



KUNA PLANNING AND ZONING COMMISSION  
Agenda for February 13, 2018

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

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

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

**2. CONSENT AGENDA**

- a. Meeting Minutes for January 23, 2018.
- b. Meeting Minutes for January 30, 2018.
- c. *Findings of Fact and Conclusions of Law* for 17-06-SUP & 17-19-DR; Kuna Townhomes.

**3. NEW BUSINESS**

- a. **18-01-DR (Design Review) & 18-01-SN (Sign)**; On behalf of Kuna Baptist Church, the applicant, Virginia Cunningham, with Golden West Signs, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 12-foot high, double-faced illuminated monument sign with an electronic message center. The site is located at 1250 N Linder Rd, Kuna, ID 83634 (Parcel No. S132422333).

**4. PUBLIC HEARING**

- a. **18-01-SUP (Special Use Permit)**; The applicant, Inaki Lete, requests Special Use Permit approval to construct an addition to an existing mini storage facility on approximately 4.93 acres. The site is located at 1795 W. Deer Flat Road, Kuna, ID 83634.

**5. COMMISSION REPORTS**

**6. ADJOURNMENT**

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	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) Meeting Minutes for January 9, 2018
- b) **Findings of Fact and Conclusions of Law** for 17-09-AN (annexation); A request from Kirsti Grabo with KM Engineering (on behalf of N Star Farm, LLC), seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.).

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

**2. PUBLIC HEARING**

- a. **17-06-SUP (Special Use Permit) & 17-19-DR (Design Review)**; On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634. – **Tabled from January 9, 2018.**

**Troy Lachcik:** I am Troy Lachcik with ALC Architecture and I am here representing Victor Clark, and we are proposing a triplex of townhouses on a piece of property which is zoned R-6. We feel it is conducive with Future Land Use map, which is medium density for the area. We have read the trough the findings of fact in the staff report and we agree with all of them. We have worked with Victor on projects before and he has a history in Kuna, and he approached us and said he wanted to build a nice multifamily triplex. We looked at the site and we looked at the orientation and we decided to orient the project along the east side and do two story units, at approximately 2,000 square foot per unit. We feel there is a need for some multifamily housing near downtown Kuna. Like I have said, we have read through the findings of fact, and we would be happy to meet all of the things listed. **C/Young:** Okay, one thing I didn't find that was clear on any of the site plans or the landscape plans, is there any of fencing proposed. **Troy Lachcik:** We are open to that, we have nothing proposed, but I believe there is fencing along the east side currently, on the west side, we had an existing driveway on the westside and so we would not propose any fencing there, possibly because it could harm the neighbors. We spoke to the client and he said he is open to potentially sharing that drive to the neighbors to the west. **C/Young:** Okay, but no agreement or cross access or anything like that signed? **Troy Lachcik:** We have not no. **C/Young:** okay, and are there any other questions for the applicant at this time? **C/Gealy:** I have no

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questions at this time. **C/Hennis:** Thanks. **C/Young:** Okay, then we will have staff come up. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II for the City of Kuna 751 W 4<sup>th</sup> ST. Under an R-6 zoning designation, special use and design review approval are required in order to construct three or more units under one roof. The applicant is proposing to construct three townhouses, which, as stated previously will be built as one structure with fire wall separation between each unit. The structure is proposed to be located on the north end of an approximately 0.51 – acre lot. Current access to the site exists via an approximately 14-foot wide unimproved driveway onto Park Avenue. The applicant has proposed a 24-foot wide driveway that will accommodate all three units. This proposed driveway is in conformance with ACHD's driveway policy, and staff feels that if this project is approved, the proposed driveway access should be constructed as proposed. This project fronts park avenue, which is improved with 2-travel lanes and 23 feet of pavement. The only access to Park Avenue is available via Cedar Avenue, which exists as an improved 17-foot wide street section within 20-feet of right of way. Kuna fire has provided comment on the width of Park avenue, and they will not require any improvements to Cedar Avenue. They said it was not ideal, but as it exists, it would not hinder emergency access. City services and facilities are within 300-feet of the subject site and the applicant will be required to make an ultimate connection to all city utilities. Just a note, there is a gravity irrigation main that cross the parcel from the southeast corner of the property to the northwest corner. Per the City of Kuna's Public works comments, this irrigation main will need to be rerouted to accommodate the design of the applicant's project. The applicant has also proposed the use of potable water for irrigation needs, and I would just like to note that staff would not be in favor of the use of potable water for irrigation needs, especially when there is a water right, and access to gravity irrigation water is available. Staff has received all of the necessary documents from the applicant, and staff has determined that this application is in compliance with Title 5 of the Kuna City Code; the Local Land Use Planning Act of Idaho, and the Kuna Comprehensive Plan. One last note, in the back of your packet this evening, I believe they are tagged as exhibit D3, there are a couple letters of testimony from members of the public who were unable to attend this evenings hearing. I will now stand for any questions. **C/Hennis:** I don't think I have any right now. **C/Gealy:** I have no questions at this time. **C/Young:** Okay, so at this time we will open the public testimony and just a reminder that there is a three-minute limit for each person signed up to testify, and after we have gone through the list the applicant will have a chance to come up and rebut. Having said that, is there anybody here who wants to testify, who is not signed up to do so yet. Seeing none, we will go ahead and start with those who are in favor, Victor Clark, please come forward and state your name and address for the record please. **Victor Clark:** My name is Victor Clark, 153 W Wood Owl Dr, Kuna. I just wanted to say, not only do I live in Kuna, my mother lives here, my brothers live here. We are trying to do something that will be constructive and positive for the community. It looks like there is a lot of opposition here, and we are not trying to make anybody made or unhappy, we are just trying to improve a piece of land. I know there is a need, because my family has had the need for this type of housing, and so that is what I am trying to do. **C/Young:** Seeing none signed up to testify in neutral, the first person I have signed up in opposition is Jeff Marler.

*Jeff Marler presented a series of site photos to the commission, Staff entered this exhibit into the record as Exhibit D4.*

**Jeff Marler:** My name is Jeff Marler, 260 Cedar Avenue. Good evening, first I would like to thank the commissioners for giving us the opportunity to voice our concerns as a neighborhood about this special use permit application which is needed to be obtain in order to construct this group of townhomes next to ours. We would like to thank the planning and zoning department for working with the citizens of Kuna. All of us here, and those we have talked with, who couldn't be here tonight, have many concerns regarding this project, such as safety issues, quality of life issues, gravity irrigation issues, infrastructure issues and issues accessing

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the back of our home to name the most predominant ones. We have several speakers here tonight that will address these concerns in detail. I will address the concern about access to the back of our house, see page one in your handout. This driveway was described as unimproved in the application, when in fact it was improved, compare applicants A7 to page 2 in your handout. My father in law had an agreement with the previous owner to improve this shared driveway so both owners could use it. My father in law solely incurred \$2,000 dollars to make this improvement. In the future if this driveway is blocked, we will lose access to the rear entrance of our home, there will be about three feet of grass between our house and the proposed driveway, see page three in the handout. A tree and a lilac bush will need to be sacrificed. I am not sure entirely what the reason for the driveway is to go approximately 30 feet past the third entrance, see page four. We must have guaranteed access maintained and insurance our access will not be interrupted, or eliminated with potential future actions, and we will need to have that in writing. On the last page you can see how monstrous this building is compared to the existing homes on both Park Avenue and Cedar Drive, there is also no multifamily and no multistory buildings on either of these roads. Kuna City Code 5-4-6-A-5B. states in regard that a portion of building that the height to width relationship of new structures shall be compatible and consistent with the architecture of the area. This project is not consistent with this code, and we request that the special use permit be denied. **C/Young:** I have one question for you sir, you said that you had a previous agreement with previous owner, was that a true cross access agreement or was it just a handshake. **Jeff Marler:** I didn't have the agreement, it was my father in law who previously purchased the house, but he and the previous owner had an agreement, as a handshake, it is not in writing. **C/Young:** Thank you, okay next listed I have listed Joseph Newsome, state your name and address for the record. **Joseph Newsome:** Joseph Newsome, 259 Cedar Ave. What I wanted to approach about is my concern about the access way. I know it was previously mentioned that the fire department didn't find it an issue in a little blurb, but several times on my way home from work, it is so narrow that I have almost had kids jump out in front of me, there is no view it is tight, safety is my concern. That is all I had. **C/Young:** Thank you, the next person I had listed signed to testify is Rob Cottrell. **Rob Cottrell:** My name is Rob Cottrell, I live at 215 Cedar Ave. I have lived there since 1995. There is a great concern with the irrigation that has been an issue for years, and if you look at the irrigation plan, it is quite radical, I don't know if you can get gravity irrigation to do that, I am not a ditch person, so I don't really know, but I know they have had issues with it. I know these people plan on moving it, and it looks pretty radical as far as I can see. Like I said irrigation has always been an issue and I really don't want to keep going on about the same thing. Cedar Avenue is considered an alley way on your paper work, it is not a street, other than that I haven't got much, it is a legal thing, and yeah, he scoots under the fence just barely with an R-6, but it's a concern with how our lives will be impacted with this super structure at the end of the street. It is 4,000 square feet under roof, where everybody else is averaging let's say 1,200 square feet so yeah it will be a great impact on our community, and I am against it. That is all I have. **C/Young:** Thank you, next I have listed is Katrina Cottrell, please state your name and address for the record please. **Katrina Cottrell:** My name is Katrine Cottrell, 215 Cedar Avenue. I am here to discuss the safety of our street. So, Cedar street has two lights on it, one right at Avalon and one right at park, those are the only two street lights. There are approximately 15 kids that already travel up and down the streets and there are no lights, they start traveling at about 6:30 in the morning and they stop at about 4:30. So, in the afternoon, which is not a big deal, but five o'clock, six o'clock, the sun doesn't come up until about 7:15 – 7:30. Our street is only 16.6 feet in diameter. That is not legal, in order for it to be a legal street, City code says it must be 35 feet, and with sidewalks it must be 50 feet. We would like to have that concern discussed with the City. It does say that it will be upgraded before development is finished. Well there is two lots left, these ones that they are putting in with the Triplex, two stories, which there are no two-stories anywhere around our property. We also wanted to discuss who is responsible for that, we read in this plan that they were going to upgrade only right in front of there property with the sidewalk, when is the city going to upgrade the whole streets to legal size streets. This is our worry, we don't have

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sidewalks, we have 16.6 feet. Did you know if any one of us have more than our drive to park a car, no one is going down the street. If an RV goes down the street, if a City truck goes down the street, they have to back up into Mrs. Casguard's driveway which is at the end of Cedar, and that is how everyone turns around. **C/Young:** Okay, thank you, next we have listed is Glenda Sanders.

*Glenda Sanders presented an aerial map to the Commission, Staff entered this exhibit into the record as Exhibit D5.*

**Glenda Sanders:** My name is Glenda Sanders, I live at 260 N Cedar Ave. I want to thank you for listening to us today. I have been hearing a lot of dissing about Cedar Ave, but it really is a nice lane, and that's what makes it nice to live in, it is very quiet, very serene, the train goes by and it is a very beautiful place for me and my husband. What I want to talk to you guys about is that there are four main safety issues that we narrowed it down to. On this satellite picture that I gave you, you can see that the train is right there. So, the train access is always a worry of mine, see how these well beaten paths at the end of Cedar, that is the train guys access, there is no gate and no fence, it is completely open access. That was number one, number two is the creek, there is access to the creek. It is also an access point to get out when you float the creek, but then of course there is the trespassing on the railroad tracks. Then there is the shortcut to the school, have you heard of that foot bridge? So, these kids that we are talking about they are either going to have walk down Owyhee, across Bridge Street, up to fourth street, passed this City Hall in order to get to school, or they can go right down these paths right across the bridge and then they are school, and they do that a lot. I have seen them do it and it is dangerous. Whenever you are building a place for Children to live in you have to take care of all these dangers. But, here we have someone who is going to build a place for children to reside, and actively attract them to this place to live in, and with all of these hazards around it just doesn't make sense to me, and for those reasons, I ask you to deny this special use permit. **C/Young:** Okay, thank you. Seeing nobody else listed to testify, I will have the applicant please come forward and offer response to any of these questions. **Troy Lachcik:** I would like to say we completely hear all of these concerns, some of them sound like things that the City would address versus the client. I would also like to say, Victor lives in Kuna, and does have family and a history in Kuna. We have looked at the massing of the houses and we feel that some of that scale that we heard can be addressed by materials and colors. We had a Topo done by a civil engineer to examine the existing irrigation line, we and he feel that moving that irrigation line will be an upgrade to the situation. I have talked with Victor, and we feel he would be willing to enter into an actual cross-access agreement to utilize that shared driveway, and again I just wanted to point out that we really did look at the orientation of the Tri-plex, we looked at what we can do that is conducive to Kuna's needs. It is an R-6 designation and the Future Land Use Map designates that area as medium density. These homes are going to approximately 2,000 Square feet, and we designed them to be nice homes and we feel this will be an addition to the community, and not something that would be a deterrent. **C/Hennis:** One of the questions I have reflects one of the questions that Jeff said. The extent of the driveway extends past the end of that last unit, is there a reason for such a driveway length beyond. **Troy Lachcik:** Not necessarily, we talked about off-street parking there, we were limited on the length of that, had we gone any further we would have meet further requirements by the fire department, but we basically just stopped short there in an effort to provide some extra off-street parking. **C/Hennis:** what is your proposed construction material for your driveway. **Troy Lachcik:** Concrete. **C/Hennis:** One thing that I will ask, it seems to be the elephant in the room on this one, it seems that these are really large units for townhouses. How come so large, it doesn't seem like market we are striving for in Kuna for townhouses, or multi-unit. It seems a little large. **Troy Lachcik:** The idea was to make them large enough for families. We realize this a is family area, and we looked at under housing in Kuna Future Land Use and it says literally in the first goal to provide a wide variety of housing types and densities and ensure housing is available for people of all income levels and with

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special needs and then it goes on from there. We saw it as the need for a large home, and nice enough to accommodate a family. **C/Hennis:** Is there an anticipated bedroom to bathroom numbers. **Troy Lachcik:** The three units are identical, and they are all three-bedroom, two baths, and again working with Victor, all of the bedrooms are oversize, all closets are oversized, the bathrooms have nice double vanities. We didn't just throw this together we really took time with it in order to provide a nice development. **C/Hennis:** That is what I thought, I was just trying to see what you were striving there for. **C/Young:** In hearing some of the concerns of the neighbors, is there any flexibility to move the building itself back or a little farther in the parcel and may offer an ability for some screening materials? Or are we pushed up against the set back so much were you loaded that thing up to where we can't even fit a tree in there. **Troy Lachcik:** We shifted a little way to the east, more than to the west because we did need to accommodate a 24-foot driveway and then approximately 20-feet of actual driveway per each home. The sets backs are five feet on each side, and although we are close on the east side, we are doing a ten-foot set back there with the hope of possibly doing a fence and some landscaping between the two properties. In regards to sliding more to the back of the property, we definitely considered that. One of the things that I have heard from the neighbors is safety issues, and of course that is a concern of our, the idea was to locate the building towards park avenue so that there could potentially be an area for play at the back of the property, so that is why left the larger portion of the property open. **C/Young:** The way the plan reads, there is no intention for any landscaping along the east or west boundaries. **Troy Lachcik:** Not in the plan, but if that was a condition of the commissioners we would definitely be open to that. **C/Young:** Well I guess what I am getting at is the only to keep that landscaping out of the setbacks is to move the building back farther into the parcel, am I reading that correctly. **Troy Lachcik:** are we talking about the setbacks on Park, or the east and west. **C/Young:** On the east and west. **Troy Lachcik:** I believe we can landscape within the setbacks, I don't think there is anything preventing us from doing that, and then on the back of the homes we do have ten feet there, we are for about five feet in back for people to have barbeque grill and stuff out there, which would leave us with out five feet before you get to the fence. So, that would be a good area to put some landscaping in or some screening, if that was decided. **C/Young:** So, there is an intent for fencing on the east and the west? **Troy Lachcik:** We planned on fencing as much as the property as made sense, we were going to leave the west open as much as possible for the possibility of letting the neighbor continue use of driveway. I think having a sense of privacy is as important for this property as it is for the neighboring properties. **C/Young:** If the owner has anything to add to what the architect has said, please just step up so we can get it on record. **Victor Clark:** Victor Clark again, as far as the fence goes, if it makes sense, and it would please the neighbors we would be happy to do that. With the orientation of the building we moved it more forward to provide that area in the back, and also more privacy for the neighbors. I know one of their concerns was that they didn't want this building looming over the top of their house, so it was very easy for us to just push it all the way forward, so virtually our units will look out over the driveway, and not over their house, so we were trying to accommodate that. As far as the size of the houses too, there is a lot of families out there that cant afford to buy a house, and they have more than one or two kids, and they want a nice place to live, so that was where we are trying to go with that. I have a large family, my brothers both do and so that is what we thought would be a nice fit. Everybody is building what I call ding-bat houses all around. They are very small, but still expensive, this is the opportunity to have a bigger house and be more comfortable than in one of those very small houses. **C/Young:** Okay, are there any more questions? **C/Laraway:** Yes, I need some more clarification, because I am not an engineer or anything like that. According to the pictures, the driveway to the west completely belongs to the applicant. **Troy Lachcik:** yes, according to the survey that is correct. **C/Laraway:** My depth perception is kind of off, but you can see the red stake in the back of the property, it looks like that driveway goes all the to that corner. How much setback are you going to leave between the house on the west, and that new cement? **Victor Clark:** When I bought this property, I understood that this driveway was probably on that property. I believe we can still accommodate him, so that he will still have good access. As far as I can

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see now, if you follow the lines that the surveyor put up, his house is actually in the setback by about two feet, so what do you do with that? **C/Laraway:** Address it now. **Victor Clark:** Right, what I will say, in order to be a good neighbor, we will provide whatever is necessary for him to accommodate that his house is well within the setback, and the driveway will accommodate so that he will have access to it. We don't want to put a fence up two feet from his house and driveway. We will shift it and jog it, and he and I can probably work that out. **C/Laraway:** Well we are on that same side, the west side, it doesn't seem like there will any possibility for any landscaping what so ever according to the problem with the set back. **Victor Clark:** Again, I think as we approach the side of his house, even if we have to jog the driveway once he no longer needed use of it, we could jog that and include a landscape strip. We want it to be a nice place for the folks who are going to live in these houses also, and we don't want to impede these folks also, so if we need to do that we would be more than happy to accommodate that. Also, that agreement about his house appearing to be in the setback, that we can address that and get that done is writing too, so in perpetuity he would know that he is covered, and that some day down the road someone else doesn't come and say he you're in my setback. We can address it now and get him to where he is good, and then we wouldn't have to do it again. **C/Laraway:** Again, just for my clarification, these town homes are for sale or for rent. **Victor Clark:** For rent. **C/Laraway:** So, you will always maintain ownership of the property? **Victor Clark:** Right. **C/Laraway:** I guess I have one more question, and I want to readdress the gentlemen to the west, is that your driveway, or is your driveway off of Cedar? **Jeff Marler:** We have two. **C/Laraway:** So, this really technically is not your driveway. **Jeff Marler:** it is an access to our property, we have one on Cedar and one on Park, and we do use both. The survey markers go down the center of the driveway, but the majority is on their lot. **C/Laraway:** Okay, thank you. I have nothing else. **C/Gealy:** I did have one question, and that is that staff indicated that they were not in favor of using potable water for irrigation, did you say that you were okay with using pressurized irrigation? **Troy Lachcik:** Yes, I have since then spoken with the Public Works Engineer and we discussed using gravity fed, and yes, we are willing to do that. **C/Young:** Okay, any other questions at this time? Okay, then I will go ahead and close the public testimony at 6:50, and that brings up our discussion. Does anyone want to go first? **C/Laraway:** I will go first. I don't know if I will be causing more of a problem by allowing this. With the setback, is that going to be something that will be a problem later as far as the easement. **Wendy Howell:** At the time of building it will have to be addressed. **C/Laraway:** So, in other words, it would have to be documented as a part of the development? **Wendy Howell:** before they are allowed to get a building permit it will have to be addressed, any setback issues that come up. **C/Laraway:** That was my main concern, I don't want to cause one neighbor total disfiguration of his property, I know it is technically not his property, but he has been using it, and it was a handshake from other relatives that that existed, but now we are going to change that, and I just wanted to make sure the easements won't be a problem. **C/Hennis:** It would be a much more complicated easement if the applicant wasn't willing to work on it with that owner. So, I think with that in mind if we set it as a part of the conditions that that needs to be addressed properly with a cross access agreement and the easement and recorded, it is going to give both owners a much better legal point. Right now, if something happens and someone else came in they could just put a fence there and it would not work so well. I appreciate the applicant offering that. I am a little concerned about the gravity irrigation path that they are looking at. Because it really looks odd. **Wendy Howell:** The City Engineer will have to do approvals on that as well as drainage for the driveway. **C/Hennis:** Okay, that is what my question was going to be, has the control board looked at this? I don't remember seeing anything at all about it, but that will all have to be finalized. **Wendy Howell:** They were notified of it, but again they will have to look at it as well. Granted, they are large units in that area, but I understand what he is trying to provide. It is not a cheap little town house, which we see all to many throughout the valley here. At least he is trying to offer up a nice plan, it is a nice design in there for the use of the people, it is large, but I see what he is trying to get. **C/Gealy:** I feel like if he was proposing a unit here that was similar to the surrounding units that we would not be having a hearing hear, we are having a hearing here because

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they are providing multi-family here in an R-6. I think the question is really multi-family, and think the question is the size of the townhomes. I think the rest of it can be addressed, I understand there are some serious safety concern, and I understand there have been some promises of upgrades, and understand there are some dangerous areas, and all of those things need to be addressed, but outside of this hearing. I think this hearing is to address the special use permit for a multi-family in this neighborhood. I really think this looks like a nice multi-family, my concern is that is in the wrong place. I don't think it belongs on this lot, in this neighborhood with the size of these streets, and with the size of the surrounding community. If there is only two lots, which we heard in the public hearing, then I would consider this an infill, and it seems to me to be inconsistent with the neighborhood. As a commission we have approved quite a few multifamily units over the past few months, many you can see being built right now. I think that is an exciting thing because we are providing a diversity in housing, but I am concerned that this particular unit in this particular location is not the right direction. But, again I think the townhomes are beautiful, I would like to see them somewhere else. **C/Young:** I agree with many of points there. I think that with a special use permit, multifamily housing is allowed in an R-6. But, if you look at the lots in the subdivision, the density of the area is more of an R-4 where there is one house per 1/3 or half acre where now you have three on a half-acre. The mass of the structure in relation to others, being three and half time larger than the other structures, and the height gives me Claus as well. Along with the alley width of Cedar and Park avenue being a dead-end street. I understand the fire department said it was okay, but it was not a glowing endorsement of what they want to see either. **C/Hennis:** No, and I don't really see a way to improve Cedar without people losing most of their lot. **Jace Hellman:** Staff would recommend a two-minute recess.

