



KUNA PLANNING AND ZONING COMMISSION
Agenda for February 27, 2018

Kuna City Hall ■ Council Chambers ■ 751 W. 4th St. ■ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

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

2. CONSENT AGENDA

- a. Meeting Minutes for February 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-01-SUP; Kuna Caves Storage Phase II.

3. PUBLIC HEARING

- a. **18-02-SUP Modification (Special Use Permit) & 18-02-DR (Design Review)** - Silver Trail Elementary; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit to add approximately 5,450 new Square Feet to the current building (65,014 SF) for purposes of adding classrooms. The property is zoned R-6 (Med. Den. Res.). The site address is 2950 W. Mason Creek Street, located near the northeast corner of Ten Mile Rd. and Mason Creek, Kuna, Idaho, within Section 11, T2N, R1W, B.M. (A.P.N. # R1727750305).
- b. **18-03-SUP Modification (Special Use Permit) & 18-03-DR (Design Review)** – Kuna High School; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit to add approximately 6,100 new Square Feet to the current building (203,726 SF) for purposes of additional multi-purpose space for wrestling and P.E. The property is zoned P (Public). The site address is 637 E. Deer Flat Road, on the southwest corner (SWC) of Deer Flat Road and Kay Avenue, Kuna, Idaho, within Section 24, T2N, R1W, B.M. (A.P.N. # S1324212403).
- c. **18-04-SUP Modification (Special Use Permit) & 18-04-DR (Design Review)** – Reed Elementary; A request from Wayne Thowless with LKV Architects (on behalf of Kuna School District No. 3), seeking modification of their Special Use Permit for Reed Elementary School, to add approximately 5,450 new Square Feet to the current building (63,408 SF) for purposes of adding classrooms. The site address is 1670 N. Linder Road, near the northeast corner of Deer Flat and Linder Roads, Kuna, Idaho, within Section 13, T2N, R1W, B.M. (A.P.N. # S1313336115).

4. COMMISSION REPORTS

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

| 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 | X | | |
| 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 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.

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

2. 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.).

Scott Piper: I am the pastor at Kuna Baptist Church, 1250 N Linder Road. Obviously, we want to build a sign and we are getting ready to invest quite a bit of money and we want it to be visible. We request a waiver from the code that keeps us at seven feet, we want it visible above the bushes that we keep manicured and everything, but in talking with the folks from the city we are willing to keep it within the boundaries if we can raise the level of the ground to match the berm that is already out there. That island is not bermed, so if we can berm that the seven feet would get it up above the bushes that way it will be visible. **C/Young:** Okay, any questions for the applicant at this time? **C/ Damron:** On that center portion that you are looking to put it in, it says 22 by 7 feet wide, do you plan on extending the seven feet out further. **Scott Piper:** Originally it was designed for 10 feet wide and there was a battle between the highway district and the City of Kuna, and we just said just tell us what you want. So, actually our electricity for the site is further out in the parking lot, because originally when we put it in it was designed to be out further, so it has been shrunk down. The opening is still wide enough, it matches the street across and we need to the replace the sidewalk out there because it was sidewalk and driven over all the time, and that needs to be repaired anyways, so that center island would be widened out anyway to fit the berm, so it would probably be about 10 feet wide like it was originally designed. **C/Young:** How tall are the existing berms along Linder? **Scott Piper:** They are about two/ two and a half foot high. **C/Young:** Okay, any other questions? **C/Hennis:** I am good. **Jace Hellman:** Chairman,

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

commissioners for the record my name is Jace Hellman, Planner II for the City of Kuna 751 W 4th Street. The application before you tonight is seeking Design Review approval for a monument sign for Kuna Baptist Church located at 1250 N Linder Rd. The applicant originally proposed to construct a 12-foot monument sign, which is not in compliance with KCC title 5, chapter 10 section 4-G-10, which states for single tenant buildings, which are not within the central business district or a shopping center, monument signs shall not exceed seven feet in height and the sign area shall not exceed sixty square feet per side. Staff had a conversation with Pastor Piper, and we were able to agree on bringing the sign closer to compliance than what was previously proposed. Following the completion of the staff report, the applicant submitted a new design, and you will see it in your packet marked exhibit A11, which is closer to being in full compliance with KCC, the previous proposed. This sign will replace the current sign that is in place, and staff would find this application in general conformance with Kuna City Code and recommend approval to the planning and zoning commission. I will now stand for any questions. **C/Damron:** If they have to widen that center island, do they need to go through this process again with the Highway District and the City? **Jace Hellman:** It would have to be constructed to ACHD's standards, but as far as design review for widening goes. **Wendy Howell:** We could take care of it administratively. **C/Laraway:** In the pictures it is a pretty narrow thin island, but it doesn't say how long the island is. Is the sign going to be in the front of the island, or in the back of island or are you going to have a setback? **Jace Hellman:** placement of the sign, it will be within the island. The sign will most likely be in the center of the island. **C/Gealy:** but closer to the road than the building probably. **Jace Hellman:** The island fronts the street while the building is very far setback, so it would be standing alone by itself. **C/Laraway:** I guess the reason I ask is that visually, if you are driving down you could see it if you it if it was at the front of the island, versus if it was at the back of the island it would have to be above the landscaping that they are talking about. **Jace Hellman:** I would have to differ to the applicant for the questions regarding placement in the island. **Scott Piper:** It will be centered on the island, to get it above those bushes, we can trim them down some, but they are kept pretty well manicured, but our sign company assures us that it will be out of the vision triangle. Cars pulling in and out can see the traffic coming. **C/Laraway:** You are going to build up that island, is that going to be with dirt, or a cement material? **Scott Piper:** That will be dirt, we want to make it look like that berm you see in the pictures. Churches don't fit in any zone, we have to get a special permit to do anything. We are different because we are not only trying to help and serve the community, but we are also a business trying to seen and clearly communicate what is going on. That is the purpose of the sign. **C/Gealy:** Which sign would you prefer, do you have preference yourself as to which sign you would want to have? The seven-foot sign with the berm? Or the 12-foot sign with the pedestal? **Scott Piper:** Oh, I would prefer the 12-foot sign simply because it stands taller and makes everything easier, but we can live with a seven-foot is that makes things easier, we would just construct the berm around two to two and a half feet taller. **C/Gealy:** Is there a cost difference to you? **Scott Piper:** It is a little most a cost difference to go with the twelve, but with the berm, we will probably be into it around \$30,000. **C/Gealy:** Why would prefer the monument, the pillar. **Scott Piper:** for two reasons, one it gets it up above the bushes, we wouldn't have to do a lot of changing of the bushes, and the pillar monument is narrow, and not as bulky, and it seems safer to me for cars pulling in and out, but I am no expert. You see the design of the seven-foot sign, it is all sitting on the ground. With the pillar they only have this much to get see around, versus when it is on the ground they have this much. **C/Young:** Okay, thank you, and that brings up our discussion. The sign as submitted in exhibit A11, meets City Code, and the one submitted previously exceeds code by quite a bit. That being said the sign in A11 is very nice, and I think it fits in with the community going down the street, and I think with the examples they submitted. The big difference is with the monument signs they are truly commercial, this is a residential zone. **C/Hennis:** Same with Kuna Dental and the rehab authority sign. I actually like the idea of putting a little berm on the island because I think it will match the rest a little better. I don't see anything wrong.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

Commissioner Hennis Motions to approve case Nos. 18-01-DR and 18-01-SN with the conditions as stated in the staff report, and the additional condition that the applicant use exhibit A11 as a design concept when submitting for a sign permit, and that the construction of the berm matches the neighboring berms ; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. 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.

Will Mason: My name is Will Mason, with Mason and Associates our address is 826 3rd street south in Nampa. I am the applicant's representative, this is just a request to get a special use permit at this point and time. It is the property adjacent to the existing Kuna Caves Storage. We plan on it being the same type of facility with the same type of look that is out there. But, right now we just need that special use permit for an additional 4.93 acres. So, with that if you have any questions for me. **C/Hennis:** Is this an expansion of the existing facility, or is it a different facility? **Will Mason:** It is the same owner, while we recognize there is a limit to the size of the facility, our owner would like to use the same office, and same office staff. If we need to divide the two and give them different addresses we can, because there is a parcel line there that separates the two. **C/Hennis:** But this virtually is going to act as an expansion, so the design, the use, and everything will be the same? **Will Mason:** Correct, and management would all be the same. **C/Young:** Are there any other questions for the applicant at this time? **C/Gealy:** I have none at this time. **C/Young:** Okay, next we will have staff come up. **Jace Hellman:** Chairman, commissioners once again for the record my name is Jace Hellman, Planner II for the City of Kuna 751 W 4th ST. The application before you is seeking Special use permit approval in order to construct an addition to the Kuna Caves Mini Storage facility. The site for this project will on approximately 4.93 acres, and the site is located at 1795 W Deer Flat road. In order to construct a storage facility between two and five acres within a C-1 zoning designation, which this property is currently zoned as, a special use permit and design review approval is required. The application before you tonight is solely for the special use permit component as required by code. Staff will require the applicant to obtain Design Review approval, once the overall design is finalized for the landscaping, lighting, parking, signage (if applicable) and the structures. The approximate acreage of the overall site is roughly 13.65 acres. This special use permit is requested to cover only 4.93 acres. Since there is an unusual circumstance and a special use permit allows for conditions that differ than normal, 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 for the entire parcel within one year of approval of this special use permit application. With that subdivision regulations and full roadway improvements are required including street widening, vertical curb, gutter and sidewalk. Staff has made it a condition to work with ACHD and the City with regard to installing these improvements. However, the applicant will be required to provide detached sidewalks along Deer Flat and Ten Mile road. ACHD recommends five-foot-wide sidewalks, but KCC 5-17-13-B-3 requires an eight-foot detached sidewalk, with a four to eight-foot irrigated planter strip along minor arterials. Access to the site is proposed via an existing driveway which access the original mini storage facility. ACHD is recommending the applicant improve the commercial driveway as a fully paved curb return type driveway with minimum 30-foot radii. Staff would agree with ACHD and recommend the applicant be conditioned to improve the driveway as recommended by ACHD. If this is approved, the applicant will also be required to update the current cross-access agreement to include the newly proposed special use permit area. Staff has determined that this application complies with Title 5 of Kuna City Code and The Kuna Comprehensive plan. The applicants have been more than willing to work with staff and have provided everything need in order to be here tonight. Staff would just forward a recommendation of approval. I will now stand for any questions.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 13, 2018**

C/Gealy: Are the conditions that you just listed, are they included in recommended conditions. **Jace Hellman:** The recommendation to construct the driveway as ACHD recommends is not, that is up to the commission if you would like to condition that, the sidewalk and working with Staff and ACHD with regard to improvements, those are in the conditions of approval. **C/Young:** Any other questions? Okay thank you. We will open up the public hearing at 6:24 and seeing none signed in and no one to testify we will close the public hearing at 6:25. That brings up our discussion. To me I don't have any issues with this, and I think what they did with the original site to date, they have don't exceptional landscape work, along with everything else on that site.

Commissioner Hennis Motions to approve case no. 18-01-SUP, with the conditions as stated in the staff report, and the additional condition that the applicant improve the shared driveway as recommended by ACHD; Commissioner Damron Seconds, all aye and motion carried 4-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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

Findings of Fact & Conclusions of Law

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

Findings: February 27, 2018

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

Representative: Mason & Associates
826 3rd Street South
Nampa, ID 83651
208-454-0256

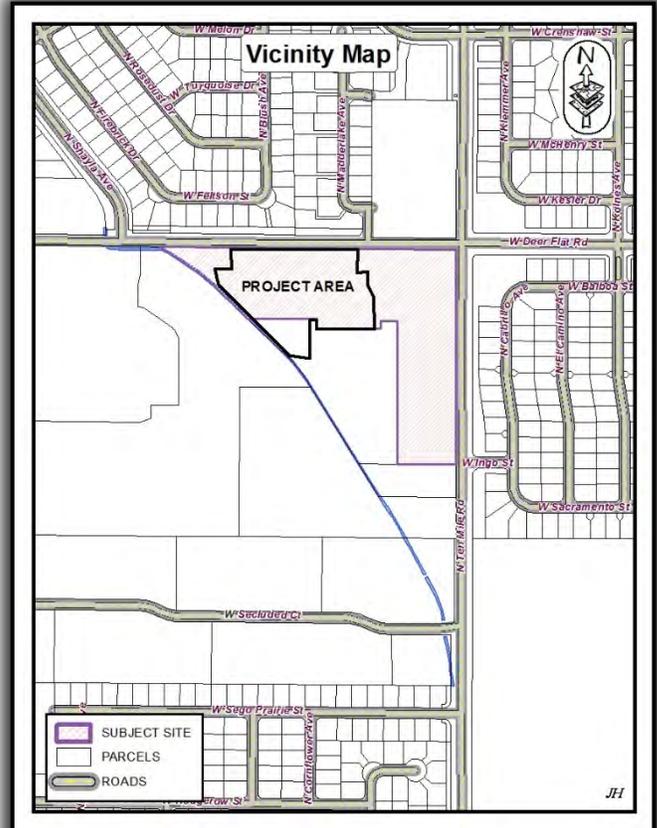


Table of Contents:

- | | |
|--------------------------|--------------------------------|
| A. Course Proceedings | H. Comprehensive Plan Analysis |
| B. Applicants Request | I. Findings of Fact |
| C. Aerial map | J. Kuna City Code Analysis |
| D. History | K. Conclusions of Law |
| E. General Project Facts | L. Decision by the Commission |
| F. Staff Analysis | |
| G. Applicable Standards | |

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)

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.

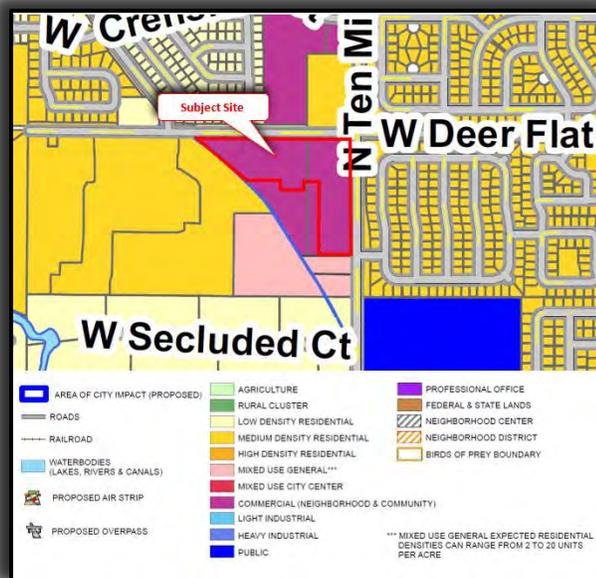
5. **Transportation / Connectivity:**

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. 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* 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 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 voted to approve 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. 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. 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. 18-01-SUP, a Special Use Permit request by Inaki Lete with the following conditions of approval:

- *The applicant shall improve the existing shared driveway as recommended by Ada County Highway District.*
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 27th day of February, 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner II
Kuna Planning and Zoning Department



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: 18-02-SUP Mod; (Special Use Permit) & 18-02-DR (Design Review); Silver Trail Elementary School

Location: 2950 W. Mason Creek Street, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing date: February 27, 2018

Owner/Applicant: Kuna School District No. 3
Jim Obert
711 E. Porter St.
Kuna, ID 83634
208.922.5646
Jim@kunaschools.org

Representative: LKV Architects
Wayne Thowless
2400 E. Riverwalk Dr.
Boise, Idaho 83706
208.336.3443
Wayne@Lkvarchitects.com

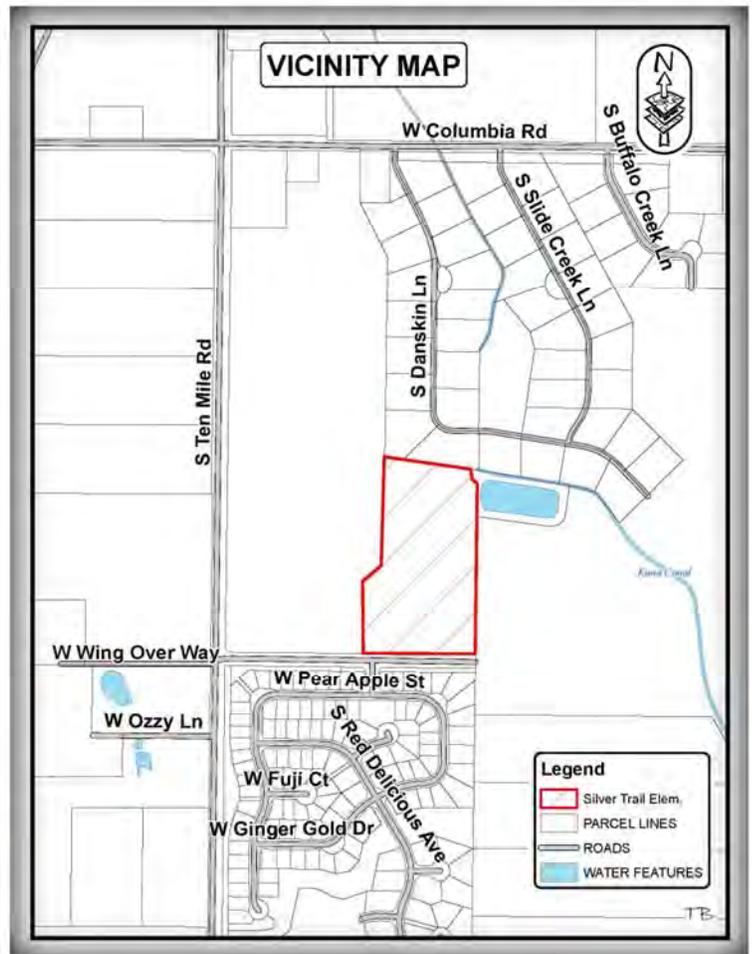


Table of Contents:

- | | |
|--------------------------|---|
| A. Course Proceedings | G. Applicable Standards |
| B. Applicants Request | H. Proposed Comprehensive Plan Analysis |
| C. Aerial map | I. Proposed Findings of Fact |
| D. History | J. Proposed Kuna City Code Analysis |
| E. General Project Facts | K. Proposed Conclusions of Law |
| F. Staff Analysis | L. Proposed Decision by the Commission |

A. Course of Proceedings:

1. According to Kuna City Code (KCC); Title 5, Chapter 6, a Special Use Permit (SUP) is only obtained by an application going through the public hearing process. As an SUP is only obtained through the public hearing process, it has been determined that a request to modify an SUP requires applying the public hearing process again, with the Commission as the decision making body.

2. KCC 5-4-2, Title 5, Chapter 4, Section 2 states, that all new commercial shall also go through design review, Accordingly the applicant has submitted an application for design review for the additional classrooms. The Commission will be the decision making body for the design review application.

a. Notifications

- | | |
|-------------------------------------|----------------------------------|
| i. Neighborhood Meeting | November 28, 2017 (no attendees) |
| ii. Agencies | January 23, 2018 |
| iii. 300' Notice to Property Owners | February 16, 2018 |
| iv. Kuna, Melba Newspaper | January 31, 2018 |
| v. Site Posted | February 16, 2018 |

B. Applicants Request:

On behalf of Kuna School District No. 3, Wayne Thowless with LKV Architects (applicant), requests Modification of the existing SUP for Silver Trail Elementary, in order to add two single story classrooms at 2,742 square feet each, (a total of 5,448 square feet), to the school. These additional classrooms will be added to the north side of the building. Applicant also seeks Design Review approval for the additional classrooms. This site is located near the northeast corner (NEC) of Ten Mile and Mason Creek Street, (See Map).

C. Aerial Map:



©Copyrighted

D. History: The property is within City limits and is currently zoned R-1 (Medium Density Residential). Approximately 41 acres of this parcel has historically been farmed, the remaining approximately 11 acres has been a school site since 2010.

E. General Projects Facts:

1. Surrounding Land Uses:

| | | |
|--------------|-----------|--|
| North | C-1 RR | Neighborhood Commercial District – Kuna City Rural Residential – Ada County |
|--------------|-----------|--|

8. Agency Responses:

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

- City Engineer.....Exhibit B1
- Ada County Highway DistrictExhibit B2
- Department of Environmental QualityExhibit B3
- Idaho Transportation DepartmentExhibit B4

F. Staff Analysis:

In order to enlarge, expand, or change a Special Use Permit (SUP) in anyway, it has been determined that the public hearing process must be applied for that modification. Silver Trail Elementary School obtained their SUP in 2010 for a building that was approved and constructed at 65,014 square feet (SF) in size. As an expansion from the original approval, it is necessary to give the public a chance to voice their opinion in a public hearing setting. Additionally, all new commercial buildings must also go through design review for the buildings composition, color and materials choices.

The applicant is requesting an expansion to the school, in direct response to the growth the school district has been experiencing. This request, if granted will add approximately 5,450 new SF to the building yielding four new classrooms. The proposal adds two single-story additions to the north side/back of the building, with each addition measuring approximately 2,724 SF each.

After reviewing the application and the returned agency comments, staff has no cause for concern with the current parking and traffic patterns, and is confident that this expansion will not add undue burden on the parking lot or the access to and from the site. The sites full improvements that are already in place, (parking lot, sidewalk, Etc.), appear to be adequate for this expansion. Staff’s only suggestion would be to begin planning now for school events where family members will attend and the parking requirements swell and the number of available spaces remain the same.

This application also includes a Design Review component for the buildings composition, color and materials choices. Included with this packet are fact sheets and materials exhibits for the Commissions’ review, comments and suggestions. Where the original building went through design review, and whereas the applicant proposes to match the existing colors, motif and materials, staff has no recommendations for any changes to the proposed expansion.

Staff has determined that this application complies with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No’s 18-02-SUP and 18-02-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. Proposed 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 Modification application for the site is consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

4.0 – School Facilities

Goal 1: Provide high-quality education.

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.

Objective 3.1: Support the efforts to the School District and Charter School to ensure that adequate school sites are provided.

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.

I. Proposed Findings of Fact:

1. Based on the record contained in Case No’s 18-02-SUP and 18-02-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/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-02-SUP and 18-02-DR.
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 27, 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 18-02-SUP and 18-02-DR, this proposal **does / does not** appear to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 11.24 acres (project site) as Medium Density Residential. The proposed addition to the existing school facility is permitted in this zone with a special use permit modification.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny these applications.

Comment: On February 27, 2018, Kuna's Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No's 18-02-SUP and 18-02-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 February 27, 2018.

J. Proposed 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, Chapters 4 and 6, of the KCC.

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

Comment: The approximately 11.24 acre project site remains suitable for a school facility.

3. The Special Use Permit Modification **is / is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

Comment: The land to be expanded 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 Modification application **is / is not** likely to cause adverse public health problems.

Comment: The proposed expansion to an existing school facility was previously 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 Modification 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 this use.

Comment: Utility services are already available and connected to the school facility and adequate for this addition.

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 18-02-SUP and 18-02-DR, Commission finds Case No. 18-02-SUP and 18-02-DR, generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-02-SUP and 18-02-DR, Commission finds Case No. 18-02-SUP and 18-02-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. 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 and exhibits outlined in staff's report, the public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves, conditionally approves or denies** Case No's 18-02-SUP and 18-02-DR, a Special Use Permit Modification request by Kuna School District No. 3 (**with or without**) the following conditions of approval:

1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for 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.
2. 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.
3. **Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.**
4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
5. 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.
6. Compliance with Idaho Code, Section §31-3805, pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
7. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the SUP approval may be revoked by the Planning and Zoning Commission.
8. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
9. All previous conditions remain in full affect (as applicable).
10. This SUP is not transferable to another property.
11. The applicant shall follow all staff and agency recommendations.
12. The applicant shall comply with all local, state and federal laws.

DATED: this _____ day of _____, 2018.

VICINITY MAP



W Columbia Rd

S Buffalo Creek Ln

S Slide Creek Ln

S Danskin Ln

S Ten Mile Rd

Kuna Canal

W Wing Over Way

W Ozzy Ln

W Pear Apple St

W Fuji Ct

W Ginger Gold Dr

S Red Delicious Ave

Legend

-  Silver Trail Elem.
-  PARCEL LINES
-  ROADS
-  WATER FEATURES



Click to move around

© 2018 Google

Google Earth



This Map and data displayed is a graphic representation derived from the Ada County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Ada County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



December 20, 2017

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

Re: Special Use Permit Modification
Silver Trail Elementary School Classroom Additions

Planning Staff and Commission:

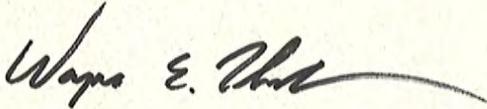
Kuna Joint School District No. 3 respectfully requests Special Use Permit Modification approval of two, 2,724 square foot single story classroom additions (four classrooms and 5,448 square feet total) to be located on the north side of the existing school building. The exterior materials, colors, and wood frame and masonry construction will match the existing elementary school facility.

The addition is needed in order to accommodate significant enrollment growth occurring at the elementary level throughout the School District. The proposed classrooms will accommodate over one hundred additional students and will be similar in design and amenities to the classrooms in the existing building.

The existing paved emergency vehicle fire lane on the north side of the elementary school will be shifted northward along with an existing 8 inch water line and 12 inch storm drain line. Additional roof and paved area stormwater drainage will be directed to an existing and / or enlarged below-grade stormwater seepage bed as required.

On behalf of the Kuna School District, thank you for your consideration of this Special Use Modification request. The proposed addition of four classrooms to Silver Trail Elementary School will help the District keep pace with rapidly increasing enrollment in the Silver Trail attendance area.

