 35-foot wide driveway onto Deer Flat Road from the site.

b. **Policy**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a

Exhibit B 2

development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

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.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Staff Comments/Recommendations:** The applicant's concept plan shows 2 driveways onto Deer Flat Road from the site. The western driveway is a 30-foot wide commercial driveway onto Deer Flat Road, located approximately 375-feet east of SH-69/Meridian Road. Staff recommends that the proposed driveway be restricted to right-in/right-out. The driveway should be constructed as a curb return type driveway with minimum 30-foot radii.

The eastern driveway is a 25-foot wide residential driveway onto Deer Flat Road, located approximately 725-feet east of SH-69/Meridian Road. Staff recommends that the driveway either be re-aligned with the approved local street to the south, located 660-feet east of SH69/Meridian Road; OR, sole access onto Deer Flat Road be taken from the western commercial driveway. IF, the eastern driveway is constructed, staff recommends that the proposed driveway should be constructed as a curb return type driveway with minimum 15-foot radii.

Staff recommends cross access should be provided thru-out the site.

4. Traffic Impact Study

- **Policy**

Traffic Impact Study: District policy 7106.1 requires a traffic impact study for developments which generate 100 or more PM peak hour trips.

- **Staff Comments/Recommendations:** A traffic impact study may be required for this application. Please contact ACHD's Planning Review staff to determine whether or not a traffic impact study will be required for a future development application on this site.

B. Traffic Information

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

- Profile Ridge, a mixed use development, located directly west of the site is in various phases of development and was approved by ACHD on November 7, 2007.
- Winfield Subdivision, located on the NWC of Deer Flat & SH-69, consisting of 348 single residential lots, is currently under review by ACHD.
- Ashton Estates, a mixed use development, located directly south of the site was approved by ACHD on January 13, 2017.

2. **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).

- 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.

3. **Trip Generation**

The applicant is requesting C-1 (Neighborhood Commercial) as the proposed zoning designation and has provided a concept plan showing a mixed use development with commercial and multi-family type uses. Other possible trip generators that may be located within the site are listed below, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
General Office Building	11.03	1.49
Medical/ Dental Office Building	36.13	3.57
Drive-in Bank	148.15	24.30
Restaurant	89.95	7.49
Single Tenant Office Building	11.65	1.74
Specialty Retail Center	44.32	2.71
Convenience Market w/ Gasoline pumps (fuel position)	542.60	19.07
Apartment (unit)	6.65	0.62
Townhouse (unit)	5.81	0.52
Single Family Detached (unit)	9.52	1.00
Senior Adult Housing-Attached (unit)	3.44	0.25

Exhibit B 2

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**SH-69/ Meridian Road	1,960-feet	Principal Arterial	951	N/A
Deer Flat Road	842-feet	Minor Arterial	192	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

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

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 Deer Flat Road was 16,411 on 7/20/2016.
- The average daily traffic count for Deer Flat Road west of Locust Grove Road was 1,613 on 10/28/2015.

C. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Request for Appeal of Staff Decision