*Commissioner Gealy Motions for a two-minute recess; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

**C/Young:** Lets go ahead and resume the public hearing at 7:06. **Wendy Howell:** I had to call the city attorney to ask him some fair housing questions, and he asked that the decision be tabled until January 30, 2018, so we can check the fair housing act and make sure everything is vetted out, so there are no mistakes.

*Commissioner Gealy Motions to table the decision for case Nos. 17-06-SUP & 17-19-DR to a special meeting on January 30<sup>th</sup>; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

- b. **18-01-ZOA (Zoning Ordinance Amendment);** An ordinance of the City Council for Kuna, Idaho striking in its entirety, Section 8 of Title 6, Chapter 3 titled easements and replacing a new section that provides for the location and width of City and public utilities easements, encroachment locations, vest the final determination of the location of easements with the City Engineer, restricts the placement of encroachments within the easement and responsibilities for damage, removal and disposal, allows for easement modifications for side yard easements located on phase boundaries and provides an effective date.
  - **Staff requests this item to be tabled to a special meeting on January 30, 2018.**

*Commissioner Gealy Motions to table Case No. 18-01-ZOA to a special meeting on January 30, 2018; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

- c. **18-02-ZOA (Zoning Ordinance Amendment);** An ordinance of the City Council for Kuna, Idaho adding a new chapter, Chapter 18 to Title 5, Titled Private Roads that provides for the allowance of private roads in certain locations, sets forth construction and Design Standards, sets forth access and maintenance requirements, establishes gated road restrictions, provides for private alleys; Amending KCC 5-7-3 Planned Unit Development

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to reference Private Roads – KCC 5-18-1; Amending 6-3-3 –Planned Unit Development to strike that portion only allowing private roads in planned unit developments and adding the reference to KCC 5-18-1; Amending KCC 6-5-2- Planned Unit and Condominium Subdivisions to provide for private road standards constructed to Ada County Highway District Local Road Standards and review by the City Engineer; and providing an Effective Date.

- **Staff requests this item be table to a special meeting on January 30, 2018**

*Commissioner Gealy Motions to table Case No. 18-02-ZOA to a special meeting on January 30, 2018; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

**3. COMMISSION REPORTS**

- a. Planning and Zoning Commission Elections for Chairman and Vice Chairman for 2018.

*Commissioner Hennis nominates Commissioner Young to continue as Chairman, Commissioner Gealy nominates Commissioner Hennis to continue as Vice Chairman; Commissioner Laraway Seconds, all aye and motions carried 3-0*

**4. ADJOURNMENT**

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

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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

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

**2. OLD BUSINESS**

- a. **17-06-SUP (Special Use Permit) & 17-19-DR (Design Review);** On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634. – **Tabled from January 23, 2018.**

*Staff presented a map showing multi-story structures within the vicinity of the subject site to the Commission; Staff entered this exhibit into the record as Exhibit D7. Staff presented a site photo to the Commission; Staff entered this exhibit into the record as Exhibit D8. Staff presented a site photo to the Commission; Staff entered this exhibit into the record as Exhibit D9. Staff presented a document showing square footage of other recently approved multifamily to the Commission; Staff entered this exhibit into the record as Exhibit D10.*

**Richard Roats:** Richard Roats, City attorney, procedurally, if you would have a motion to reopen the public hearing, based on the new exhibits presented by staff.

*Commissioner Gealy motions to reopen the public hearing; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

**Richard Roats:** Good evening Chairman, Commissioners. For the record Richard Roats, City Attorney. Staff indicated at the end of the last meeting several issues were raised regarding the two-story proposal for the triplex and the request from the public to deny the project based on the two stories. Staff and I went out to the sight today as indicated in the exhibit D7, shows the location of the site outlined in the red box, and its distance to multi-story buildings within the vicinity. On the corner of Cedar and Owyhee St there is a two-story home there, that is at 280 feet. Kitty corner to the property line is exhibited in D8 it shows a two-story home that is adjacent to the home. There is facility that appears to be a triplex facility and then directly behind it also a duplex facility, and then at 235 feet which is exhibit D9, and that is the City Water tower there. I understand that the concern raised at the last hearing was the height of the project being two story, and inconsistent with the neighborhood. My view of that neighborhood, and staffs view was that it was mix of commercial,

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residential and some multi-story structures, as indicated in the exhibits. I also had staff prepare for you the previous approvals by the City for multifamily, as exhibited in D10. It shows the average square footage for the Crimson Point Villas as being 1,158.64 square feet. For Journey's End #2 is 1,100.5 and Tomorrow Subdivision is 1,142 square feet. I understand this project is approximately 1,800 square feet, 3-bedroom, 2 baths, which is providing multifamily rental units of a larger variety. My concern is that if we deny this project we potentially violate Fair Housing. We have allowed multifamily housing in this area, two stories or more, so it is not an area we have zoned for single family, single story units. It would be inconsistent with our comprehensive plan and zoning to deny it, and again the bigger concern would be a potential violation of fair housing. We don't get to limit square footage for these types of things. It is what the market wants, and it would be consistent with what we have allowed, I will stand for questions. **C/Young:** Any questions for the City Attorney at this point? **C/Gealy:** No questions. **C/Young:** Before we get back to your discussion, since we have opened up the public hearing, due to the new exhibits, that does open up the possibility for public testimony. I do have the sign in sheets here. Does the applicant have anything to add at this point? **Troy Lachcik:** With ALC Architecture representing Victor Clark. I want to thank staff and legal for going out and observing some of the nearby sights. We have read through the staff report and we would be excited to see the project go through, and like I said we are happy to comply with everything in the staff report. **C/Young:** Okay, thank you. Then seeing none signed up in favor or neutral, I have Glenda Sanders signed up to speak in the opposition Colum. **Glenda Sanders:** Glenda Sanders, 260 Cedar avenue, I wasn't really prepared to say anything tonight, and I don't really know why the meeting was stopped last week. About the two-story structure you can see how monstrous this thing is compared to two buildings around it, and that is why we are hoping you deny this, plus the other 20 people who came to last weeks hearing in opposition. We just don't think it is right place for a structure that size, and with all of the dangers I talked about last time, with the creek and railroad, narrow streets and no sidewalks, I don't understand why you have to approve just because you want to. Having a water tower as a multilevel structure for comparison to what is around is not a great comparison. There is no one's upstairs windows looking down on people in the water tower, so that is all I have to say. **C/Young:** Okay, thank you and next I have listed Jeff Marler. **Jeff Marler:** 260 Cedar Avenue, like my wife I wasn't really prepared. We talked last time we were here and brought up the points and several issues that were major concerns and issues of the neighbors in that areas, I would agree that comparing to a water tank is not an appropriate comparison. I am not aware of any multifamily or multistory homes on Cedar or Park, I think the ones in the picture were on Owyhee. There are none on Cedar or Park that I am aware of with the exception of a single-family home on Owyhee and Cedar, that is a two-story home, but it is not multifamily, and it is not the typical home in that area. So, while I would comment that it looks like a beautiful structure, but I will reiterate that this small half-acre parcel is not the right place for that, and there are other areas that are growing in Kuna where it would be a much better fit. It is just going to stick out on Cedar and Park, especially since Cedar is not really a road, it is considered an alley way by ACHD. There is just a lot of safety and concerns with the extra traffic going up and down that road. It is just not the right place for that. **C/Young:** Okay, thank you and next I have listed Paula Grigg. **Paula Grigg:** I live at 1350 W Avalon. I moved here in 1986 before the first influx of development. I worked on the south side of tracks delivery mail since 1989, and I delivered all the way, route one, route two, and route four. I have seen a lot with all of the new subdivisions trying to build were there weren't proper permits of surveys done before. The codes were different when this side of town developed. There is a certain feel when you cross the south side of the tracks, that is what makes side appealing to us. It is very rural. The majority of houses are owner occupied. There are only three apartments, and two of them are right next to each other, and they are at the east side of Owyhee Street. The other one is one School St and they are next to commercial. There are two duplexes on Owyhee Street, and they are right behind my house. They have been there for a long time. To the east of this proposed site is 1960s modified trailers with several out building and to the west is 1940s home. This beautiful, but massive apartment will be overlooking everybody's backyards,

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we all know people have trouble controlling their guests, people want to park close to the entrances and if there is driveway they will park in it, or block it, that is why this shared driveway will be hard to enforce, especially with three separate families of renters. This is just the wrong place for this apartment complex. **C/Young:** Thank you, next I have Katrina Cottrell. **Katrina Cottrell:** 215 Cedar Avenue. So, I am here to talk because in the City regulations for this, it says it is not supposed to disrupt the ways of life for the individuals who live there. Obviously, this will disrupt the way we live and that is why we are there. Look at how many windows are in that apartment, on the bottom, and on the top. Glenda and Jeff have a swimming pool that is quite large in there back yard, what is that going to do to their quality of life. The whole point of having neighbors is to be friendly, not overrun by them. This is going to overrun everybody on our side of town. We are very comfortable and quite people, we don't make a lot of noise, and we are very worried about what this is going to do to us. We are close to retirement, and this all of this area in undeveloped. Our properties are all so crazy on the plot plan, nobodies plot is correct. My husband and I own half of the house next to us, but because of squatter's rights that is no longer our property, that is theirs. We are just asking, if you are going to continue, and you are going to allow this, why don't we try for smaller single level apartments, we don't need a monstrosity, we don't need to have apartments at all. It is fun to have a single-family dwelling, that is what all of the rest of us have. We don't know why this was commercial or made R-6 because all of the others are not, we are all single families, we don't need something that is going to be starring down at us, kids, boys, girls, people outside swimming, it is not going to be very nice for any of us. SO, we ask of you to please consider not allowing it. **C/Hennis:** I have one question for her, you indicated that your neighbors Glenda and Jeff have a swimming pool but it is not indicated anywhere on here. **Katrina Cottrell:** That is because they take it down every year, no one around here has an inground pool. **C/Hennis:** But they can move it around? **Katrina Cottrell:** No, their place is actually very small, and they have this much room for it. It can not go in the front because they have this great big tree. **C/Hennis:** Okay, I was just curious as to where it was. **Katrina Cottrell:** They just take it down every year. **C/Hennis:** Okay, thank you. **C/Young:** Okay, next we have Robert Cottrell. **Robert Cottrell:** I live at 215 Cedar, and I was ill-prepared for this, I kind of thought this was done, at three weeks of this. There again we have these people who are wanting to do this haven't addressed the irrigation, they haven't talked about the little tiny dink road that they are driving down. Like Jeff and Glenda said, the two-stories that are around us, are ways away from us, there is none of that around us so. I really don't know what to say, I am still pretty upset about the whole thing, and I can't believe this is even proposed to be stuck in there. I don't know if you people have driven over there and looked at the site, I think you would laugh. I realize this guy has squeaked under the fence on a technicality, and these people were saying we need to have this so everything will be kosher, and some of things, its like they can be done, but they shouldn't be done, that is really all I have to say. **C/Young:** That is all I have listed, that signed up, that wanted to testify, is there anything the applicant has to say, or are you good for now? **Troy Lachcik:** ALC, representing Victor Clark, I spoke in depth with the client about the conversations that were had at the last hearing, and he is very willing to work with the neighbors on everything that we discussed from fencing to shared drive and cross access and things like that. I have also heard a lot about scale, and I am not sure that moving away from a two-story town house situation is something the client would like to do. I do think there are ways we could scale down the structure if that is the overall concern that I keep hearing, not sure if there is a way to go about doing that, whether we work with the planners and the commissioners, and maybe we look at ways to make that structure more in scale with something the neighbors would be happy with. I know that in previous projects, it has been relooked at, at the staff level, so we maybe got a conditional approval, on the condition that we work with staff to come up with something that might work better for that lot and that property, so we are willing to work with everything we have heard, and if the condition is truly that this is out of scale, then maybe there is a way that we could bring that into a scale to at least make some people happier and I am not sure if that is something you have done before we would be willing to consider something like that. **C/Young:** okay, thank you. With

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that I will close the public testimony at 6:27 and that brings us back to our discussion where we were last week. I think that the applicant's willingness to compromise with a little bit of scale is good, and I know they are willing to enter into a cross access agreement to the west and it sounds like they are willing to work with either fencing or landscaping to help appease the direct neighbors. My biggest issue prior, was truly the mass of the building, but if there is some wiggle room with the applicant, and clearing up some of the other things stated, I think I would be in favor of the project, but I don't know what your thoughts are. **C/Hennis:** He is conforming to the zoning requirements which were set a long time ago, so we can't really dispute that. We are only talking three families, and these are not going to come out looking like apartments, they are going to come out looking like houses, they have a two-car garage on them. So, they are going to be squashed houses more than being an apartment building. That is going to provide at least two parking space off of the driveway, then they have the driveway, and then they have the shared driveway. So, they should be able to mitigate the parking issues that were said, and I think the applicant's willingness to help them situate the easement and that problem I think is very gracious, because that could be a real problem for the homeowner to the west, if somebody else were in charge of that parcel. I think if the applicant is willing to scale down quite a bit, I think that really unfortunately we are in position of what that site is zoned for. With the FHA, Fair Housing Act issues, the federal government kind of has us tied too. I think it is nice that it is going to look like residential homes instead of an apartment building, it is not going to be a cheap area. They are going to look for upscale renters, who are looking for homes, not apartments. What are your thoughts Cathy, because you had concerns last week? **C/Gealy:** I really don't understand why we had a public hearing at all. They have come in for a special use permit, and a design review, and we really can't make any modifications to it. I think it is a great opportunity for the neighbors to express their concerns, and I think the City has heard some of their concerns, but I am not sure their needs to be a public hearing for a special use permit for multifamily. **C/Laraway:** I am torn down the middle. Listening to the testimony and talking about the safety for the kids, I would have to assume that if they were that atrocious, you wouldn't live there, there is going to be existing safety hazards, and I don't if that is a reason to stop progress. The concerns about the two-story, and the other two-story structures that are in the vicinity, there seems to be quite a few, yes there are none on park, but again what you are asking us to do is deny this based strictly on this one little area of the neighborhood. I guess I look at the huge water tank, and I would think that would be a bigger eyesore than new apartments. These don't push me on way or another, but I don't have a reason to say no. They have dotted their i's and they are willing to acquiesce with irrigation, some design structure and setbacks, I don't have a reason to say no. **C/Young:** I think then some of the conditions we need to add, if approved is having conditioned cross access agreement, with the neighbor to the west and working with staff maybe to work with the scale of the overall structure, and whether it is fencing along the houses or landscape screening to give an additional buffer. **C/Gealy:** I think there was some concerns about the irrigation and the conditions include addressing staffs concerns about using potable water for irrigation. **C/Hennis:** Right, and they are going to have to work with the City Engineer and the Board in order to get that irrigation main situated. **C/Young:** I don't know if there are any other thoughts to add, or if not, I would stand for a motion then. **C/Gealy:** It seems that with the setbacks and the driveway, there wasn't any room for landscaping, is that correct? **C/Hennis:** No, they talked about being able to landscape within that easement, as a barrier at least to the east property, but to the west, that would be tough with the shared driveway. **C/Gealy:** Is that included in the conditions, the landscaping on the east. **C/Hennis:** That would be something we would want to specify. **C/Gealy:** Could we condition that they would work with staff to try to address some of the neighbors concerns in regards to privacy? **C/Hennis:** I don't know what solutions that would be. **C/Young:** I don't know if that would be in our realm, I think the fencing and screening is as far as we can go with that.

*Commissioner Hennis Motions to approve case Nos. 17-06-SUP & 17-19-DR for the triplex on park with the conditions as stated in the staff report, and the additional conditions that the applicant shall work with the*

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*neighbor to the west with regards to the cross access agreement for the shared drive, The applicant shall work with staff in order to reduce the possible scale of the structure, the applicant shall install some fence and landscape screening to the east, and where appropriate with the adjacent neighbors, and the applicant shall have the City Engineer and the Boise Project Board of Control review the relocation of the irrigation main within the property; Commissioner Laraway Seconds, two Commissioners aye and one opposed and motion carried 2-1.*

### 3. PUBLIC HEARING

- a. **18-01-ZOA (Zoning Ordinance Amendment);** An ordinance of the City Council for Kuna, Idaho striking in its entirety, Section 8 of Title 6, Chapter 3 titled easements and replacing a new section that provides for the location and width of City and public utilities easements, encroachment locations, vest the final determination of the location of easements with the City Engineer, restricts the placement of encroachments within the easement and responsibilities for damage, removal and disposal, allows for easement modifications for side yard easements located on phase boundaries and provides an effective date. – **Tabled from January 23, 2018.**

**Richard Roats:** For the record Richard Roats, up tonight is the proposed amendment for the ordinance for the easements. Currently existing in City Code, we have a requirement for 10-foot easements, what happens is developers bisect that on the property line, so it turns out to be a five-foot easement, backside and then front side aren't bisected by that. The big issue that we have is just clarity on the five feet, and five feet, which is really just a ten foot, and the developer could quite frankly put that ten feet on one side of the property line and nothing on the other, and there is nothing we could really say about it, it is just how they designed it with a five-foot easement. But we the City, at least since I have been here have been pretty firm about what we can and cannot allow in our easements. As we go out for some of these utility issues and we find there is a substantial structure in the easement, and that is prohibited. There has not been a lot of enforcement in the past, and there is a lack of clarity in what these easements are for. So, that is the big thing. The second big issue is that it requires a ten-foot around the phase boundary, and so phase one will come in with a ten-foot and then phase two will come in with a 10-foot, so essentially you have a 20-foot easement around phase boundaries. Around the perimeter of the subdivision that is not that big of a deal, but a lot of times these come in, in the middle of a subdivision where a phase stopped on a lot line, and then the next phase comes in, and all of the sudden you have a goofy configuration because you essentially have a 20-foot easement. So, we are trying to clean that part up, the rear and side is going to be for city only utilities. We don't have any of the other utilities in those easements, however what happens is if there is an adjustment or change, as you may have seen in the past to vacate those easements, those other utilities have to be apart of that vacation process, which is extremely time consuming and expensive. A good example is the old site of the ICCU because the configuration was changed a bit and sold. We are just trying to streamline this and as we get bigger we need to start enforcing these things that are in our easements. I will stand for any questions. **C/Young:** We will open up the public hearing at 6:45 and seeing no one to testify I will close it at 6:46, and that brings up our discussion, I think it makes sense and reads pretty straight forward. **C/Hennis:** It is pretty straight forward.

*Commissioner Gealy Motions to recommend approval to City Council 18-01-ZOA, Easements, Commissioner Hennis Seconds, all aye and motion carried 3-0.*

- b. **18-02-ZOA (Zoning Ordinance Amendment);** An ordinance of the City Council for Kuna, Idaho adding a new chapter, Chapter 18 to Title 5, Titled Private Roads that provides for the allowance of private roads in certain locations, sets forth construction and Design Standards, sets forth access and maintenance requirements, establishes gated road restrictions, provides for private alleys; Amending KCC 5-7-3 Planned Unit Development

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to reference Private Roads – KCC 5-18-1; Amending 6-3-3 –Planned Unit Development to strike that portion only allowing private roads in planned unit developments and adding the reference to KCC 5-18-1; Amending KCC 6-5-2- Planned Unit and Condominium Subdivisions to provide for private road standards constructed to Ada County Highway District Local Road Standards and review by the City Engineer; and providing an Effective Date. – **Tabled from January 23, 2018.**

**Richard Roats:** Good evening, Chairman, Commissioners, for the record Richard Roats. Before you is an amendment and significant addition to our zoning code for private roads. If you will remember they were only allowed with some ambiguity in planned unit developments, we have had a developer approach us wanting to do a higher end development with some private roads. We did not really have a code section for that, so that is what got us to start talking about this. We have gone through and added the proposed language, I think it makes sense for some of these developments to have that option. I will stand for any questions. **C/Young:** I had a question, it is just a text thing really, where private alley ways may be allowed it says a minimum travel lane of 16 feet, I am assuming that is width? **Richard Roats:** Yes, you are correct. **C/Young:** That is all I had, any other questions? Okay, we will open the public hearing at 6:49, and seeing none, we will close it at 6:50 and that comes to us. **C/Hennis:** I think it is a good idea to have that in here. Some of the nicer developments will tend to want to do this. **C/Young:** I agree, if some more PUD's or others come, sometimes I like it when they come it because it gives us more leeway to conditions things and play with open space. **C/Gealy:** Honestly, based upon the case that was just before us, there was an alleyway that was 16 feet wide and it became a road, and it is not wide enough to be a road, so if it is a private alleyway that is 16 feet what assurances do we have that it would become a road. **C/Hennis:** Well it is within a parcel, it is within private land, that would be my assumption, the problem with that one is that it in the roadway, it is not a private road. A private road is going to be in the midst of the development, and owned by the parcel. **C/Gealy:** Well, still we want to be safe for the people who are traveling along it, and who purchases property, and access for emergency vehicles. It just seems like a disservice was done to that neighborhood, by allowing that alleyway to become a road. **C/Young:** I think within the PUD, we are talking about private property versus public and the rest of streets as listed in ordinance have to conform to ACHD standards, and in any other jurisdiction an alleyway is an alleyway, I understand your point given the last case, but I think as general rule within the PUD ordinance and private property the widths given are within ACHD Standards. This ordinance dictates that these roads, are within ACHD's standards. **C/Hennis:** Correct me if I am wrong, but when you look at what is going on in these neighborhoods, you have each individual parcel around, that may be apart of a subdivision, those roads are already dedicated when the PUD is done, and ACHD takes control of those. This is a specifically a road within a parcel, a privately-owned piece of land, am I correct staff? **Richard Roats:** Yeah, so the contemplation on these is it is private property, it won't be dedicated to the public, that ACHD owns and controls. Here would be a good example an alley way between two building in commercial development, or an alley way between garages in a residential development. We wouldn't let it be a 16-foot alley way be dedicated to the public for public roads, that is why it is written in the ordinance proposed that they be built to ACHD standards, in the event that they do become dedicated to the public. **C/Laraway:** Clarification, correct me an alley way is not going to have a name, a private road is going to have a name. **Richard Roats:** yes, correct. **C/Gealy:** Would this also mean that ACHD would not review the transportation plan for the PUD, they would have nothing to approve. **Richard Roats:** Correct, this isn't just for PUDs, it is for any development. **C/Gealy:** Right, so any development could just do private roads and not submit to ACHD for review. **Richard Roats:** Correct, but these roads will be subject to the same standards that are required by ACHD, and inspected and approved by the City Engineer. **C/Gealy:** So, we are shifting that responsibility to the City Engineer. **Richard Roats:** That is correct. **C/Laraway:** This is for my clarification, ACHD will not maintain private roads correct, snow removal or anything like that? **Richard Roats:** Correct, as these come forward and the developer wants to put in the private roads, that will

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have to be in the CC&Rs. The thought is we want to do, but we want to do it right. We don't want to make it easy, and if there is potential to do that, we want them to know there is some work that will have to be done. **C/Gealy:** So, that will be on the plat, for people who want to move in to these homes so they know these are private roads. **Richard Roats:** Well they will be in the CC&Rs, indicating those roads will be maintained privately. We may try to get it on the plat, the CC&Rs they will get at closing, and any other subsequent closings they will the title company will give them those. **C/Laraway:** Does this apply to gated communities as well? **Richard Roats:** If they are gated, there is a high probability that they will be private roads as well. I don't believe ACHD will accept a gated road, so about 100% of the time it is going to fall into gated and private. **C/Gealy:** And the City Engineer is willing to accept this responsibility to review? **Richard Roats:** Yes, he will either do it, or we will contract out the inspections, and that cost will be taken by the developer. If the development meets the criteria, there will be a traffic study anyways, not just for the roads, but the overall development. **C/Gealy:** Will the City Staff, and the Commission have flexibility when reviewing, or will it be that is in the ordinance so we can't make any changes. **Richard Roats:** We made sure we wrote that in there.