Respectfully,



Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager

received
12.22.17

AMBER VAN OCKER - MATT REDDY - BROOK THORNTON - WAYNE THOWLESS

SILVER TRAIL ELEMENTARY SCHOOL ADDITIONS



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 MODIFICATION
- Temporary Business
- Vacation
- Variance

| For Office Use Only | |
|------------------------------|-----------------------|
| File Number (s) | 18-02-SUP 18-02-DR |
| Project name | |
| Date Received | |
| Date Accepted/ Complete | |
| Cross Reference Files | |
| Commission Hearing Date | |
| City Council Hearing Date | |

Contact/Applicant Information

| | |
|--|--|
| Owners of Record: <u>KUNA SCHOOL DISTRICT</u> | Phone Number: <u>208-922-1000</u> |
| Address: <u>711 E. PORTER STREET</u> | E-Mail: <u>jim@kuna.schools.org</u> |
| City, State, Zip: <u>KUNA, IDAHO 83634</u> | Fax #: <u>208-922-5646</u> |
| Applicant (Developer): <u>(SAME)</u> | Phone Number: <u>208-336-3443</u> |
| Address: _____ | E-Mail: <u>Wayne@lkvarchitects.com</u> |
| City, State, Zip: <u>(JIM OBERT)</u> | Fax #: <u>208-336-3680</u> |
| Engineer/Representative: <u>LKV ARCHITECTS</u> | Phone Number: _____ |
| Address: <u>2400 E. RIVERWALK DRIVE</u> | E-Mail: _____ |
| City, State, Zip: <u>BOISE, IDAHO 83706</u> | Fax #: _____ |

Subject Property Information

| | |
|---|---|
| Site Address: <u>2950 W. MASON CREEK STREET</u> | |
| Site Location (Cross Streets): <u>TEN MILE ROAD</u> | |
| Parcel Number (s): <u>R1727750305</u> | |
| Section, Township, Range: <u>SEC 11, T2N, R1W</u> | |
| Property size: <u>11.24 ACRES</u> | |
| Current land use: <u>ELEMENTARY SCHOOL</u> | Proposed land use: <u>ELEMENTARY SCHOOL</u> |
| Current zoning district: <u>R-6</u> | Proposed zoning district: <u>R-6</u> |

received
12.22.17

Project Description

Project / subdivision name: SILVER TRAIL ELEMENTARY SCHOOL (4) CLASSROOM ADDITION
 General description of proposed project / request: 5,450 S.F. SINGLE STORY CLASSROOM ADDITIONS, (2) AT 2,725 S.F.) AT REAR OF EXISTING SCHOOL
 Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other PUBLIC SCHOOL
 Amenities provided with this development (if applicable): —

Residential Project Summary (if applicable)

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: 0
 Gross floor area square footage: 5,450 (NEW) Existing (if applicable): 65,014
 Hours of operation (days & hours): M-F, 7-4 Building height: ± 30' AT GYM, 17'-6" AT ADDITION
 Total number of employees: 55 Max. number of employees at one time: 55
 Number and ages of students/children: 601, 5-11 Seating capacity: N/A
 Fencing type, size & location (proposed or existing to remain): 6' CHAIN LINK TYPICAL
 Proposed Parking: NO CHANGE
 a. Handicapped spaces: 7 Dimensions: 9' x 20'
 b. Total Parking spaces: 122 Dimensions: 9' x 20'
 c. Width of driveway aisle: 28'
 Proposed Lighting: NEW WALL/SOFFIT FIXTURES ONLY
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):
NO CHANGE EXCEPT GRASS REPAIR AT REPOSITIONED FIRE LANE
 Applicant's Signature: Jim O'Leary Date: 11-27-17



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

SILVER TRAIL ELEMENTARY ADDITIONS

FILE NO.: 18-02-DR

CROSS REF. 18-02-SUP

FILES: _____

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

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

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

Application Submittal Requirements

| Applicant Use | | Staff Use |
|-------------------------------------|--|-------------------------------------|
| <input checked="" type="checkbox"/> | Date of pre- application meeting : <u>10 / 12 / 17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Copy of Deed; and, if the applicant is not the owner, an original 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"/> |

received
12.22.17

- Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
- One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES
 (1) 11" X 17" REDUCTIONS
 (1) 8 1/2" X 11" REDUCTIONS

- Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. **COLOR PHOTO SUBMITTED IN LIEU OF**
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format. **COLOR ELEVATIONS AND SAMPLE BOARD.**

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

Site Plan

| Applicant Use | | Staff Use |
|-------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | North Arrow | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | To scale drawings | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Property lines | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of "Plan Preparer" with contact information | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of project and date | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing structures, identify those which are to be relocated or removed | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site and adjoining streets, alleys, private drives and rights-of-way | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Drainage location and method of on-site retention / detention | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of public restrooms | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Existing / proposed utility service and any above-ground utility structures and their location | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and width of easements, canals and drainage ditches | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and dimension of off-street parking | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Trash storage areas and exterior mechanical equipment, with proposed method of screening | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Sign locations <i>(a separate sign application must be submitted with this application)</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site transportation circulation plan for motor vehicles, pedestrians and bicycles | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and uses of ALL open spaces | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Locations of subdivision lines <i>(if applicable)</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles (EXISTING) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of walls and fences and indication of their height and material of construction | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Roofline and foundation plan of building, location on the site | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designations of all sidewalks | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designation of all rights-of-way and property lines | <input checked="" type="checkbox"/> |

Landscape and Streetscape Plan

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

Applicant
Use

- North Arrow
- To scale drawings
- Boundaries, property lines and dimensions
- Name of "Plan Preparer" with contact information
- Name of project and date
- Type and location of all plant materials and other ground covers.
Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953

Staff
Use

- Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.

- Method of irrigation.
Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.
Sign locations
Note: A separate sign application must be submitted with this application

- Locations and uses for open spaces

- Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle (EXISTING)

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

- Location and designations of all sidewalks

- Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

Applicant
Use

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

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

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

*Note: Submit as 11"x17" reductions **

Screening/treatment of mechanical equipment

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

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

Staff
Use

LA

Lighting Plan

Applicant
Use

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

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

*** COLOR PHOTO SUBMITTED IN LIEU OF**

Design Review Application (SILVER TRAIL ELEMENTARY)

Applicant: KUNA JOINT SCHOOL DISTRICT No.3 Phone: 208-922-1000

Owner Representative Fax/Email: jim@kunaschools.org

Applicant's Address: 711 E. PORTER STREET (JIM OBERT)

KUNA, IDAHO Zip: 83634

Owner: SAME Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: *(if different from above)* LKV ARCHITECTS Phone: 208-336-3443

Address: 2400 E. RIVERWALK DRIVE Email: wayne@lkvarchitects.com

BOISE, IDAHO 83706 Zip: (WAYNE THOWLESS)

Address of Property: 2950 W. MASON CREEK STREET

MERIDIAN, IDAHO Zip: 83642

Distance from Major Cross Street: APPROX. 725' Street Name(s): TEN MILE ROAD

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

received
12.22.17

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

SILVER TRAIL ELEMENTARY SCHOOL (4) - CLASSROOM ADDITIONS
(2) LOCATIONS, (2) CLASSROOMS EACH

- 1. Dimension of Property: APPROX. 550' MAX. X 1,025' MAX.
- 2. Current Land Use(s): PUBLIC SCHOOL
- 3. What are the land uses of the adjoining properties?

North: RESIDENTIAL
 South: ROAD / RESIDENTIAL
 East: RESIDENTIAL - UNDER CONSTRUCTION
 West: VACANT / FARM GROUND

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

- 5. The number and use(s) of all structures: ONE SCHOOL BUILDING

- 6. Building heights: * 17'-6" (ADDITION) Number of stories: ONE
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. * TOP OF PARAPET

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? 15%
- 8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

| | MATERIAL | COLOR |
|-------|---------------------|--------------|
| Roof: | <u>TPO MEMBRANE</u> | <u>WHITE</u> |

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

ADDITIONS ONLY:

| | | | |
|--|------------|---|----------------------------------|
| % of Wood application: | <u>0%</u> | / | _____ |
| % EIFS: <small>(Exterior Insulation Finish System)</small> | <u>0%</u> | / | _____ |
| % Masonry: | <u>49%</u> | / | <u>SPUT FACE CONCRETE BLOCK</u> |
| % Face Block: | <u>0%</u> | / | <u>(TO MATCH EXISTING) *</u> |
| % Stucco: | <u>43%</u> | / | <u>(TO MATCH EXISTING) *</u> |
| & other material(s): | <u>3%</u> | / | <u>PRE-FINISHED METAL COPING</u> |
| List all other materials: | | | <u>(DARK BRONZE)</u> |
| Windows/Doors: <small>(Type of window frames & styles / doors & styles, material)</small> | <u>5%</u> | / | <u>ANODIZED ALUMINUM</u> |
| Soffits and fascia material: | <u>0%</u> | / | <u>(CLEAR ANODIZED)</u> |
| Trim, etc.: | <u>0%</u> | / | _____ |

* SEE EXTERIOR ELEVATIONS

Other: _____ / _____

9. Please identify Mechanical Units: ROOF TOP PACKAGE UNITS

Type/Height: GAS / ± 4'

Proposed Screening Method: PARAPET WALLS

10. Please identify trash enclosure: *(size, location, screening & construction materials)* EXISTING - SEE SITE PLAN

CONCRETE MASONRY UNIT WALLS

11. Are there any irrigation ditches/canals on or adjacent to the property? IRRIGATION POND

If yes, what is the name of the irrigation or drainage provider? BOISE PROJECT

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

EXISTING

Type: CHAIN LINK

Size: 6'

Location: PERIMETER

(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:

EXISTING - SEEPAGE BEDS

14. Percentage of Site Devoted to Building Coverage: 15%

% of Site Devoted to Landscaping: 47% Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 36% Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: 2%

Describe: PLAY EQUIPMENT AREA

% of landscaping within the parking lot (landscaped islands, etc.): 7% OF PAVED AREA

IS LANDSCAPED WITH INTERNAL LANDSCAPING

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

MINIMAL, BETWEEN SIDEWALK AND BACK OF CURB

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):*

YES. EXISTING TREES WILL NOT BE AFFECTED BY NEW CONSTRUCTION.

17. Dock Loading Facilities:

Number of docking facilities and their location: EXISTING SERVICE AREA ON EAST SIDE OF BUILDING.

Method of screening: CONCRETE MASONRY UNIT SCREEN WALL AND LANDSCAPING

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* EXISTING BIKE RACKS

AND BENCHES. PAVED JOGGING PATH AROUND PLAY FIELD.

19. Setbacks of the proposed building from property lines:

(S.T.)

Front EXIST'G -feet

Rear APP'N.
MIN.
351 -feet

Side APP'N.
MIN.
120' -feet

Side APP'N.
MIN.
160' -feet

20. Parking requirements:

Total Number of Parking Spaces: 122 Width and Length of Spaces: 9' x 20'

Total Number of Compact Spaces (8'x17'): N/A

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

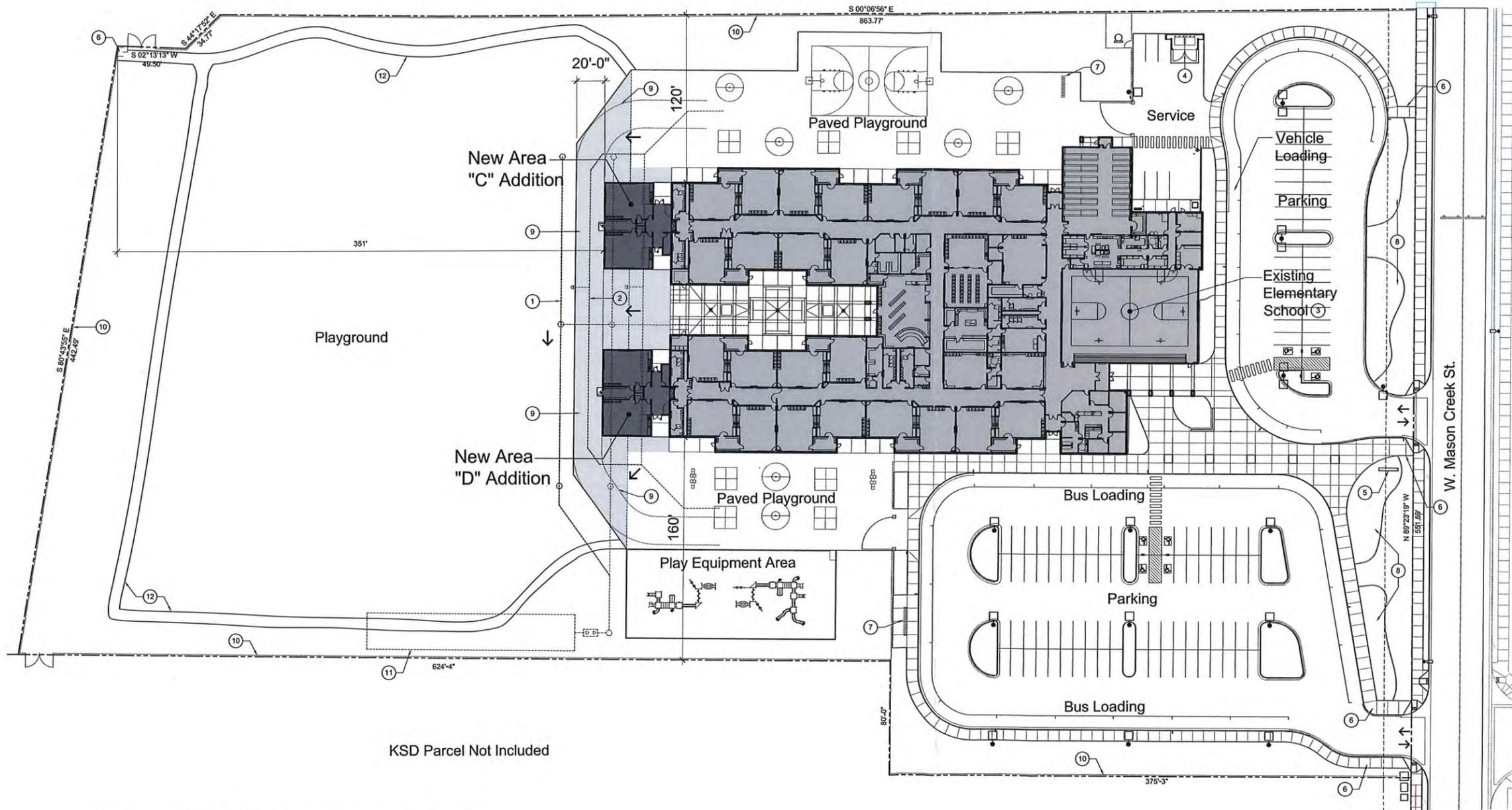
IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE 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 *Juan Oblet* Date 12-21-17
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

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



KSD Parcel Not Included

Silver Trail Elementary School

Site Plan
Scale: 1" = 40'-0"

Approximate Acres: 11.24
Zoning: RUT

General Notes

1. ALL BUILDINGS AND SITE IMPROVEMENTS ARE EXISTING UNLESS NOTED AS "NEW" OR "RELOCATED".

- Reference Notes**
- 1 RELOCATED 12" STORM DRAIN PIPE.
 - 2 RELOCATED 8" WATER LINE AND FIRE HYDRANT.
 - 3 EXISTING RESTROOMS INSIDE BUILDING.
 - 4 EXISTING TRASH ENCLOSURE.
 - 5 EXISTING MONUMENT SIGN.
 - 6 EXISTING ACCESS SIDEWALKS.
 - 7 EXISTING BIKE RACK.
 - 8 EXISTING LANDSCAPE SCREENING. SEE LANDSCAPE PLAN.
 - 9 RELOCATED PAVED FIRE LANE. 20' MINIMUM WIDTH.
 - 10 EXISTING 6' CHAIN LINK PERIMETER FENCING.
 - 11 EXISTING BELOW-GRADE STORM WATER SEEPAGE BED.
 - 12 EXISTING PAVED JOGGING PATH.
 - DIRECTION OF STORM WATER DRAINAGE.

Reference Notes

| | |
|--------------------------|-----|
| TOTAL OFF-STREET PARKING | 122 |
| STANDARD SPACES | 115 |
| ACCESSIBLE SPACES | 7 |



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83705
WWW.LKVARCHITECTS.COM
208.338.3443

PRELIMINARY



Silver Trail Elementary School Classroom Additions
for Kuna School District

2950 West Mason Creek Street, Kuna, Idaho

DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: MS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

SD-1.0

received
12.22.17



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83724
WWW.LKVARCHITECTS.COM
208.338.3443

PRELIMINARY



Silver Trail Elementary School Classroom Additions
for Kuna School District

2950 West Mason Creek Street, Kuna, Idaho

DATE: December 28, 2017
LKV PROJECT #: 1702
REVISONS:

DRAWN BY: US
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

SL-1.0

General Notes

1. ALL BUILDINGS, SITE IMPROVEMENTS AND LANDSCAPING ARE EXISTING UNLESS NOTED AS "NEW" OR "RELOCATED".
2. ALL LANDSCAPED AREAS; FIELDS, LAWNS, AND PLANTERS; ARE IRRIGATED WITH EXISTING AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. LINES AND HEADS ADJACENT TO NEW CONSTRUCTION TO BE RELOCATED AS REQUIRED.

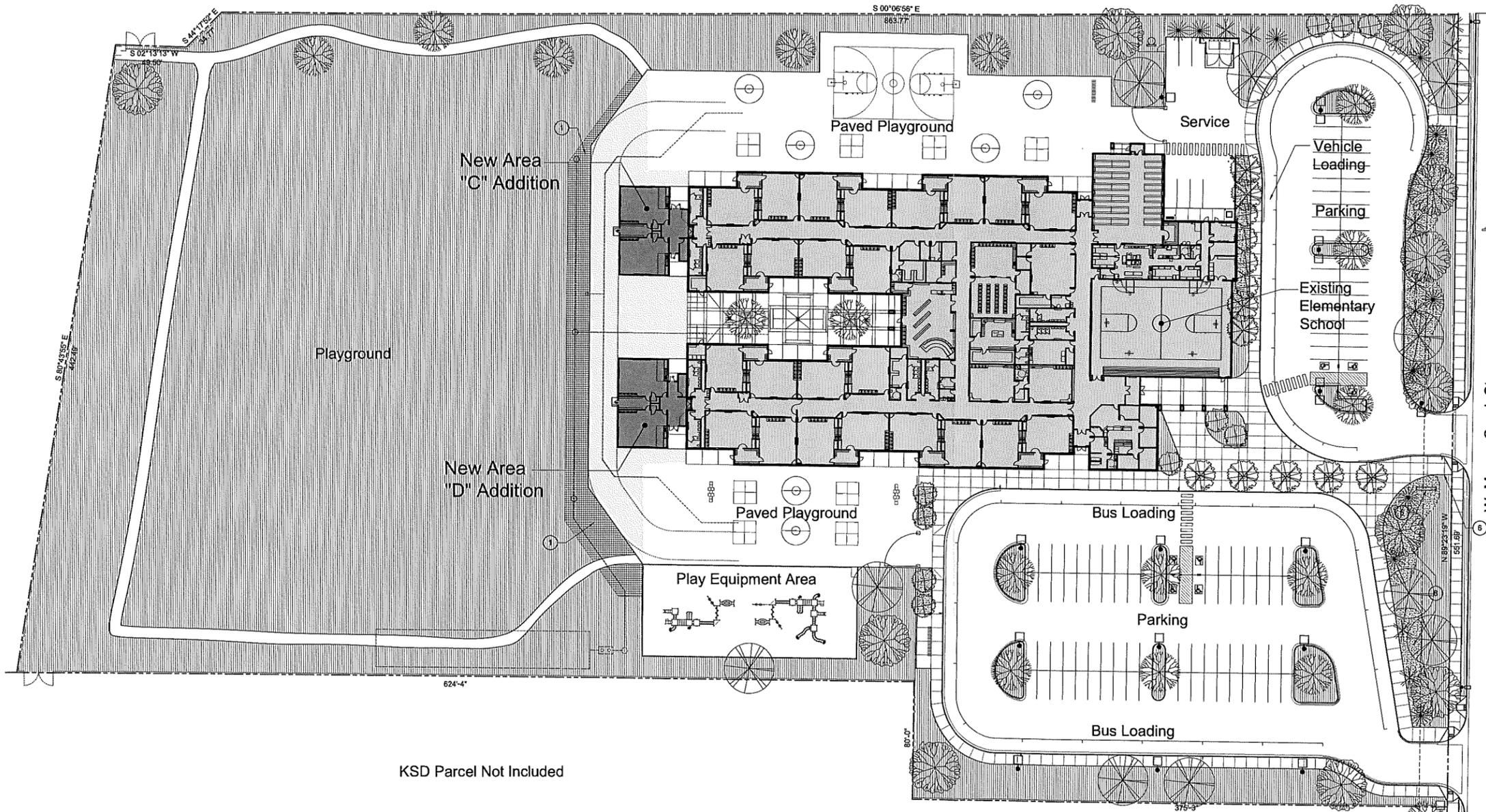
Reference Notes

- ① GRASS LAWN DAMAGED BY NEW CONSTRUCTION TO BE PATCHED BACK WITH GRASS SOD.

Existing Landscaping Legend

Plant Material

- London Planetree
Platanus acerifolia
- European Chestnut
Castanea sativa
- Shademaster Honey Locust
Gleditsia triacanthos
- European Hornbeam
Carpinus betulus, v. fastigiata
- Flowering Crabapple
Malus, v. praeiniflora
- Black Hill Spruce
Picea glauca, v. densata
- Vanderwolf Pine
Pinus flexilis
- Dwarf Burning Bush
- Dwarf Mugo Pine
- Miniature Rose
- Concrete Mow Strip / Landscape Curb
- Wood Chip Mulch
3" Minimum Depth
- Existing Grass Lawn
Kentucky Bluegrass / Rye / Fescue Blend
- New Grass Sod
Kentucky Bluegrass / Rye / Fescue Blend



KSD Parcel Not Included

Silver Trail Elementary School



Approximate Acres: 11.24

Scale: 1" = 40'-0"