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

Sincerely,



Stacey Yarrington
Planner III
Development Services

cc: Project File
City of Kuna
Owner

VICINITY MAP

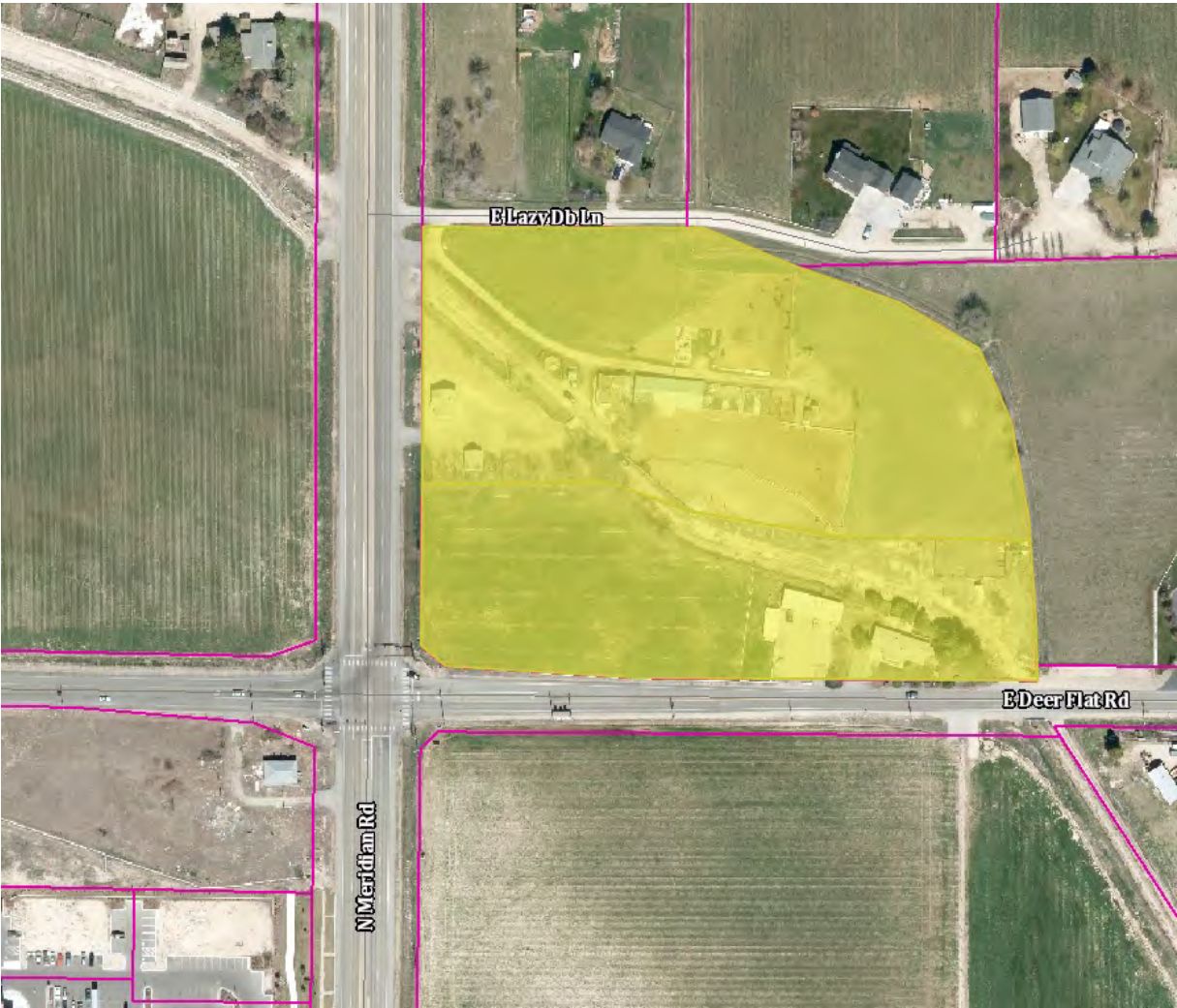


Exhibit B 2

SITE PLAN



Standard Conditions of Approval

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

Exhibit B 2

Request for Appeal of Staff Decision

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

Exhibit B 3

BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
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PROJECT MANAGER

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ASSISTANT PROJECT MANAGER

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JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

RECEIVED
MAY 17 2017
CITY OF KUNA

10 May 2017

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

RE: Jaylen Walker- All Terra Consulting
NEC Meridian Rd. & Deer Flat Rds. **16-11-AN**
Boise-Kuna Irrigation District
Kuna Canal 122+40, 128+90, 129+10 **BK-189, BK-189B**
Sec.18, T2N, R1E, BM.

Troy Behunin, Planner III:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this facility is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this facility. We assert the federal easement 28 feet northerly and 25 feet southerly of the canal's centerline. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

Project easements must be called out on the final plat.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

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

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and

long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work easements are barely wide enough for this equipment.

Pathways must be constructed just outside the easement, to insure public safety and prevent encroachments.

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

Exhibit B 3

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

If the irrigation system will be incorporated into the City of Kuna's pressure system, Boise Project Board of Control will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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

This office is requesting a full size set of plans for our review and approval.

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

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	



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

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

Rezone # 16-11-AH

Conditional Use # _____

Preliminary / Final / Short Plat _____

RECEIVED
MAY 08 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: _____Date: 5/3/17

Exhibit B 5

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 to enlarge map.

Name of Development: Kolo

Summary: Annexation of 11.4 acres with Commercial zoning for approximately 170 employees. This proposal meets 7 CIM 2040 checklist items and does not meet 11 items. Consider 1) reducing the number of access points to Deer Flat Road, an arterial, 2) requiring a public multi-use pathway along the Kuna Canal, as identified in the 2013 2013 Kuna Master Plan, and 3) work with VRT for bus pull out and amenities for a future transit line along Highway 69/Kuna-Meridian Road.

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 + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
5	0	5	170	21	109

☒ 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 Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
244	123	411	293	1,464	1,189

☒ 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

Email: info@compassidaho.org

Telephone: (208) 475-2239



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 FY21, ITD plans to resurface the pavement on SH-69 from City of Kuna to City of Meridian.

- ☒ ☐ ☐ Yes ☐ ☐ No ☐ ☐ N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: Reduce the number of access points to Deer Flat Road, and arterial.

- ☒ ☐ ☐ Yes ☐ ☐ No ☐ ☐ N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: Future transit line will run adjacent to site, consider ROW space needed for a bus pull out.

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](#)**)

Exhibit B 5

Communities in Motion 2040 Complete Streets Scorecard

The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.



	Mode	Existing	With detached sidewalk and bicycle lane
		Link LOS	Link LOS
Highway 69 Deer Flat Road to Hubbard Road	Transit	F	F
	Bike	D	B
	Ped	E	C
Highway Capacity Manual 2010 Methodologies			

Walkscore: 15 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

More information on
COMPASS and
Communities in Motion
2040 can be found at:

www.compassidaho.org



Exhibit B 6



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 16, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: May 2, 2017
Applicant/Description: Kolo, LLC/Annexation with Proposed New Commercial

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.

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 Albert Crawshaw, 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 of our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK63
File # 2291