*Commissioner Hennis Motions to recommend approval to City Council 18-02-ZOA, Private Roads; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

**b. COMMISSION REPORTS**

**c. ADJOURNMENT**

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

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

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

## Planning & Zoning – Findings of Fact and Conclusions of Law

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

**File Numbers:** 17-06-SUP (Special Use Permit) & 17-19-DR (Design Review); Kuna Townhomes

**Location:** 1394 West Park Ave  
Kuna, Idaho 83634

**Planner:** Jace Hellman, Planner II

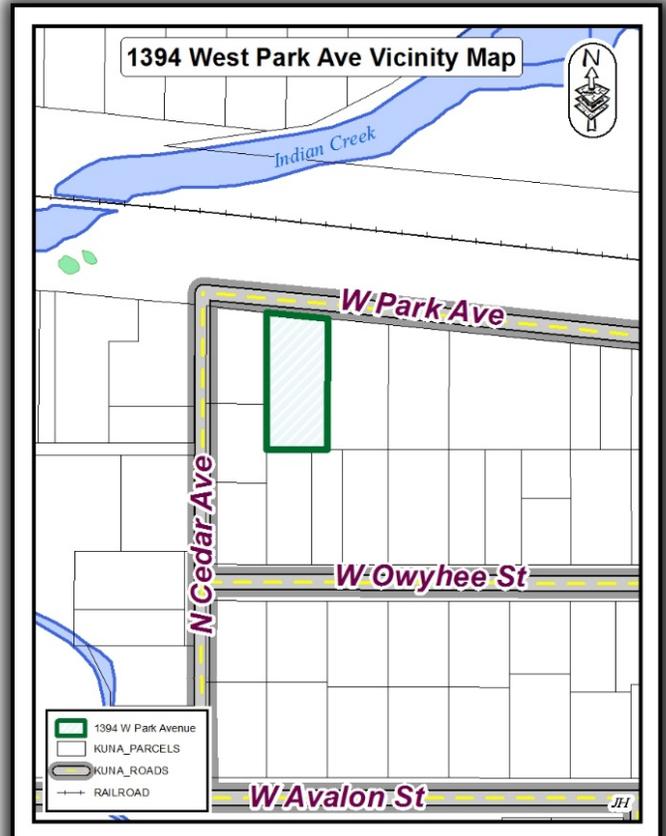
**Hearing date:** January 23, 2018

**Tabled To:** January 30, 2018

**Findings:** February 13, 2018

**Applicant:** Troy Lachcik  
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[troyl@alcarchitecture.com](mailto:troyl@alcarchitecture.com)

**Owner:** Victor Clark  
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Boise, ID 83709  
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| F. Staff Analysis        | L. Decision by the Commission  |

### A. Course of Proceedings:

1. Applicant is proposing one triplex consisting of three townhomes as described in 5-3-2 and 5-1-6-2 (Dwelling, multifamily, apartments (3 or more units under one roof); Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) & Design Review (DR) approval for the construction of townhomes in an R-6 (Medium Density Residential) zone.

2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP and Design Review approval for the construction of townhomes within an R-6 Zone.

**a. Notifications**

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| i. Neighborhood Meeting             | September 5, 2017 (Nine Attendees) |
| ii. Agencies                        | November 16, 2017                  |
| iii. 300' Notice to Property Owners | December 20, 2017                  |
| iv. Kuna, Melba Newspaper           | December 20, 2017                  |
| v. Site Posted                      | December 20, 2017                  |

**B. Applicants Request:**

On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634.

**C. Aerial Map:**



**D. History:**

This site has been historically zoned Medium Density Residential (R-6).

**E. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	P	Union Pacific Railroad/Public District – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

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

- Parcel Size: Approximately 0.51 acres

- Zoning: Medium Density Residential (R-6)
- Parcel #: R5070002532

3. **Services:**

Sanitary Sewer– City of Kuna  
 Potable Water – City of Kuna  
 Irrigation District – Kuna Municipal District  
 Gravity 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.

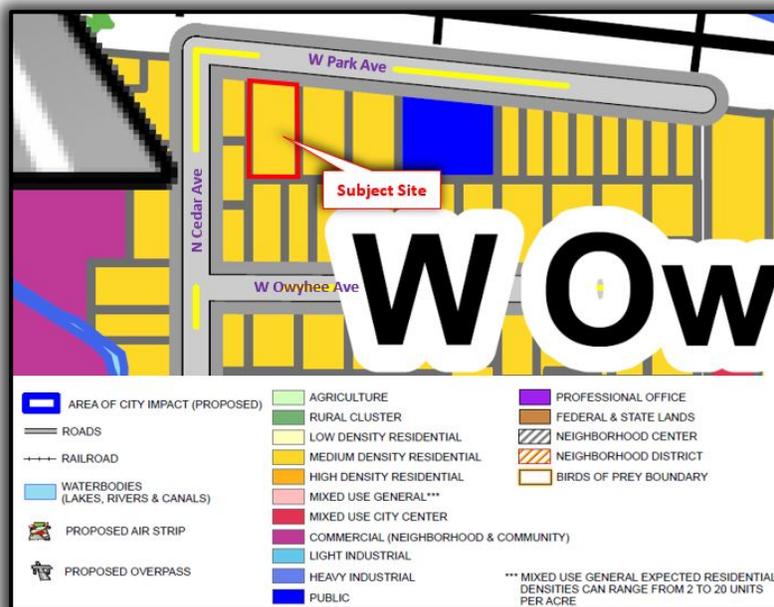
5. **Transportation / Connectivity:**

Current access to site exists via an approximately 14-foot wide unimproved driveway onto Park Avenue from the site. The applicant has proposed a 24-foot wide shared driveway onto Park Avenue from the site, located approximately 114-feet east of Cedar Avenue. The proposed shared driveway will accommodate all three residential units. The project fronts Park Avenue, which is improved with 2-travel lanes, 23-feet of pavement, and currently has no curb, gutter and sidewalk abutting the site. The only access to Park Avenue is available via Cedar Avenue which exists as an improved 17-foot wide street section within 20-feet of right-of-way.

6. **Environmental Issues:**

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

7. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Staff views this proposed Special Use and Design Review request to be consistent with the surrounding zoning designations 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:

- Public Works Department (November 22, 2017) .....Exhibit B4
- Department of Environmental Quality (November 24, 2017) .....Exhibit B5
- Idaho Transportation Department (December 5, 2017) .....Exhibit B6
- Central District Health Department (December 5, 2017) .....Exhibit B7
- Kuna Rural Fire District (December 11, 2017) .....Exhibit B8
- Ada County Fire District (December 22, 2017) .....Exhibit B9

**F. Staff Analysis:**

Under an R-6 zoning designation, a special use permit and design review approvals are required in order to construct three or more units under one roof. The applicant is proposing to construct three townhouses (approximately 1,800 square feet each) which would be built as one structure with fire wall separation between each unit. Staff finds that the proposed townhomes to be 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. The applicant has proposed to use potable City water for irrigation. Staff would not be in favor of the applicant using potable water for irrigation needs when the applicant has a water right, and access to gravity irrigation water is available.

City services and facilities are within 300-feet of the subject site. the applicant will be required to make an ultimate connection to all city utilities. There is a gravity irrigation main that crosses the parcel from the southeast corner to the northwest corner. This irrigation main will need to be rerouted to accommodate the design of the applicant’s project.

Park Avenue is a dead-end street, and Cedar Avenue provides the only access to the site. Due to the narrow pavement situated on Cedar Avenue Staff would recommend that the applicant provide written approval from the Kuna Rural Fire District for the reduced access to the site. The applicant’s proposed 24-foot wide shared driveway is in conformance with ACHD’s Driveway policy; and Staff feels the proposed driveway should be approved and constructed as proposed. Staff would also note that per Kuna City Code and ACHD’s Local Roadway Policy, the applicant will be required to construct Park Avenue as half of a 36-foot street section including pavement widening, curb, gutter and a minimum 5-foot wide sidewalk along the site’s frontage.

The applicant is hereby notified that this project is subject to design review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance, prior to issuance of the certificate of occupancy.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §67-6512; and the Kuna Comprehensive Plan; and forwards Case No.’s 17-06-SUP and 17-19-DR to the Planning and Zoning Commission, 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 or reject 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.

#### **6.0 – Land Use**

**Goal 1:** *Preserve Kuna’s high quality of life and strengthen the character and image of the community as a family-oriented place with small town character.*

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

#### **12.0 – Housing**

**Goal 1:** *Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.*

Objective 1.1:

Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels

Policy: Encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.

Policy: Encourage mixed-use development that includes town centers, single-family, multi-family, accessory units, and other types of residential development.

### **I. Findings of Fact:**

1. Based on the record contained in Case No.’s 17-06-SUP and 17-19-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No.’s 17-06-SUP and 17-19-DR.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on January 30, 2018 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No.’s 17-06-SUP and 17-19-DR, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

**Comment:** *The Comp Plan Future Land Use Map designates the approximately 0.51 acres (subject property) as medium-density residential. The proposed townhouses are permitted in this zone with a special use permit.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny this application.

**Comment:** *On January 30, 2018, Kuna's Planning and Zoning Commission voted to approve application 17-06-SUP and 17-19-DR.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on January 30, 2018.*

**J. Kuna City Code Analysis:**

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

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

2. The site is physically suitable for the proposed project.

**Comment:** *The 0.51-acre parcel is suitable to accommodate townhomes.*

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

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

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

**Comment:** *The proposed townhomes will be required to connect to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

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

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

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

**Comment:** *Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for townhomes if the project is completed in a timely manner.*

**K. Conclusions of Law:**

1. Based on the evidence contained in Case No.'s 17-06-SUP and 17-19-DR, Commission finds Case No.'s 17-06-SUP and 17-19-DR generally complies with Kuna City Code.
2. Based on the evidence contained in Case No.'s 17-06-SUP and 17-19-DR, Commission finds Case No.'s 17-06-SUP and 17-19-DR 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.

**L. Decision by the Commission:**

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 17-06-SUP, a Special Use Permit and 17-19-DR, a Design Review request by Troy Lachcik with ALC Architecture (on behalf of Victor Clark), with the following conditions of approval:

- *The applicant shall work with the neighbor to the west with regards to the cross-access agreement for the shared drive.*
  - *The applicant shall work with staff in order to reduce the possible scale of the structure.*
  - *The applicant shall install some fence and landscape screening to the east, and where appropriate with the adjacent neighbors.*
  - *The applicant shall have the City Engineer and the Boise Project Board of Control review the relocation of the irrigation main within the property.*
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 landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the 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 approve 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 easements and 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. The applicant shall provide written fire departmental approval for reduced access to the site via Cedar Avenue prior to issuance of any building permits.
  6. Applicant shall construct a 24-foot wide driveway approach on Park Avenue leading to the site and pave the driveway its entire width beyond the edge of pavement of Park Avenue.
  7. The applicant shall construct Park Avenue as ½ of a 36-foot street section including pavement widening, curb, gutter and a minimum 5-foot wide sidewalk along the site's frontage.

8. Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.
9. 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.
10. 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.
11. Landscaping on site shall comply with KCC Title 5 Chapter 17.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits) or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be permitted with approval from the public and/or private entities owning the property.
13. The use of potable water is not a preferred method of irrigation. The applicant shall install a private pressurized irrigation system, unless an alternative method of compliance is approved by the planning director.
14. 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.
15. This development is subject to building and landscaping design review inspections. Inspection fees shall be paid prior to staff inspection.
16. The special use permit is not transferable from one parcel of land to another.
17. The applicant shall follow all staff and agency recommendations.
18. The applicant shall comply with all local, state and federal laws.

**DATED:** this 13th day of February, 2018

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Jace Hellman, Planner II  
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:** 18-01-DR (Design Review) & 18-01-SN  
(Sign); Kuna Baptist Church

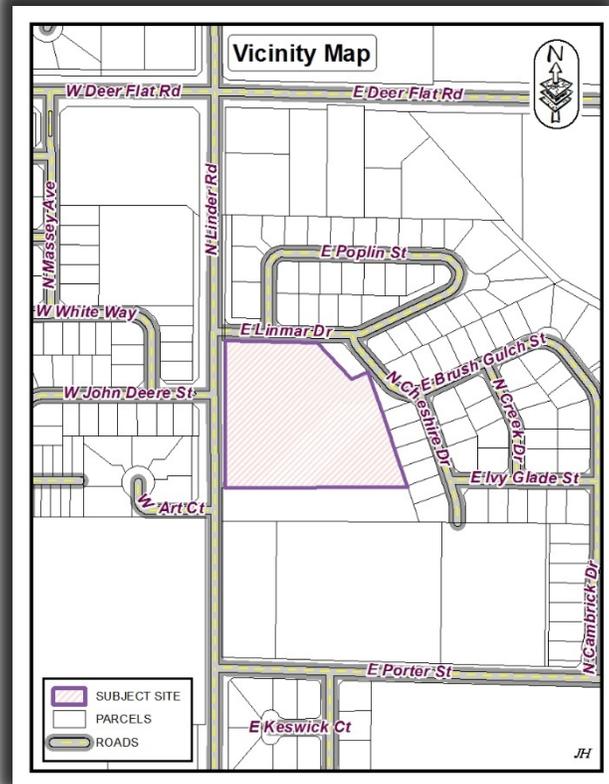
**Location:** 1250 N Linder Rd, Kuna, ID 83634

**Planner:** Jace Hellman, Planner II

**Meeting Date:** February 13, 2018

**Applicant:** Golden West Signs  
114 E 37th St  
Boise, ID 83714  
208.631.9687  
[virginia@goldenwestsigns.com](mailto:virginia@goldenwestsigns.com)

**Owner:** Kuna Baptist Church  
1250 N Linder Rd  
Kuna, ID 83634  
208.922.1124  
[jeff@tokcommercial.com](mailto:jeff@tokcommercial.com)



### Table of Contents:

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| A. Course Proceedings   | E. General Project Facts               |
| B. Applicant Request    | F. Staff Analysis                      |
| C. Aerial & Zoning Maps | 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) Sections 4-A-9 & 4-G-10; all new automated signage and monument signage is 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

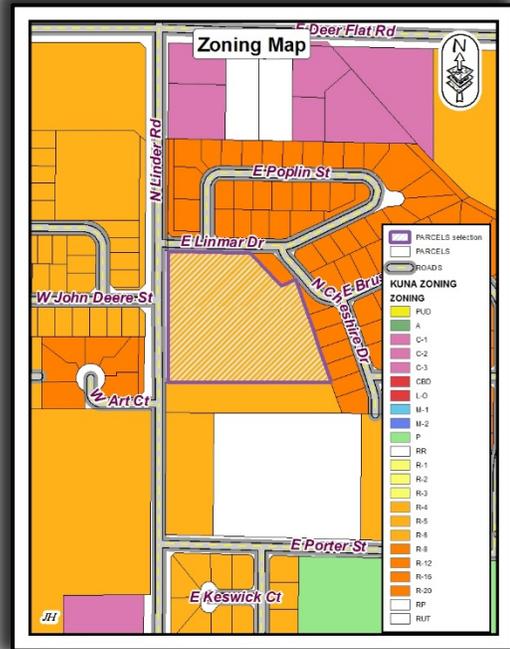
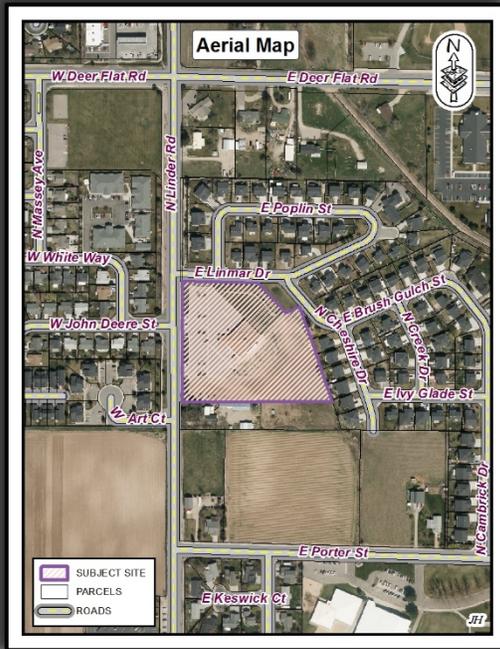
- i. Agenda February 13, 2018

### B. Applicants Request:

#### 1. Request:

On behalf of Kuna Baptist Church, the applicant, Virginia Cunningham, with Golden West Signs, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 12-foot high, double face illuminated monument sign with an electronic message center. The site is located at 1250 N Linder Rd, Kuna, Idaho 83634 (Parcel No. S1324223333).

**C. Aerial & Zoning Maps:**



**D. History:**

The property is within city limits and is currently zoned R-4 (Medium-Low Density Residential). The site is owned by Kuna Baptist Church.

**E. General Projects Facts:**

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

2. **Surrounding Land Uses:**

<b>North</b>	R-8	Medium Density Residential – Kuna City
<b>South</b>	R-4	Medium-Low Density Residential – Kuna City
<b>East</b>	R-8	Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

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

- 4.77 (approximate) acres
- R-4 (Medium-Low Density Residential)
- Parcel No. S1324223333

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 City Police (Ada County Sheriff’s office)

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

Currently there is a freestanding sign located on the subject site within a landscape island. Surrounding landscaping is mature, and well maintained. The sites topography is generally flat.

**6. Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts.

**F. Staff Analysis:**

The applicant is proposing a new illuminated double face fabricated metal monument sign with an electronic message display. The single tenant sign is proposed to be approximately 12'- 0" tall, 8'- 9" across and 2'- 3" in width. The proposed electronic message display measures at approximately 4'- 3" across and 2'-5" tall. This proposed single tenant monument sign will replace the existing sign, which is situated on a landscape island within the parking lot.

Staff finds that the proposed monument sign is not in conformance with the Sign Ordinance (Kuna City Code [KCC] Title 5, Chapter 10). KCC Title 5, Chapter 10 Section 4-G-10 states for single tenant buildings, which are not within the Central Business District (CBD) or within a "shopping center", monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side. KCC Title 5, Chapter 10 Section 4-A-6 states the automated sign portion of any sign should be constructed into the sign in a manner in which it is subordinate to the overall design of the sign. The automated sign portion of any sign shall not exceed twenty (20) percent of the face of any sign. Staff would recommend that the applicant work with Staff to bring the proposed monument sign's dimension within compliance of Kuna City Code.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Signs Ordinance.
4. City of Kuna Comprehensive Plan.

**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 Nos. 18-01-DR & 18-01-SN, a Design Review request by Virginia Cunningham with Golden West Signs, with the following conditions of approval:

1. All Signage on site shall comply with KCC 5-10.
2. Applicant shall work with staff to ensure all portions of signage for the site comply with current Kuna City Code and a sign permit must be obtained prior to construction.
3. Applicant shall obtain an electrical permit for the electronic reader display.
4. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Commission, or seek amending them through the Design Review process.
5. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

**DATED: This 13<sup>th</sup> day of February.**



# City of Kuna Design Review Application

received  
1/9/17

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

FILE NO.: 18-01-DR, 18-01-SN

CROSS REF.: \_\_\_\_\_

FILES: 18-01-DR, 18-01-SN

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

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

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

## Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: it is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>

Exhibit  
A2

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 ½" x 11" REDUCTIONS

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

*Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

### Site Plan

Applicant Use

North Arrow

To scale drawings

Property lines

Name of "Plan Preparer" with contact information

Name of project and date

Existing structures, identify those which are to be relocated or removed

On-site and adjoining streets, alleys, private drives and rights-of-way

Drainage location and method of on-site retention / detention

Location of public restrooms

Existing / proposed utility service and any above-ground utility structures and their location

Location and width of easements, canals and drainage ditches

Location and dimension of off-street parking

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

Trash storage areas and exterior mechanical equipment, with proposed method of screening

Sign locations *(a separate sign application must be submitted with this application)*

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

Locations and uses of ALL open spaces

Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

Locations of subdivision lines *(if applicable)*

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

Location of walls and fences and indication of their height and material of construction

Roofline and foundation plan of building, location on the site

Location and designations of all sidewalks

Location and designation of all rights-of-way and property lines

Staff Use

## Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	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>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input type="checkbox"/>	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>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	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.	<input type="checkbox"/>

## Building Elevations

Applicant  
Use

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

Staff  
Use

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

Colored copies of all proposed building materials and indication where each material and color application is to be located

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

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

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

## Lighting Plan

Applicant  
Use

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

Staff  
Use

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

## Roof Plans

Applicant  
Use

Size and location of all roof top mechanical units

Staff  
Use

# Design Review Application

Applicant: Golden West Signs Phone: 208-631-9687  
 Owner  Representative Fax/Email: Virginia@goldenwestsigns.com

Applicant's Address: 114 E. 37th St., Boise ID 83714

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

Owner: ~~Linder~~ Kuna Baptist Church Phone: 208-947-6805

Owner's Address: 1250 N. Linder Rd., Kuna Email: jeff@TDKcommercial.com

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

Represented By: (if different from above) Thornton Oliver Keller Phone: SAME as above <sup>owner</sup>

Address: 250 S. 5th St., Boise ID Email: SAME as above <sup>owner</sup>

Zip: 83702

Address of Property: 1250 N. Linder Rd., Kuna

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

Distance from Major Cross Street: 1/4 mile Street Name(s): DEER FLAT

*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.)*

*A taller monument sign that includes an electronic message center*

1. Dimension of Property: 450 ft. of frontage on Linder Rd. / 4.77 acres

2. Current Land Use(s): Church

3. What are the land uses of the adjoining properties?  
North: SFR  
South: Ag  
East: SFR  
West: SFR

4. Is the project intended to be phased, if so what is the phasing time period? N/A  
Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: (1) free-standing, double-face, illuminated sign

6. Building heights: N/A Number of stories: N/A

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

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

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

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

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

**MATERIAL** / **COLOR**

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

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

- % of Wood application: \_\_\_\_\_ / \_\_\_\_\_
- % EIFS: \_\_\_\_\_ / \_\_\_\_\_  
*(Exterior Insulation Finish System)*
- % Masonry: \_\_\_\_\_ / \_\_\_\_\_
- % Face Block: \_\_\_\_\_ / \_\_\_\_\_
- % Stucco: \_\_\_\_\_ / \_\_\_\_\_
- & other material(s): \_\_\_\_\_ / \_\_\_\_\_
- List all other materials: \_\_\_\_\_
- Windows/Doors: \_\_\_\_\_ / \_\_\_\_\_  
*(Type of window frames & styles / doors & styles, material)*
- Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_
- Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

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

9. Please identify Mechanical Units: N/A  
Type/Height: N/A  
Proposed Screening Method: N/A

10. Please identify trash enclosure: *(size, location, screening & construction materials)* N/A

11. Are there any irrigation ditches/canals on or adjacent to the property? N/A  
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)*  
N/A  
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: N/A

14. Percentage of Site Devoted to Building Coverage: N/A  
% of Site Devoted to Landscaping: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
*(Including landscaped rights-of-way)*  
% of Site that is Hard Surface: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
*(Paving, driveways, walkways, etc.)*  
% of Site Devoted to other uses: \_\_\_\_\_  
Describe: \_\_\_\_\_  
% of landscaping within the parking lot (landscaped islands, etc.): N/A

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

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*  
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):* N/A

17. Dock Loading Facilities:  
Number of docking facilities and their location: N/A  
Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* N/A

19. Setbacks of the proposed building from property lines:

Front \_\_\_\_\_ -feet      Rear \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet

20. Parking requirements: N/A

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

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

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

**IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST 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 Virginia Cunningham Date 1/9/17

City staff comments:  
\_\_\_\_\_  
\_\_\_\_\_

Signature of receipt by City Staff [Signature] Date 1/11/18

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

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_



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)	18-01-DR 18-01-SM
Project name	Kuna Baptist Church
Date Received	1/19/17
Date Accepted/Complete	1/16/17
Cross Reference Files	
Commission Hearing Date	2/13/17
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Kuna Baptist Church</u>	Phone Number: <u>208-922-1124</u>
Address: <u>1256 N LINDER RD</u>	E-Mail: <u>jeff@tokcommercial.com</u>
City, State, Zip: <u>KUNA 83634</u>	Fax #: _____
Applicant (Developer): <u>Golden West Signs</u>	Phone Number: <u>208-631-9687</u>
Address: <u>114 E. 37th St. BOISE 83714</u>	E-Mail: <u>virginia@goldenwestsigns.com</u>
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: <u>N/A</u>	Fax #: _____

### Subject Property Information

Site Address: <u>1256 N LINDER RD</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>51324223333</u>	
Section, Township, Range: <u>NW4NW4 Sec 24 2N 1W</u>	
Property size: <u>4.77 Acres</u>	
Current land use: <u>Church</u>	Proposed land use: <u>Same</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>No change</u>

**Project Description**

Project / subdivision name: 2N1W24  
General description of proposed project / request: (1) 12'H Double-Face illuminated monument sign with an electronic message center  
Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_  
*N/A*  
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 \_\_\_\_\_  
*N/A*  
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: Virginia Cunningham Date: 1/9/18



golden west

ELECTRIC SIGN COMPANY

*"Industry leader since 1946"*

114 east 37th street, ph. (208) 345-4343  
boise, idaho 83714 fax. (208) 336-5768

City of Kuna  
Planning Department  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

January 9, 2018

Dear Design Review Board Members, Council men and women, and Planners,

I am representing Kuna Baptist church located at 1250 N. Linder Road with regard to a new twelve foot tall monument sign with an electronic message center. The church has been fundraising and saving for a new sign for quite some time.