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.338.3443

PRELIMINARY



NOT FOR
CONSTRUCTION

Silver Trail Elementary School Classroom Additions
for Kuna School District

2950 West Mason Creek Street, Kuna, Idaho

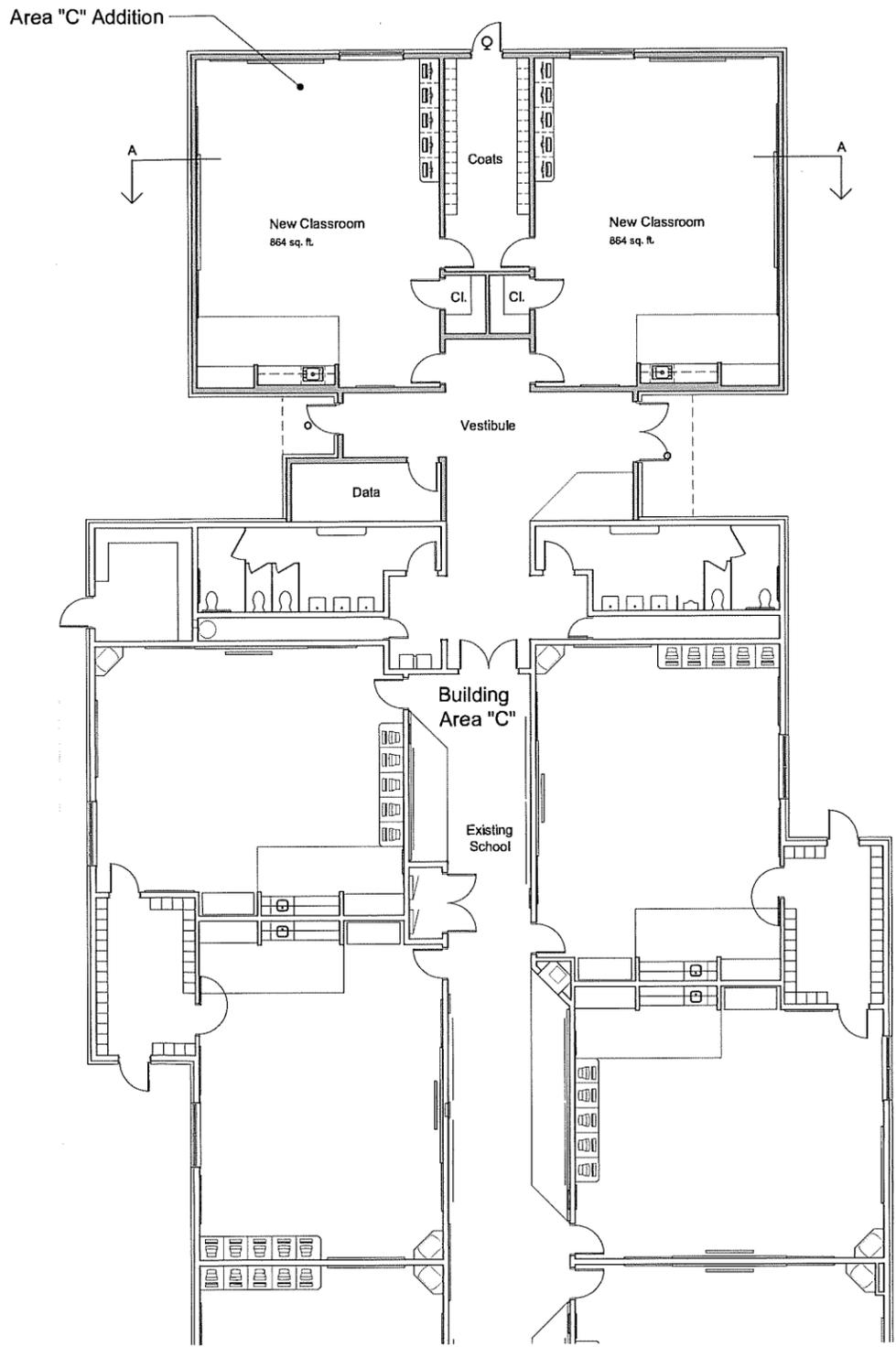
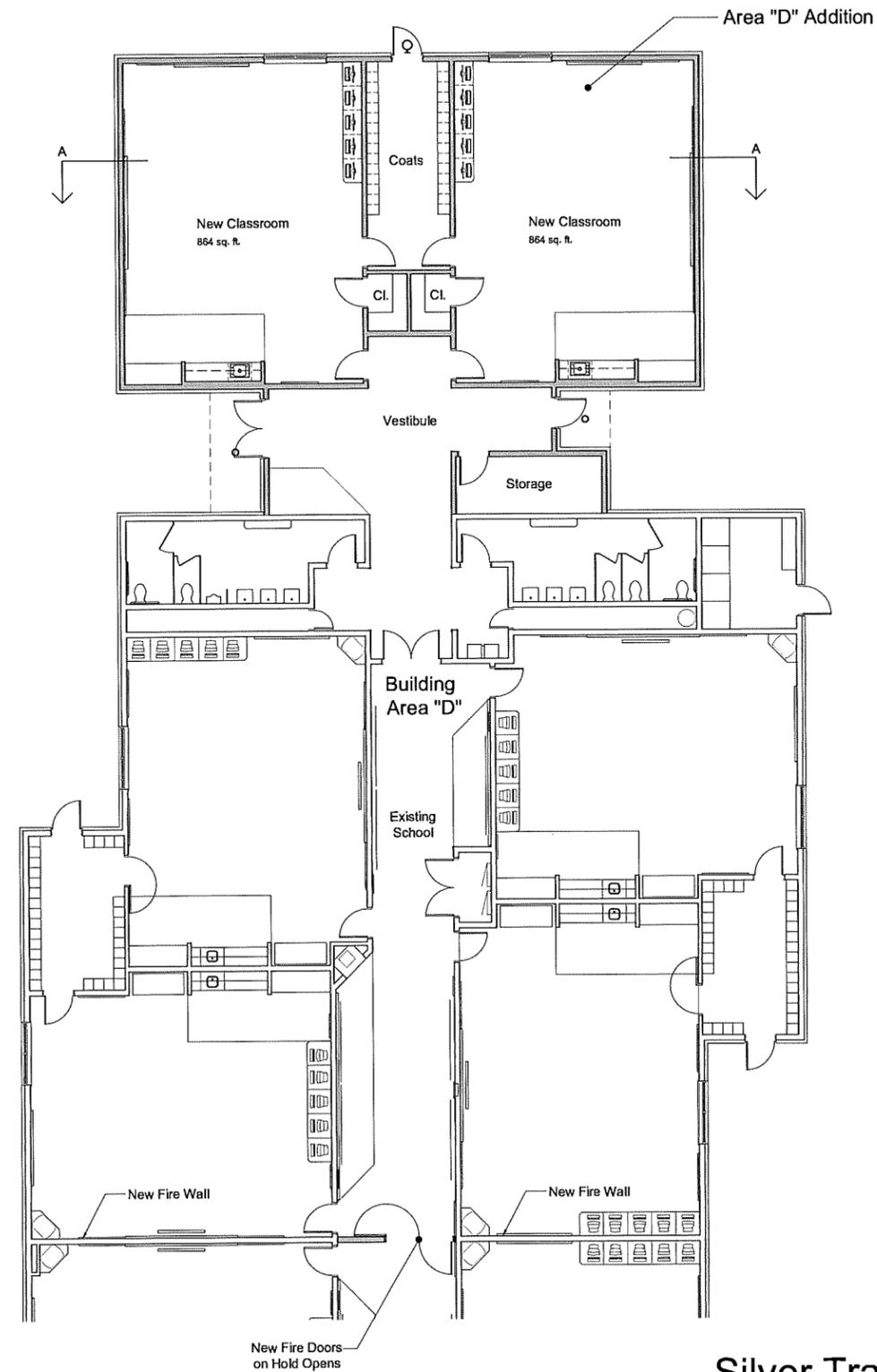
DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: WS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

A-3.1



Total Square Footage
Both Additions:
5,448 sq. ft.

Silver Trail Elementary School

N
Floor Plan
Scale: 1/8" = 1'-0"



LKV
ARCHITECTS
2450 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.336.3443

PRELIMINARY



Silver Trail Elementary School Classroom Additions
for Kuna School District
2950 West Mason Creek Street, Kuna, Idaho

DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: WS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

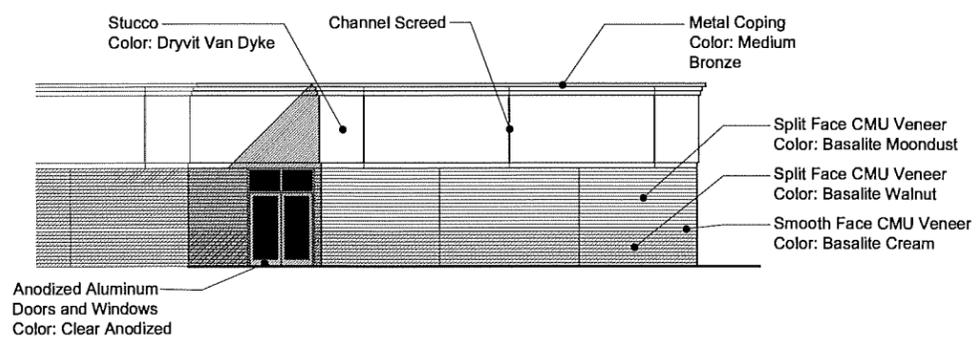
A-5.1



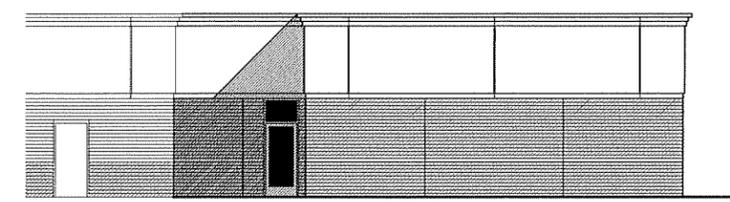
Silver Trail Elementary School

Note: All Materials and Colors to Match Existing

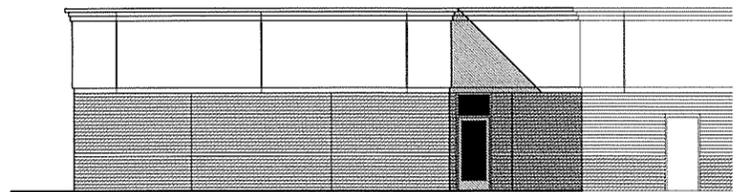
1 North Elevation
Scale: 1/8" = 1'-0"



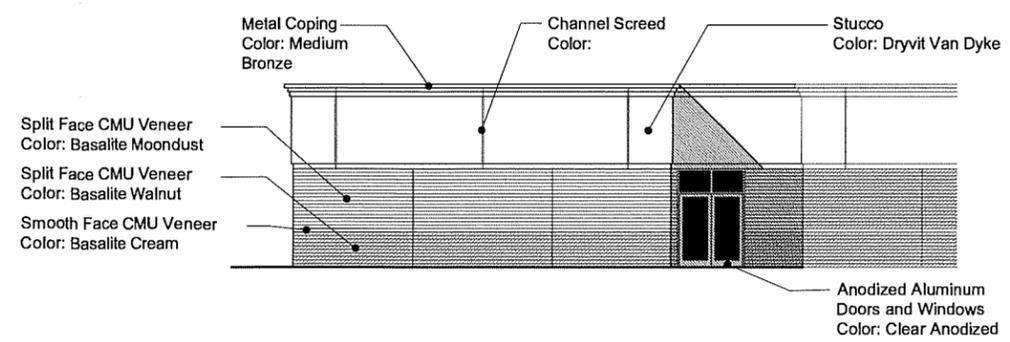
2 Partial East Elevation (Area "C" Addition)
Scale: 1/8" = 1'-0"



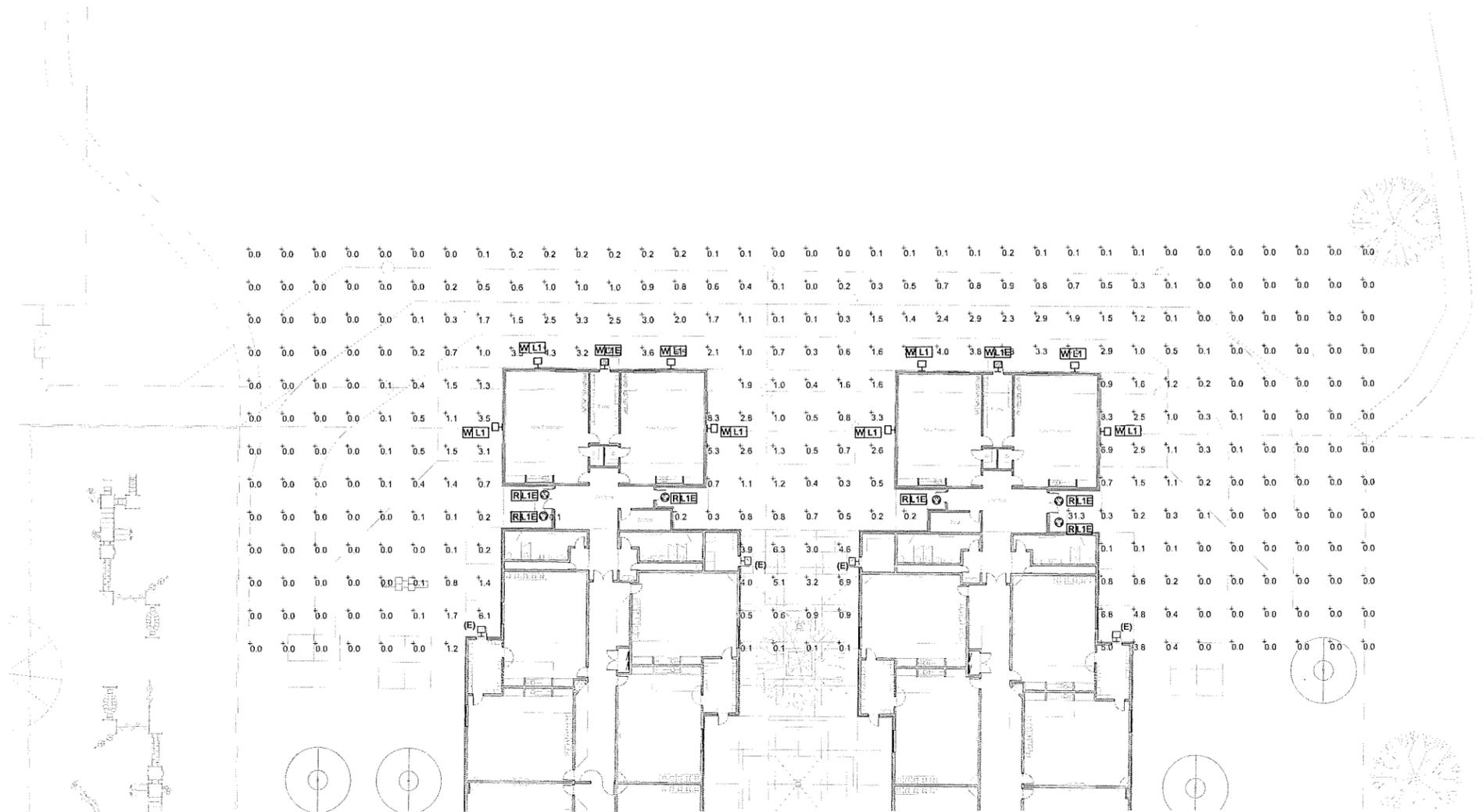
4 Partial East Elevation (Area "D" Addition)
Scale: 1/8" = 1'-0"



3 Partial West Elevation (Area "C" Addition)
Scale: 1/8" = 1'-0"



5 Partial West Elevation (Area "D" Addition)
Scale: 1/8" = 1'-0"



| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------------------|--------------------------------|---|--|--------------|------------------------------------|-----------------|-------------------|---------|
| ☐ | WH1 | 4 | Lithonia Lighting | WSR 70S FT | ARCHITECTURAL SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA | ONE 70-WATT CLEAR ED-17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION. | 1 | WSR_70S_FT.ies | 6300 | 0.7 | 94 |
| ☐ | WL1 | 10 | Lithonia Lighting | WSR LED 2 10A700/30K SR4 MVOLT | WSR LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 3000K COLOR TEMPERATURE, TYPE 4 LENS | LED | 1 | WSR_LED_2_10A700_30K_SR4_MVOLT.ies | 3240 | 0.9 | 47 |
| ⊙ | RL1 | 6 | Gotham Architectural Lighting | EVO 27/30 4AR MD LS | DOWNLIGHT 2700K CCT, 3000LM, 4IN CLEAR, MEDIUM DIST, SPECULAR FINISH | LED | 1 | EVO_27_30_4AR_MD_LS.ies | 3101 | 0.9 | 36.8 |

| Statistics | | | | | | |
|--------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | + | 1.1 fc | 70.1 fc | 0.0 fc | N/A | N/A |

SITE PHOTOMETRIC PLAN
 Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION

world wide web: e2co.com
 800 s. industry way, suite 350
 meridian, idaho 83642
 phone: 208 378 4450
 fax: 208 378 4451
 engineering 4 tomorrow
 e2co project #: 17224

LKV ARCHITECTS
 2409 E RIVERWALK DRIVE
 BOISE, IDAHO 83706
 WWW.LKVARCHITECTS.COM
 208.336.3443

PRELIMINARY
NOT FOR CONSTRUCTION

Silver Trail Elementary School Classroom Additions for Kuna School District
 2950 West Mason Creek Street, Kuna, Idaho

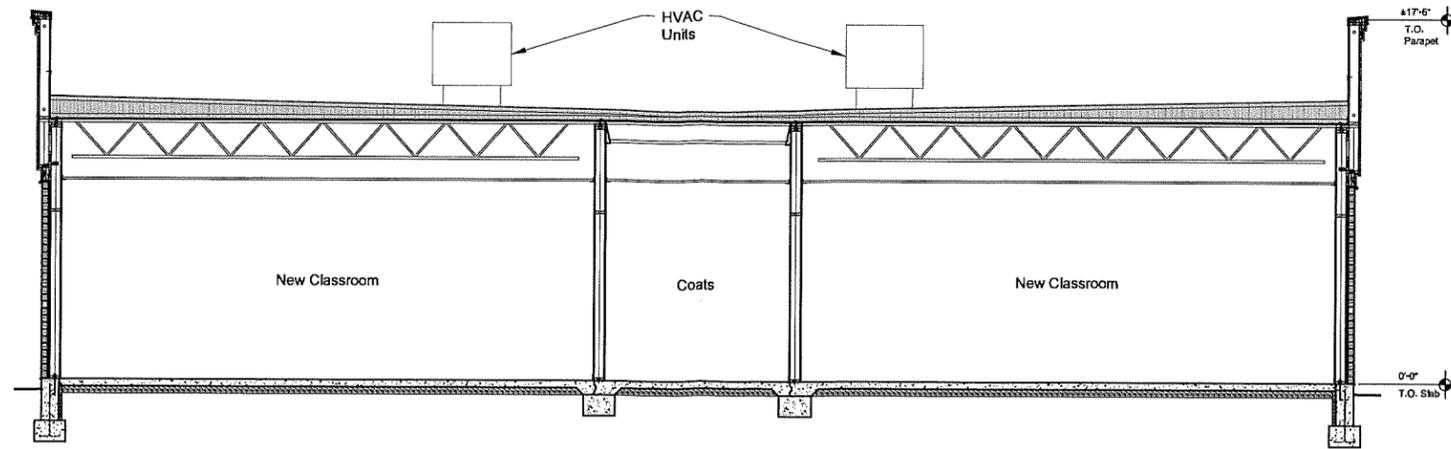
DATE: November 27, 2017
 LKV PROJECT #: 1702
 REVISIONS:

DRAWN BY: CNG
 CHECKED BY: JVS

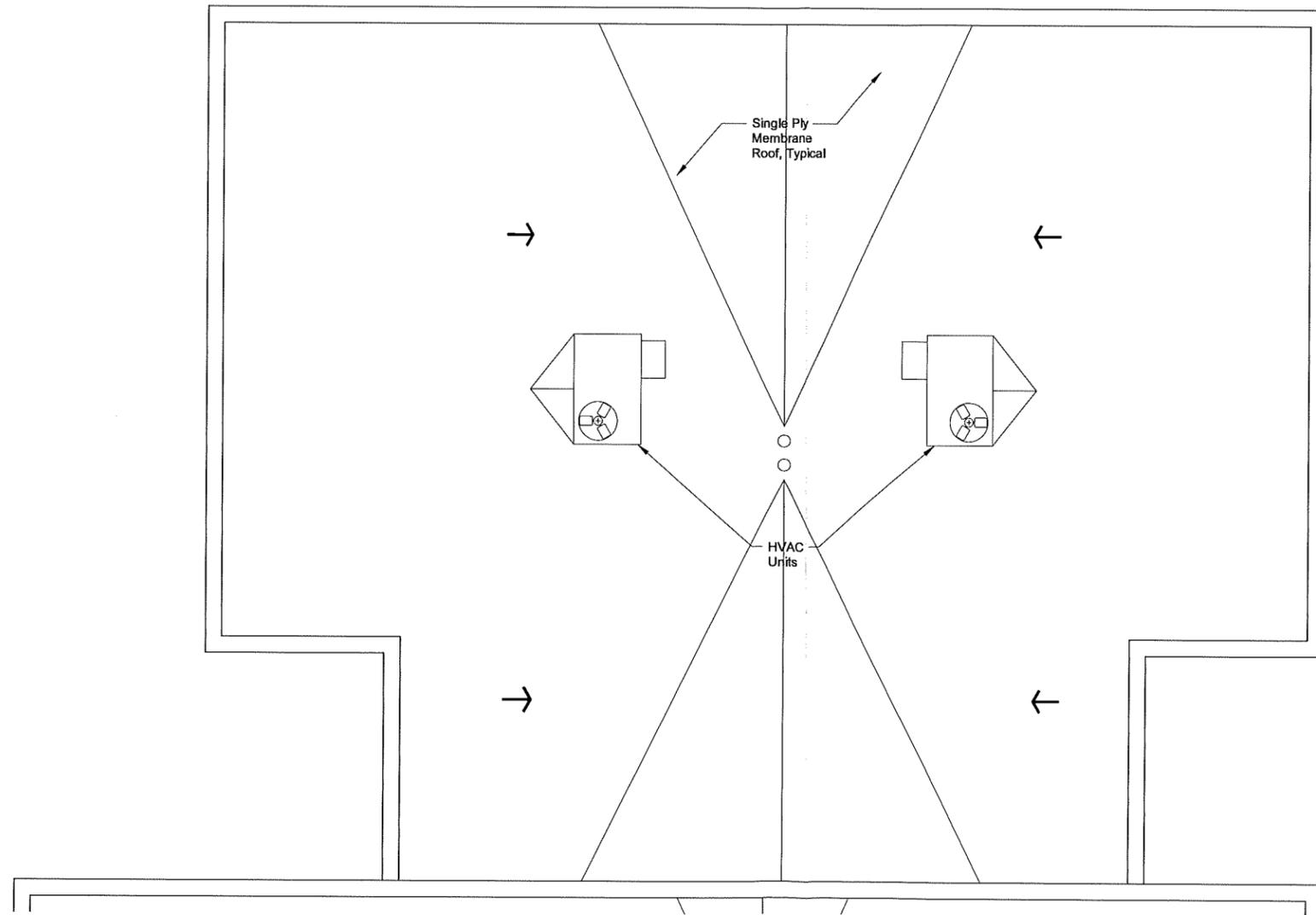
BIDDING AND REVIEW SET

DRAWING NO.

E1.1



A Building Section
Scale: 1/4" = 1'-0"



1 Roof Plan
Scale: 1/4" = 1'-0"



2430 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.338.3443

PRELIMINARY



NOT FOR
CONSTRUCTION

Silver Trail Elementary School Classroom Additions
for Kuna School District

2950 West Mason Creek Street, Kuna, Idaho

DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: MS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

A-7.1

Exhibit B 1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.KunaID.gov

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Bob Bachman ~ Public Works Director
Paul Stevens ~ City Engineer
Michael L. Borzick ~ GIS Manager/Plan Review

RE: Silvertrail Elementary Project
North of Mason Creek Road and East of Ten Mile Road
Building addition and watermain relocation

DATE: January 23, 2018

Public works staff has reviewed the request of the above applicant dated January 23, 2018. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "P" zone. The recommendation of Public Works is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, Public works provides the following comments:

1. Sanitary Sewer System

- a. The property is served by the North Wastewater Treatment Plant. It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
- b. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. In this instance, no frontage or trunk lines need to be constructed.
- c. For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726
- d. The current sewer treatment connection fee is \$4,326 and the sewer interceptor fee \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application, at which time connection fees will be due and payable.

2. Potable Water System

- a) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- b) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- c) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.
- g) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).
- h) Please provide easements for all Watermains on this site as prior easements are not shown on site plans or recorded with the City.

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system.
- b) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726

4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.

Exhibit B 1

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

6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and extension of public facilities are expected.

7. As-Built Drawings

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 208-287-1726.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager/Plan Review



Exhibit B 2

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

January 29, 2018

To: Wayne Thowless
LKV Architects
2400 E. Riverwalk Dr.
Boise, ID 83706

Subject: KUNA18-0003/ 18-02-SUP
KUNA18-0004/ 18-03-SUP
KUNA18-0005/ 18-04-SUP
Additions to Kuna High, Silver Trail Elementary and Reed Elementary

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street.

The applicant shall be required to:

1. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
2. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner II
Development Services

cc: City of Kuna, via e-mail
Kuna School District (Jim Obert), via e-mail

Exhibit B 2

Standard Conditions of Approval

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

Exhibit B 3



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 31, 2018
Agency Requesting Comments: City of Kuna Planning & Zoning Department
Date Request Received: January 23, 2018
Applicant/Description: Kuna School District No. 3/ 18-02-SUP Special Use Permit Modification

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*

- *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*

Exhibit B 3

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 our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: C.M. #: 2018AEK12

Exhibit B 4



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

February 15, 2018

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

VIA EMAIL

RE: 18-02-SUP SILVER TRAIL ELEMENTARY SCHOOL

The Idaho Transportation Department has reviewed the referenced special use permit by LKV Architects, representing Silver Trail Elementary School for the addition of approximately 5,540 new square feet to their current building for the purpose of adding classrooms. The school is located west of SH-69 milepost 4.80. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. Per Idaho Code 67-6508, section C (attached), and Idaho Code 67-6519, section 3 (attached), the Commission shall request assistance from ITD and/or the appropriate local highway jurisdiction to review the application for impacts to the highway and local road systems. ITD did not receive bus route plans or trip generation information with this application, therefore ITD cannot determine what impacts to the State Highway system may result from the proposed expansion. ITD reserves the right to make further comments upon review of any additionally submitted documents.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. 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.
5. ITD does not object to the construction of an addition to the existing Silver Trail Elementary School facility on this property once impacts to the State Highways system have been identified and mitigated for as necessary.

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 blue ink that reads "Ken Couch".

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

December 20, 2017

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

Re: Design Review Application
Silver Trail Elementary School Classroom Additions

Planning Staff and Commission:

Kuna Joint School District No. 3 respectfully requests Design Review approval of two, 2,724 square foot single story classroom additions (four classrooms and 5,448 square feet total) to be located on the north side of the existing school building. The exterior materials, colors, and wood frame and masonry construction will match the existing elementary school facility.

The exterior of Silver Trail Elementary School and the proposed additions is a combination of split face concrete masonry and stucco. The two primary concrete masonry colors are a warm taupe and light walnut color, with an off-white color ground face CMU accent band. The stuccoed upper wall and parapet on the building and additions is a light tan color. The parapets extend approximately four feet above the roof surface to conceal the addition's mechanical units. New exterior lights to match existing are proposed on the addition above each exterior door. The edges of the relocated fire lane will be regraded and sodded to provide a smooth transition to the existing grass playfield.

The proposed building additions and minor site modifications comply with the City's Design Review standards and recommendations. Quality materials matching existing will be used on the additions, and on-site pedestrian and public amenities already exist on the Silver Trail Elementary School site.

On behalf of the Kuna School District, thank you for your consideration of this Design Review approval request. The proposed addition of four classrooms to the Silver Trail building will be an attractive expansion to and enhancement of Silver Trail Elementary School.

Respectfully,



Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager

received
12.22.17

Silver Trail Elementary School

Addition Colors to Match Existing Building Colors as Noted

Split Face CMU
Color 1: Basalite
Walnut

Split Face CMU
Color 2: Basalite
Moondust

Smooth Face
CMU: Basalite
Cream

Stucco Color:
Dryvit Van Dyke

Metal Coping:
Medium Bronze

Windows and Doors:
Clear Anodized
Aluminum





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: 18-03-SUP Mod - (Special Use Permit Modification) & 18-03-DR (Design Review; Kuna High School.

Location: 637 E. Deer Flat Road, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing date: February 27, 2018

Owner/Applicant: Kuna School District No. 3
Jim Obert
711 E. Porter St.
Kuna, ID 83634
208.922.5646
Jim@kunaschools.org

Representative: LKV Architects
Wayne Thowless
2400 E. Riverwalk Dr.
Boise, Idaho 83706
208.336.3443
Wayne@Lkvarchitects.com



Table of Contents:

- | | |
|--------------------------|---|
| A. Course Proceedings | G. Applicable Standards |
| B. Applicants Request | H. Proposed Comprehensive Plan Analysis |
| C. Aerial map | I. Proposed Findings of Fact |
| D. History | J. Proposed Kuna City Code Analysis |
| E. General Project Facts | K. Proposed Conclusions of Law |
| F. Staff Analysis | L. Proposed Decision by the Commission |

A. Course of Proceedings:

1. According to Kuna City Code (KCC); Title 5, Chapter 6, a Special Use Permit (SUP) is only obtained by an application going through the public hearing process. As an SUP is only obtained through the public hearing process, it has been determined that a request to modify an SUP requires applying the public hearing process again, with the Commission as the decision making body.
2. KCC 5-4-2, Title 5, Chapter 4, Section 2 states, that all new commercial shall also go through design review, Accordingly the applicant has submitted an application for design review for the additional classrooms

| | | |
|-------------|-----|--|
| East | RUT | Rural Urban Transition – Ada County |
| West | R-8 | Medium Density Residential – Kuna City |
| | R-4 | Medium Density Residential – Kuna City |

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

- Zoning: P (Public)
- Parcel No’s and Sizes:
 - S1324212403 – 38.29 Acres
 - S1324244370 - 12.74 Acres

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 site has been used as a High School (with associated uses), since 2000.

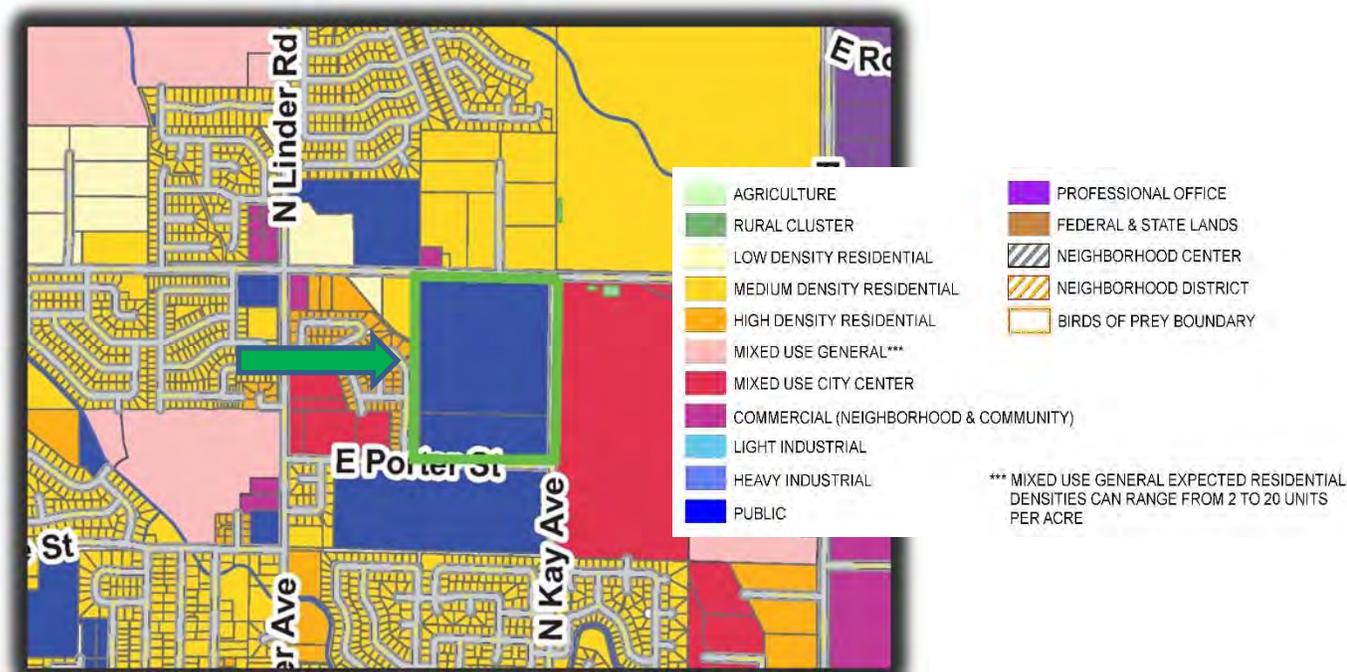
5. **Transportation / Connectivity:**

Current access to the site exists via three existing full-access driveways on Deer Flat Road and one full-access on Kay Avenue.

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 Public. Staff views this proposed Special Use Permit Modification request to be consistent with the stated use shown on the Comprehensive Plan Future Land Use Map.



8. Agency Responses:

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

- City Engineer.....Exhibit B1
- Ada County Highway DistrictExhibit B2
- Department of Environmental QualityExhibit B3
- Idaho Transportation DepartmentExhibit B4

F. Staff Analysis:

In order to enlarge, expand, or change a Special Use Permit (SUP) in anyway, it has been determined that the public hearing process must be applied for that modification. The High School obtained their SUP in 2000 for a building that was approved and constructed at 203,726 square feet (SF) in size. As an expansion from the original approval, it is necessary to give the public a chance to voice their opinion in a public hearing setting. Additionally, all new commercial buildings and parking lots, must also go through design review for the buildings composition, color and materials choices.

The applicant is requesting an expansion to the schools’ gymnasium, as a way to bring the High School Wrestling program back the school campus, as well as providing additional P.E. class space. This request, if granted will add approximately 6,100 new SF to the gymnasium, and is proposed to be added to the southwest side of the gym. The applicant is also proposing to add 64 additional student parking spaces on the west side of the building, in the NWC of the property.

After reviewing the application and the returned agency comments, staff has no cause for concern with the current parking and traffic patterns, and is confident that this expansion will assist in relieving parking issues without harming the access to and from the site. The full site improvements that are already in place, (parking lot, sidewalk, Etc.), appear to be adequate for these expansions.

This application also includes a Design Review component for the buildings composition, color and materials choices. Included with this packet are fact sheets and materials exhibits for the Commissions’ review, comments and suggestions. Where the original building went through design review, and whereas the applicant proposes to match the existing colors, motif and materials, staff has no recommendations for any changes for the proposed expansion. Staff notes that the proposed parking lot expansion, follows the existing pattern, however, the current parking lot does not follow the current parking stall to island standard, and staff would recommend to Commission that the proposed parking be conditioned to follow the current ratio of stalls to islands.

Staff has determined that this application complies with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-03-SUP and 18-03-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 Modification application for the site is consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

4.0 – School Facilities

Goal 1: Provide high-quality education.

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.

Objective 3.1: Support the efforts to the School District and Charter School to ensure that adequate school sites are provided.

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.

I. **Proposed Findings of Fact:**

1. Based on the record contained in Case No’s 18-03-SUP and 18-03-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/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-03-SUP and 18-03-DR.
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 27, 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 18-03-SUP and 18-03-DR, this proposal **does / does not** appear to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 51.04 acres (project site) as Public. The proposed addition to the existing school facility is permitted in this zone with a Special Use Permit modification.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny these applications.

Comment: *On February 27, 2018, Kuna's Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No's 18-03-SUP and 18-03-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 February 27, 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, Chapters 4 and 6, of the KCC.*

2. The site is physically suitable for the proposed expansion(s).

Comment: *The approximately 51.04 acre project site remains suitable for a school facility.*

3. The Special Use Permit Modification **is / is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

Comment: *The land to be expanded 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 Modification application **is / is not** likely to cause adverse public health problems.

Comment: *The proposed expansion to an existing school facility was previously 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 Modification 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 this use.

Comment: *Utility services are already available and connected to the school facility and adequate for this addition.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 18-03-SUP and 18-03-DR, Commission finds Case No. 18-03-SUP and 18-03-DR, generally comply with Kuna City Code.

2. Based on the evidence contained in Case No's 18-03-SUP and 18-03-DR, Commission finds Case No. 18-03-SUP and 18-03-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. 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 and exhibits outlined in staff's report, the public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves, conditionally approves or denies** Case No's 18-03-SUP and 18-03-DR, a Special Use Permit Modification request by Kuna School District No. 3 (**with or without**) the following conditions of approval:

1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for 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 SUP through the public hearing process.
2. 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.
3. **Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.**
4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
5. 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.
6. Compliance with Idaho Code, Section §31-3805, pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
7. This SUP 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.
8. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
9. All previous conditions remain in full affect (as applicable).
10. This SUP is not transferable to another property.
11. The applicant shall follow all staff and agency recommendations.
12. The applicant shall comply with all local, state and federal laws.

DATED: this _____ day of _____, 2018.

VICINITY MAP



W Columbia Rd

S Buffalo Creek Ln

S Slide Creek Ln

S Danskin Ln

S Ten Mile Rd

Kuna Canal

W Wing Over Way

W Ozzy Ln

W Pear Apple St

W Fuji Ct

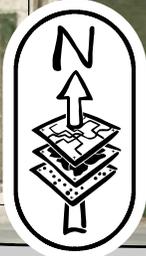
W Ginger Gold Dr

S Red Delicious Ave

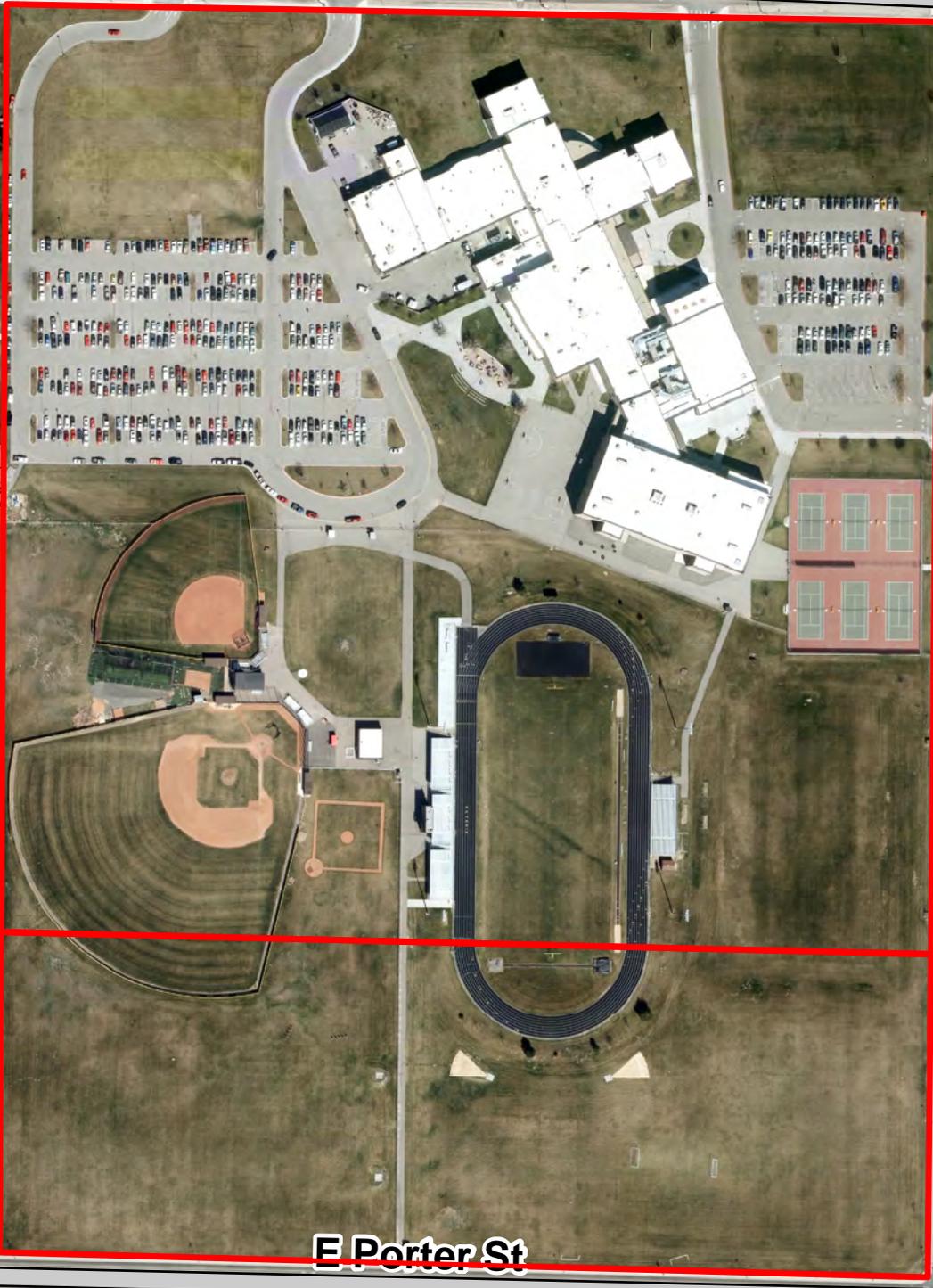
Legend

-  Silver Trail Elem.
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

VICINITY MAP



E Deer Flat Rd



N Cambrick Dr

E Porter St

N Kay Ave

TB



December 20, 2017

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

Re: Special Use Permit Modification
Kuna High School Wrestling / Mat Room Addition

Planning Staff and Commission:

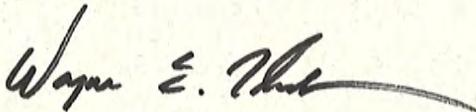
Kuna Joint School District No. 3 respectfully requests Special Use Permit Modification approval of a 6,100 square foot single story Wrestling / Mat Room Addition on the southwest side of the school's existing gymnasium. The exterior materials, colors, and masonry construction will match the existing high school facility.

The addition is needed in order to bring the High School Wrestling Program back to the high school campus and to provide the High School with much needed additional multi-purpose P.E. space. The school's wrestling program is currently housed at Teed Elementary School, but with the proposed conversion of Teed to a middle school, the space being utilized by wrestling will be needed for other purposes.

The existing paved emergency vehicle fire lane on the southwest side of the high school gymnasium will be shifted southwestward along with an existing 8 inch water line. An existing relocatable classroom building will be repositioned to allow for the rerouted fire lane. Approval from the Board of Control to allow the relocatable to encroach into their irrigation easement has been requested and approval is pending.

On behalf of the Kuna School District, thank you for your consideration of this Special Use Modification request. The proposed addition will enable the District to continue to provide quality secondary educational programs in the rapidly growing District.

Respectfully,



Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager

received
12.22.17

KUNA HIGH SCHOOL ADDITION



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

| For Office Use Only | |
|------------------------------|-----------------------|
| File Number (s) | 18-03-SUP 18-03-DR |
| Project name | |
| Date Received | |
| Date Accepted/ Complete | |
| Cross Reference Files | |
| Commission Hearing Date | |
| City Council Hearing Date | |

Type of Review (check all that apply):

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

Contact/Applicant Information

| | |
|--|--|
| Owners of Record: <u>KUNA SCHOOL DISTRICT</u> | Phone Number: <u>208-922-1000</u> |
| Address: <u>711 E. PORTER STREET</u> | E-Mail: <u>jim@kunaschools.org</u> |
| City, State, Zip: <u>KUNA, IDAHO 83634</u> | Fax #: <u>208-922-5646</u> |
| Applicant (Developer): <u>SAME</u> | Phone Number: _____ |
| Address: _____ | E-Mail: _____ |
| City, State, Zip: <u>(JIM OBERT)</u> | Fax #: _____ |
| Engineer/Representative: <u>KEY ARCHITECTS</u> | Phone Number: <u>208-336-3443</u> |
| Address: <u>2400 E. RIVERWALK DRIVE</u> | E-Mail: <u>Wayne@1kvarchitects.com</u> |
| City, State, Zip: <u>BOISE, IDAHO, 83706</u> | Fax #: <u>208-336-3680</u> |

Subject Property Information

| | |
|---|---|
| Site Address: <u>637 EAST DEER FLAT ROAD</u> | |
| Site Location (Cross Streets): <u>KAY AVENUE</u> | |
| Parcel Number (s): <u>S1324212403</u> | |
| Section, Township, Range: <u>SEC 24, T2N, R1W</u> | |
| Property size : <u>51.035 ACRES</u> | |
| Current land use: <u>HIGH SCHOOL</u> | Proposed land use: <u>HIGH SCHOOL</u> |
| Current zoning district: <u>PUBLIC</u> | Proposed zoning district: <u>PUBLIC</u> |

Project Description

Project / subdivision name: KUNA HIGH SCHOOL WRESTLING / MAT ROOM ADDITION

General description of proposed project / request: 6,100 S.F. SINGLE STORY ADDITION ON SOUTHWEST SIDE OF EXISTING GYMNASIUM

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other PUBLIC SCHOOL

Amenities provided with this development (if applicable): —

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: 0

Gross floor area square footage: 6,100 (NEW) Existing (if applicable): 203,720 (MAIN BLDG.)

Hours of operation (days & hours): M-F 7-4 Building height: ± 45' AT GYM (MAX.) 24' AT ADDN.

Total number of employees: 129 Max. number of employees at one time: 129

Number and ages of students/children: 1,602 14-18 Seating capacity: APPROX. 2000 IN GYM

Fencing type, size & location (proposed or existing to remain): 6' CHAIN LINK TYPICAL

Proposed Parking: NO CHANGE

a. Handicapped spaces: 21 Dimensions: 9' x 20'

b. Total Parking spaces: 505 Dimensions: 9' x 20'

c. Width of driveway aisle: 25' MIN.

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): NO CHANGE EXCEPT BERM MODIFICATION AND GRASS REPAIR

Applicant's Signature: *Jim Deet* Date: 11-27-17



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

KUNA HIGH SCHOOL ADDITION

FILE NO.: 18-03-PR KUNA HIGH ADD.

CROSS REF. 18-03-SUP.

FILES: _____

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

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

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

Application Submittal Requirements

| Applicant Use | | Staff Use |
|-------------------------------------|--|-------------------------------------|
| <input checked="" type="checkbox"/> | Date of pre- application meeting : <u>10/12/17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Copy of Deed; and, if the applicant is not the owner, an original 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"/> |

received
12.22.17

- Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
- One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES
 (1) 11" X 17" REDUCTIONS
 (1) 8 1/2" X 11" REDUCTIONS

- Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. **COLOR PHOTO SUBMITTED IN LIEU OF**
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format. **COLOR ELEVATIONS AND SAMPLE BOARD.**

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

Site Plan

| Applicant Use | | Staff Use |
|-------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | North Arrow | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | To scale drawings | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Property lines | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of "Plan Preparer" with contact information | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of project and date | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing structures, identify those which are to be relocated or removed | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site and adjoining streets, alleys, private drives and rights-of-way | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Drainage location and method of on-site retention / detention | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of public restrooms | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing / proposed utility service and any above-ground utility structures and their location | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and width of easements, canals and drainage ditches | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and dimension of off-street parking | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Trash storage areas and exterior mechanical equipment, with proposed method of screening | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Sign locations <i>(a separate sign application must be submitted with this application)</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site transportation circulation plan for motor vehicles, pedestrians and bicycles | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and uses of ALL open spaces | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Locations of subdivision lines <i>(if applicable)</i> | <input type="checkbox"/> N/A |
| <input type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles (EXISTING) | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> | Location of walls and fences and indication of their height and material of construction | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Roofline and foundation plan of building, location on the site | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designations of all sidewalks | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designation of all rights-of-way and property lines | <input checked="" type="checkbox"/> |

Landscape and Streetscape Plan

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

Applicant
Use

Staff
Use

-
-
-
-
-
-

- North Arrow
- To scale drawings
- Boundaries, property lines and dimensions
- Name of "Plan Preparer" with contact information
- Name of project and date
- Type and location of all plant materials and other ground covers.

-
-
-
-
-
-

Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953

-
-

- Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.
- Method of irrigation.
Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.

-
-

-

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture (benches, etc.), etc.

-

Sign locations
Note: A separate sign application must be submitted with this application

-
-

- Locations and uses for open spaces
- Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

-
-

-

- Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles **(EXISTING)**

- N/A

-
-

- Location and designations of all sidewalks
- Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.

-
-

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)

*Note: Four (4) elevations to include all sides of development and must be in color **

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

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

*Note: Submit as 11"x17" reductions **

Screening/treatment of mechanical equipment

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

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

Staff
Use

Lighting Plan

Applicant
Use

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

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

*** COLOR PHOTO SUBMITTED IN LIEU OF**

Design Review Application (KUNA HIGH SCHOOL)

Applicant: KUNA JOINT SCHOOL DISTRICT NO. 3 Phone: 208-922-1000

Owner

Representative

Fax/Email: jimekunaschools.org

(JIM OBERT)

Applicant's Address: 711 E. PORTER STREET

KUNA, IDAHO 83634

Zip: _____

Owner: SAME

Phone: _____

Owner's Address: _____

Email: _____

Zip: _____

Represented By: *(if different from above)* LKV ARCHITECTS

Phone: 208-336-3443

Address: 2400 E. RIVERWALK DRIVE

Email: wayne@lkvarchitects.com

BOISE, IDAHO 83706

Zip: (WAYNE THWLESS)

Address of Property: 637 EAST DEER FLAT ROAD

KUNA, IDAHO

Zip: _____

83634

Distance from Major
Cross Street:

ON CORNER

Street

Name(s): KAY AVENUE

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.)*

KUNA HIGH SCHOOL WRESTLING / MAT ROOM ADDITION AND STUDENT PARKING LOT EXPANSION

- 1. Dimension of Property: APPROX. 1,710' X 1,275' (MAX. DIMENSIONS)
- 2. Current Land Use(s): PUBLIC SCHOOL
- 3. What are the land uses of the adjoining properties?

North: ROAD / CHURCH / RESIDENTIAL
 South: ROAD / SCHOOL DISTRICT FACILITIES
 East: ROAD / DAIRY
 West: CHURCH / RESIDENTIAL

- 4. Is the project intended to be phased, if so what is the phasing time period? NO, EXCEPT PARKING
 Please explain: PARKING LOT EXPANSION DEPENDENT UPON AVAILABILITY OF FUNDING.

- 5. The number and use(s) of all structures: (1) MAIN BUILDING AND SEVERAL RELOCATABLE CLASSROOM BUILDINGS AND ATHLETIC OUT-BUILDINGS.

- 6. Building heights: EXISTING 45', (2) Number of stories: ADDITION 24' (1)
 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? 7%
- 8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: TPO MEMBRANE / WHITE

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.*

PERCENTAGES AND SPECIFIED MATERIALS APPLY TO ADDITION ONLY.

| | | | |
|--|------------|---|--|
| % of Wood application: | <u>0%</u> | / | |
| % EIFS: <i>(Exterior Insulation Finish System)</i> | <u>0%</u> | / | |
| % Masonry: | <u>92%</u> | / | <u>SPLIT FACE CONCRETE BLOCK - (TO MATCH EXISTING) *</u> |
| % Face Block: | <u>0%</u> | / | |
| % Stucco: | <u>0%</u> | / | |
| & other material(s): | <u>3%</u> | / | <u>PREFINISHED METAL COPING - (DARK BRONZE)</u> |
| List all other materials: | | | |
| Windows/Doors: <i>(Type of window frames & styles / doors & styles, material)</i> | <u>5%</u> | / | <u>PAINTED METAL DOORS & FRAMES - (DARK BRONZE)</u> |
| Soffits and fascia material: | <u>0%</u> | / | |
| Trim, etc.: | <u>0%</u> | / | |

* SEE EXTERIOR ELEVATIONS

Other: _____ / _____

9. Please identify Mechanical Units: ROOF TOP PACKAGE UNIT

Type/Height: GAS / ± 5'

Proposed Screening Method: PARAPET WALLS

10. Please identify trash enclosure: *(size, location, screening & construction materials)* EXISTING - SEE SITE PLAN

11. Are there any irrigation ditches/canals on or adjacent to the property? YES

If yes, what is the name of the irrigation or drainage provider? BAPLEY LATERAL CROSSES SITE

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)* BELOW GRADE EXISTING FENCING, RELOCATED SOUTH OF ADDITION

Type: CHAIN LINK

Size: 6'

Location: PERIMETER AND AT ATHLETIC FIELDS

(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: EXISTING - SEEPAGE BEDS AND GRASS FIELDS

14. Percentage of Site Devoted to Building Coverage: 7%

% of Site Devoted to Landscaping: 65% Square Footage: _____

% of Site that is Hard Surface: 28% Square Footage: _____

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): (7)% OF PAVED AREA IS LANDSCAPED WITH INTERNAL LANDSCAPING.

15. For details, please provide dimensions of landscaped areas within public rights-of-way: MINIMAL R.O.W. LANDSCAPING

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):*

YES. MOST ARE UNAFFECTED BY PROPOSED CONSTRUCTION. (4) WILL BE TRANSPLANTED.

17. Dock Loading Facilities:
Number of docking facilities and their location: EXISTING SERVICE AREAS ON NORTH AND WEST SIDES OF MAIN BUILDING.

Method of screening: EXISTING CHAIN LINK FENCING WITH PRIVACY SLATS

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* EXISTING BIKE RACKS, DRINKING FOUNTAINS, BENCHES, ETC.