The Church board would like a sign tall enough to be seen over the existing berms and landscaping that flank the west end of the property. We feel that the existing landscaping is not overgrown and is needed for proper aesthetics. The electronic portion of the sign will allow the Church to let community members know about up-coming events.

There are also berms all along the property on Linder Rd. with appropriate height landscaping (not too tall) that obscure their sign.

Current Code for free-standing sign in the R-4 zone allows for a seven foot tall sign with sixty square feet of copy area, twenty percent of which can be an automated sign, with Design Review approval.

The proposed height and background are compatible with safe viewing distance, taking into account that a driver needs to make a maneuver. The recommended height for a 35 mph, four-lane road is fifteen feet. We are proposing twelve feet. The minimum required legibility distance or the required time needed to read and respond to an on-premise sign is five hundred and fifty feet for a 35 mph road. The proposed additional background area is needed for adequate letter height for viewing at this distance. The minimum letter height for this viewing distance is five inches. The proposed letter height is six inches.

In reviewing the Comprehensive Plan, the future designation for the church's parcel is planned as Mixed Use City Center. We believe that the proposed sign is in line with the Comprehensive Plan as well as signs along Linder Rd. one-quarter mile to the north and south of the property.

I have included measurements from the sign placement to residential properties to the north, east, and west. All are more than one hundred feet from the sign.

Exhibit

A4

Please contact me with any questions you may have. The Church Board and I appreciate your consideration of this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Cunningham". The signature is fluid and extends to the right with a long horizontal stroke.

Virginia Cunningham  
Golden West Signs  
208-631-9687



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, Jeff Shaffer Board member, Kuna Baptist Church 1250 Lipder Road  
Name Address  
Kuna, ID 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

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

Permission to Golden West Signs 114 E. 37<sup>th</sup> St. Boise ID 83714 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 15<sup>th</sup> day of November, 2017

Signature [Handwritten Signature]

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

Rachael A. Ebeloft  
Notary Public for Idaho

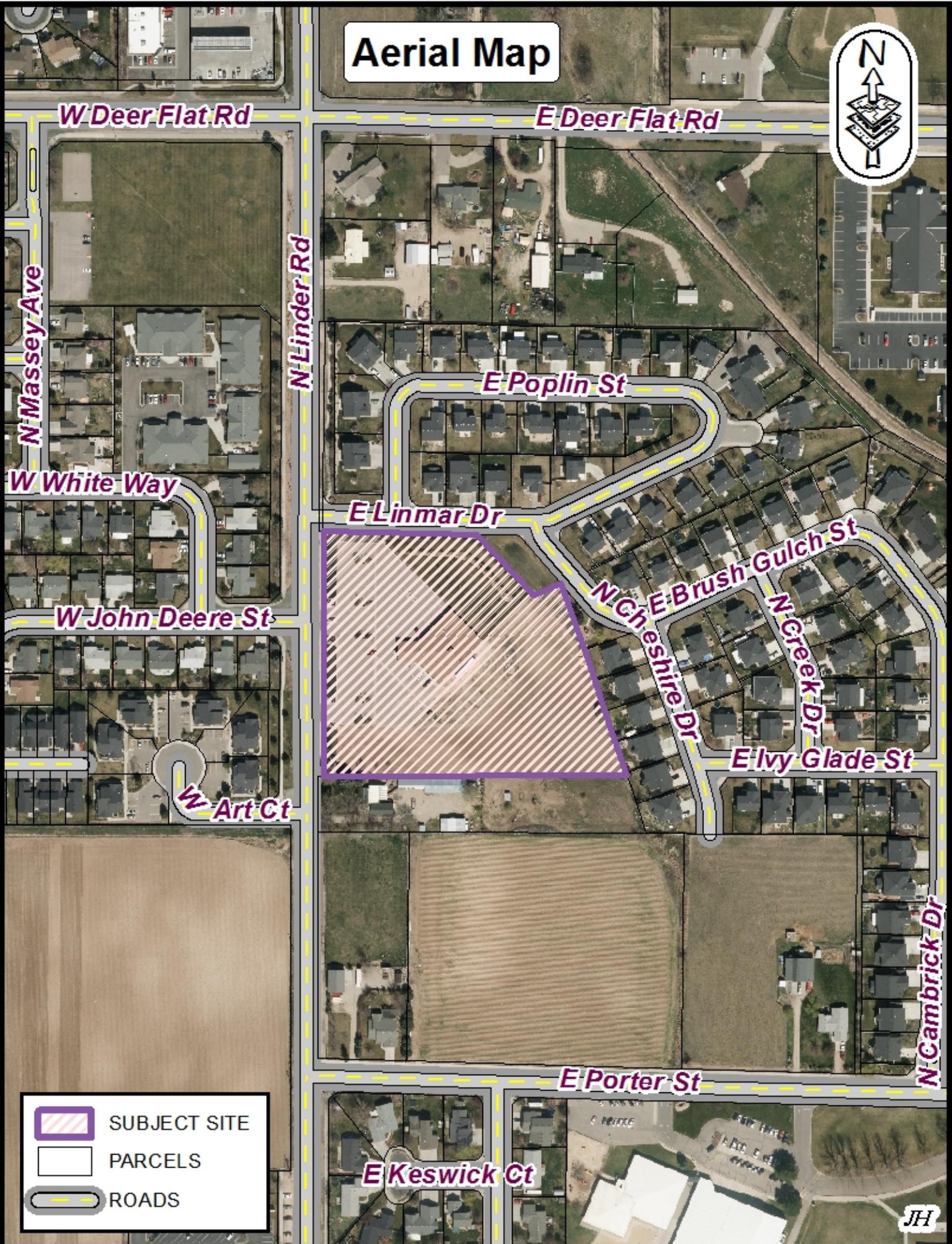
Residing at: Boise, Idaho

My commission expires: 8/1/2023



Exhibit  
A5

# Aerial Map



W Deer Flat Rd

E Deer Flat Rd

N Massey Ave

N Linder Rd

E Poplin St

W White Way

E Linmar Dr

W John Deere St

N Cheshire Dr

E Ivy Glade St

W Art Ct

E Porter St

E Keswick Ct

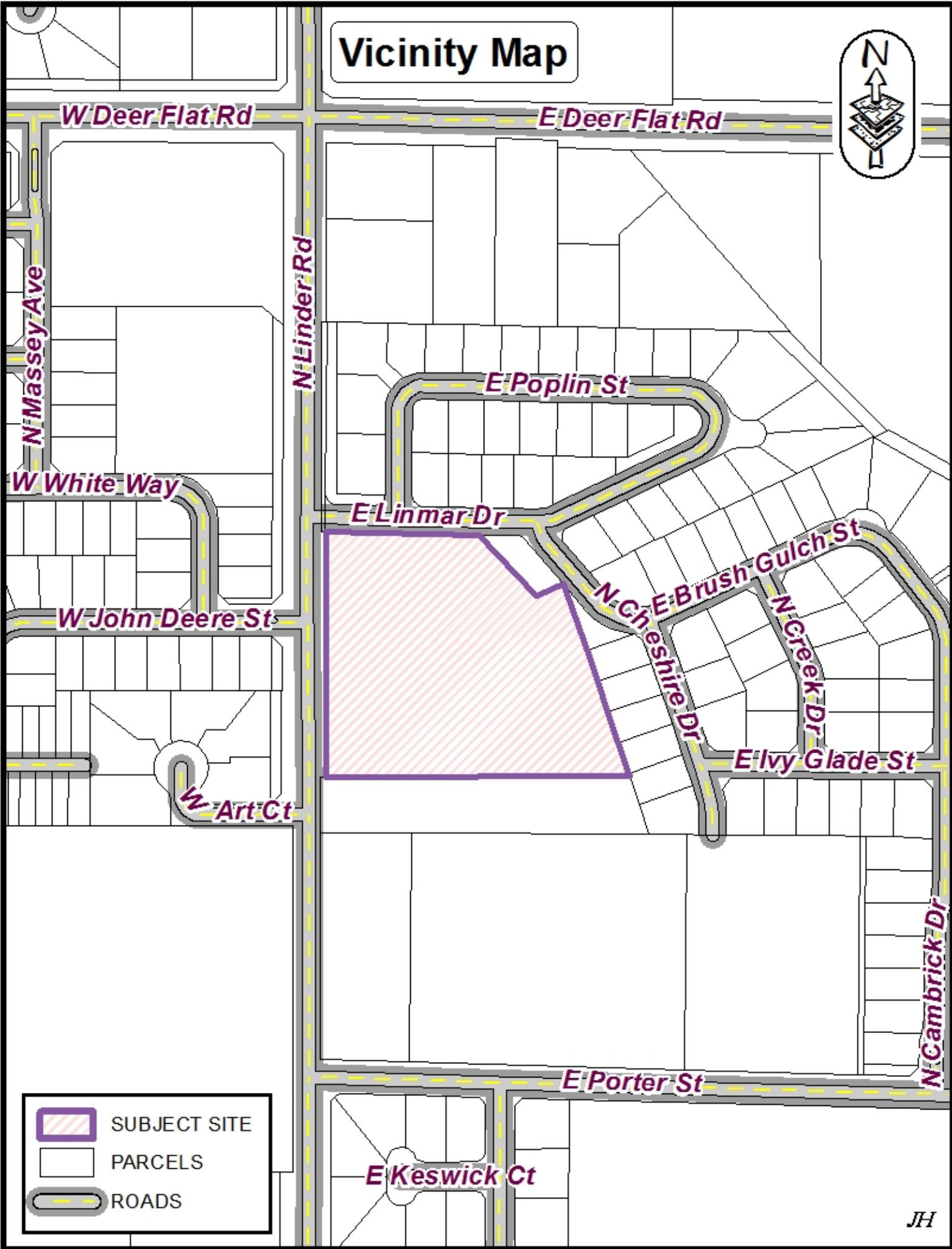
N Cambrick Dr

 SUBJECT SITE

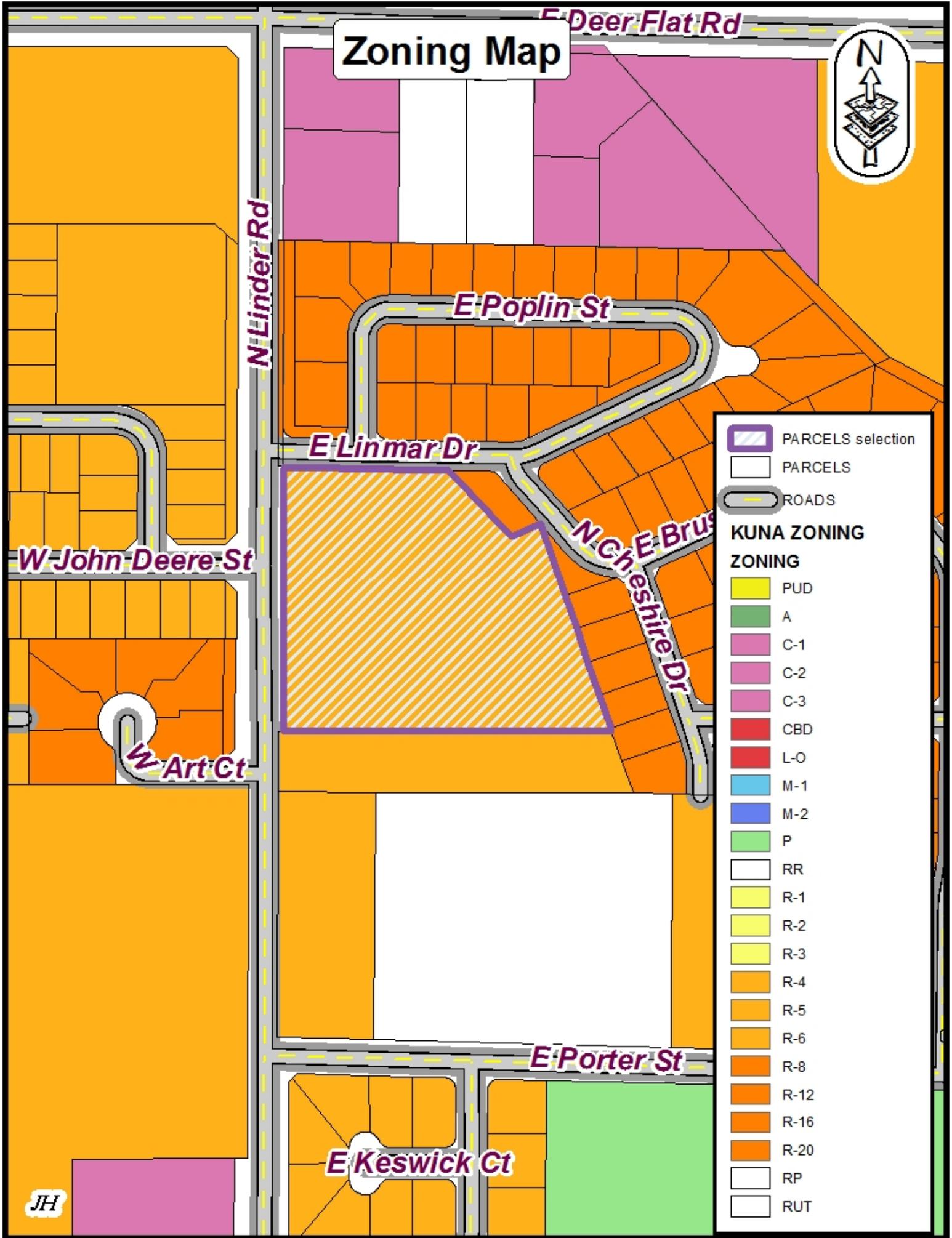
 PARCELS

 ROADS

# Vicinity Map



# Zoning Map



	PARCELS selection
	PARCELS
	ROADS
<b>KUNA ZONING</b>	
<b>ZONING</b>	
	PUD
	A
	C-1
	C-2
	C-3
	CBD
	L-0
	M-1
	M-2
	P
	RR
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	R-8
	R-12
	R-16
	R-20
	RP
	RUT

JH

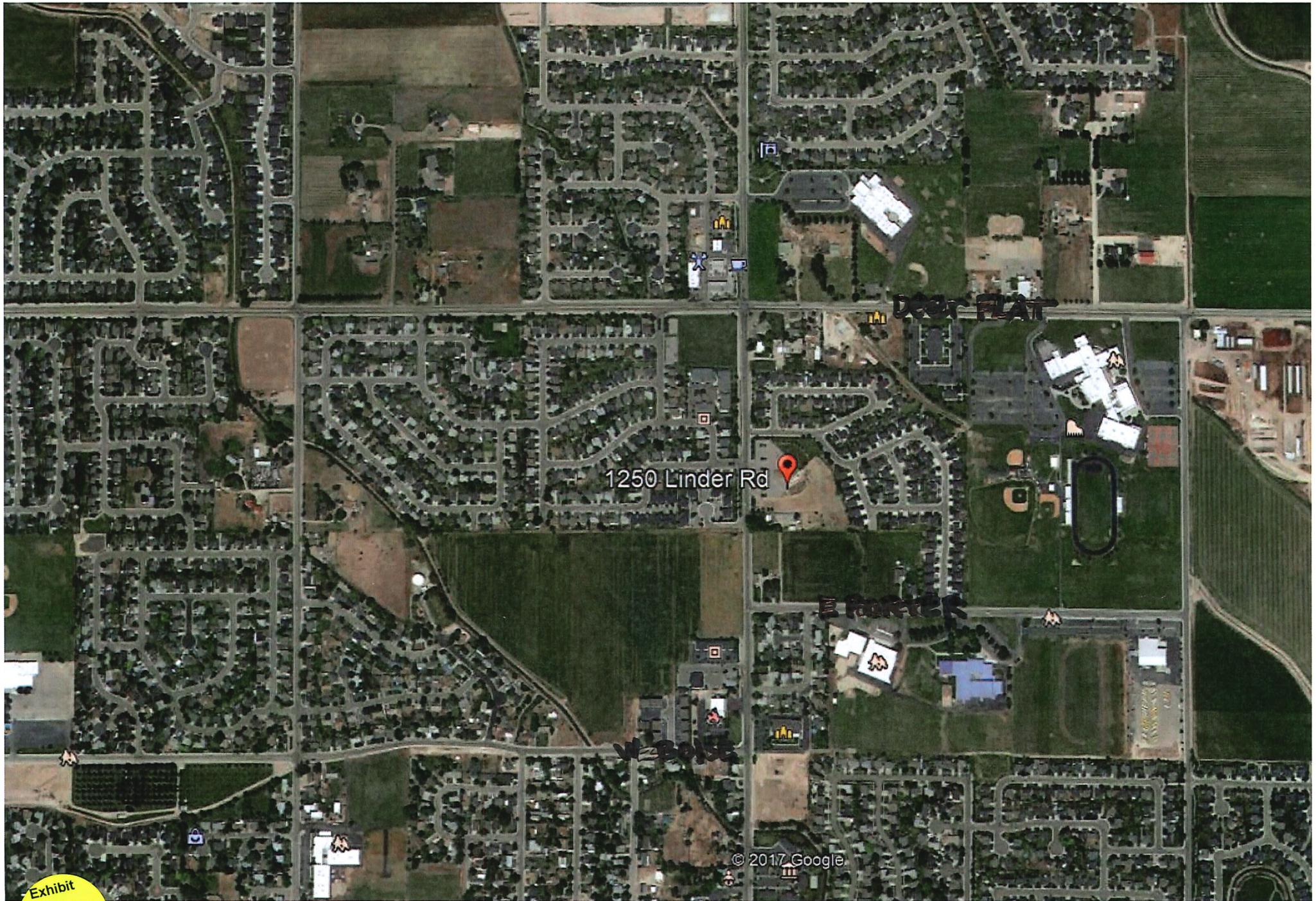


Exhibit  
A6

# Ada County Assessor

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



- Legend**
- + Railroad
  - Parks
  - City Limits
    - <all other values>
    - BOISE
    - EAGLE
    - GARDEN CITY
    - KUNA
    - MERIDIAN
    - STAR
  - Townships
  - Sections
  - Condos
  - Parcels

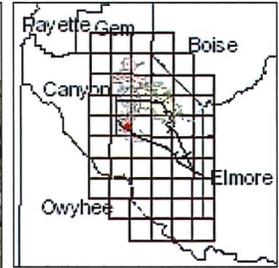
0.14 Miles

Map Scale: 8,000.00

6/19/201

# Ada County Assessor

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

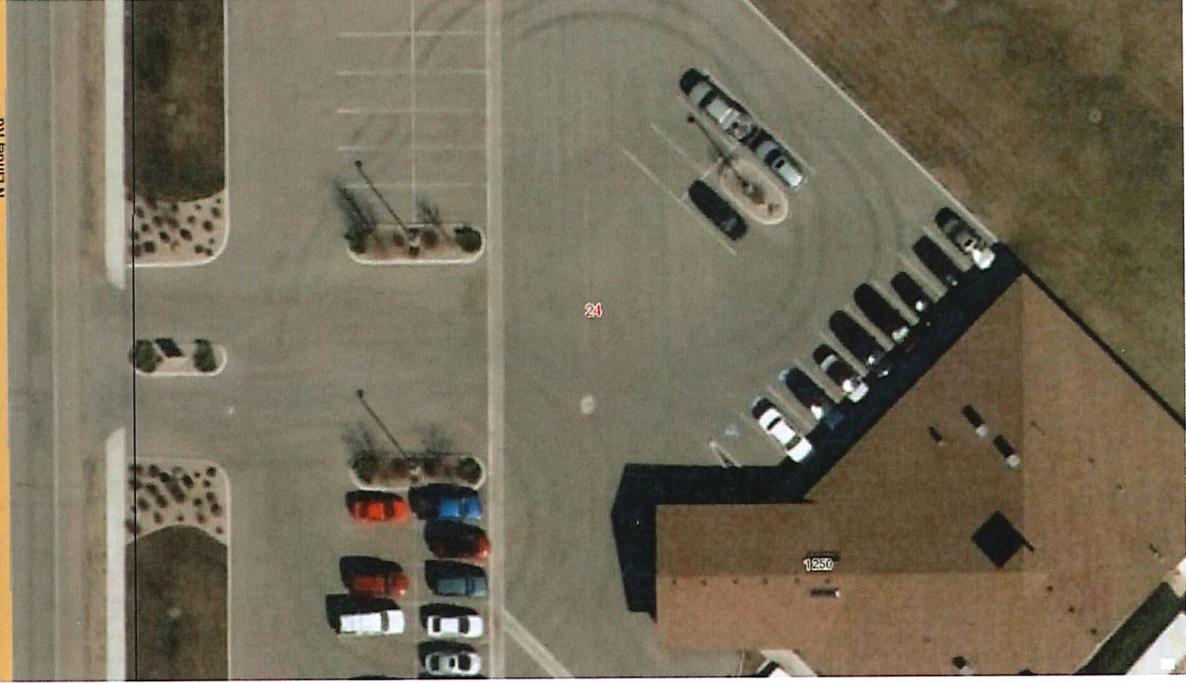
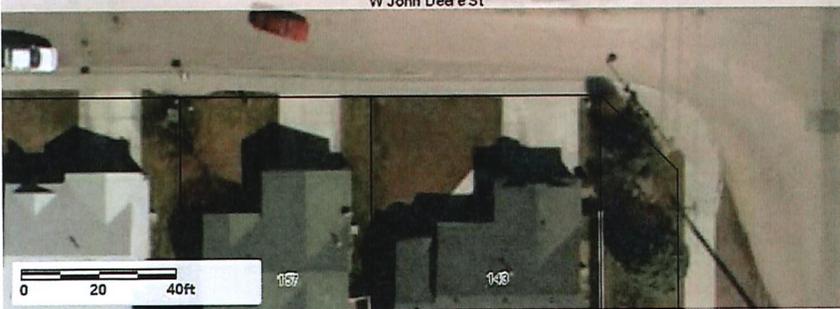