19. Setbacks of the proposed building from property lines:

Front 356 -feet Rear 817 -feet Side 916 -feet Side _____ -feet

20. Parking requirements: _____

EXIST'G. Total Number of Parking Spaces: 505 + 64 Width and Length of Spaces: 9 x 20
Total Number of Compact Spaces 8'x17': NONE

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

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

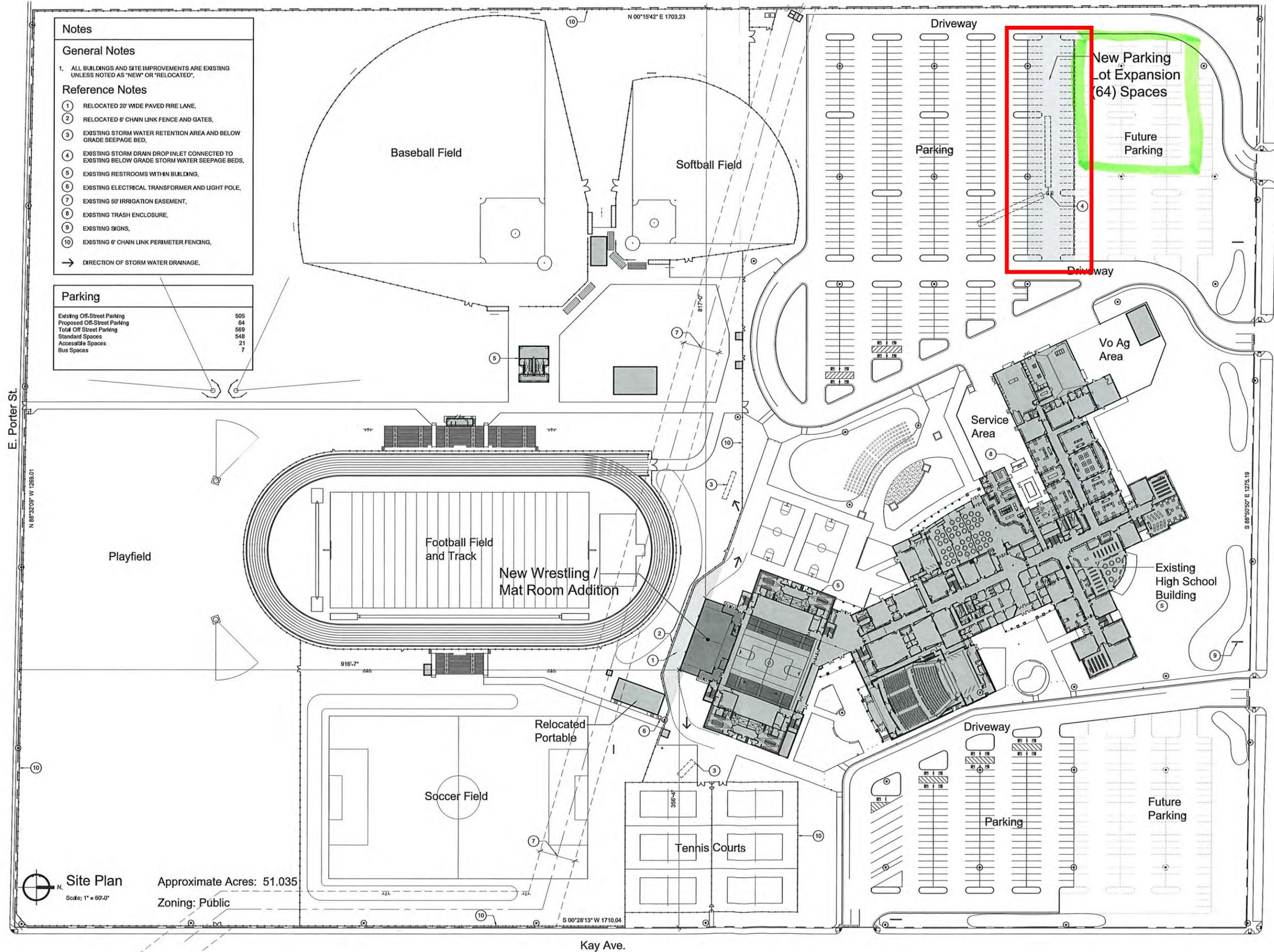
The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant *Jin Alect* Date 12-21-17
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

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

Proposed Parking is outlined in RED.



Notes

General Notes

1. ALL BUILDINGS AND SITE IMPROVEMENTS ARE EXISTING UNLESS NOTED AS "NEW" OR "RELOCATED".

Reference Notes

① RELOCATED 20' WIDE PAVED FIRE LANE.
 ② RELOCATED 6' CHAIN LINK FENCE AND GATES.
 ③ EXISTING STORM WATER RETENTION AREA AND BELOW GRADE SEEPAGE BED.
 ④ EXISTING STORM DRAIN DROP INLET CONNECTED TO EXISTING BELOW GRADE STORM WATER SEEPAGE BEDS.
 ⑤ EXISTING RESTROOMS WITHIN BUILDING.
 ⑥ EXISTING ELECTRICAL TRANSFORMER AND LIGHT POLE.
 ⑦ EXISTING 50' IRRIGATION EASEMENT.
 ⑧ EXISTING TRASH ENCLOSURE.
 ⑨ EXISTING SIGNS.
 ⑩ EXISTING 6' CHAIN LINK PERIMETER FENCING.

→ DIRECTION OF STORM WATER DRAINAGE.

Parking

| | |
|-----------------------------|-----|
| Existing Off-Street Parking | 505 |
| Proposed Off-Street Parking | 64 |
| Total Off-Street Parking | 569 |
| Standard Spaces | 548 |
| Accessible Spaces | 21 |
| Bus Spaces | 7 |



Kuna High School Wrestling / Mat Room Addition
 for Kuna School District
 637 East Deer Flat Road, Kuna, Idaho

DATE: December 20, 2017
 LKV PROJECT #: 1702
 REMBONS:

DRAWN BY: MS
 CHECKED BY: WT

BIDDING AND RENEW SET

DRAWING NO.

SD-1.0

received
 12.22.17

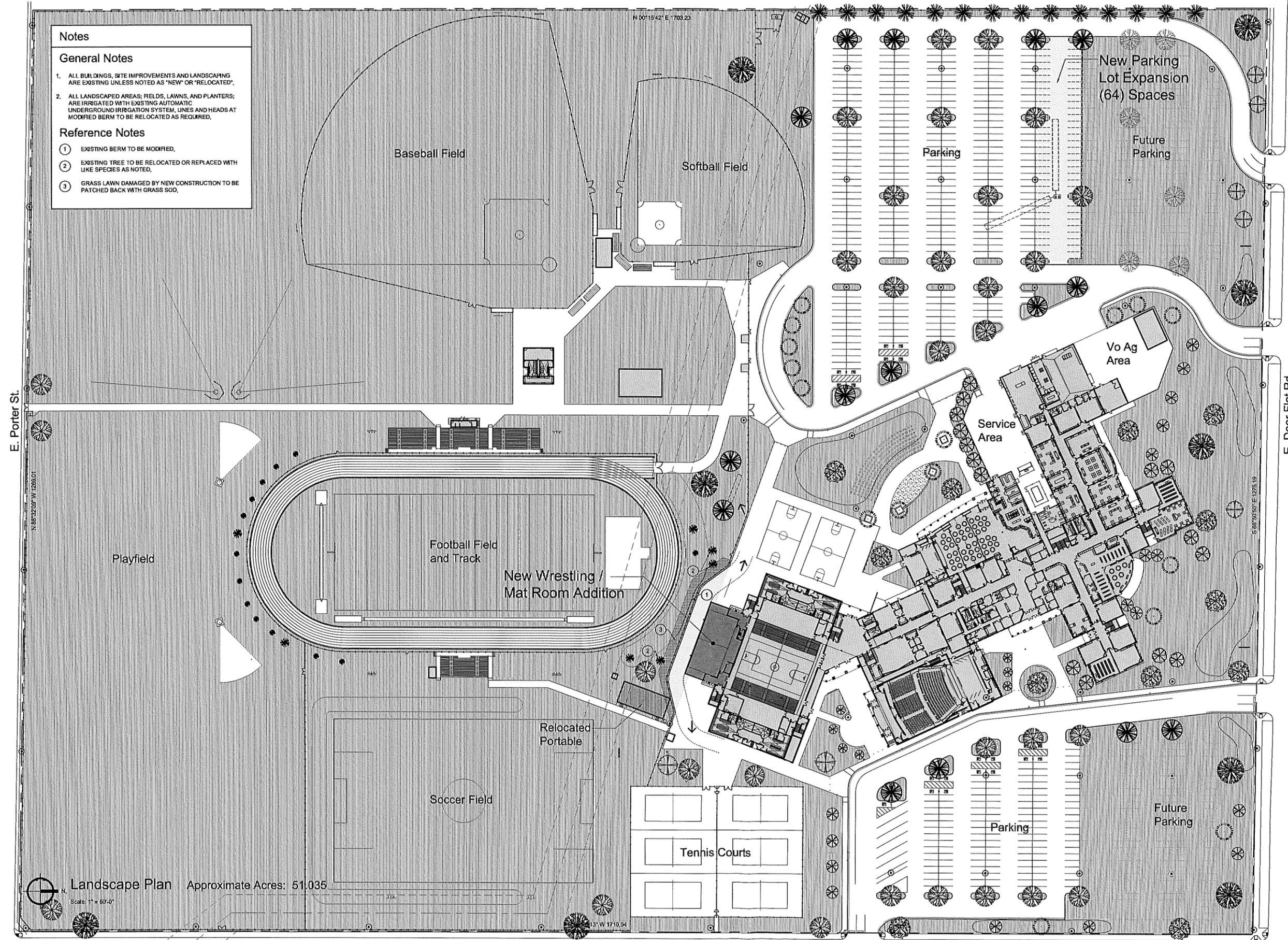
Notes

General Notes

1. ALL BUILDINGS, SITE IMPROVEMENTS AND LANDSCAPING ARE EXISTING UNLESS NOTED AS "NEW" OR "RELOCATED".
2. ALL LANDSCAPED AREAS; FIELDS, LAWNS, AND PLANTERS; ARE IRRIGATED WITH EXISTING AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, LINES AND HEADS AT MODIFIED BERM TO BE RELOCATED AS REQUIRED.

Reference Notes

- 1 EXISTING BERM TO BE MODIFIED,
- 2 EXISTING TREE TO BE RELOCATED OR REPLACED WITH LIKE SPECIES AS NOTED,
- 3 GRASS LAWN DAMAGED BY NEW CONSTRUCTION TO BE PATCHED BACK WITH GRASS SOD.



Exiting Landscaping Legend

TREES

- 3" CALIPER RED DAK
- 3" CALIPER SHADEMASTER HONEY LOCUST
- 3" CALIPER LONDON PLANE TREE
- 3" CALIPER LITTLE LEAF LINDEN
- 2" CALIPER FLOWERING DOGWOOD
- 2" CALIPER FRUITLESS CRABAPPLE
- 2" CALIPER STAR MAGNOLIA
- 6" AUSTRIAN PINE
- 2" CALIPER CALLERY PEAR

GRASS

- EXISTING GRASS LAWN
- NEW GRASS SOD
- LOW BERM

LKV ARCHITECTS
 2400 E RIVERWALK DRIVE
 BOISE, IDAHO 83708
 WWW.LKVARCHITECTS.COM
 208.335.3443

PRELIMINARY

 NOT FOR CONSTRUCTION

**Kuna High School Wrestling / Mat Room Addition
 for Kuna School District**
 637 East Deer Flat Road, Kuna, Idaho

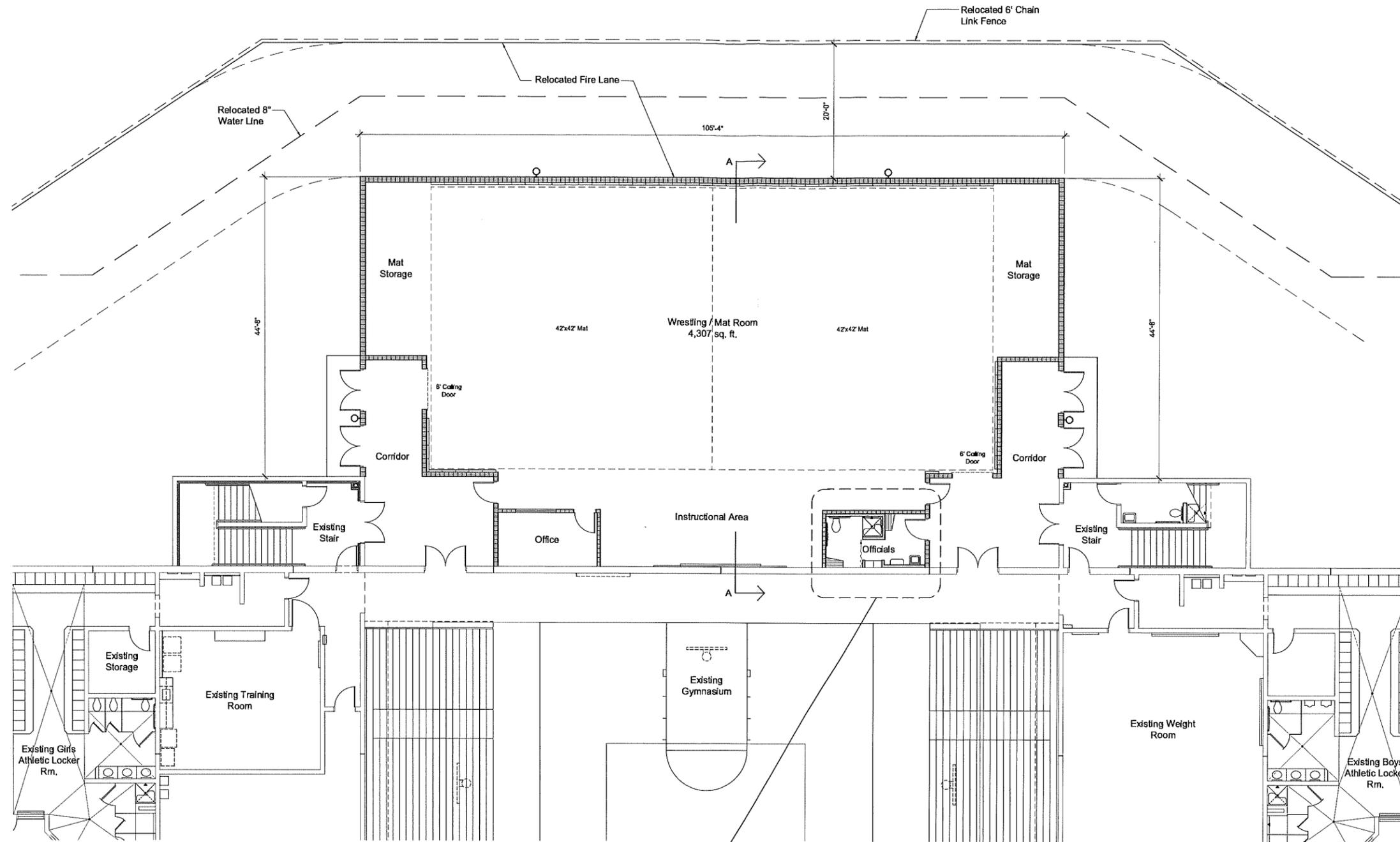
DATE: December 20, 2017
 LKV PROJECT #: 1702
 REVISIONS:

DRAWN BY: MS
 CHECKED BY: WT

BIDDING AND REVIEW SET

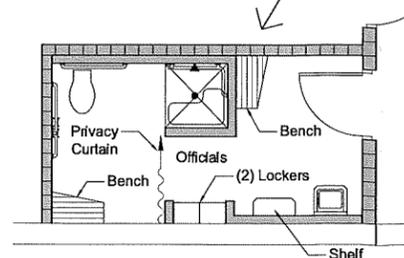
DRAWING NO.
SL-1.0

Landscape Plan Approximate Acres: 51.035
 Scale: 1" = 60'-0"



 **Floor Plan**
Scale: 1/8" = 1'-0"

Addition Square Footage: 6,092 sq. ft.



Officials Room Bid Alternate

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



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.336.3443

PRELIMINARY



Kuna High School Wrestling / Mat Room Addition
for Kuna School District

637 East Deer Flat Road, Kuna, Idaho

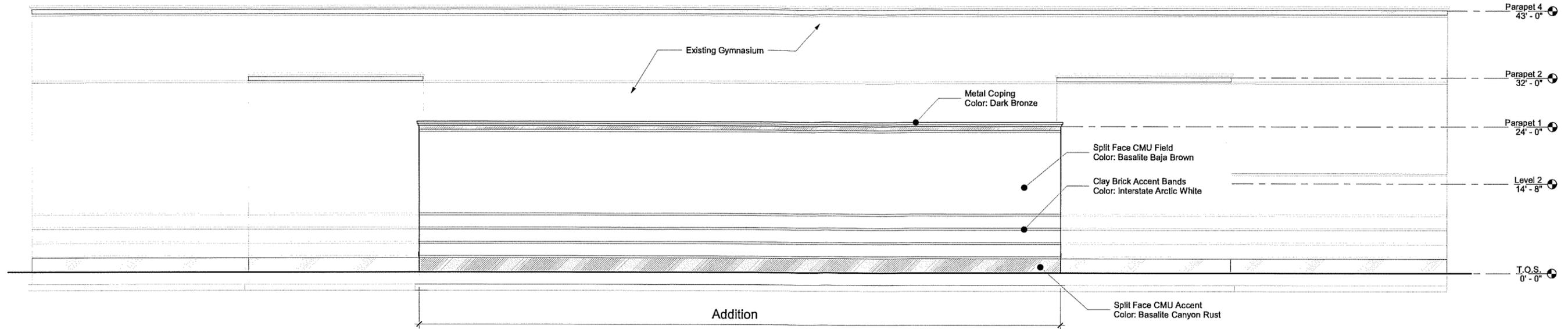
DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: VS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

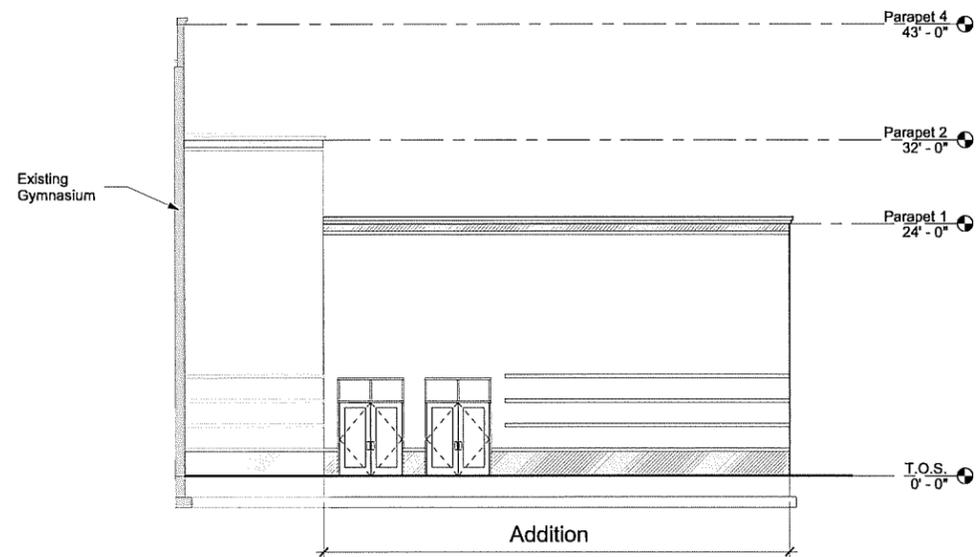
A-3.1



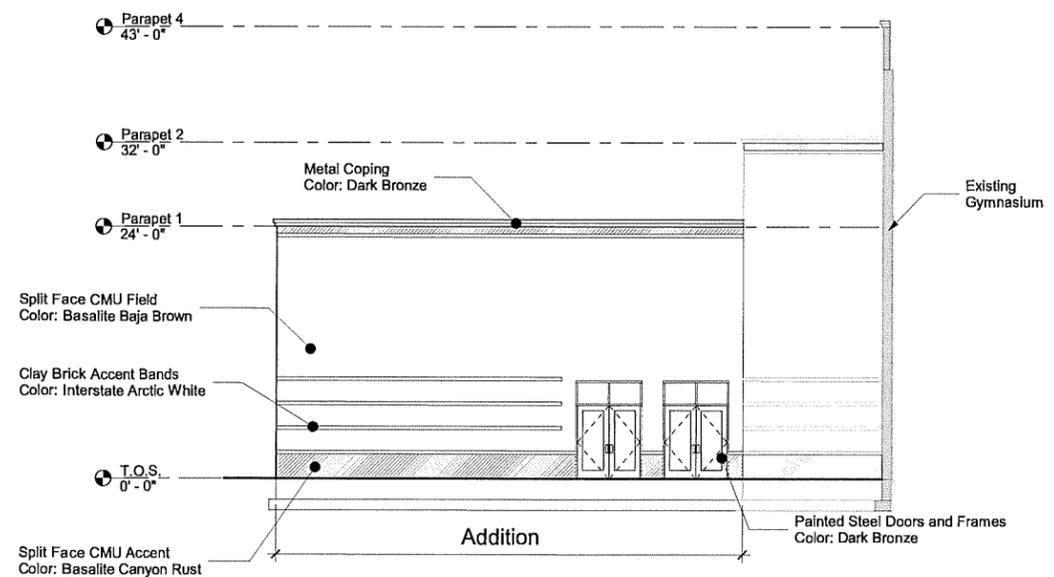
① South Elevation
1/8" = 1'-0"

Kuna High School Wrestling / Mat Room Addition

Note: All Materials and Colors To Match Existing. See Photograph



② West Elevation
1/8" = 1'-0"



③ East Elevation
1/8" = 1'-0"

Kuna High School Wrestling / Mat Room Addition
For Kuna School District

Enter address here

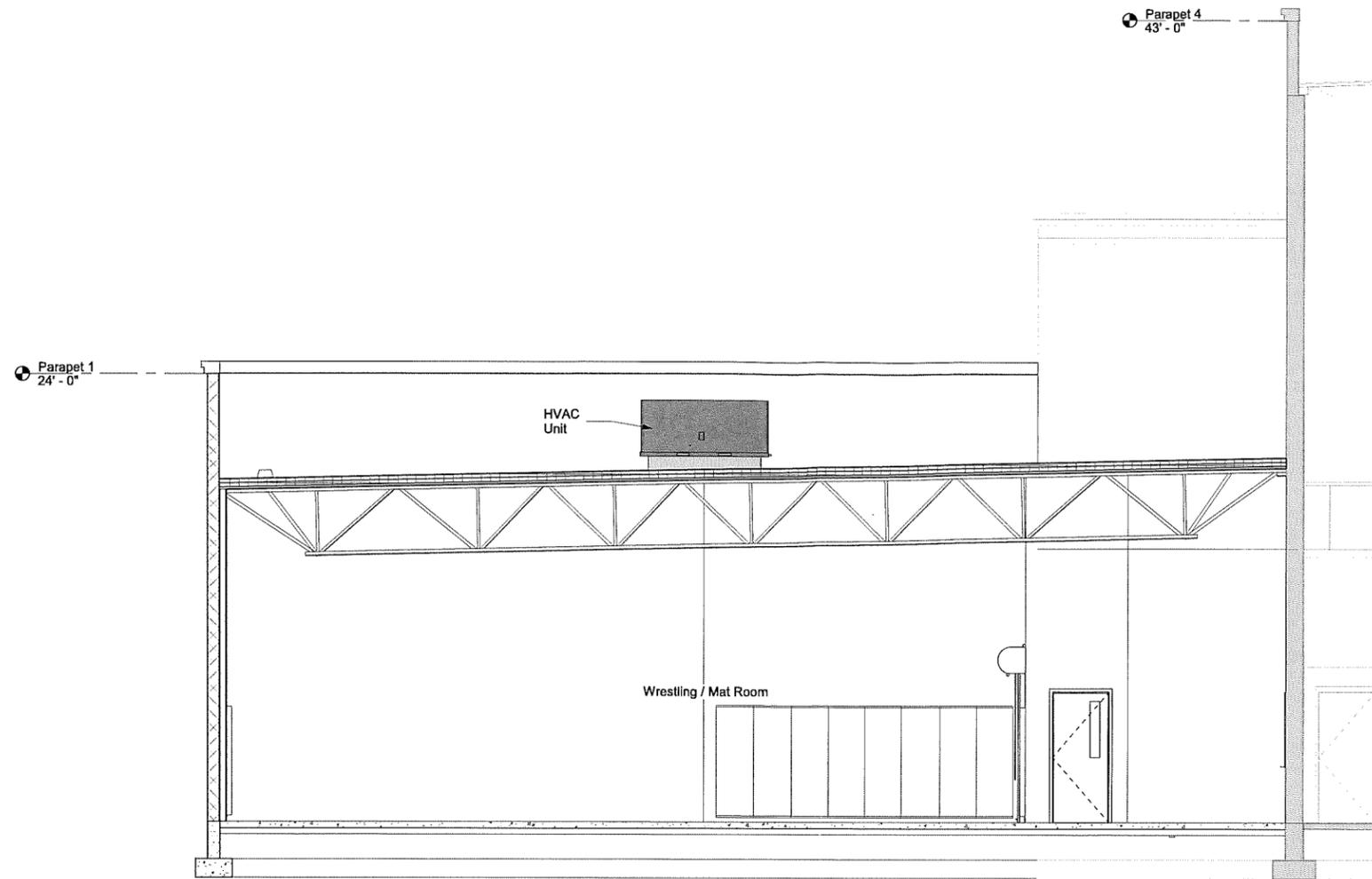
DATE: December 20, 2017
LKV PROJECT #: Project Number
REVISIONS: Number

DRAWN BY: M.S.
CHECKED BY: W.T.

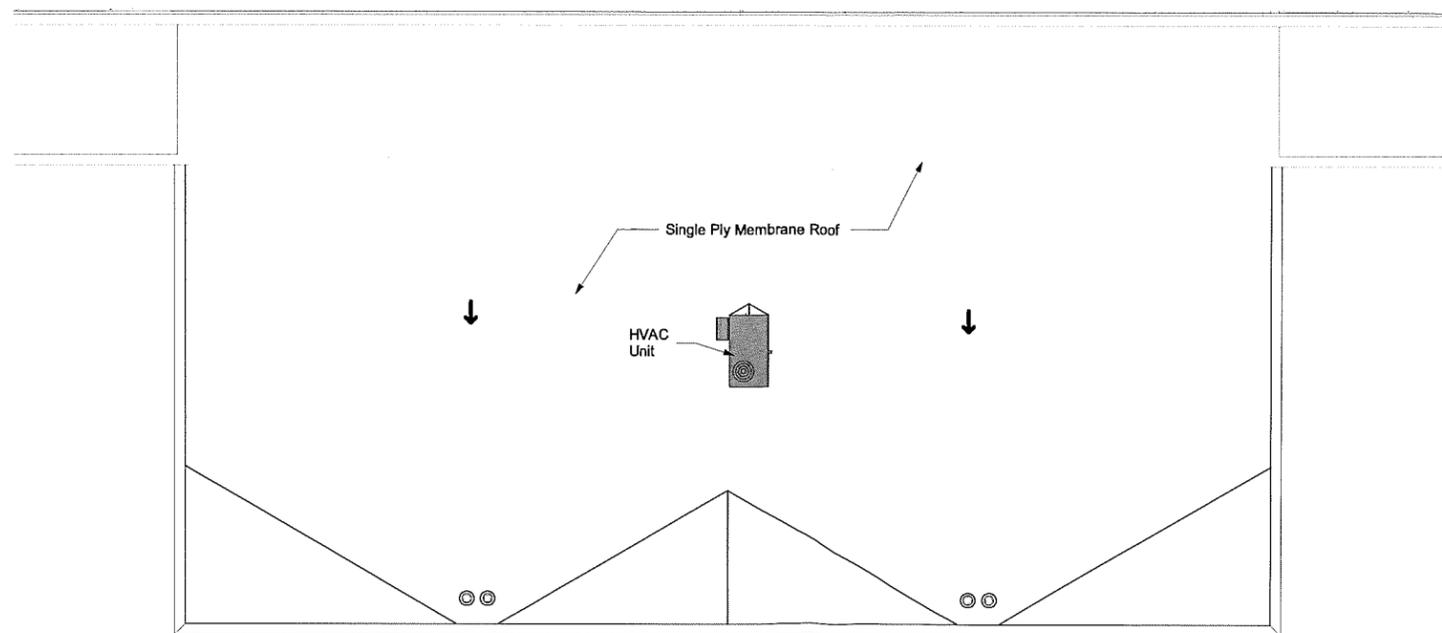
Project Status

DRAWING NO.:

A-5.1
Exterior Elevations



Section A
1/4" = 1'-0"

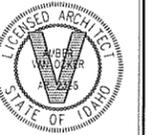


Roof Plan
1/8" = 1'-0"

LKV

ARCHITECTS

2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



Kuna High School Wrestling / Mat Room Addition
For Kuna School District

Enter address here

DATE: December 20, 2017
LKV PROJECT #: Project
REVISIONS: Number

DRAWN BY: Author
CHECKED BY: Checker

Project Status

DRAWING NO.:

A-7.1
Building Sections

D-Series Size 1 LED Wall Luminaire



Specifications

Luminaire
 Width: 13.5" (343mm)
 Depth: 1.7" (43mm)
 Height: 5.5" (140mm)

Back Box (BBW, ELCW)
 Width: 13.5" (343mm)
 Depth: 1.7" (43mm)
 Height: 5.5" (140mm)

Ordering Information
EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT D08TND

| Order No. | Qty | Part No. | Description | Notes |
|-----------|-----|---|---|-------|
| 1000 | 1 | DSKW1 LED 20C 1000 40K T3M MVOLT D08TND | DSKW1 LED 20C 1000 40K T3M MVOLT D08TND | |

Accessories

- 1. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 2. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 3. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 4. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 5. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 6. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 7. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 8. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 9. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 10. 10000 Luminaire Mounting Bracket (LUM-MOUNT)

Lumen Output

Light output is based on a room height of 10 feet. Light output is reduced by 10% for every foot above 10 feet and increased by 10% for every foot below 10 feet.

| Room Height | 10' (3.0m) | 11' (3.3m) | 12' (3.7m) | 13' (4.0m) | 14' (4.3m) | 15' (4.6m) | 16' (4.9m) | 17' (5.2m) | 18' (5.5m) | 19' (5.8m) | 20' (6.1m) |
|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 10' (3.0m) | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |
| 11' (3.3m) | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| 12' (3.7m) | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 |
| 13' (4.0m) | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 |
| 14' (4.3m) | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| 15' (4.6m) | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| 16' (4.9m) | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 |
| 17' (5.2m) | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 |
| 18' (5.5m) | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 |
| 19' (5.8m) | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 20' (6.1m) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

| LAT | Multiplier |
|----------|------------|
| 0-10°C | 1.0 |
| 10-20°C | 0.9 |
| 20-30°C | 0.8 |
| 30-40°C | 0.7 |
| 40-50°C | 0.6 |
| 50-60°C | 0.5 |
| 60-70°C | 0.4 |
| 70-80°C | 0.3 |
| 80-90°C | 0.2 |
| 90-100°C | 0.1 |

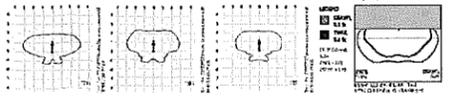
Electrical Load

| Part No. | Power (W) | Current (A) |
|----------------------------------|-----------|-------------|
| DSKW1 LED 20C 1000 40K T3M MVOLT | 1000 | 0.9 |

Projected LED Lumen Maintenance

| Hours | LM-79 LM-80 | LM-79 LM-81 | LM-79 LM-82 | LM-79 LM-83 | LM-79 LM-84 | LM-79 LM-85 | LM-79 LM-86 | LM-79 LM-87 | LM-79 LM-88 | LM-79 LM-89 | LM-79 LM-90 |
|-------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 0 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |
| 1000 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 |
| 2000 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 |
| 3000 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 |
| 4000 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| 5000 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| 6000 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 |
| 7000 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 |
| 8000 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 |
| 9000 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 10000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Photometric Diagrams



Options and Accessories



Features & Specifications

- 1. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 2. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 3. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 4. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 5. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 6. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 7. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 8. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 9. 10000 Luminaire Mounting Bracket (LUM-MOUNT)
- 10. 10000 Luminaire Mounting Bracket (LUM-MOUNT)

Schedule

| Symbol | Label | QTY | Catalog Number | Description | Lamp | Number of Lamps | Lumens per Lamp | LLF | Wattage |
|--------|-------|-----|---------------------------------|---|------|-----------------|-----------------|-----|---------|
| WB1 | | 4 | DSKW1 LED 10C 350 40K T4M MVOLT | DSKW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 350mA | LED | 1 | 1458 | 1 | 13.3 |

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|--------------------|--------|--------|--------|--------|---------|---------|
| BUILDING PERIMETER | + | 0.4 ft | 1.0 ft | 0.0 ft | N/A | N/A |



Site Photometric Plan
 Scale: 1/16" = 1'-0"

Kuna High School Wrestling / Mat Room Addition
 for Kuna School District
 637 East Deer Flat Road, Kuna, Idaho

DATE: December 18, 2017
 LKV PROJECT #: 1702
 REVISIONS:
 DRAWN BY: CRH
 CHECKED BY: GLJ
 EIDAM AND REVIEW SET
 DRAWING NO.
SP-1.0



2405 E RIVERVIEW DRIVE
 KUNO, IDAHO 83745
 WWW.LKVARCHITECTS.COM
 208.335.3143

PRELIMINARY
 NOT FOR CONSTRUCTION
 18 Dec 18 2017



Eidam & Associates
 425 E. PROGRESS BLVD., SUITE 110
 KUNA, IDAHO 83745
 208.335.3143
 www.eidam.com

Exhibit B 1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.KunaID.gov

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Bob Bachman ~ Public Works Director
Paul Stevens ~ City Engineer
Michael L. Borzick ~ GIS Manager/Plan Review

RE: High School Projects
South of Deer Flat Road and West of Kay Road
Building addition and watermain relocation

DATE: January 23, 2018

Public works staff has reviewed the request of the above applicant dated January 23, 2018. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "P" zone. The recommendation of Public Works is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, Public Works provides the following comments:

1. Sanitary Sewer System

- a. The property is served by the North Wastewater Treatment Plant. It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
- b. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. In this instance, no frontage or trunk lines need to be constructed.
- c. For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726
- d. The current sewer treatment connection fee is \$4,326 and the sewer interceptor fee \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application, at which time connection fees will be due and payable.

Exhibit B 1

- e. Please provide easements for all Sewer main on this site as prior easements are not shown on site plans or recorded with the City.

2. Potable Water System

- a) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- b) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- c) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.
- g) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).
- h) Please provide easements for all Watermains on this site as prior easements are not shown on site plans or recorded with the City.

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system.
- b) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726

4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and extension of public facilities are expected.

7. As-Built Drawings

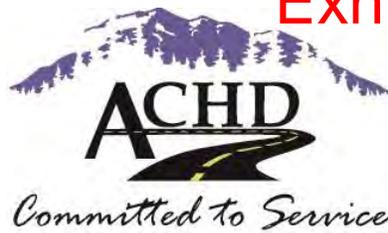
As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy is granted.

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 208-287-1726.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager/Plan Review



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

January 29, 2018

To: Wayne Thowless
LKV Architects
2400 E. Riverwalk Dr.
Boise, ID 83706

Subject: KUNA18-0003/ 18-02-SUP
KUNA18-0004/ 18-03-SUP
KUNA18-0005/ 18-04-SUP
Additions to Kuna High, Silver Trail Elementary and Reed Elementary

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street.

The applicant shall be required to:

1. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
2. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

A handwritten signature in black ink that reads 'Austin Miller'.

Austin Miller
Planner II
Development Services

cc: City of Kuna, via e-mail
Kuna School District (Jim Obert), via e-mail

Exhibit B 2

Standard Conditions of Approval

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

Exhibit B 3



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 31, 2018
Agency Requesting Comments: City of Kuna Planning & Zoning Department
Date Request Received: January 23, 2018
Applicant/Description: Kuna High School, School District No. 3/ 18-03-SUP
Special Use Permit - Modification

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 B 3

- *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.

Exhibit B 3

Page 4 of 4

6. Additional Notes

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

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

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: C.M. #: 2018AEK13

Exhibit B 4



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

February 15, 2018

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

VIA EMAIL

RE: 18-03-SUP KUNA HIGH SCHOOL

The Idaho Transportation Department has reviewed the referenced special use permit by LKV Architects, representing Kuna High School for the addition of approximately 6,100 new square feet to their current building to be used as a multi-purpose space for the wrestling program and P.E. classes. The school is located west of SH-69 milepost 2.90. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. Per Idaho Code 67-6508, section C (attached), and Idaho Code 67-6519, section 3 (attached), the Commission shall request assistance from ITD and/or the appropriate local highway jurisdiction to review the application for impacts to the highway and local road systems. ITD did not receive bus route plans or trip generation information with this application, therefore ITD cannot determine what impacts to the State Highway system may result from the proposed expansion. ITD reserves the right to make further comments upon review of any additionally submitted documents.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. 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.
5. ITD does not object to the construction of an addition to weight room at the Kuna High School facility on this property once impacts to the State Highways system have been identified and mitigated for as necessary.

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 blue ink that reads "Ken Couch".

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

December 20, 2017

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

Re: Design Review Application
Kuna High School Wrestling / Mat Room Addition
64 Space Student Parking Lot Expansion

Planning Staff and Commission:

Kuna Joint School District No. 3 respectfully requests Design Review approval of a 6,100 square foot single story Wrestling / Mat Room Addition on the southwest side of the school's existing gymnasium, along with a 64 space student parking lot expansion. The addition's exterior materials, colors, and masonry construction will match the existing high school facility, and the parking lot expansion is in an area designated in the original campus design as future parking.

The exterior of the addition, as with the existing building, will be split face concrete masonry in a light brown color with rust color wainscot and accents. Off-white clay brick horizontal banding will also be employed to match the existing building. The addition's parapet walls will extend approximately five feet above roof level to screen a new roof top mechanical unit.

Relocation of the adjacent paved fire lane will require some reshaping of the abutting grass covered berm and the transplanting and /or replacement of four small trees. It will also necessitate the relocation of the football field's chain link perimeter fencing. Four new wall mounted exterior downlights with limited throw are proposed on the exterior walls of the addition.

64 new paved parking spaces served by a new double-loaded driveway are proposed at the northern edge of the student parking lot. This parking lot expansion is a portion of the future parking planned and designed at time of original campus development. The existing lawn in this area is already sloped to an existing inlet tied to an existing below-grade seepage bed sized for both this and subsequent expansion of the parking lot.

The proposed building addition, parking lot expansion, and related minor site modifications comply with the City's Design Review standards and recommendations. Quality materials matching existing will be used on the addition, and on-site pedestrian and public amenities already exist on the high school campus.

received
12.22.17

On behalf of the Kuna School District, thank you for your consideration of this Design Review approval request. The proposed building addition and new parking spaces will be attractive and much needed enhancements to the Kuna High School campus.

Respectfully,

A handwritten signature in black ink that reads "Wayne E. Thowless". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager

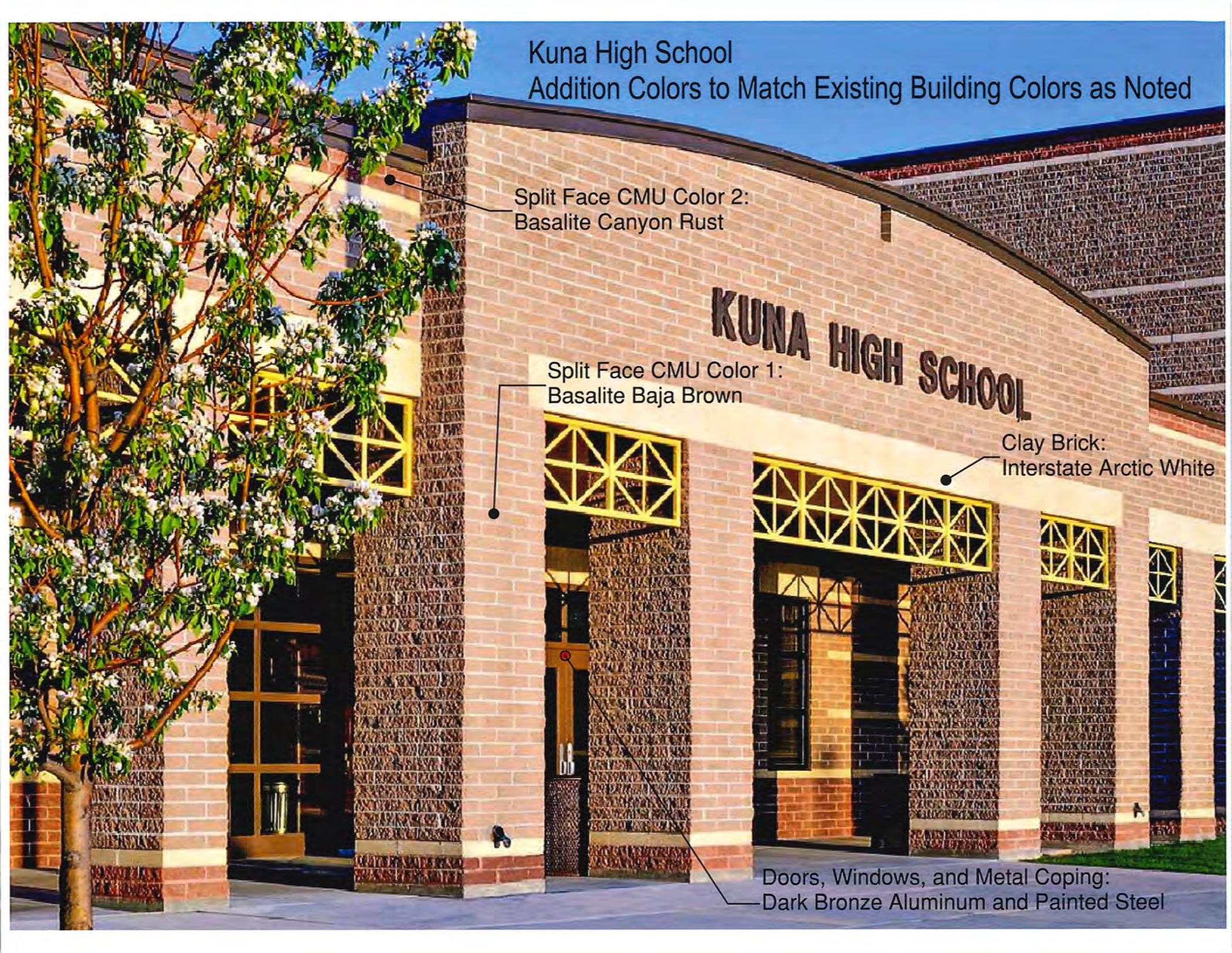
Kuna High School
Addition Colors to Match Existing Building Colors as Noted

Split Face CMU Color 2:
Basalite Canyon Rust

Split Face CMU Color 1:
Basalite Baja Brown

Clay Brick:
Interstate Arctic White

Doors, Windows, and Metal Coping:
Dark Bronze Aluminum and Painted Steel





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: 18-04-SUP Mod - (Special Use Permit) & 18-04-DR (design Review); Reed Elementary School.

Location: 1670 N. Linder Road, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing date: February 27, 2018

Owner/Applicant: Kuna School District No. 3
Jim Obert
711 E. Porter St.
Kuna, ID 83634
208.922.5646
Jim@kunaschools.org

Representative: LKV Architects
Wayne Thowless
2400 E. Riverwalk Dr.
Boise, Idaho 83706
208.336.3443
Wayne@Lkvarchitects.com



Table of Contents:

- | | |
|--------------------------|---|
| A. Course Proceedings | G. Applicable Standards |
| B. Applicants Request | H. Proposed Comprehensive Plan Analysis |
| C. Aerial map | I. Proposed Findings of Fact |
| D. History | J. Proposed Kuna City Code Analysis |
| E. General Project Facts | K. Proposed Conclusions of Law |
| F. Staff Analysis | L. Proposed Decision by the Commission |

A. Course of Proceedings:

1. According to Kuna City Code (KCC); Title 5, Chapter 6, a Special Use Permit (SUP) is only obtained by an application going through the public hearing process. As an SUP is only obtained through the public hearing process, it has been determined that a request to modify an SUP requires applying the public hearing process again, with the Commission as the decision making body.
2. KCC 5-4-2, Title 5, Chapter 4, Section 2 states, that all new commercial shall also go through design review, Accordingly the applicant has submitted an application for design review for the additional classrooms. The Commission will be the decision making body for the design review application.

a. Notifications

- | | |
|-------------------------------------|----------------------------------|
| i. Neighborhood Meeting | November 27, 2017 (No attendees) |
| ii. Agencies | January 23, 2018 |
| iii. 300' Notice to Property Owners | February 16, 2018 |
| iv. Kuna, Melba Newspaper | January 31, 2018 |
| v. Site Posted | February 16, 2018 |

B. Applicants Request:

On behalf of Kuna School District No. 3, Wayne Thowless with LKV Architects (applicant), requests Modification of the existing SUP for Reed Elementary, in order to add two single story additions at 2,724 square feet each, (a total of four new classrooms at 5,448 square feet), to the school. These additional classrooms will be added to the southeast side of the building. Applicant also seeks Design Review approval for the additional classrooms. This site is located near the northeast corner (NEC) of Deer Flat and Linder Roads, (See Map).

C. Aerial Map:



@Copyrighted

D. History: The property is within City limits and is currently zoned R-6 (Medium Density Residential). This parcel has been an elementary school site since 2004.

E. General Projects Facts:

1. Surrounding Land Uses:

| | | |
|--------------|-----|--|
| North | R6 | Medium-Low Density Residential – Kuna City |
| South | R-4 | Low Density Residential – Kuna City |
| | C-1 | Neighborhood Commercial – Kuna City |
| East | R-2 | Medium Density Residential – Kuna City |

| | | |
|-------------|------------|---|
| | C-1 RUT | Neighborhood Commercial – Kuna City Rural Urban Transition – Ada County |
| West | R-6 C-1 | Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City |

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

- Parcel Size: Approximately 16.15 acres
- Zoning: R-6 (Medium Density Residential)
- Parcel #: S1313336115

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 site is near the NEC of Linder Road and Deer Flat Road and is approximately 16.15 acres in size. There is an existing 63,408 SF elementary school with associated uses, and now requests expansion.

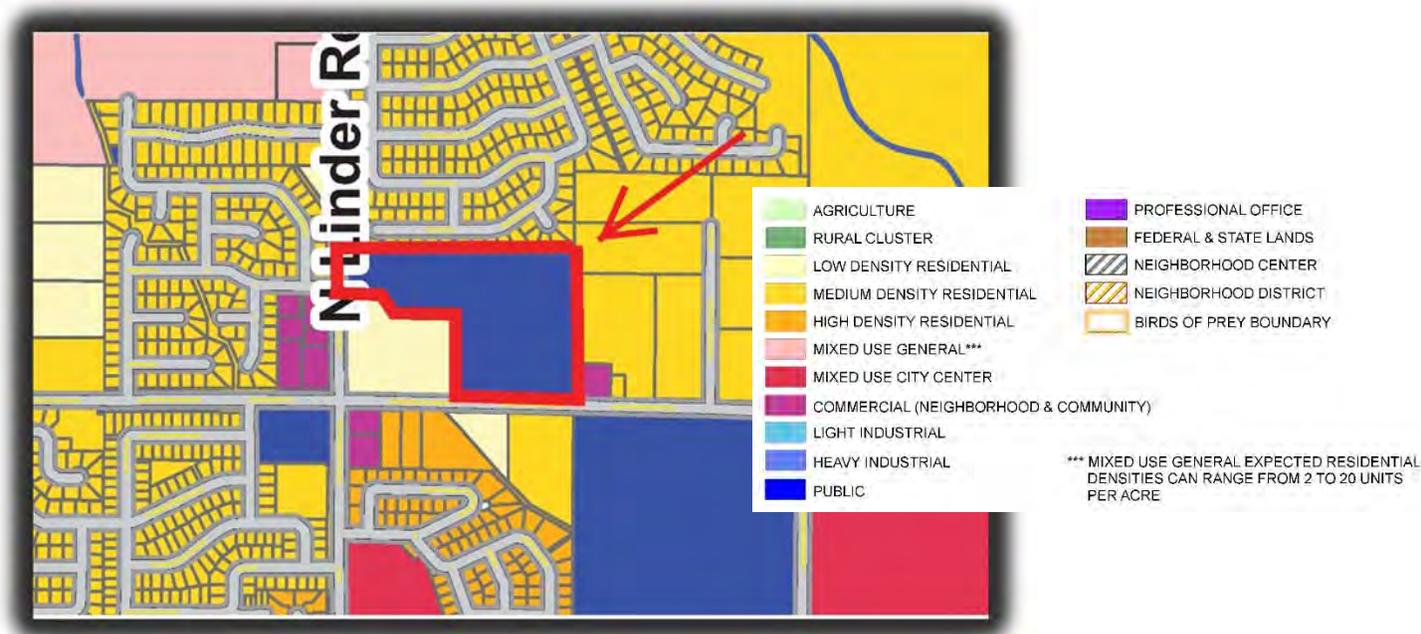
5. **Transportation / Connectivity:**

Current access to the site exists via an existing, full-access driveway Linder Road and one on 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 R-6 (Medium Density Residential). Staff views this proposed Special Use Modification request to be consistent with the stated use on the Comprehensive Plan Future Land Use Map.



8. Agency Responses:

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

- City Engineer.....Exhibit B1
- Ada County Highway DistrictExhibit B2
- Department of Environmental QualityExhibit B3
- Idaho Transportation DepartmentExhibit B4

F. Staff Analysis:

In order to enlarge, expand, or change a Special Use Permit (SUP) in anyway, it has been determined that the public hearing process must be applied for that modification. Reed Elementary School obtained their SUP in 2004 for a building that was approved and constructed at 63,408 square feet (SF) in size. As an expansion from the original approval, it is necessary to give the public a chance to voice their opinion in a public hearing setting. Additionally, all new commercial buildings must also go through design review for the buildings composition, color and materials choices.

The applicant is requesting an expansion to the school, in direct response to the growth the school district has been experiencing. This request, if granted will add approximately 5,450 new SF to the building yielding four new classrooms. The proposal adds two single-story additions to the southeast side/back of the building, with each addition measuring approximately 2,724 SF each.

After reviewing the application and the returned agency comments, staff has no cause for concern with the current parking and traffic patterns, and is confident that this expansion will not add undue burden on the parking lot or the access to and from the site. The sites full improvements that are already in place, (parking lot, sidewalk, Etc.), appear to be adequate for this expansion. Staff’s only suggestion would be to begin planning now for school events where family members will attend and parking needs swell while the number of available spaces remain the same.

This application also includes a Design Review component for the buildings composition, color and materials choices. Included with this packet are fact sheets and materials exhibits for the Commissions’ review, comments and suggestions. Where the original building went through design review, and whereas the applicant proposes to match the existing colors, motif and materials, staff has no recommendations for any changes to the proposed expansion.

Staff has determined that this application complies with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No’s 18-04-SUP and 18-04-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. Proposed 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 Modification application for the site is consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

4.0 – School Facilities

Goal 1: Provide high-quality education.

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.

Objective 3.1: Support the efforts to the School District and Charter School to ensure that adequate school sites are provided.

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.

I. Proposed Findings of Fact:

1. Based on the record contained in Case No's 18-04-SUP and 18-04-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/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No's 18-04-SUP and 18-04-DR.
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 27, 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 18-04-SUP and 18-04-DR, this proposal **does / does not** appear to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 16.15 acres (project site) as Medium Density Residential. The proposed addition to the existing school facility is permitted in this zone with a special use permit modification.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny these applications.

Comment: *On February 27, 2018, Kuna's Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No's 18-04-SUP and 18-04-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 February 27, 2018.*

J. Proposed 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, Chapters 4 and 6, of the KCC.*

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

Comment: *The approximately 16.15 acre project site remains suitable for a school facility.*

3. The Special Use Permit Modification **is / is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

Comment: *The land to be expanded 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 Modification application **is / is not** likely to cause adverse public health problems.