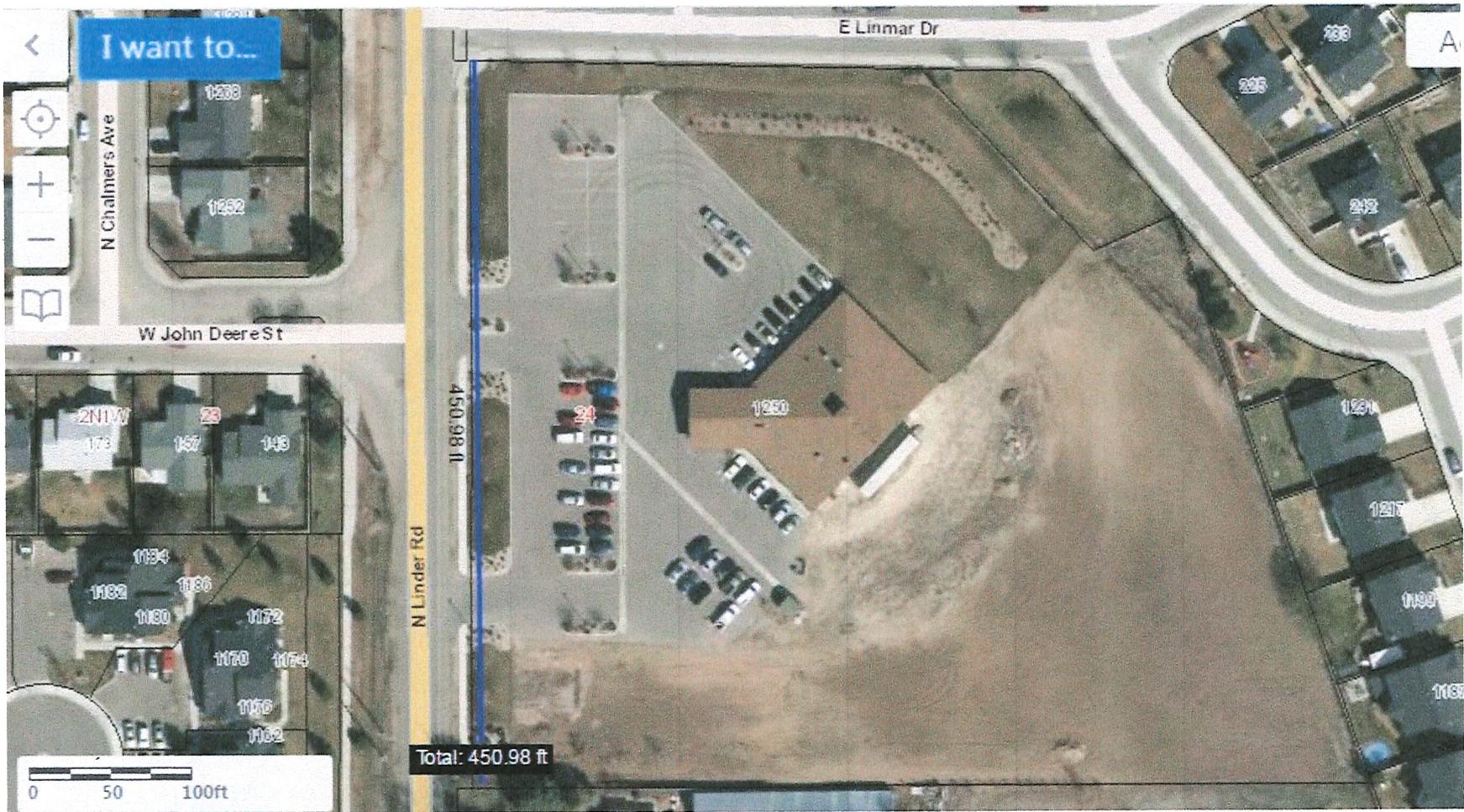
### Legend

- +
- Railroad
- Roads (2,000 - 4,000 s
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

1/9/2018

Exhibit  
A7





I want to...

N Chalmers Ave

W John Deere St

E Linmar Dr

N Linder Rd

450.98 ft

Total: 450.98 ft

0 50 100ft

2N1W

28

176

167

148

1134

1182

1180

1186

1172

1170

1174

1176

1182

288

286

292

1294

1217

1190

1188

A

kunabaptistchurch.org



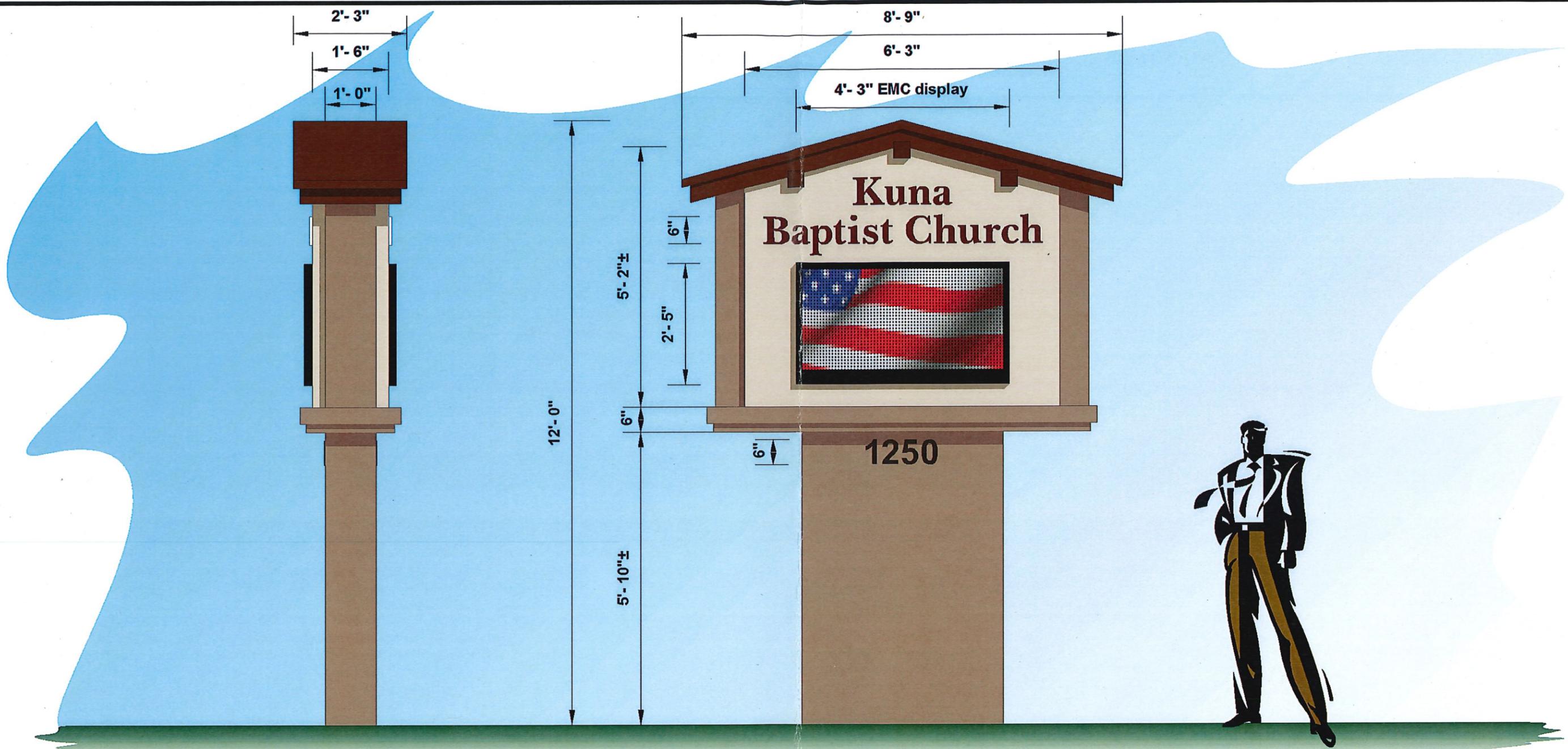
**KUNA  
BAPTIST  
CHURCH**

1250 N. LINDER RD. 922-1124

Sunday School	9:30 AM
Morning Worship	10:45 AM
Evening Service	6:00 PM

22'

7'



SIDE ELEVATION

**A3** FRONT ELEVATION @ DOUBLE FACE MONUMENT SIGN WITH ELECTRONIC MESSAGE DISPLAY  
SCALE: 1/2" = 1'-0"

NEW DOUBLE FACE FAB. METAL MONUMENT SIGN WITH ELECTRONIC MESSAGE DISPLAY  
 COLORS & TEXTURE FINISH TO MATCH BUILDING FINISH (VERIFY ALL COLORS)  
 BACKGROUND FACES ARE ROUTED ALUMINUM WITH PUSH THRU COPY  
 PUSH THRU LETTERS ARE ROUTED 3/4" WHITE ACRYLIC WITH OPAQUE BURGUNDY VINYL OVERLAYS LEAVING WHITE OUTER BORDER  
 INTERNAL WHITE LED PUSH THRU EDGE LIGHTING  
 DOUBLE FACE 19mm FULL COLOR ELECTRONIC MESSAGE DISPLAY (OPTIONAL AMBER EMC)  
 NON-ILLUMINATED ADDRESS NUMBER TO BE ROUTED 1/2" ACRYLIC PAINTED TO MATCH SIGN BACKGROUND  
 FAB. METAL SUPPORT COVER WITH COLOR & TEXTURE TO MATCH BUILDING

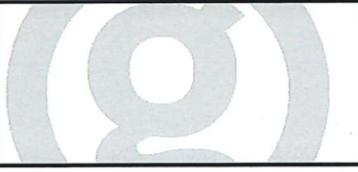
**golden west**  
ELECTRICAL SIGN COMPANY  
*"Industry leader in manufacturing and sign service since 1946"*  
www.goldenwestsigns.com

project name & location	<b>Kuna Baptist Church</b> 125 n. linder rd. / Kuna, Idaho
file name	design 2016/kuna baptist church/monument.pit
manuf. file name	design 2016/kuna baptist church/monument.pit

This artwork is produced under federal copyright laws & cannot be reproduced in whole or in part without written permission of golden west advertising inc.. PHOTOS SHOWN ARE TO APPROXIMATE SCALE ONLY

authorized signature \_\_\_\_\_ date approved \_\_\_\_\_

sales rep	virginia
designer	stephen
complete date	11/15/2016
revision date	6/14/2017



design number  
**5099-16**  
sht 1 of 1

Exhibit  
A8

NW Corner of Deer Flat & Linder  
1/4 mile from Kuna Baptist Church

1600  
R RD



Exhibit  
A9

#2 Sign- 1/4 mile south on Linder near W. Boise



#3 & 4  
Signs - NW Corner of Linder & Deer Flat

DEER FLAT Crossing

Swan Falls FAMILY DENTISTRY

PIONEER SPORTS & PAIN CENTER  
922-4908

ANYTIME FITNESS

Papa Murphy's PIZZA

dish DIRECTV

WIRELESS

Moxie JAVA

The UPS Store®

KIDS Kuna's Premier Childcare Facility

997  
AVENUE  
LE  
37  
Bria

SPEED LIMIT 20

Elementary School

#1 Sign-1/4 mile south on Linder near W. Boise



**KUNA**  
D E N T A L

Douglas W. Croft, D.D.S.  
Dan Haws, D.D.S  
**922-4149**

---



KUNA  
**ORTHODONTICS**  
— JON MILER, DDS, MS —  
922-2264

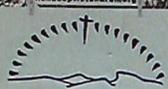




Exhibit  
A 10



kunabaptistchurch.org



**KUNA  
BAPTIST  
CHURCH**

1250 N. LINDER RD. 922-1124

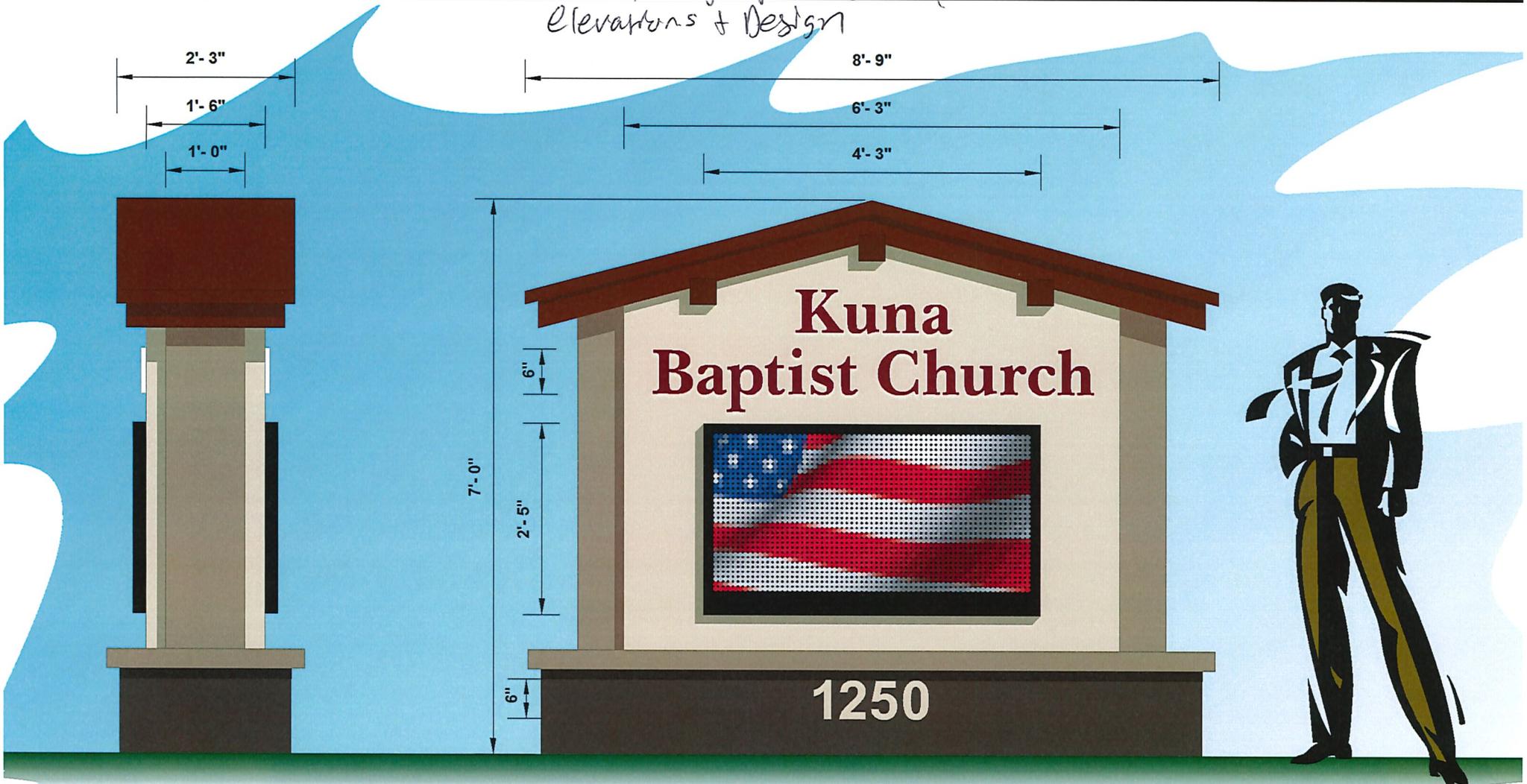
Sunday School	9:30 AM
Morning Worship	10:45 AM
Evening Service	6:00 PM





ELNA  
BAPTIST  
CHURCH

Newly Proposed (2.6.18)  
Elevations & Design



SIDE ELEVATION

**A1** FRONT ELEVATION @ DOUBLE FACE MONUMENT SIGN WITH ELECTRONIC MESSAGE DISPLAY  
SCALE: 3/4" = 1'-0"

NEW DOUBLE FACE FAB. METAL MONUMENT SIGN WITH ELECTRONIC MESSAGE DISPLAY  
 COLORS & TEXTURE FINISH TO MATCH BUILDING FINISH (VERIFY ALL COLORS)  
 BACKGROUND FACES ARE ROUTED ALUMINUM WITH PUSH THRU COPY  
 PUSH THRU LETTERS ARE ROUTED 3/4" WHITE ACRYLIC WITH OPAQUE BURGUNDY VINYL OVERLAYS LEAVING WHITE OUTER BORDER  
 INTERNAL WHITE LED PUSH THRU EDGE LIGHTING  
 DOUBLE FACE 19mm FULL COLOR ELECTRONIC MESSAGE DISPLAY (OPTIONAL AMBER EMC)  
 NON-ILLUMINATED ADDRESS NUMBER TO BE ROUTED 1/2" ACRYLIC PAINTED TO MATCH SIGN BACKGROUND

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ELECTRICAL SIGN COMPANY

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project name & location  
**Kuna Baptist Church**  
125 n. linder rd. / Kuna, Idaho

file name design 2016/kuna baptist church/monument.plt  
manuf. file name

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authorized signature \_\_\_\_\_ date approved \_\_\_\_\_

sales rep virginia

designer stephen

complete date 11/15/2016

revision date



des 50 sh

Exhibit  
A11



# City of Kuna

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

## Planning & Zoning Commission - Staff Report

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

**File Numbers:** 18-01-SUP (Special Use Permit); Kuna Caves Storage Phase II

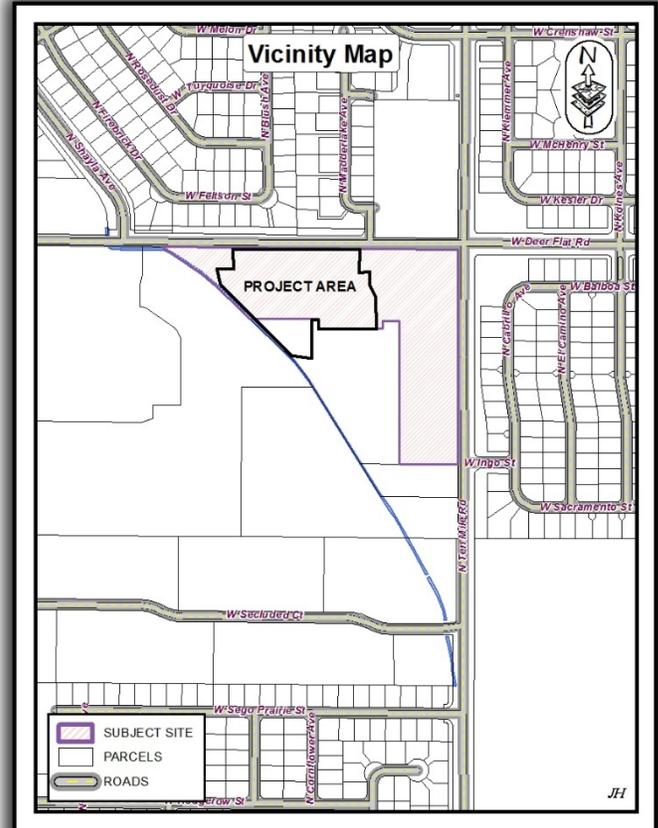
**Location:** 1795 W Deer Flat Rd, Kuna, Idaho 83634

**Planner:** Jace Hellman, Planner II

**Hearing date:** February 13, 2018

**Owner/Applicant:** Inaki Lete  
Lete Family Revocable Trust  
117 N Kings Road  
Nampa, ID 83687  
208-465-6141

**Representative:** Mason & Associates  
826 3<sup>rd</sup> Street South  
Nampa, ID 83651  
208-454-0256



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### A. Course of Proceedings:

1. Applicant is proposing to construct and addition to an existing storage facility as described in Kuna City Code (KCC) 5-3-2 (Official Schedule of District Regulations) and 5-1-6-2 (Meaning of Terms or Words; Storage Facility (public/private), 2 to 5 acres). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) approval for the construction of a storage facility in a C-1 (Neighborhood Commercial) zone.
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks Special Use Permit and Design Review approval for the construction of storage facility within a C-1 zone.

#### a. Notifications

- |                         |                                 |
|-------------------------|---------------------------------|
| i. Neighborhood Meeting | November 9, 2017 (no attendees) |
| ii. Agencies            | January 5, 2018                 |



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

- Parcel Size: Approximately 13.65 acres (SUP Size: 4.93 acres)
- Zoning: C-1 (Neighborhood Commercial)
- Parcel #: S1322111056

3. **Services:**

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

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

The parcel has a single-family residence on the corner of Ten Mile Road and Deer Flat Road, which will remain in place until the remainder of the property is developed at a future date. Otherwise, the parcel is generally vacant of any structures and vegetation on-site are natural grasses and shrubberies associated with an ungraded, unimproved building lot.

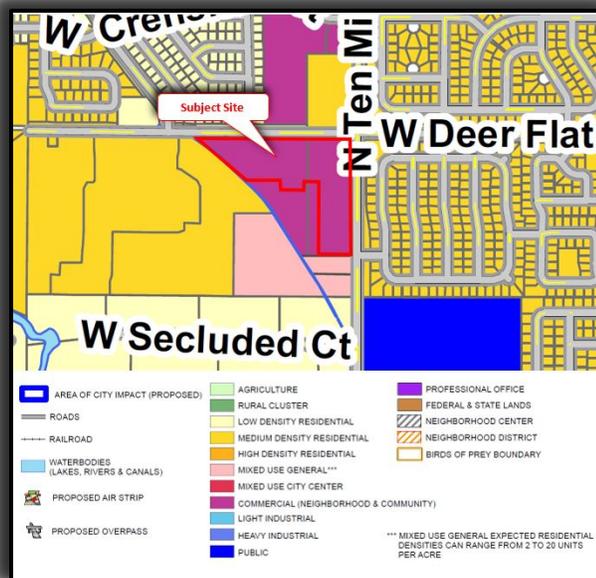
5. **Transportation / Connectivity:**

Current access to the site exists via an existing, full-access driveway on West Deer Flat Road.