Comment: *The proposed expansion to an existing school facility was previously 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 Modification 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 this use.

Comment: *Utility services are already available and connected to the school facility and adequate for this addition.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 18-04-SUP and 18-04-DR, Commission finds Case No. 18-04-SUP and 18-04-DR, generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-04-SUP and 18-04-DR, Commission finds Case No. 18-04-SUP and 18-04-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. Proposed Decision by the Commission:

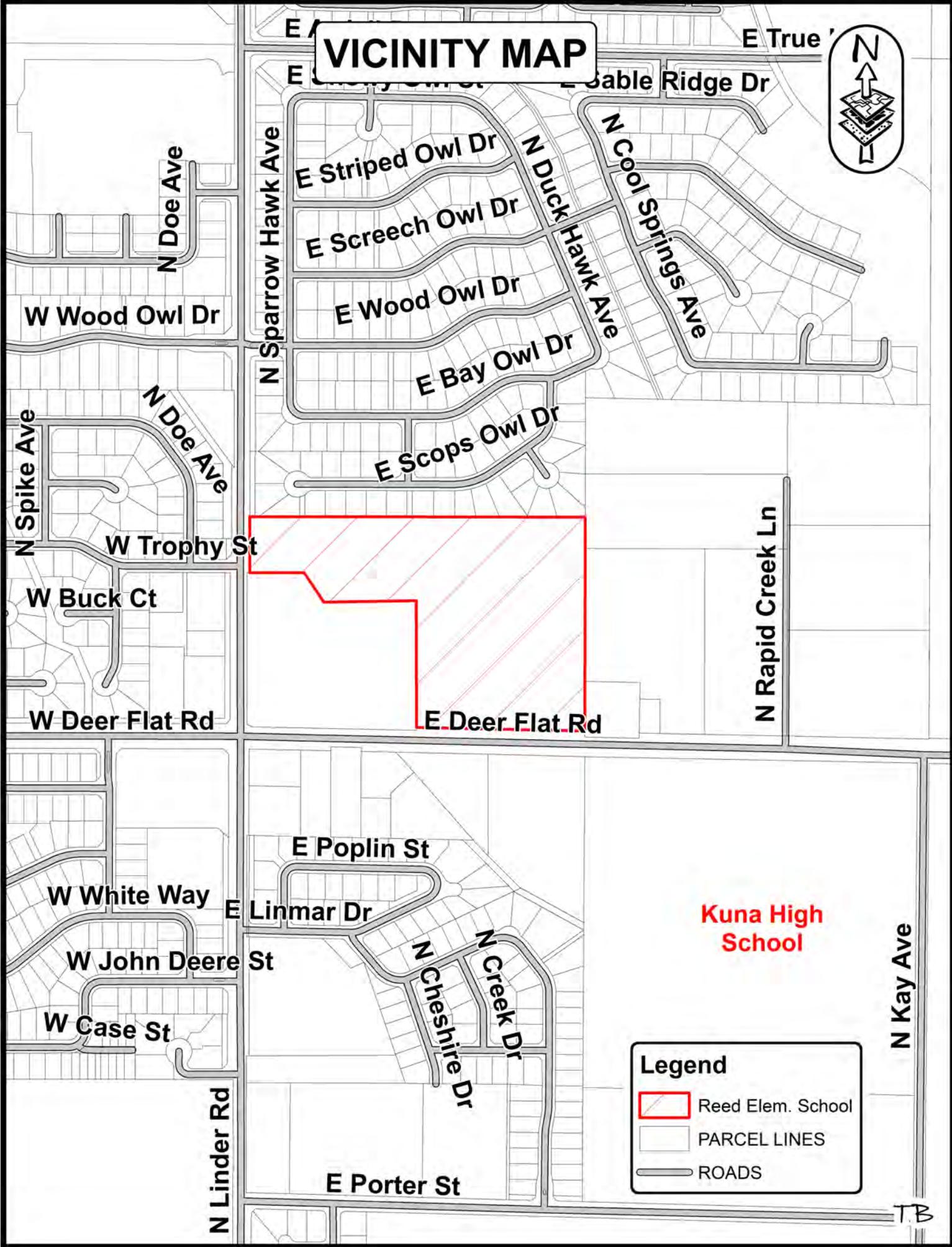
Note: This motion is for approval, conditional approval or denial of these requests. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts and exhibits outlined in staff's report, the public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves, conditionally approves or denies** Case No's 18-04-SUP and 18-04-DR, a Special Use Permit Modification request by Kuna School District No. 3 (**with or without**) the following conditions of approval:

1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for 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.
2. 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.
3. ***Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.***
4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
5. 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.
6. Compliance with Idaho Code, Section §31-3805, pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
7. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the SUP approval may be revoked by the Planning and Zoning Commission.
8. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
9. All previous conditions remain in full affect (as applicable).
10. This SUP is not transferable to another property.
11. The applicant shall follow all staff and agency recommendations.
12. The applicant shall comply with all local, state and federal laws.

DATED: this _____ day of _____, 2018.

VICINITY MAP



Legend

-  Reed Elem. School
-  PARCEL LINES
-  ROADS

Kuna High School



© 2018 Google

Google Earth

December 20, 2017

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

Re: Special Use Permit Modifications
Reed Elementary School Classroom Additions

Planning Staff and Commission:

Kuna Joint School District No. 3 respectfully requests Special Use Permit Modification approval of two, 2,724 square foot single story classroom additions (four classrooms and 5,448 square feet total) to be located on the southeast side of the existing school building. The exterior materials, colors, and wood frame and masonry construction will match the existing elementary school facility.

The addition is needed in order to accommodate significant enrollment growth occurring at the elementary level throughout the School District. The proposed classrooms will accommodate over one hundred additional students and will be similar in design and amenities to the classrooms in the existing building.

The existing paved emergency vehicle fire lane on the southeast side of the elementary school will be shifted southeastward along with an existing 8 inch water line. Additional roof and paved area stormwater drainage will be directed to existing and / or enlarged below-grade stormwater seepage beds as required.

On behalf of the Kuna School District, thank you for your consideration of this Special Use Modification request. The proposed addition of four classrooms to Reed Elementary School will help the District keep pace with rapidly increasing enrollment in the Reed attendance area.

Respectfully,



Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager

received
12.22.17

REED ELEMENTARY SCHOOL ADD'N.'S



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

| For Office Use Only | |
|---------------------------|-----------------------|
| File Number (s) | 18-04-SUP 18-04-DR |
| Project name | |
| Date Received | |
| Date Accepted/Complete | |
| Cross Reference Files | |
| Commission Hearing Date | |
| City Council Hearing Date | |

Type of Review (check all that apply):

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

Contact/Applicant Information

| | |
|--|---|
| Owners of Record: <u>KUNA SCHOOL DISTRICT</u> Address: <u>711 E. PORTER STREET</u> City, State, Zip: <u>KUNA, IDAHO 83634</u> | Phone Number: <u>208-922-1000</u> E-Mail: <u>jim@kuna.schools.org</u> Fax #: <u>208-922-5646</u> |
| Applicant (Developer): <u>(SAME)</u> Address: _____ City, State, Zip: <u>(JIM OBERT)</u> | Phone Number: _____ E-Mail: _____ Fax #: _____ |
| Engineer/Representative: <u>LKV ARCHITECTS</u> Address: <u>2400 E. RIVERWALK DRIVE</u> City, State, Zip: <u>BOISE, IDAHO 83700</u> | Phone Number: <u>208-336-3443</u> E-Mail: <u>wayne@lkvarchitects.com</u> Fax #: <u>208-336-3680</u> |

Subject Property Information

| | |
|---|---|
| Site Address: <u>1670 N. LINDER ROAD</u> | |
| Site Location (Cross Streets): <u>DEER FLAT</u> | |
| Parcel Number (s): <u>S1313336115</u> | |
| Section, Township, Range: <u>SEC 13, T2N, R1W</u> | |
| Property size: <u>16.152 ACRES</u> | |
| Current land use: <u>ELEMENTARY SCHOOL</u> | Proposed land use: <u>ELEMENTARY SCHOOL</u> |
| Current zoning district: <u>R-6</u> | Proposed zoning district: <u>R-6</u> |

received
12.22.17

Project Description

Project / subdivision name: REED ELEMENTARY SCHOOL (4) CLASSROOM ADD'N.
 General description of proposed project / request: 5,450 S.F. SINGLE STORY CLASSROOM ADDITIONS (2) AT 2,725 S.F.) AT REAR OF EXISTING SCHOOL BUILDING.
 Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other PUBLIC SCHOOL
 Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: 0
 Gross floor area square footage: 5,450 (NEW) Existing (if applicable): 63,408
 Hours of operation (days & hours): M-F, 7-4 Building height: ± 29' AT GYM, 17'-6" AT ADDITION
 Total number of employees: 63 Max. number of employees at one time: 63
 Number and ages of students/children: 604, 5-11 Seating capacity: N/A
 Fencing type, size & location (proposed or existing to remain): 6' CHAIN LINK TYPICAL
 Proposed Parking: NO CHANGE
 a. Handicapped spaces: 8 Dimensions: 9' x 20'
 b. Total Parking spaces: 140 Dimensions: 9' x 30'
 c. Width of driveway aisle: 23' MIN.
 Proposed Lighting: NEW WALL / SOFFIT FIXTURES ONLY
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):
NO CHANGE EXCEPT GRASS REPAIR AT RE-POSITIONED FIRE LANE

Applicant's Signature: *Jim O'Leary* Date: 11-27-17



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

REED ELEMENTARY SCHOOL ADDITIONS

FILE NO.: 18-09-DR

CROSS REF. 18-09-SUP

FILES: _____

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

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

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

Application Submittal Requirements

| Applicant Use | | Staff Use |
|-------------------------------------|--|-------------------------------------|
| <input checked="" type="checkbox"/> | Date of pre-application meeting : <u>10/12/17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. | <input checked="" type="checkbox"/> |
| <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 original 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"/> |



- Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
- One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES
 (1) 11" X 17" REDUCTIONS
 (1) 8 1/2" X 11" REDUCTIONS

- Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. **COLOR PHOTO SUBMITTED IN LIEU**
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format. **OF COLOR ELEVATIONS AND SAMPLE BOARD**

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

Site Plan

| Applicant Use | | Staff Use |
|-------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | North Arrow | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | To scale drawings | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Property lines | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of "Plan Preparer" with contact information | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of project and date | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing structures, identify those which are to be relocated or removed | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site and adjoining streets, alleys, private drives and rights-of-way | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Drainage location and method of on-site retention / detention | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of public restrooms | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing / proposed utility service and any above-ground utility structures and their location | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and width of easements, canals and drainage ditches | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and dimension of off-street parking | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Trash storage areas and exterior mechanical equipment, with proposed method of screening | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Sign locations <i>(a separate sign application must be submitted with this application)</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site transportation circulation plan for motor vehicles, pedestrians and bicycles | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and uses of ALL open spaces | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Locations of subdivision lines <i>(if applicable)</i> | <input type="checkbox"/> N/A |
| <input type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles (EXISTING) | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> | Location of walls and fences and indication of their height and material of construction | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Roofline and foundation plan of building, location on the site | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designations of all sidewalks | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designation of all rights-of-way and property lines | <input checked="" type="checkbox"/> |

Landscape and Streetscape Plan

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

Applicant
Use

Staff
Use

North Arrow

To scale drawings

Boundaries, property lines and dimensions

Name of "Plan Preparer" with contact information

Name of project and date

Type and location of all plant materials and other ground covers.
Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953

Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.

Method of irrigation.
Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.

Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.

Sign locations
Note: A separate sign application must be submitted with this application

Locations and uses for open spaces

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle **(EXISTING)**

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

Location and designations of all sidewalks

Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.

N/A

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 **PHOTOS SUBMITTED IN LIEU OF COLOR**

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

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

Note: Submit as 11"x17" reductions **PHOTO SUBMITTED IN LIEU OF**

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

N/A

Staff
Use

Lighting Plan

Applicant
Use

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

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application (KEEP ELEMENTARY)

Applicant: KUNA JOINT SCHOOL DISTRICT NO. 3 Phone: 208-922-1000

Owner

Representative

Fax/Email: jim@kunaschools.org

Applicant's Address: 711 E. PORTER STREET
(JIM OBERT)

KUNA, IDAHO Zip: 83634

Owner: SAME Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: *(if different from above)* LKV ARCHITECTS Phone: 208-336-3443

Address: 2400 E. RIVERWALK DRIVE Email: wayne@lkvarchitects.com

BOISE, IDAHO 83706 Zip: (WAYNE THOWLESS)

Address of Property: 1670 N. LINDER ROAD

KUNA, IDAHO Zip: 83634

Distance from Major Cross Street: PROPERTY ABUTS EAST OF INTERSECTION Street Name(s): DEER FLAT ROAD

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.)

REED ELEMENTARY SCHOOL (4) - CLASSROOM ADDITIONS -
(2) LOCATIONS, (2) CLASSROOMS EACH

- 1. Dimension of Property: APPROX. 1,281' X 818' (MAX. DIMENSIONS)
- 2. Current Land Use(s): PUBLIC SCHOOL
- 3. What are the land uses of the adjoining properties?

North: RESIDENTIAL
 South: RESIDENTIAL / ROAD
 East: RESIDENTIAL
 West: ROAD / RESIDENTIAL

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

- 5. The number and use(s) of all structures: ONE SCHOOL BUILDING

- 6. Building heights: * 17'-6" (ADDITION) Number of stories: ONE

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

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? 10%
- 8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL **COLOR**

Roof: TPO MEMBRANE / WHITE

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.

ADDITIONS ONLY:

| | | | |
|--|------------|---|----------------------------------|
| % of Wood application: | <u>0%</u> | / | _____ |
| % EIFS: <small>(Exterior Insulation Finish System)</small> | <u>0%</u> | / | _____ |
| % Masonry: | <u>49%</u> | / | <u>SPLIT FACE CONCRETE BLOCK</u> |
| % Face Block: | <u>0%</u> | / | <u>(TO MATCH EXISTING) *</u> |
| % Stucco: | <u>43%</u> | / | <u>(TO MATCH EXISTING) *</u> |
| & other material(s): | <u>3%</u> | / | <u>PRE-FINISHED METAL COPING</u> |
| List all other materials: | _____ | | <u>(DARK BRONZE)</u> |
| Windows/Doors: <small>(Type of window frames & styles / doors & styles, material)</small> | <u>5%</u> | / | <u>ANODIZED ALUMINUM</u> |
| Soffits and fascia material: | <u>0%</u> | / | <u>(DARK BRONZE)</u> |
| Trim, etc.: | <u>0%</u> | / | _____ |

*** SEE EXTERIOR ELEVATIONS**

Other: _____ / _____

9. Please identify Mechanical Units: ROOF TOP PACKAGE UNITS

Type/Height: GAS / + 4'

Proposed Screening Method: PARAPET WALLS

10. Please identify trash enclosure: *(size, location, screening & construction materials)* EXISTING - SEE SITE PLAN

CONCRETE MASONRY UNIT WALLS

11. Are there any irrigation ditches/canals on or adjacent to the property? NO

If yes, what is the name of the irrigation or drainage provider? _____

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

Type: CHAIN LINK

Size: 6'

Location: PERIMETER AND BASEBALL FIELD

(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:
EXISTING - SEEPAGE BEDS AND GRASS FIELDS

14. Percentage of Site Devoted to Building Coverage: 10%

% of Site Devoted to Landscaping: 62% Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 26% Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: 2%

Describe: PLAY EQUIPMENT AREA

% of landscaping within the parking lot (landscaped islands, etc.): 11% OF PAVED AREA

IS LANDSCAPED WITH INTERNAL LANDSCAPING

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):*

YES. EXISTING TREES WILL NOT BE AFFECTED BY NEW CONSTRUCTION.

17. Dock Loading Facilities:
Number of docking facilities and their location: EXISTING SERVICE AREA ON

NORTH SIDE OF BUILDING

Method of screening: LANDSCAPING

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* EXISTING BIKE RACKS AND BENCHES.

19. Setbacks of the proposed building from property lines:

(R.)

2ND Front 353 feet Rear 275 -feet Side — -feet Side — -feet

20. Parking requirements: _____

Total Number of Parking Spaces: 146 Width and Length of Spaces: 9' x 20'

Total Number of Compact Spaces 8'x17': N/A

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

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

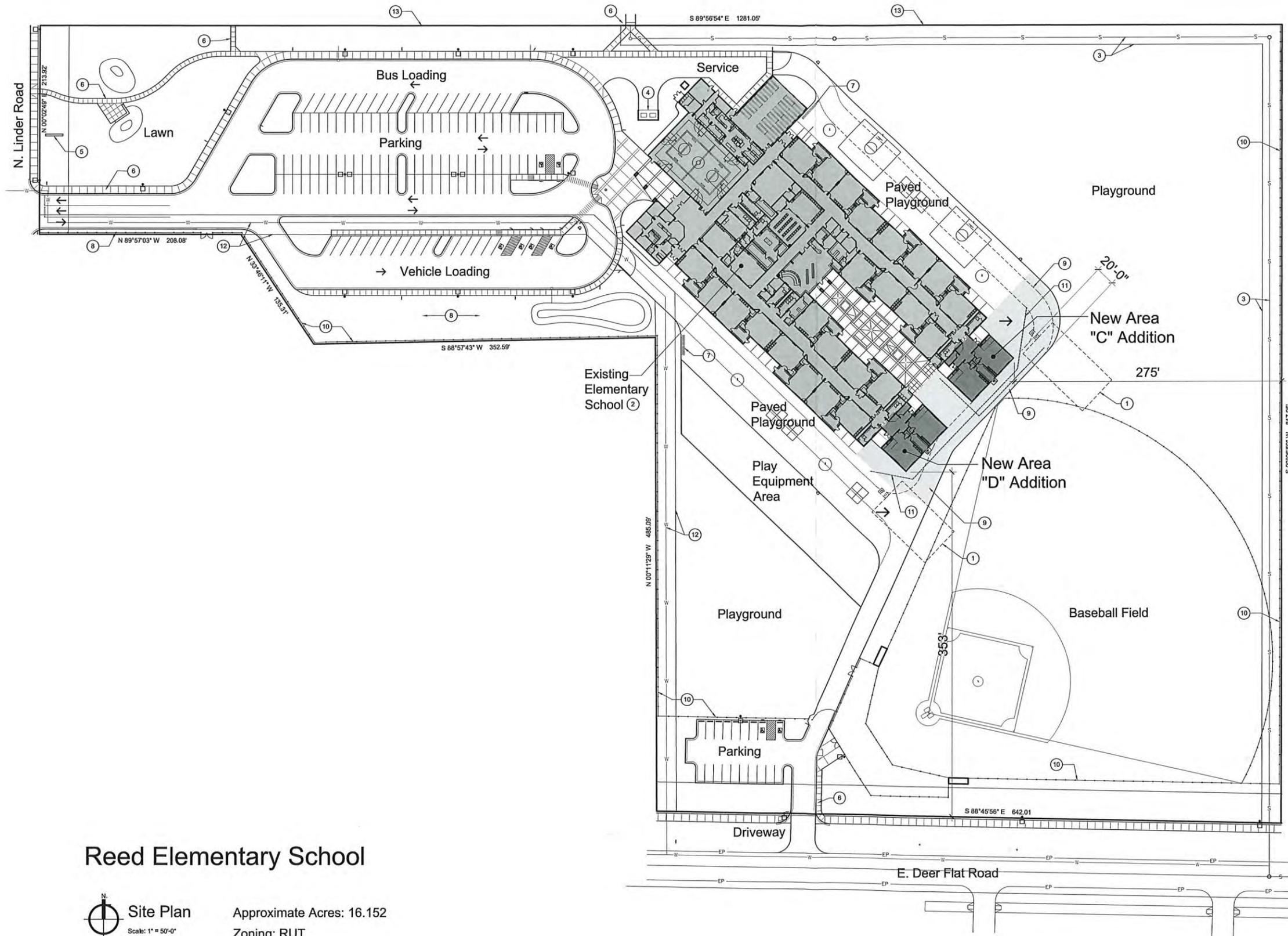
The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant *Jim O'Leary* Date 12-21-17

City staff comments:

Signature of receipt by City Staff _____ Date _____

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



General Notes

1. ALL BUILDINGS AND SITE IMPROVEMENTS ARE EXISTING UNLESS NOTED AS "NEW" OR "RELOCATED".

- Reference Notes**
- ① EXISTING BELOW-GRADE STORM WATER SEEPAGE BED.
 - ② EXISTING RESTROOMS INSIDE BUILDING.
 - ③ EXISTING SEWER MAIN AND EASEMENT.
 - ④ EXISTING TRASH ENCLOSURE.
 - ⑤ EXISTING MONUMENT SIGN.
 - ⑥ EXISTING PEDESTRIAN ACCESS SIDEWALKS.
 - ⑦ EXISTING BIKE RACK.
 - ⑧ EXISTING LANDSCAPE SCREENING. SEE LANDSCAPING PLAN.
 - ⑨ RELOCATED PAVED FIRE LANE. 20' MINIMUM WIDTH.
 - ⑩ EXISTING 6" CHAIN LINK PERIMETER FENCING.
 - ⑪ RELOCATED 8" WATER LINE.
 - ⑫ EXISTING WATER LINE AND EASEMENT.
 - ⑬ EXISTING SUBDIVISION FENCING.
- DIRECTION OF STORM WATER DRAINAGE.

General Notes

| | |
|--------------------------|-----|
| TOTAL OFF STREET PARKING | 146 |
| STANDARD SPACES | 138 |
| ACCESSIBLE SPACES | 8 |



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83705
WWW.LKVARCHITECTS.COM
208.338.3443



Reed Elementary School Classroom Additions
 for Kuna School District
 1670 North Linder Road, Kuna, Idaho

DATE: December 20, 2017
LKV PROJECT #: 1702
REVISED:

DRAWN BY: MS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

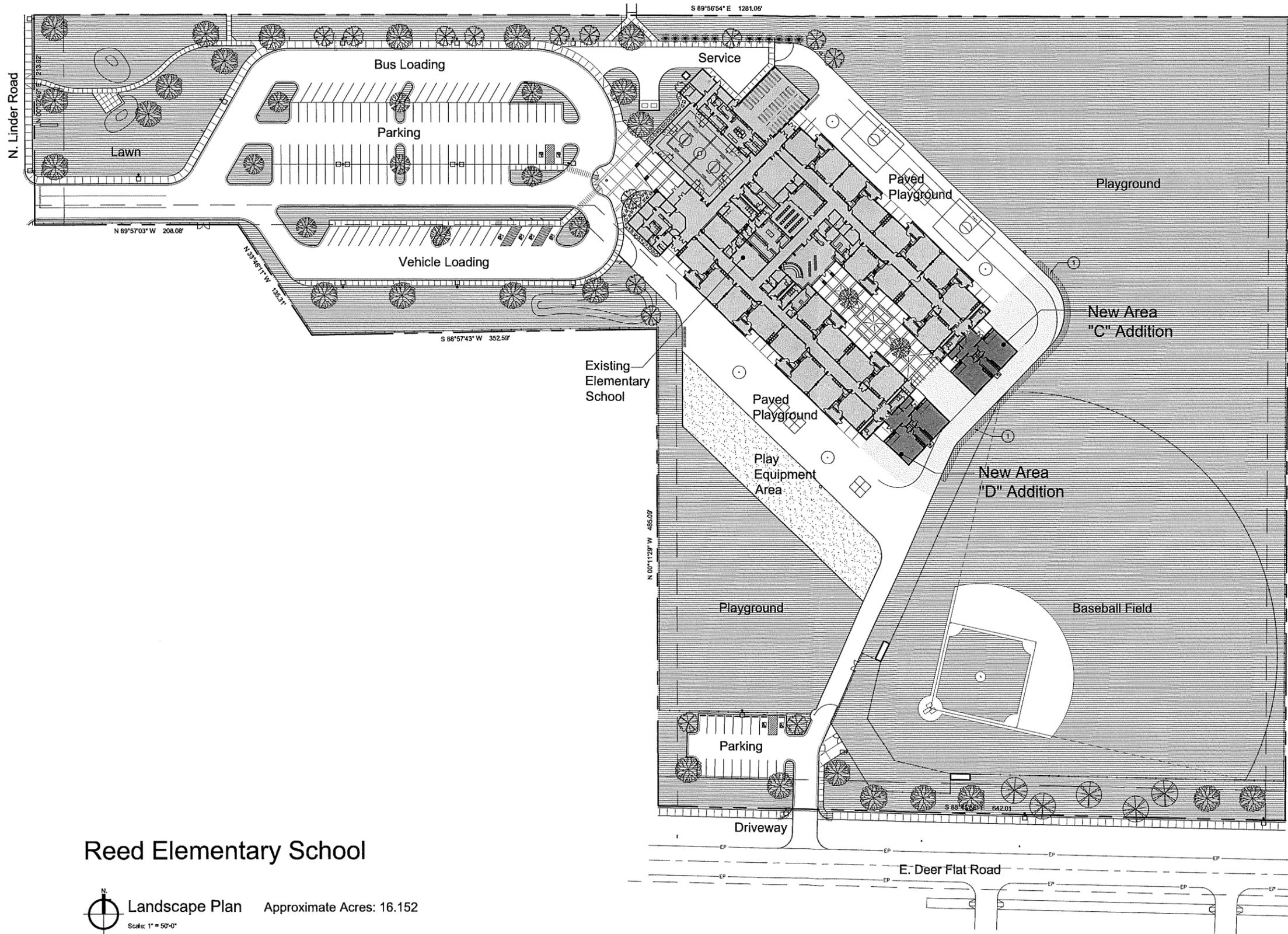
SD-1.0

received
 12.22.17

Reed Elementary School



Approximate Acres: 16.152
Zoning: RUT



General Notes

1. ALL BUILDINGS, SITE IMPROVEMENTS AND LANDSCAPING ARE EXISTING UNLESS NOTED AS "NEW" OR "RELOCATED".
2. ALL LANDSCAPED AREAS, FIELDS, LAWNS, AND PLANTERS, ARE IRRIGATED WITH EXISTING AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. LINES AND HEADS ADJACENT TO NEW CONSTRUCTION TO BE RELOCATED AS REQUIRED.