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 Commercial. Staff views this proposed Special Use request to be consistent with the surrounding zoning designations 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:

- Central District Health Department (January 11, 2018) .....Exhibit B4
- Department of Environmental Quality (January 16, 2018) .....Exhibit B5
- Boise Project Board of Control (January 18, 2018) .....Exhibit B6
- Idaho Transportation Department (January 24, 2018) .....Exhibit B7
- Ada County Highway District (January 30, 2018) .....Exhibit B8

**F. Staff Analysis:**

In order to construct a storage facility (between two and five acres) within a C-1 zoning designation, a special use permit and design review approval is required as described in KCC 5-3-2 (Official Schedule of District Regulations) and KCC 5-1-6-2 (Meaning of Terms or Words; Storage Facility (public/private), 2 to 5 acres). This application is solely for the Special Use Permit component as required by code. Staff will require the applicant to obtain Design Review approval for the landscaping, lighting, parking, signage (if applicable) and structures prior to the issuance of building permits.

The approximate acreage of the overall site is 13.65 acres. This special use permit is requested to cover only 4.93 acres. Staff will require the applicant to submit a preliminary plat application with the requested 4.93-acre special use permit area as a lot on the plat within one year of approval of this special use permit application.

Per Kuna City Code, Subdivision Regulations, full roadway improvements are required, including street widening, vertical curb, gutter and sidewalk. The applicant proposes the construction of his proposed addition to the existing mini-storage facility to occur in four phases. He has also proposed to provide full improvements along West Deer Flat Road during the final phase of construction.

The applicant’s proposed special use permit area contains frontage along West Deer Flat Road. ACHD has recommended the applicant be required to construct a 5-foot sidewalk. KCC 5-17-13-B-3 requires an eight-foot detached sidewalk along minor arterials plus curb, gutter and road widening improvements. The landscape buffer width based on roadway classification requires an installation of 20 to 30-foot-wide landscape buffer and construct an eight-foot detached sidewalk with a four to eight-foot irrigated planter strip, prior to, or during construction of the first phase of this project.

Staff suggests that the applicant be conditioned to dedicate additional right-of-way for a total of 48-feet from centerline of Ten Mile Road abutting the site and improve Ten Mile Road with 17-feet of pavement from the centerline along his Ten Mile frontage. ACHD has recommended the applicant be required to construct a 5-foot sidewalk. KCC 5-17-13-B-3 requires an eight-foot detached sidewalk along minor arterials plus curb, gutter and road widening improvements. The landscape buffer width based on roadway classification requires an installation of 20 to 30-foot-wide landscape buffer and construct an eight-foot detached sidewalk with a four to eight-foot irrigated planter strip, prior to, or during construction of the first phase of this project.

Between 2031 and 2035, ACHD has planned in their Capital Improvements Plan (CIP) to reconstruct the intersection of Deer Flat Road and Ten Mile Road as a round-about. ACHD recommends that the applicant provide sufficient right-of-way at the Deer Flat/Ten Mile Road intersection to accommodate the future construction of the round-about. Staff agrees with ACHD, and recommends the applicant be conditioned to dedicate right-of-way, as determined by ACHD, at the Deer Flat/Ten Mile Road Intersection to accommodate the future construction of the round-about.

The applicant proposes to use the existing driveway onto Deer Flat Road located 410-feet west of Ten Mile Road to serve both the existing storage facility and the proposed addition. ACHD is recommending the applicant construct the commercial driveway as a fully paved curb return type driveway with minimum 30-foot radii. Staff agrees with ACHD and recommends the applicant be conditioned to improve the driveway as recommended by

ACHD. The applicant will also be required to update the current cross-access agreement/easement to include the newly proposed special use permit area.

City services and facilities are within 300-feet of the subject site. The applicant is required to make connections to city utilities.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §67-6512; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-01-SUP to the Planning and Zoning Commission, 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 or reject the Comprehensive Plan components as described below:

1. The proposed Special Use Permit application 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**

Objective 1.2:

Strengthen existing business enterprises and promote their expansion.

**6.0 – Land Use**

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

Objective 2.2:

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

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

**I. Proposed Findings of Fact:**

1. Based on the record contained in Case No. 18-01-SUP, including the exhibits, staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No. 18-01-SUP.
2. The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on February 13, 2018 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No. 18-01-SUP, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

**Comment:** *The Comp Plan Future Land Use Map designates the approximately 4.93 acres (project site) as Neighborhood Commercial. The proposed addition to the existing mini-storage facility is permitted in this zone with a special use permit.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny this application.

**Comment:** *On February 13, 2018, Kuna's Planning and Zoning Commission will vote to approve/conditionally approve/deny application 18-01-SUP.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on February 13, 2018.*

**J. Kuna City Code Analysis:**

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

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

2. The site is physically suitable for the proposed project.

**Comment:** *The 4.93-acre project site is suitable for a mini storage facility.*

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

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

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

**Comment:** *The proposed mini storage facility will be required to connect to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

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

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

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

**Comment:** *Utility services are suitable and adequate for a mini storage facility.*

**K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No. 18-01-SUP, Commission finds Case No. 18-01-SUP generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-SUP, Commission finds Case No. 18-01-SUP is generally consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

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

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

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case No. 18-01-SUP, a Special Use Permit request by Inaki Lete (with or without) the following conditions of approval:

1. Applicant and/or owners shall submit a preliminary plat to the City of Kuna **within one (1) year of the Planning and Zoning Commission’s Order of Decision** for this application; otherwise any approvals shall be considered null and void.
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 landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the public hearing process.
3. Applicant shall update the current cross-access agreement/easement to include the proposed special use permit area.
4. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit.
5. Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.
6. Applicant shall make connection to city services and utilities.
7. Installation of service facilities shall comply with the requirements of the public utility and irrigation district providing the services. All utilities shall be installed underground.
8. 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.
9. 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.

10. This development is subject to Design Review for the landscaping, lighting, signage (if applicable), parking and buildings prior to the issuance of any building permits.
11. Applicant shall install an eight-foot wide detached sidewalk with a four to eight-foot wide irrigated planter strip along West Deer Flat Road and North Ten Mile Road.
12. Applicant shall work with ACHD and the City with regard to installing curb and gutter, road widening and proper right-of-way dedication along all adjacent roadways.
13. The special use permit is not transferable from one parcel to another.
14. The applicant shall follow all staff and agency recommendations.
15. The applicant shall comply with all local, state and federal laws.

**DATED: this 13<sup>th</sup> day of February, 2018.**

**received**  
12.21.17



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.

<b>Project name:</b> <i>Deer Flat Storage</i>	<b>Applicant:</b> <i>Inaki Lete Mason and Associates</i>
--	---

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: <ul style="list-style-type: none"> <li>◇ Type, size and location of all existing &amp; proposed plant materials and other ground covers. The size of plants at planting and maturity should be included.</li> <li>◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered.</li> <li>◇ Method of irrigation.</li> <li>◇ Cross-sections through areas of special features, berms, retaining walls, etc.</li> <li>◇ Footprints of all structures to be constructed.</li> </ul>	X
X	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: <ul style="list-style-type: none"> <li>◇ Building locations—existing and proposed with spare-footages.</li> <li>◇ Fences—existing, surrounding and proposed.</li> <li>◇ Off-street parking, circulation and driveway locations and types.</li> <li>◇ Location and size of adjacent streets and driveways.</li> <li>◇ North arrow and property lines.</li> <li>◇ Drawings of major exterior elevations.</li> <li>◇ Building materials and color scheme.</li> <li>◇ Existing grades and proposed new grades.</li> <li>◇ Existing lighting and proposed lighting.</li> </ul>	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.

Exhibit  
A2

received  
12.21.17



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)	18-01-SUP
Project name	Deer Flat Storage/ Kuna cars storage Phase two
Date Received	12/21/17
Date Accepted/ Complete	1/5/18
Cross Reference Files	N/A
Commission Hearing Date	2/13/18
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Lete Family Revocable Trust</u>	Phone Number: <u>(208) 465-6141</u>
Address: <u>117 N. Kings road</u>	E-Mail: <u>inaki@Kingsgateid.com</u>
City, State, Zip: <u>Nampa, ID 83687</u>	Fax #: <u>(208) 465-5013</u>
Applicant (Developer): <u>Inaki Lete</u>	Phone Number: <u>(208) 465-6141</u>
Address: <u>117 N Kings road</u>	E-Mail: <u>inaki@Kingsgateid.com</u>
City, State, Zip: <u>Nampa ID 83687</u>	Fax #: <u>(208) 465-5013</u>
Engineer/Representative: <u>Mason &amp; Associates</u>	Phone Number: <u>(208) 454-0256</u>
Address: <u>826 3rd Street South</u>	E-Mail: <u>wmason@masonandassociates.us</u>
City, State, Zip: <u>Nampa ID 83651</u>	Fax #: <u>(208) 454-0979</u>

#### Subject Property Information

Site Address: <u>1795 W Deer Flat Road, Kuna ID 83634</u>	
Site Location (Cross Streets): <u>W. Deer Flat Road + N. Ten Mile Road.</u>	
Parcel Number (s): <u>S132211056</u>	
Section, Township, Range: <u>Sec 22 T2N R1W</u>	
Property size: <u>4.93 acres</u>	
Current land use: <u>vacant/commercial</u>	Proposed land use: <u>Storage units</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>

Exhibit  
A2a

**Project Description**

Project / subdivision name: Kuna Caves Storage Phase 2.  
 General description of proposed project / request: addition to existing mini storage facility.  
 Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial mini storage  
 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: William J. Moran Date: December 19, 2017

received  
12.21.17

**SUBMITTAL EXPLANATION LETTER  
PROPOSED STORAGE FACILITY**

City of Kuna - Planning and Zoning Commission:

The existing 14.34 acre site (Parcel 1 of the Lot Line Adjustment (LLA)) is located adjacent to and W. Deer Flat and N. Ten Mile roads in the southwest corner. The entire parcel is zoned C-1.

A Special Use Permit (SUP) is being requested from the City to allow 4.93 acres of the parcel to construct a new storage facility (SUP Property Description). The SUP will be north of and adjacent to the existing Kuna Caves Storage facility and will utilize the existing driveway. Existing landscaping will buffer the driveway location.

The owner is proposing to construction the new storage facility in phases. During the construction of the phase along Deer Flat Road landscaping will be provided along the street frontage.

This storage facility will provide for additional needs in the community. The facility will be fenced and secured in the same nature as the Kuna Caves Storage.

The proposed use will have low impact to the neighboring communities based on the use, location, and sensitive design solutions.

The remaining properties fronting Deer Flat and Ten Mile roads will be a future phased commercial development. Street right-of-way improvements including the extension of the pressure irrigation will be completed with the future development of property adjacent to the public streets.

Exhibit  
A25

received  
12.21.17



Professional Engineers, Land Surveyors and Planners

826 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: [dholzhey@mseng.us](mailto:dholzhey@mseng.us)

FOR: Inake Lete  
JOB NO.: FE0517  
DATE: December 14, 2017

**S.U.P.**

A parcel of land being a portion of the NE1/4 NE1/4 of Section 22 Township 2 North, Range 1 West Boise Meridian, Ada County Idaho, more particularly described as follows:

**Commencing** at the northeast corner of the NE1/4 NE1/4;

Thence S 00° 04' 19" W a distance of 988.28 feet along the east boundary of said NE1/4 NE1/4;

Thence N 89° 27' 02" W a distance of 290.01 feet;

Thence N 00° 04' 19" E a distance of 640.46 feet;

Thence N 89° 54' 41" W a distance of 73.00 feet;

Thence S 00° 04' 19" W a distance of 32.32 feet;

Thence N 89° 55' 41" W a distance of 28.01 feet to the **POINT OF BEGINNING**;

Thence N 89° 55' 41" W a distance of 289.00 feet;

Thence S 00° 04' 19" W a distance of 100.34 feet;

Thence N 89° 55' 41" W a distance of 126.92 feet to a point in the approximate centerline of the Ramsey Lateral;

Thence along the approximate centerline of the Ramsey Lateral the following courses and distances;

Thence N 46° 17' 36" W a distance of 334.89 feet;

Thence leaving the approximate centerline of the Ramsey Lateral N 00° 34' 31" E a distance of 106.41 feet;

Exhibit  
A2C

Thence S 89° 25' 29" E a distance of 106.00 feet;

Thence N 00° 34' 31" E a distance of 114.75 feet;

Thence S 89° 25' 29" E a distance of 466.30 feet;

Thence S 00° 34' 31" W a distance of 114.75 feet;

Thence S 89° 25' 29" E a distance of 57.95 feet;

Thence S 11° 58' 38" E a distance of 55.57 feet to the beginning of a curve;

Thence 15.18 feet along a curve, having a 75.28 foot radius to the right, with a central angle of 11° 33' 00" and a long chord of which bears S 00° 21' 12" W, a distance of 15.15 feet;

Thence S 13° 04' 40" E a distance of 68.60 feet;

Thence S 00° 04' 19" W a distance of 95.32 feet to the **POINT OF BEGINNING**;

This parcel contains 4.93 acres more or less.

**SUBJECT TO:** All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



received  
12.21.17



Professional Engineers, Land Surveyors and Planners

826 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: [dholzhey@mseng.us](mailto:dholzhey@mseng.us)

FOR: Inake Lete  
JOB NO.: FE0517  
DATE: December 14, 2017

**REMAINDER LESS S.U.P.**

A parcel of land being a portion of the NE1/4 NE1/4 of Section 22 Township 2 North, Range 1 West Boise Meridian, Ada County Idaho, more particularly described as follows:

**BEGINNING** at the northeast corner of the NE1/4 NE1/4;

Thence S 00° 04' 19" W a distance of 988.28 feet along the east boundary of said NE1/4 NE1/4;

Thence N 89° 27' 02" W a distance of 290.01 feet;

Thence N 00° 04' 19" E a distance of 640.46 feet;

Thence N 89° 54' 41" W a distance of 73.00 feet;

Thence S 00° 04' 19" W a distance of 32.32 feet;

Thence N 89° 55' 41" W a distance of 28.01 feet;

Thence N 00° 04' 19" E a distance of 95.32 feet;

Thence N 13° 04' 40" W a distance of 68.60 feet to a non-tangent curve;

Thence 15.18 feet along a curve, having a 75.28 foot radius to the left, with a central angle of 11° 33' 00" and a long chord of which bears N 00° 21' 12" E , a distance of 15.15 feet;

Thence N 11° 58' 38" W a distance of 55.57 feet;

Thence N 89° 25' 29" W a distance of 57.95 feet;

Thence N 00° 34' 31" E a distance of 114.75 feet;

Thence N 89° 25' 29" W a distance of 466.30 feet;

Thence S 00° 34' 31" W a distance of 114.75 feet;

Thence N 89° 25' 29" W a distance of 106.00 feet;

Thence S 00° 34' 31" W a distance of 106.41 feet to a point in the approximate centerline of the Ramsey Lateral;

Thence along the approximate centerline of the Ramsey Lateral the following courses and distances;

Thence N 46° 17' 36" W a distance of 139.10 feet;

Thence N 55° 20' 14" W a distance of 287.37 feet to a point on the north boundary of the NE1/4;

Thence leaving the approximate centerline of the Ramsey Lateral S 89° 25' 29" E a distance of 1386.59 feet along said north boundary to the **POINT OF BEGINNING**;

This parcel contains 9.41 acres more or less.

**SUBJECT TO:** All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



**ACCOMMODATION**

**received**  
12.21.17

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=3 CHE FOWLER  
PIONEER TITLE CANYON - CALDWELL

2015-018881  
03/10/2015 12:58 PM  
\$16.00

**QUITCLAIM DEED**

FOR VALUE RECEIVED, The Lete Family Revocable Trust does hereby convey, release, remise and forever quit claim unto The Lete Family Revocable Trust whose current address is: 146 North Middleton Road, Private Mail Box 106, Nampa, Idaho 83651

the following described premises:

The Parcel of land described on the Exhibit attached hereto and made a part.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: March 10, 2015

Inaki E. Lete, Trustee

Celeste E. Lete, Trustee

State of Idaho )  
County of Canyon )ss

On this 10<sup>th</sup> day of March, 2015 before me, the undersigned, a notary public in and for said state, personally appeared Inaki E. Lete and Celeste E. Lete known to me to be the Trustees of the Lete Family Revocable Trust and acknowledged to me that they executed the within instrument as such Trustees.

Notary Public

residing in: Nampa

My Bond expires: 12-5-2017

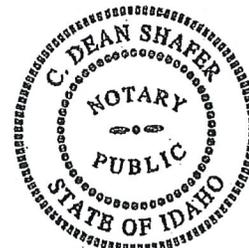


Exhibit  
A2d

# AERIAL MAP



PROJECT AREA

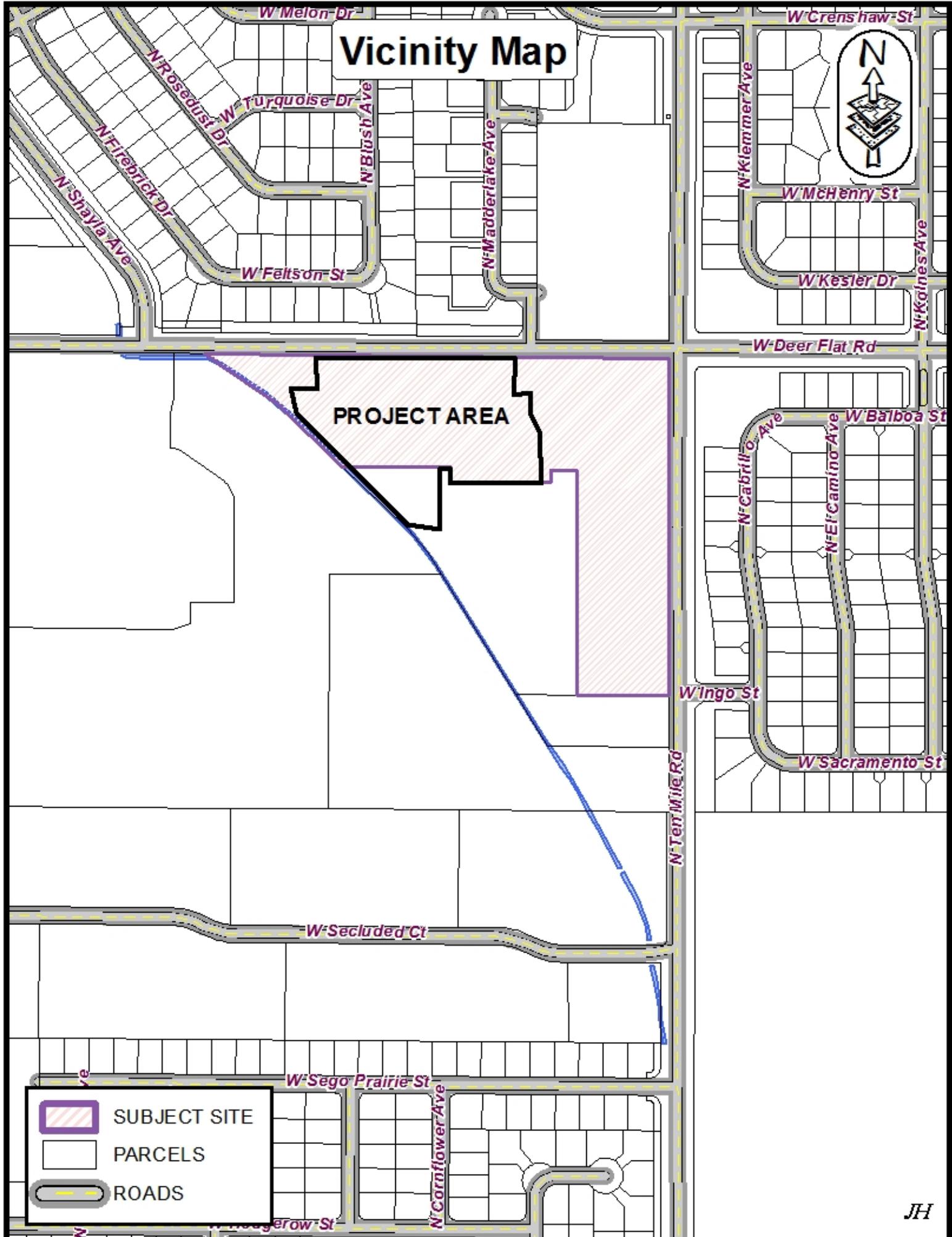
-  SUBJECT SITE
-  PARCELS
-  ROADS

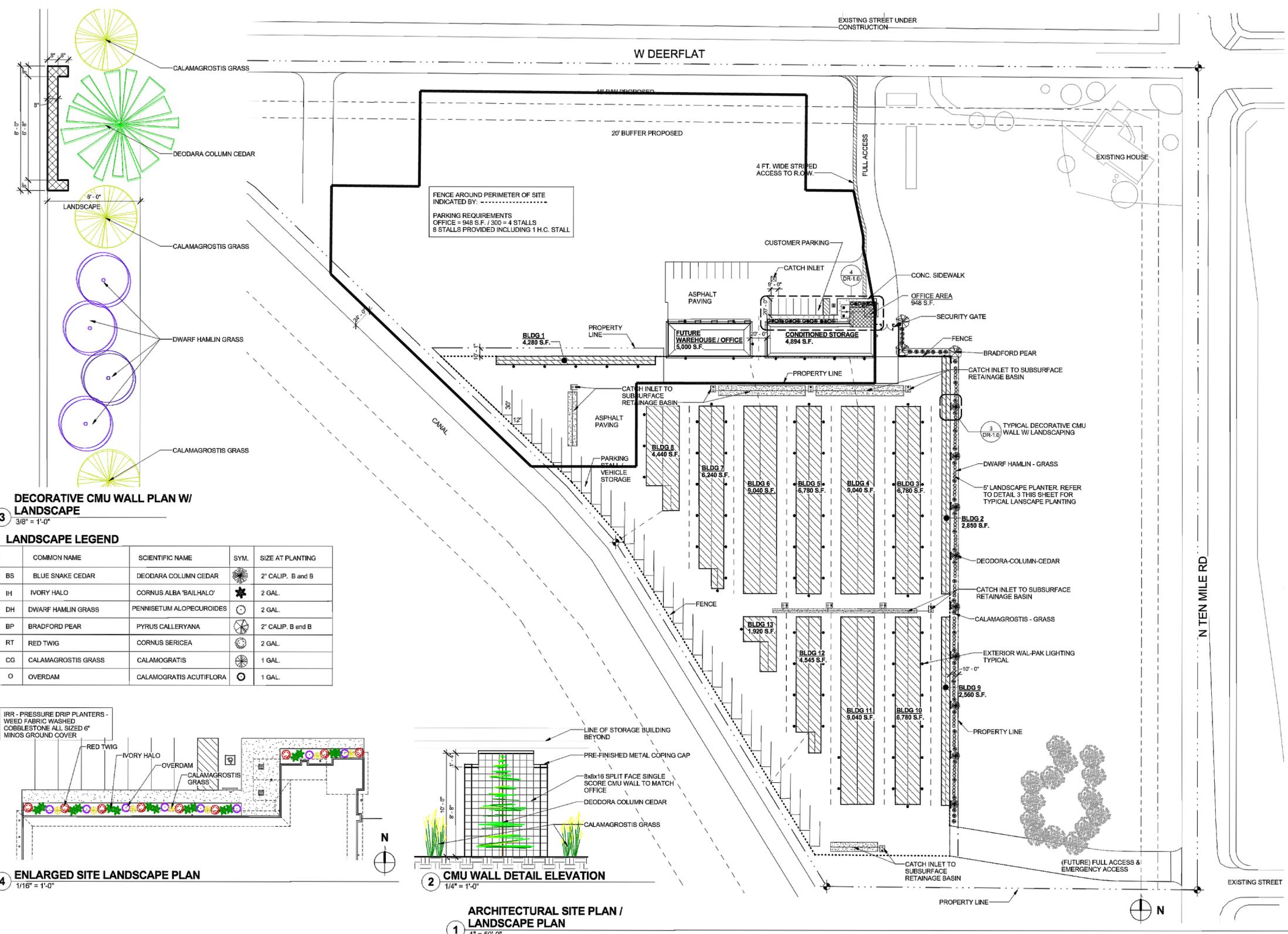
# Vicinity Map



**PROJECT AREA**

-  SUBJECT SITE
-  PARCELS
-  ROADS

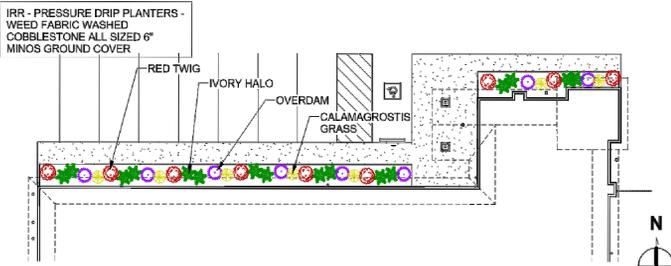




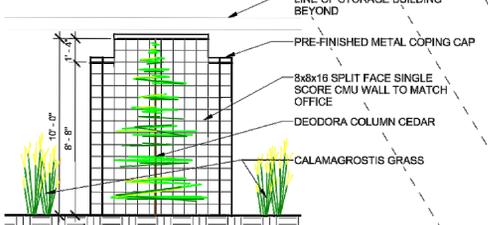
**3** DECORATIVE CMU WALL PLAN W/ LANDSCAPE  
3/8" = 1'-0"

**LANDSCAPE LEGEND**

COMMON NAME	SCIENTIFIC NAME	SYM.	SIZE AT PLANTING
BS BLUE SNAKE CEDAR	DEODARA COLUMN CEDAR		2" CALIP. B and B
IH IVORY HALO	CORNUS ALBA 'BAILHALO'		2 GAL.
DH DWARF HAMLIN GRASS	PENNISETUM ALOPECUROIDES		2 GAL.
BP BRADFORD PEAR	PYRUS CALLERYANA		2" CALIP. B and B
RT RED TWIG	CORNUS SERICEA		2 GAL.
CG CALAMAGROSTIS GRASS	CALAMAGRATIS		1 GAL.
O OVERDAM	CALAMAGRATIS ACUTIFLORA		1 GAL.



**4** ENLARGED SITE LANDSCAPE PLAN  
1/16" = 1'-0"



**2** CMU WALL DETAIL ELEVATION  
1/4" = 1'-0"

**1** ARCHITECTURAL SITE PLAN / LANDSCAPE PLAN  
1" = 50'-0"

REVISIONS:


**jgt architecture**  
1212 12th avenue south - nampa, idaho 83651  
phone: (208) 463-9295 - fax: (208) 463-9299  
email: jgt@jgtarchitecture.com

**KUNA CAVES STORAGE**  
FOR  
**INAKI LETE**  
KUNA, IDAHO

DRAWN BY: NPT DATE: 10/21/13  
CHECKED: JGT JOB NO.: 1323

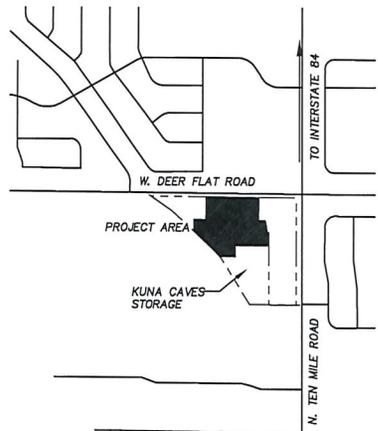
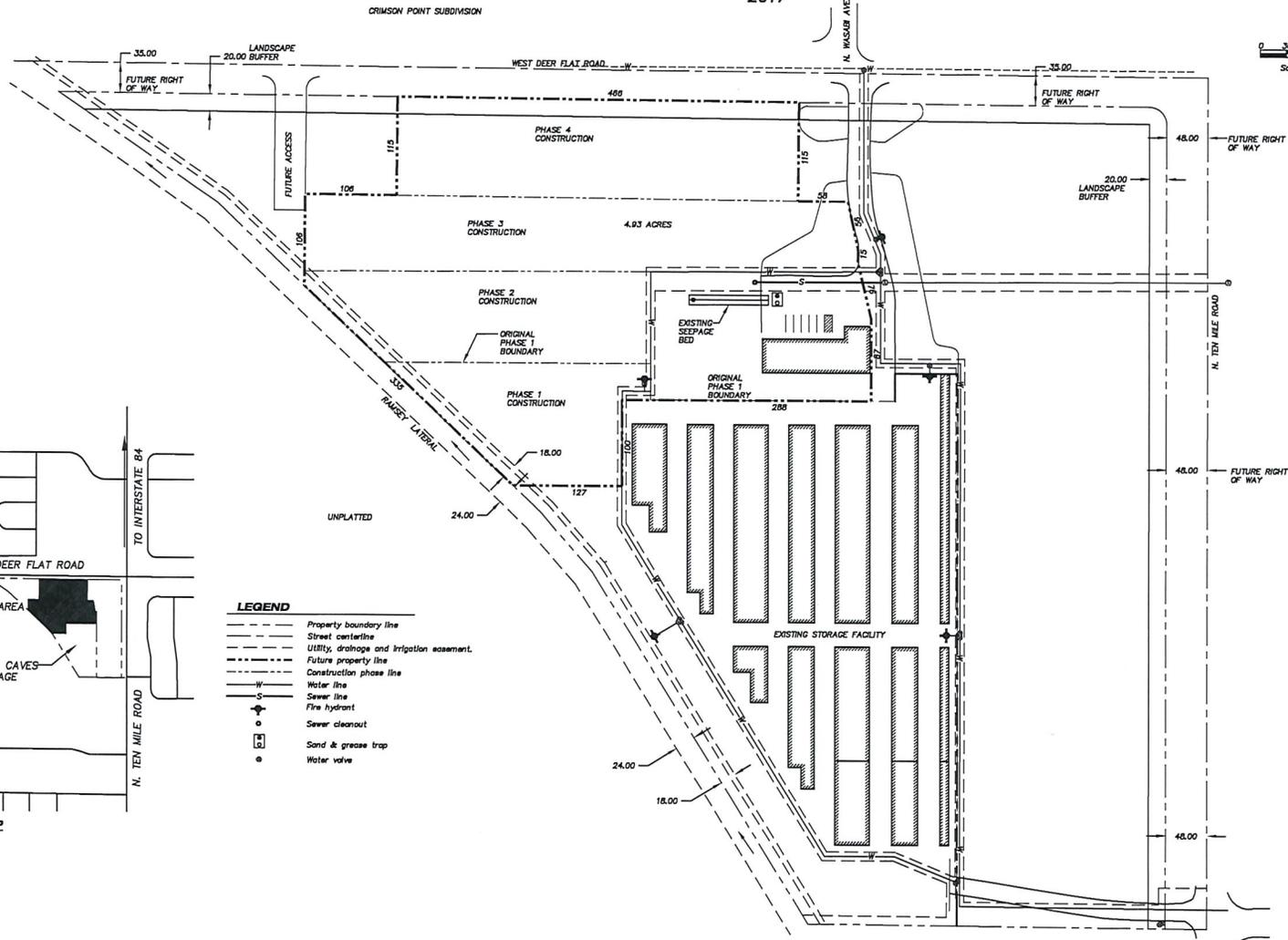
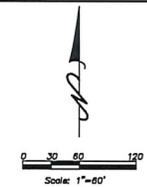
ARCHITECTURAL SITE PLAN / LANDSCAPE SITE PLAN / DETAILS

**DR-1.0**  
SHEET  
1 OF 3

# WEST DEER FLAT STORAGE

A PART OF THE NE 1/4, NE 1/4, SECTION 22, T. 2 N., R. 1 W., B.M.  
KUNA, ADA COUNTY, IDAHO  
2017

CRIMSON POINT SUBDIVISION



- LEGEND**
- Property boundary line
  - Street centerline
  - Utility, drainage and irrigation easement.
  - Future property line
  - Construction phase line
  - Water line
  - Sewer line
  - Fire hydrant
  - Sewer cleanout
  - Sand & grease trap
  - Water valve

DRAWING TITLE	WEST DEER FLAT MINI STORAGE PRELIMINARY LAYOUT	SHEET NO. 1	PAGE	SHEET NO.	PAGE
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
BY:	BY:	BY:	BY:	BY:	BY:
DESCRIPTION:	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:
<p>Professional Engineer Land Surveyor No. 123456789 State of Idaho I am a member of the following societies:</p>					
<p><b>Mason &amp; Associates</b></p>					
<p>INAKE LETE 117 NORTH HINGS RD HAMPDEN, ID 83847</p>					
SCALE:	1"=80'				

Exhibit  
A2g



received  
12.21.17

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

## COMMITMENT TO PROPERTY POSTING

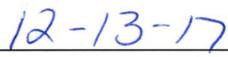
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

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 Kun a City Code 5-1A-8.

  
\_\_\_\_\_  
Applicant/agent signature:

  
\_\_\_\_\_  
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 (**West Deer Flat Storage**) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Friday, January 19, 2018).

DATED this 24<sup>TH</sup> day of JANUARY, 2018

Signature,

*Paul Tate*  
Owner/Developer

STATE OF IDAHO )  
County of CANYON ) : ss

On this 24<sup>TH</sup> day of JANUARY, 2018, 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.

*Stephen A. Petersen*

Notary Public  
Residing at MIDDLETON  
Commission Expires 9-29-20





**CITY OF KUNA  
PUBLIC HEARING  
NOTICE**

KUNA PLANNING AND ZONING COMMISSION  
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON  
FEBRUARY 13, 2019 AT THE KUNA CITY HALL AT 4 PM  
PURPOSE: SPECIAL USE PERMIT IN ORDER TO CONSTRUCT  
AN ADDITION TO EXISTING WASTE STORAGE FACILITY  
WEST BEAR FLAT STREAM FACILITY  
LOCATION: 2700 W. BEAR FLAT ROAD KUNA, IDAHO  
APPLICATION BY: BROWN & ASSOCIATES

**CITY OF KUNA  
PUBLIC HEARING  
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AN ADDITION TO EXISTING WASTE STORAGE FACILITY  
WEST BEAR FLAT STREAM FACILITY  
LOCATION: 2700 W. BEAR FLAT ROAD KUNA, IDAHO  
APPLICATION BY: BROWN & ASSOCIATES





**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

**CERTIFICATE OF MAILING**

Date: 1/24/18

To:  300' Property Owners     Other \_\_\_\_\_

Planner: Jace Hellman, Planner II

Case Name: 18-01-SUP - Kuna cares storage phase II

I HEREBY CERTIFY that on this 24 day of 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

  
\_\_\_\_\_  
Signature

Dawn Stephens  
Attest

Exhibit  
B1

✓ Eleanor Adkins  
1265 N Ten Mile Rd  
Kuna, ID 83634

✓ William & Tanya Barkell  
1189 N Cabrillo Ave  
Kuna, ID 83634

✓ Corey Barton Homes Inc  
1977 E Overland Rd  
Meridian, ID 83642

✓ Larry & Glenda Behrens  
1173 N Cabrillo Ave  
Kuna, ID 83634

✓ Karin Bonham  
1539 N Firebrick Dr  
Kuna, ID 83634

✓ Kodiak Boulter & Ashley Mooney  
1684 N Blush Ave  
Kuna, ID 83634

✓ Kyle & Courtney Burgess  
1949 W Feltson St  
Kuna, ID 83634

✓ Emmett Burns  
1960 W Verbena Dr  
Meridian, ID 83642

✓ Nicholas & Farrah Busbee  
1993 W Feltson St  
Kuna, ID 83634

✓ William & Sharon Cecil  
1511 W Balboa St  
Kuna, ID 83634

✓ Crimson Point Subdivision HOA  
4850 N Rosepoint way #104  
Boise, ID 83713

✓ Steven & Beverly Critcher  
2110 W Deer Flat Rd  
Kuna, ID 83634

✓ Benjamins Dennis  
1288 N Cabrillo Ave  
Kuna, ID 83634

✓ Licivalter Desouza & Tina Lima  
2229 S Weimaraner Way  
Meridian, ID 83642

✓ Richard & Lynette Grubbs  
14242 W Elmsprings St  
Boise, ID 83713

✓ Terri Ham  
1253 N Cabrillo Ave  
Kuna, ID 83634

✓ Hamann Lee E & Deborah M Revocable Trust  
PO Box 728  
Sebastopol, CA 95473

✓ Steven Hunt  
1554 N Firebrick Dr  
Kuna, ID 83634

✓ Michael Infanger  
1248 N Cabrillo Ave  
Kuna, ID 83634

✓ Justin & Amy Isaacs  
11265 W Red Maple Dr  
Boise, ID 83709

✓ William King JR  
1561 N Klemmer Ave  
Kuna, ID 83634

✓ Kyle & Kayla Kirk  
1551 N Firebrick Dr  
Kuna, ID 83634

✓ Robyn Knoelk  
1971 W Feltson St  
Kuna, ID 83634

✓ Curtis Krohn  
1851 W Feltson St  
Kuna, ID 83634

✓ Phillip Lang  
1207 N Cabrillo Ave  
Kuna, ID 83634

✓ Rebecca Lanham  
1382 N Cabrillo Ave  
Kuna, ID 83634

✓ Brittany Lattimer  
1196 N Cabrillo Ave  
Kuna, ID 83634

✓ Lete Family Revocable Trust  
1795 W Deer Flat Rd PMB 301  
Kuna, ID 83634

✓ Curtis Long  
1662 N Blush Ave  
Kuna, ID 83634

✓ Abel Lozano  
1266 N Cabrillo Ave  
Kuna, ID 83634

✓ Steven Manthei & Yulia Lyshko  
1934 W Feltson St  
Kuna, ID 83634

✓ Patti McCullough  
1329 N Cabrillo Ave  
Kuna, ID 83634

✓ Dan & Debra Mcelravy  
1304 N Cabrillo Ave  
Kuna, ID 83634

✓ Hector Murillo  
1277 N Cabrillo Ave  
Kuna, ID 83634

✓ Dawn Novak  
1927 W Feltson St  
Kuna, ID 83634

✓ Phil Okuyama  
1404 N Cabrillo Ave  
Kuna, ID 83634

✓ Dean & Mona Palmer  
1978 W Feltson St  
Kuna, ID 83634

✓ Palomar Heights HOA Inc  
2180 W SR 434 STE 5000  
Longwood, FL 32779

✓ Katharina & Gary Peterson  
12961 N Hauser Lake Rd  
Hauser, ID 83854

✓ Agustin & Olga Ruiz  
1405 N Cabrillo Ave  
Kuna, ID 83634

✓ Brian & Karlee Semancik  
1369 N Cabrillo Ave  
Kuna, ID 83634

✓ Lelia Smith  
1311 N Cabrillo Ave  
Kuna, ID 83634

✓ John & Paula Serna  
1537 N Firebrick Dr  
Kuna, ID 83634

✓ Jason & Heather Stanhouse  
1348 N Cabrillo Ave  
Kuna, ID 83634

✓ Ann Marie Strohm & Mark Hellekson  
1364 N Cabrillo Ave  
Kuna, ID 83634

✓ Teco One LLC  
1500 N Eldorado St #4  
Boise, ID 83704

✓ Teresa Mike & Jody Trust &  
Teresa Michael S Trustee  
1326 N Cabrillo Ave  
Kuna, ID 83634

✓ Charles Turner JR  
1956 W Felton St  
Kuna, ID 83634

✓ Andrew Warren  
1912 W Feltson St  
Kuna, ID 83634

✓ Jennifer Wesely  
1387 N Cabrillo Ave  
Kuna, ID 83634

✓ Trenton Wolverton  
1905 W Feltson St  
Kuna, ID 83634

✓ Charles Woods JR  
1293 N Cabrillo Ave  
Kuna, ID 83634

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
ADKINS ELEANOR		1265 N TEN MILE RD	KUNA, ID 83634-1248
BARKELL WILLIAM	BARKELL TANYA	1189 N CABRILLO AVE	KUNA, ID 83634-0000
BARTON COREY D		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
BEHRENS LARRY J	BEHRENS GLENDA M	1173 N CABRILLO AVE	KUNA, ID 83634-0000
BONHAM KARIN		1539 N FIREBRICK DR	KUNA, ID 83634-0000
BOULTER KODIAK CAMERON	MOONEY ASHLEY ANN	1684 N BLUSH AVE	KUNA, ID 83634-0000
BURGESS KYLE C	BURGESS COURTNEY R PIVA	1949 W FELTSON ST	KUNA, ID 83634-0000
BURNS EMMETT G		1960 W VERBENA DR	MERIDIAN, ID 83642-0000
BUSBEE NICHOLAS DEAN EDWARD	BUSBEE FARRAH NICOLE DAVIES	1993 W FELTSON ST	KUNA, ID 83634-0000
CECIL WILLIAM L	CECIL SHARON	1511 W BALBOA ST	KUNA, ID 83634-0000
CRIMSON POINT SUBDIVISION HOA		4850 N ROSEPOINT WAY # 104	BOISE, ID 83713-0000
CRITCHER STEVEN	CRITCHER BEVERLY JEAN	2110 W DEER FLAT RD	KUNA, ID 83634-1224
DENNIS BENJAMINS		1288 N CABRILLO AVE	KUNA, ID 83634-0000
DESOUZA LICIVALTER	LIMA TINA L	2229 S WEIMARANER WAY	MERIDIAN, ID 83642-0000
GRUBBS RICHARD E	GRUBBS LYNETTE	14242 W ELMSPRINGS ST	BOISE, ID 83713-0000
HAM TERRI M		1253 N CABRILLO AVE	KUNA, ID 83634-0000
HAMANN LEE E & DEBORAH M REVOCABLE TRUST		PO BOX 728	SEBASTOPOL, CA 95473-0000
HUNT STEVEN		1554 N FIREBRICK DR	KUNA, ID 83634-0000
INFANGER MICHAEL T		1248 N CABRILLO AVE	KUNA, ID 83634-0000
ISAACS JUSTIN M	ISAACS AMY	11265 W RED MAPLE DR	BOISE, ID 83709-0000
KING WILLIAM JR		1561 N KLEMMER AVE	KUNA, ID 83634-0000
KIRK KYLE	KIRK KAYLA	1551 N FIREBRICK DR	KUN, ID 83634-0000
KNOELK ROBYN		1971 W FELTSON ST	KUNA, ID 83634-0000
KROHN CURTIS D		1851 W FELTSON ST	KUNA, ID 83634-0000
LANG PHILLIP ANDREW		1207 N CABRILLO AVE	KUNA, ID 83634-0000
LANHAM REBECCA A		1382 N CABRILLO AVE	KUNA, ID 83634-0000
LATTIMER BRITTANY A		1196 N CABRILLO AVE	KUNA, ID 83634-0000
LETE FAMILY REVOCABLE TRUST		1795 W DEER FLAT RD PMB 301	KUNA, ID 83634-0000
LONG CURTIS L		1662 N BLUSH AVE	KUNA, ID 83634-0000
LOZANO ABEL G		1266 N CABRILLO AVE	KUNA, ID 83634-0000
MANTHEI STEVEN R	LYSHKO YULIA BORIGOVNA	1934 W FELTSON ST	KUNA, ID 83634-0000
MCCULLOUGH PATTI M		1329 N CABRILLO AVE	KUNA, ID 83634-0000
MCELRAVY DAN &	MCELRAVY DEBRA	1304 N CABRILLO AVE	KUNA, ID 83634-0000
MURILLO HECTOR ABRAHAM		1277 N CABRILLO AVE	KUNA, ID 83634-0000
NOVAK DAWN M		1927 W FELTSON ST	KUNA, ID 83634-0000
OKUYAMA PHIL		1404 N CABRILLO AVE	KUNA, ID 83634-0000
PALMER DEAN E	PALMER MONA	1978 W FELTSON ST	KUNA, ID 83634-0000
PALOMAR HEIGHTS HOA INC		2180 W SR 434 STE 5000	LONGWOOD, FL 32779-0000
PETERSON KATHARINA B	PETERSON GARY J JR	12961 N HAUSER LAKE RD	HAUSER, ID 83854-0000
RUIZ AGUSTIN MURILLO	MURILLO OLGA	1405 N CABRILLO AVE	KUNA, ID 83634-0000
SEMANCIK BRIAN ANTHONY	SEMANCIK KARLEE ANN	1369 N CABRILLO AVE	KUNA, ID 83634-0000
SERNA JOHN A	SERNA PAULA	1537 N FIREBRICK DR	KUNA, ID 83634-0000
SMITH LELIA SUSAN		1311 N CABRILLO AVE	KUNA, ID 83634-0000
STANHOUSE JASON B	STANHOUSE HEATHER M	1348 N CABRILLO AVE	KUNA, ID 83634-0000
STROHM ANN MARIE	HELLEKSON MARK D	1364 N CABRILLO AVE	KUNA, ID 83634-0000
TECO ONE LLC		1500 N ELDORADO ST # 4	BOISE, ID 83704-0000
TERESA MIKE & JODY TRUST	TERESA MICHAEL S TRUSTEE	1326 N CABRILLO AVE	KUNA, ID 83634-0000
TURNER CHARLES R JR		1956 W FELTSON ST	KUNA, ID 83634-0000
WARREN ANDREW VK		1912 W FELTSON ST	KUNA, ID 83634-0000
WESELY JENNIFER		1387 N CABRILLO AVE	KUNA, ID 83634-0000
WOLVERTON TRENTON		1905 W FELTSON ST	KUNA, ID 83634-0000
WOODS CHARLES R JR		1293 N CABRILLO AVE	KUNA, ID 83634-0000



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

**File # 18-01-SUP West Deer Flat Storage – Kuna Caves Storage Phase 2**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, February 13, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with a **Special Use Permit** request from Inaki Lete to construct an addition to an existing mini storage facility on approximately 4.93 acres. The site is located at 1795 W Deer Flat Road, Kuna, Idaho 83634.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on February 7, 2018, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 West 4<sup>th</sup> Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning Department

---

*(No need to print this portion) Please publish one time on January 24, 2018.*

(Sent 1/18/2018)

Kuna P.O. #6530



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 01/18/18 09:44 by sje14

Acct #: 345222

Ad #: 1719418

Status: N

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 01/24/2018 Stop: 01/24/2018  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 55.00 Words: 222  
Total LEG 55.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 45.70  
# Affidavits: 1

Contact: CHRIS ENGLES  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaaid.gov; gsmith@k  
Agency:

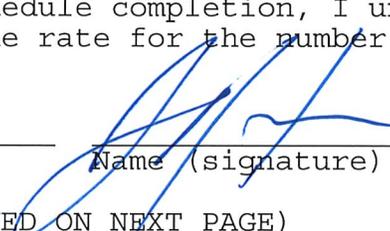
Ad Descrpt: 18-01-SUP  
Given by: JACE HELLMAN  
Created: sje14 01/18/18 09:42  
Last Changed: sje14 01/18/18 09:43

PUB ZONE EDT TP START INS STOP SMTWTFS  
KMN A 96 S 01/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
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(208)467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

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Acct #: 345222

Ad #: 1719418

Status: N

**LEGAL NOTICE**

**File # 18-01-SUP West  
Deer Flat Storage - Kuna  
Caves Storage Phase 2**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, February 13, 2018 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit request from Inaki Lete to construct an addition to an existing mini storage facility on approximately 4.93 acres. The site is located at 1795 W Deer Flat Road, Kuna, Idaho 83634.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on February 7, 2018, 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

January 24, 2018

1719418



### WEEKLY REAL ESTATE SALES

Closing Date	Status	Asking Price	Price	Address	City	# Beds	# Baths
1/16/18	Sold	\$189,000	\$189,000	377 W Tallulah Dr	Kuna	3	2.5
1/18/18	Sold	\$192,900	\$192,900	1976 N Van Dyke Avenue	Kuna	3	2
1/17/18	Sold	\$199,990	\$200,740	1001 S Red Sand	Kuna	3	2
1/19/18	Sold	\$199,999	\$214,657	1156 E Scilar Shores	Kuna	3	2
1/17/18	Sold	\$209,990	\$215,239	1973 W Deserthawk Drive	Kuna	4	2.5
1/18/18	Sold	\$214,900	\$219,400	733 E New Rockrose Ct	Kuna	4	2.5
1/19/18	Sold	\$224,900	\$222,000	682 E Sierra Creek	Kuna	3	2.5
1/16/18	Sold	\$231,440	\$231,440	2446 S Uppdale Ave	Kuna	3	2
1/19/18	Sold	\$239,900	\$237,000	701 W Willow Dale Way	Kuna	3	3
1/18/18	Sold	\$304,900	\$309,000	1060 W Rose Quartz St.	Kuna	3	2
1/19/18	Sold	\$322,020	\$325,070	645 E Merino	Kuna	4	2.5
1/18/18	Sold	\$338,752	\$338,752	1016 W Rose Quartz St.	Kuna	4	2.5
1/17/18	Sold	\$475,000	\$475,000	2701 N Greenhurst Rd	Kuna	4	3.5



**Stubbs Realty**

208-922-9819

1537 Linder Rd Kuna, ID. 83634



**“Welcome to Kuna”**

*Your Dream Home is waiting*

## LEGAL NOTICES

**LEGAL NOTICE**

**File # 18-01-SUP West Deer Flat Storage - Kuna Caves Storage Phase 2**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, February 13, 2018 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit request from Inaki Lete to construct an addition to an existing mini storage facility on approximately 4.93 acres. The site is located at 1795 W Deer Flat Road, Kuna, Idaho 83634.

The public is invited to present written and/or oral

comments. Any written testimony must be received by close of business on February 7, 2018, 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

January 24, 2018

1719418

public hearing, on a proposal to change the name of the Fire District from the "Kuna Rural Fire Protection District" to the "Kuna Rural Fire District". The public hearing will be conducted at Kuna Rural Fire Protection District's Station No. 1 Meeting Room, 150 Bolse Ave., Kuna, Idaho on February, 14, 2018, commencing at 7:00 p.m. or as soon thereafter as this hearing is convened by the Board. At said public hearing persons may appear and offer comment as to whether or not there is good cause to grant or not grant the name change

To place an ad in our Legal Section Call 465-8129

proposal,

KUNA RURAL FIRE PROTECTION DISTRICT  
Robin Ward  
District Secretary

January 24, 2018

1718717

**LEGAL NOTICE**

**KUNA CITY ORDINANCE NO. 2018-01**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:

PARCEL NO. R1727710010  
OWNED BY WAYNE & TAMARA HANNERS,  
PARCEL NO. R1727710020  
OWNED BY STEVEN & SARA GOULD,

**TO ADVERTISE**

**Jace Hellman**

**From:** Jace Hellman  
**Sent:** Friday, January 5, 2018 12:50 PM  
**To:** ACHD; Ada County Engineer; Adam Ingram; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; 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; Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaid.gov); New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel  
**Subject:** Request for Comment - Case No. 18-01-SUP (Special Use Permit)  
**Attachments:** Agency Packet (1).pdf

January 5, 2018

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

<b>FILE NUMBER</b>	18-01-SUP (Special Use Permit) <b><i>Inaki Lete – West Deer Flat Storage (Kuna Caves Storage Phase 2)</i></b>
<b>PROJECT DESCRIPTION</b>	Applicant is requesting approval for a Special Use Permit (SUP) to construct an addition to an existing mini storage facility. The addition will be located on approximately 4.93 acres.
<b>SITE LOCATION</b>	<b>1795 W Deer Flat Road, Kuna, Idaho 83634</b>
<b>APPLICANT/ REPRESENTATIVE</b>	<p><b>Inaki Lete</b>  117 N. Kings Rd  Nampa, ID 83687  208-465-6141  <a href="mailto:Inaki@kingsgateid.com">Inaki@kingsgateid.com</a></p> <p><b>Mason &amp; Associates</b>  826 3<sup>rd</sup> Street South  Nampa, ID 83651  208-454-0256  <a href="mailto:wmason@masonandassociates.us">wmason@masonandassociates.us</a></p>
<b>SCHEDULED HEARING DATE</b>	<b>February 13, 2018 6:00 p.m.</b>
<b>KUNA STAFF CONTACT</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 922-5274 Fax: 922-5989



We have enclosed 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<sup>th</sup> Street, Kuna, ID 83634.

**Jace Hellman**

Planner II  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634  
[Jhellman@kunaID.gov](mailto:Jhellman@kunaID.gov)





**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

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

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

Conditional Use # 18-01-SUP

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

Sect 22

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JAN 11 2018

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
  - 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. Submit application for  
accessory use approval

Reviewed By:

Lori Brady

Date:

1/5/18

Exhibit

B4



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: January 16, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: January 5, 2018  
Applicant/Description: Inaki Lete/18-01-SUP West Deer Flat Storage (Kuna Caves Storage Phase 2)

*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).*

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

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

### **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*

Exhibit

BS

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

ec: TRIM 2018AEK4

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JAN 18 2018

**BOISE PROJECT BOARD OF CONTROL**

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

CITY OF KUNA

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

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

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

**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER

12 January 2018

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

RE: Kuna Caves Storage Phase 2  
SWC of Deer Flat Rd. & Ten Mile Rd.  
Boise-Kuna Irrigation District  
Ramsey Lateral 58+40  
Sec. 22, T2N, R1W, BM.

**18-01-SUP**

BK-353-1A

Jace Hellman, Planner II:

The United States' Ramsey Lateral lies within the boundary of the above-mentioned location. The easement for this lateral 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 lateral. We assert the federal easement 18 feet north and 24 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the lateral 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.

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

Exhibit  
B6

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

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.

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.

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



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

(208) 334-8300  
itd.idaho.gov

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January 23, 2018

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

**VIA EMAIL**

**RE: 18-01-SUP DEER FLAT STORAGE**

The Idaho Transportation Department has reviewed the referenced special use permit by Inake Lete Mason and Associates to construct an addition to an existing mini storage facility at 1795 West Deer Flat Rd., Kuna, Idaho, west of SH-69 milepost 3.10. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208)-334-8832 for more information.
4. ITD does not object to the construction of an addition to an existing mini storage facility on this property.

If you have any questions, you may contact Shona Tonkin at (208)-334-8341 or me at (208)-332-7190.

Sincerely,

A handwritten signature in black ink that reads "Ken Couch".

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

---

Exhibit

B7



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

Date: January 30, 2018

*(Via email)*

To: Inaki Lee  
117 N Kings Road  
Nampa, ID 83687

Subject: West Deer Flat Storage/ KUNA17-0014/ 18-01-SUP  
1795 W Deer Flat Road

On January 30, 2018, 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)  
Mason & Associates (via email)



5. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
6. **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.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - The intersection of Deer Flat Road and Linder 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.
  - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
  - The intersection of Deer Flat Road and Ten Mile Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** The exact square footages for the proposed uses are unknown at this time. Below are the trip generation rates, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

Land Use	Average Daily Trips (ADT)	PM Peak Hour (VPH)
Mini-Warehouse (1,000 sf)	2.50	0.26
Assisted Living (occ. beds)	2.74	0.29
General Office Building (1,000 sf)	11.03	1.49
Medical/Dental Office Building (1,000 sf)	36.13	3.57
Specialty Retail Center (1,000 sf)	44.32	2.71
Convenience Market (1,000 sf)	737.99	52.41

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
Deer Flat Road	1,330-feet	Minor Arterial	105	Better than "E"
Ten Mile Road	965-feet	Minor Arterial	370	Better than "E"

\* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

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 Deer Flat Road west of Ten Mile Road was 1,987 on 03/08/2016.

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 6,424 on 09/20/2016.

## **C. Findings for Consideration**

### **1. Deer Flat Road**

a. **Existing Conditions:** Deer Flat Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is between 50 to 60-feet of right-of-way for Deer Flat Road (25-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

**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

**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 Ten Mile Road is designated in the MSM for a future single-lane roundabout.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Deer Flat Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 48-feet from centerline of Deer Flat Road abutting the site. The right-of-way to be dedicated is without compensation consistent with District Policy 7205.2, as this segment of Deer Flat Road is not listed in the District's CIP.

The applicant should be required to dedicate sufficient right-of-way at the Deer Flat/Ten Mile Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout. The single-lane roundabout is listed in the CIP and is therefore impact fee eligible for compensation.

The applicant should be required to improve Deer Flat Road with 17-feet of pavement from centerline along Deer Flat Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.

The applicant should provide a permanent right-of-way easement to 2-feet behind the back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.

## 2. Ten Mile Road

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 72-feet of right-of-way for Ten Mile Road (25-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 Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

The intersection of Deer Flat Road and Ten Mile Road is designated in the MSM for a future single-lane roundabout.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 48-feet from centerline of Ten Mile Road abutting the site. Although this portion of Ten Mile Road is not listed in the District's CIP, the District is preserving for future right-of-way along this section of roadway and therefore is eligible for compensation.

The applicant should be required to dedicate sufficient right-of-way at the Deer Flat/Ten Mile Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout. The single-lane roundabout is listed in the CIP and is therefore impact fee eligible for compensation.

The applicant should be required to improve Ten Mile Road with 17-feet of pavement from centerline along Ten Mile Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.

The applicant should provide a permanent right-of-way easement to 2-feet behind the back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.

### 3. Driveways

#### 3.1 Deer Flat Road

- a. **Existing Conditions:** There are 2 existing driveways onto Deer Flat Road from the site, a 30-foot wide driveway located approximately 80-feet west of Ten Mile Road; and a 30-foot wide driveway onto Deer Flat Road, located approximately 410-feet west of Ten Mile Road in alignment with Wasabi Avenue (measured centerline to centerline).

**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 single 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 660-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 40 MPH to align or offset a minimum of 330-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.

**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 not proposing any changes to the 2 existing driveways. The driveway located approximately 80-feet west of Ten Mile Road serves an existing residence on the property.

The applicant is proposing a

- d. Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management, Successive Driveway, and Driveway Location policies, because the driveway accessing the residential use does not meet the minimum separation offset from the Deer Flat/Ten Mile intersection or the driveway to the west. However, staff recommends approval of the applicant's proposal with the condition that the 30-foot wide driveway located approximately 80-feet west of Deer Flat Road be approved as a temporary full access that may be restricted in the future, due to the fact the residence is not a change in use and is necessary to serve the residence. If the residence is removed as a part of this application, then the driveway should be closed.

The driveway located approximately 410-feet west of Ten Mile Road serving the existing use, meets District policy and should be approved, as proposed.

The applicant should be required to construct the commercial driveway as curb return type driveways with minimum 30-foot radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

### 3.2 Ten Mile Road

a. **Existing Conditions:** There are 2 existing driveway onto Ten Mile Road from the site; a 30-foot wide driveway located approximately 55-feet south of Deer Flat Road; and a 30-foot wide driveway onto Ten Mile Road, located approximately 916-feet south of Deer Flat Road in alignment with Ingo Street (measured centerline to centerline).

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 single 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 660-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 520-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.

**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 not proposing any changes to the 2 existing driveways. The driveway located approximately 55-feet south of Ten Mile Road serves an existing residence on the property.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management, Successive Driveway, and Driveway Location policies, because the driveway accessing the residential use does not meet the minimum separation offset from the Deer Flat/Ten Mile intersection. However, staff recommends approval of the applicant's proposal with the condition that the 30-foot wide driveway located approximately 55-feet south

of Deer Flat Road be approved as a temporary full access that may be restricted in the future, due to the fact the residence is not a change in use and is necessary to serve the residence. If the residence is removed as a part of this application, then the driveway should be closed.

The driveway located approximately 916-feet south of Deer Flat Road meets District policy and should be approved, as proposed.

The applicant should be required to construct the commercial driveway as a curb return type driveway with minimum 30-foot turning radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Staff recommends the City of Kuna require cross access between the parcels.

#### **4. 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.

#### **5. 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.

#### **6. Other Access**

Deer Flat Road and Ten Mile Road are classified as minor 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 48-feet from centerline of Deer Flat Road abutting the site. The right-of-way to be dedicated is eligible for compensation.
2. Dedicate sufficient right-of-way at the Deer Flat/Ten Mile Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout. The single-lane roundabout is listed in the CIP and is therefore impact fee eligible for compensation.
3. Improve Deer Flat Road with 17-feet of pavement from centerline along Deer Flat Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.
4. Dedicate additional right-of-way to total 48-feet from centerline of Ten Mile Road abutting the site. The right-of-way to be dedicated is without compensation.
5. Improve Ten Mile Road with 17-feet of pavement from centerline along Ten Mile Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.
6. Provide a permanent right-of-way easement to 2-feet behind the back of sidewalk for any public sidewalk located outside of the dedicated right-of-way along Deer Flat Road and Ten Mile Road.

7. Construct the commercial driveway onto Deer Flat Road with minimum 30-foot radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
8. Construct the commercial driveway onto Ten Mile Road with minimum 30-foot wide radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
9. If the residence is removed as a part of this application, then the driveways onto Deer Flat Road and Ten Mile Road should be closed.
10. Payment of impacts fees are due prior to issuance of a building permit.
11. 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.

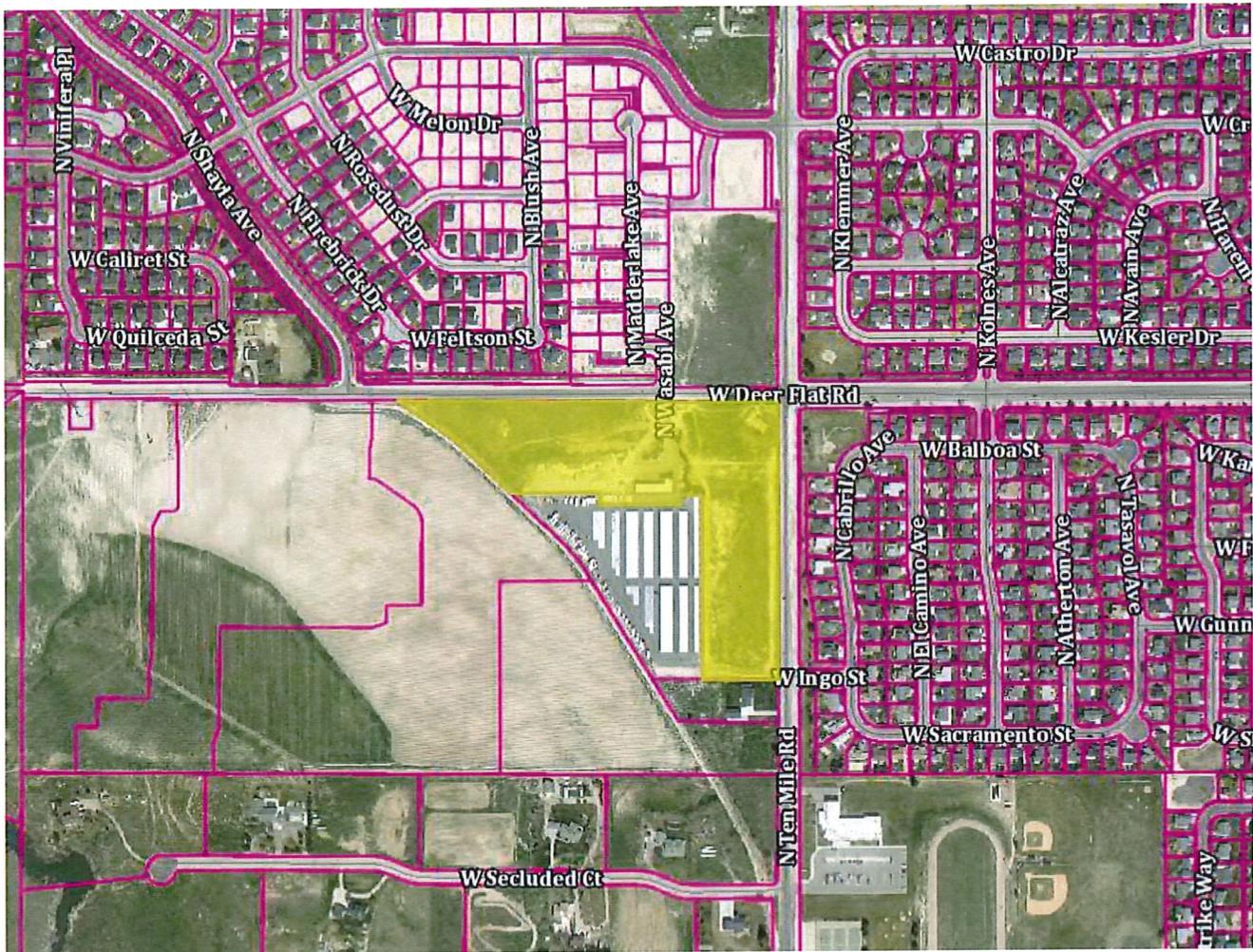
## **F. Conclusions of Law**

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**

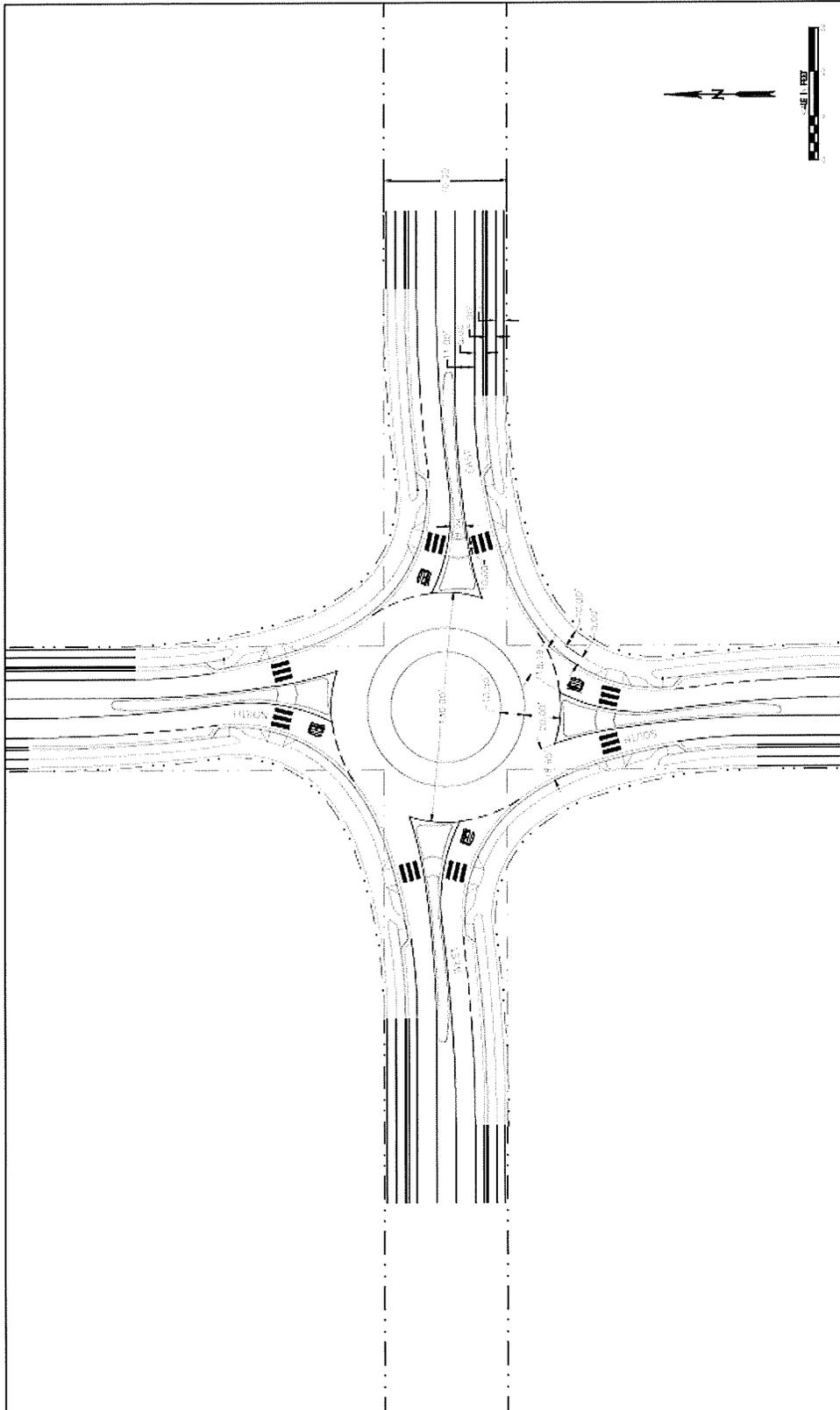
1. Vicinity Map
2. Concept Plan
3. Single-lane Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

VICINITY MAP





# SINGLE-LANE ROUNDABOUT



ACHD - Single Lane Roundabout Figure 1  
Centered - TEMPLATE September 2011

Design: [Redacted]  
Scale: [Redacted]  
Date: [Redacted]

## Ada County Utility Coordinating Council

### Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

##### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

##### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

##### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary 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.