Reference Notes

- 1 GRASS LAWN DAMAGED BY NEW CONSTRUCTION TO BE PATCHED BACK WITH GRASS SOD.

Existing Landscaping Legend

| | |
|--|--|
| Plant Material | |
| London Planetree <i>Platanus acerifolia</i> | |
| Black Cottonwood <i>Populus Trichocarpa</i> | |
| Shademaster Honey Locust <i>Gleditsia triacanthos</i> | |
| Aristocrat Pear <i>Pyrus calleryana</i> | |
| Flowering Crabapple <i>Malus Prairieira</i> | |
| Blue Column Juniper <i>Juniperus Columnaris</i> | |
| Dwarf Burning Bush | |
| Dwarf Spreading Colonsaster | |
| Daylily | |
| Wood Chip Mulch 3" Minimum Depth | |
| New Grass Sod Kentucky Bluegrass Blend | |
| Existing Grass Lawn Kentucky Bluegrass Blend | |

LKV ARCHITECTS
2400 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.336.3443

PRELIMINARY

NOT FOR CONSTRUCTION

**Reed Elementary School Classroom Additions
for Kuna School District**
1670 North Linder Road, Kuna, Idaho

DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: MS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.
SL-1.0

Reed Elementary School
Landscape Plan Approximate Acres: 16.152
Scale: 1" = 50'-0"



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.338.3443

PRELIMINARY



NOT FOR
CONSTRUCTION

Reed Elementary School Classroom Additions
for Kuna School District

1670 North Linder Road, Kuna, Idaho

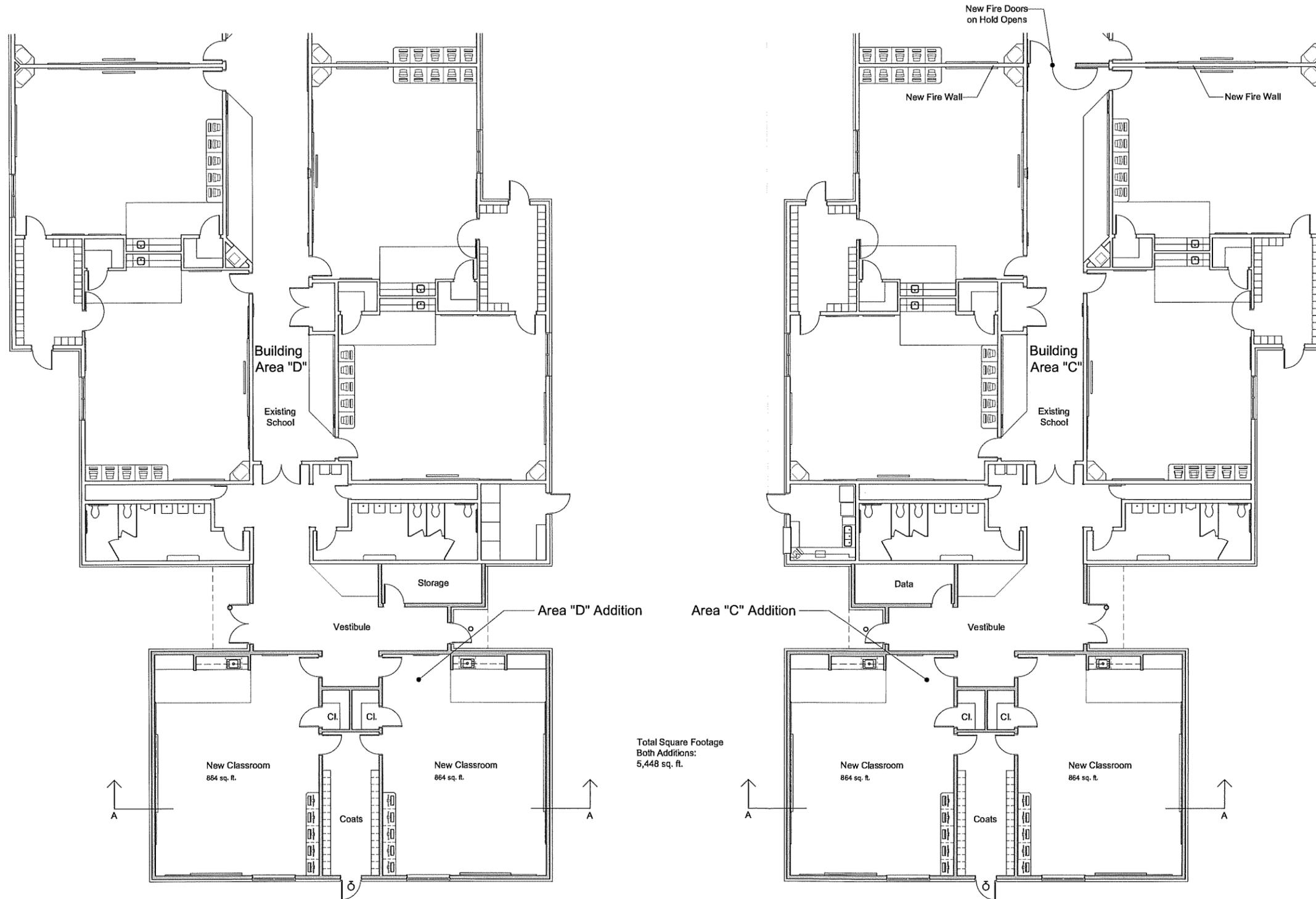
DATE: December 20, 2017
LKV PROJECT #: 1702
REVIEWS:

DRAWN BY: MS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

A-3.1



Reed Elementary School

Floor Plan
Scale: 1/8" = 1'-0"



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.338.3143

PRELIMINARY



Reed Elementary School Classroom Additions
for Kuna School District

1670 North Linder Road, Kuna, Idaho

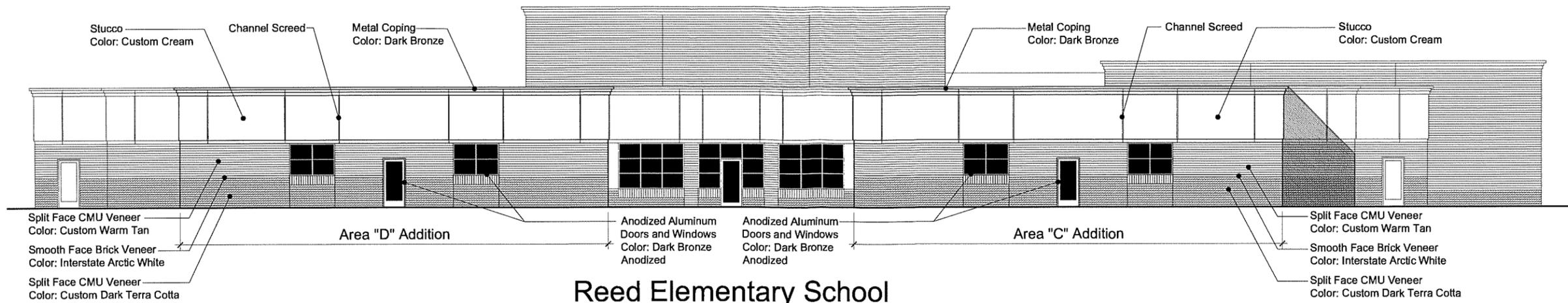
DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: MS
CHECKED BY: HT

BIDDING AND REVISION SET

DRAWING NO.

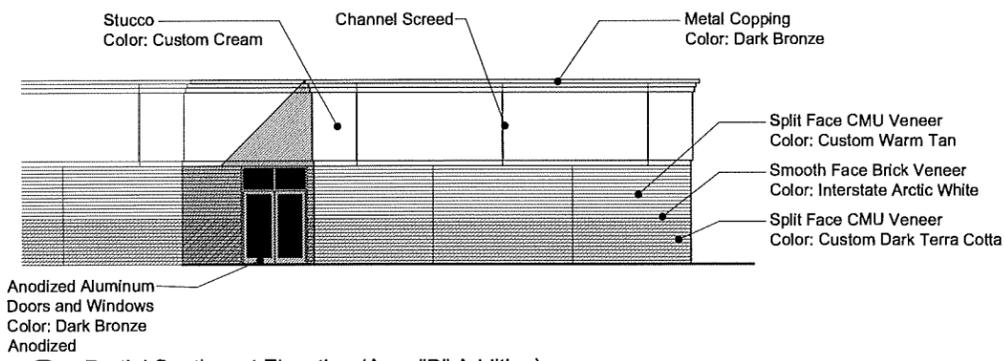
A-5.1



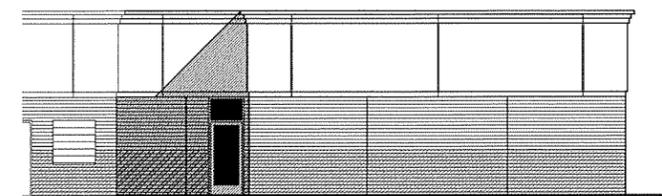
Reed Elementary School

Note: All Materials and Colors to Match Existing. See Photograph.

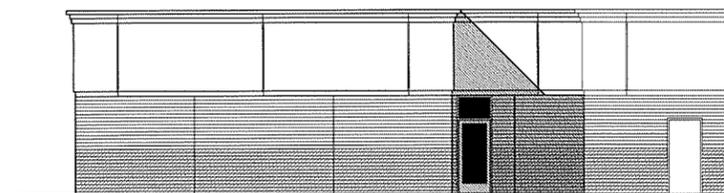
1 Southeast Elevation
Scale: 1/8" = 1'-0"



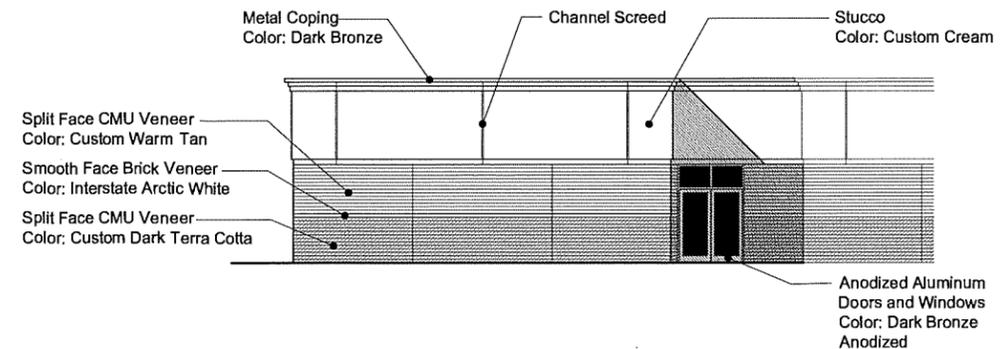
2 Partial Southwest Elevation (Area "D" Addition)
Scale: 1/8" = 1'-0"



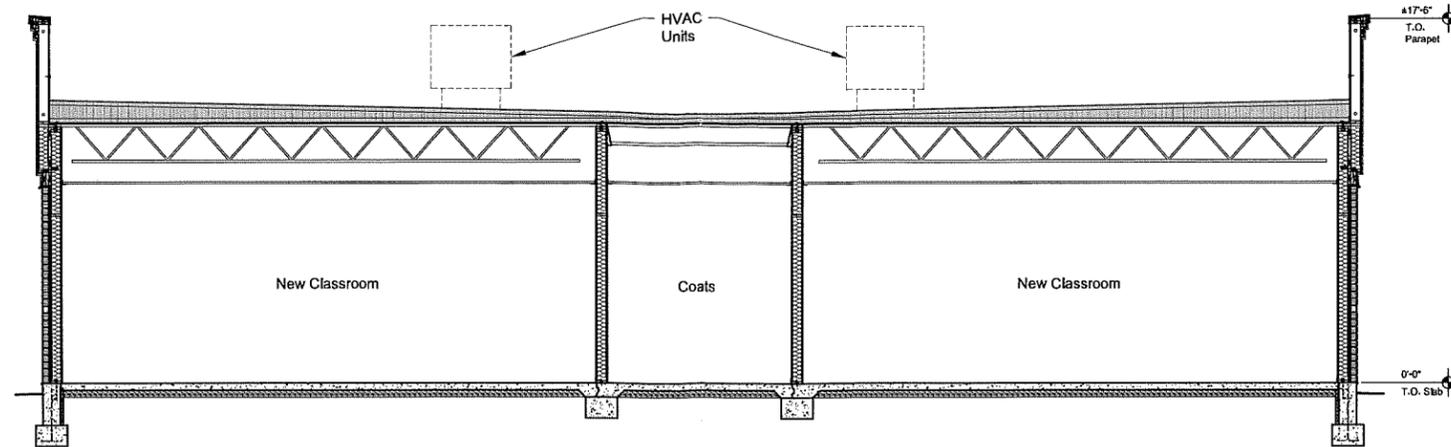
4 Partial Southwest Elevation (Area "C" Addition)
Scale: 1/8" = 1'-0"



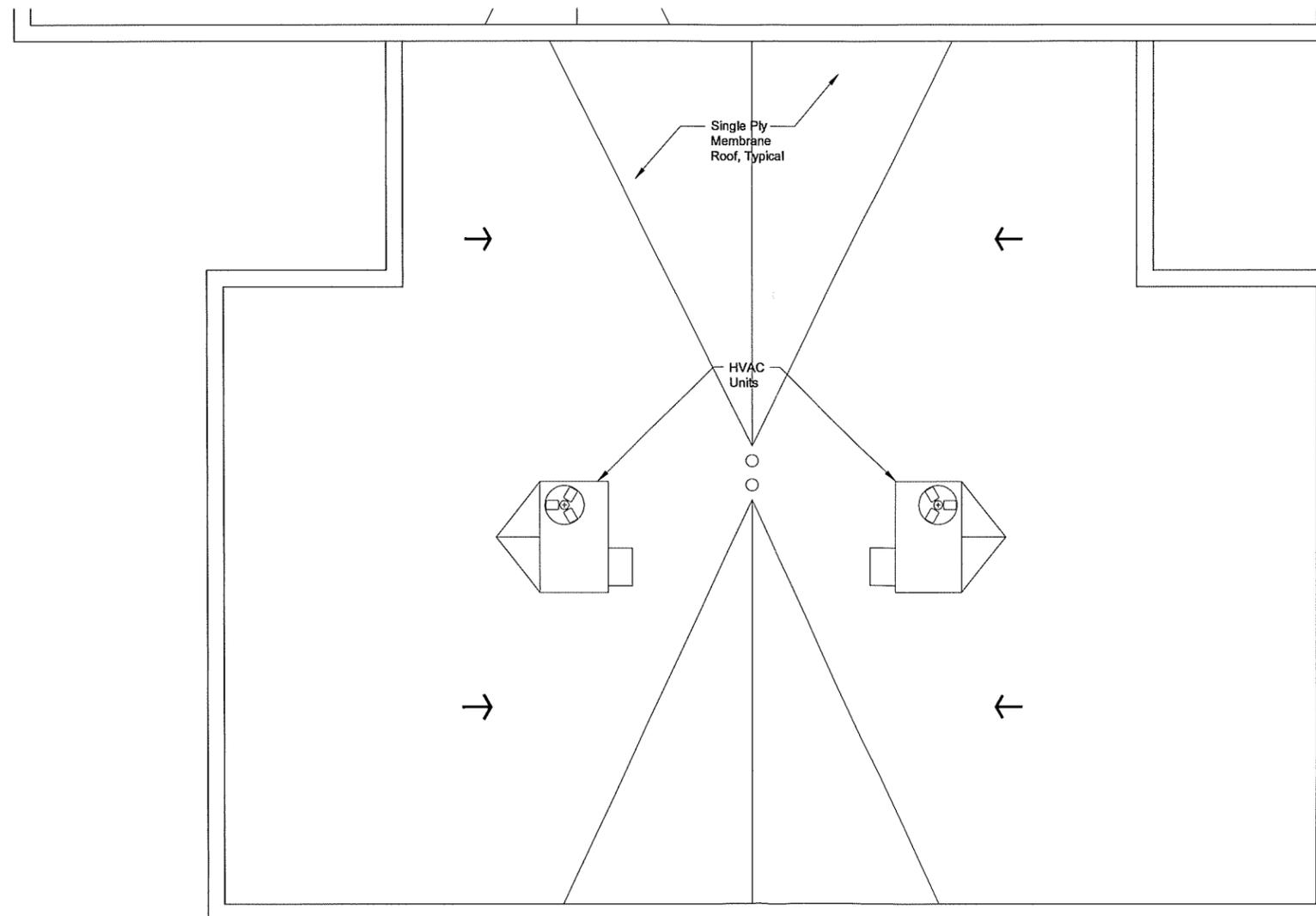
3 Partial Northeast Elevation (Area "D" Addition)
Scale: 1/8" = 1'-0"



5 Partial Northeast Elevation (Area "C" Addition)
Scale: 1/8" = 1'-0"



A Building Section
Scale: 1/4" = 1'-0"



1 Roof Plan
Scale: 1/4" = 1'-0"



2400 E RIVERWALK DRIVE
BOISE, IDAHO 83706
WWW.LKVARCHITECTS.COM
208.336.3443

PRELIMINARY



Reed Elementary School Classroom Additions
for Kuna School District

1670 North Linder Road, Kuna, Idaho

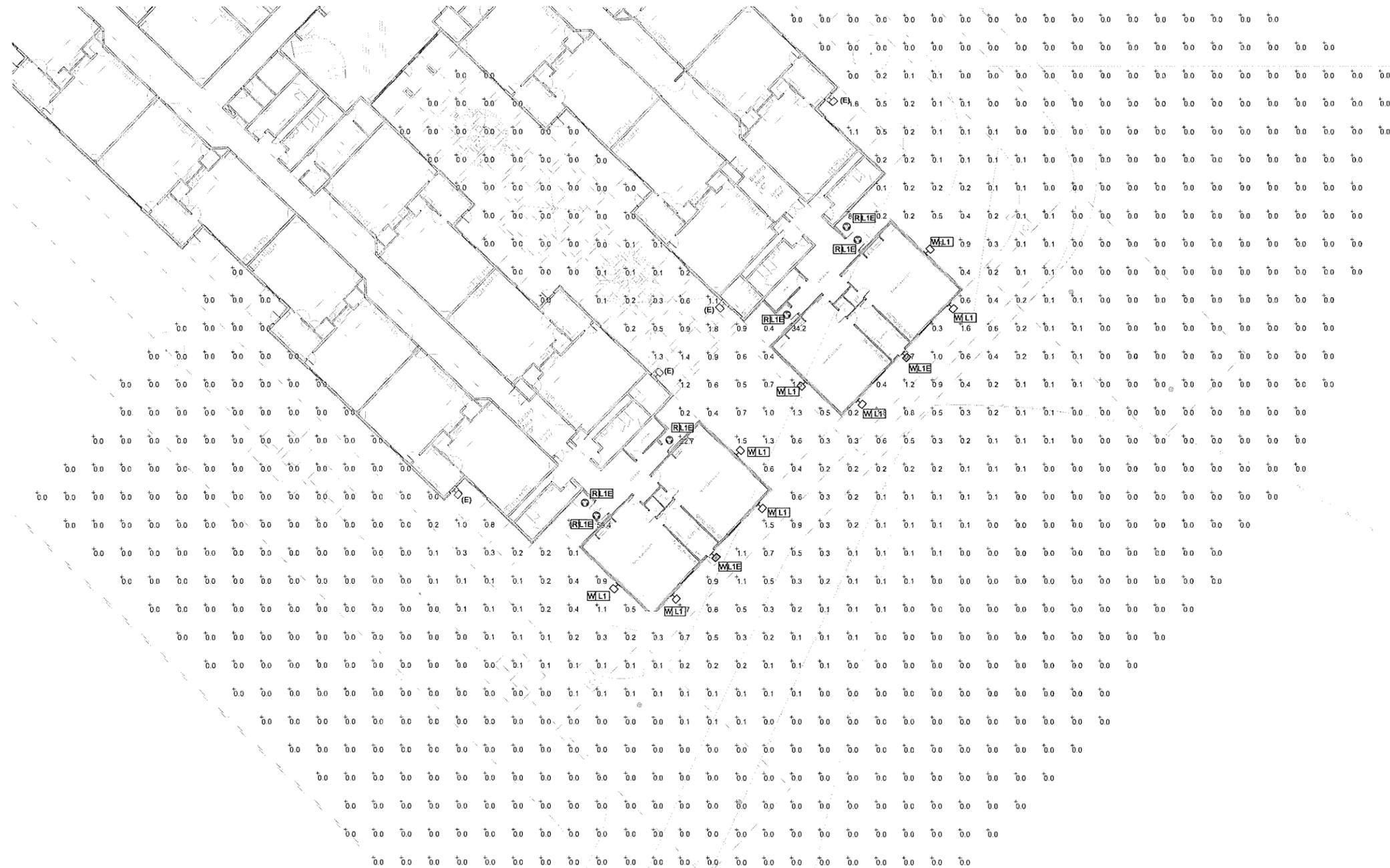
DATE: December 20, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: MS
CHECKED BY: WT

BIDDING AND REVIEW SET

DRAWING NO.

A-7.1



| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------------------|--------------------------------|---|--|--------------|-------------------------------------|-----------------|-------------------|---------|
| | WH1 | 4 | Lithonia Lighting | VGR2C 70S (WALL MOUNT) | GATEWAY DEEP CAST ROUND HID FIXTURE WITH HORIZONTAL EYELID & POLYCARBONATE LENS | ONE 70-WATT CLEAR ED-17 HIGH PRESSURE SODIUM, TILTED 45-DEG UP FROM VERTICAL BASE-UP POSITION. | 1 | VGR2C_70S_WALL_MOUNT.i.es | 6300 | 0.7 | 86 |
| | WL1 | 10 | Lithonia Lighting | VGR2C 50LED 3500K (WALL MOUNT) | GATEWAY DEEP CAST ROUND LED FIXTURE WITH HORIZONTAL EYELID & POLYCARBONATE LENS | (2) 3500K LED BOARDS | 1 | VGR2C_50LED_3500K_(WALL_MOUNT).i.es | 1253 | 0.9 | 53.7 |
| | RL1 | 6 | Gotham Architectural Lighting | EVO 27/30 4AR MD LS | DOWNLIGHT 2700K CCT, 3000LM, 4IN CLEAR, MEDIUM DIST, SPECULAR FINISH | LED | 1 | EVO_27_30_4AR_MD_LS.i.es | 3101 | 0.9 | 36.8 |

| Statistics | | | | | | |
|--------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #2 | + | 0.2 fc | 58.4 fc | 0.0 fc | N/A | N/A |

SITE PHOTOMETRIC PLAN
Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION

e2co
electricalengineeringcompany
engineering 4 tomorrow
world wide web: e2co.com
800 s. Industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 17224

LKV
ARCHITECTS
2400 E RIVERWALK DRIVE
BOISE, IDAHO 83708
WWW.LKVARCHITECTS.COM
208.336.3443

PRELIMINARY

NOT FOR CONSTRUCTION

Reed Elementary School Classroom Additions
for Kuna School District
1670 North Linder Road, Kuna, Idaho

DATE: November 27, 2017
LKV PROJECT #: 1702
REVISIONS:

DRAWN BY: CIG
CHECKED BY: JVS

BIDDING AND REVIEW SET

DRAWING NO.

E1.1



Exhibit B 1

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.KunaID.gov

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Bob Bachman ~ Public Works Director
Paul Stevens ~ City Engineer
Michael L. Borzick ~ GIS Manager/Plan Review

RE: Reed Elementary Project
North of Deer Flat Road and East of Linder Road
Building addition and watermain relocation

DATE: January 23, 2018

Public works staff has reviewed the request of the above applicant dated January 23, 2018. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "P" zone. The recommendation of Public Works is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, Public Works provides the following comments:

1. Sanitary Sewer System

- a. The property is served by the North Wastewater Treatment Plant. It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
- b. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. In this instance, no frontage or trunk lines need to be constructed.
- c. For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726
- d. The current sewer treatment connection fee is \$4,326 and the sewer interceptor fee \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application, at which time connection fees will be due and payable.

2. Potable Water System

- a) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- b) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- c) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.
- g) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).
- h) Please provide easements for all Watermains on this site as prior easements are not shown on site plans or recorded with the City.

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system.
- b) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726

4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.

Exhibit B1

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

6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and extension of public facilities are expected.

7. As-Built Drawings

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 208-287-1726.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager/Plan Review



Exhibit B 2

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

January 29, 2018

To: Wayne Thowless
LKV Architects
2400 E. Riverwalk Dr.
Boise, ID 83706

Subject: KUNA18-0003/ 18-02-SUP
KUNA18-0004/ 18-03-SUP
KUNA18-0005/ 18-04-SUP
Additions to Kuna High, Silver Trail Elementary and Reed Elementary

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street.

The applicant shall be required to:

1. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
2. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner II
Development Services

cc: City of Kuna, via e-mail
Kuna School District (Jim Obert), via e-mail

Exhibit B 2

Standard Conditions of Approval

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

Exhibit B 3



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 31, 2018
Agency Requesting Comments: City of Kuna Planning & Zoning Department
Date Request Received: January 23, 2018
Applicant/Description: Reed Elementary, School District No. 3/ 18-04-SUP
Special Use Permit - Modification

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*

- *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*

Exhibit B 3

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

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

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

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

6. Additional Notes

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

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

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: C.M. #: 2018AEK14

Exhibit B 4



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

February 15, 2018

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

VIA EMAIL

RE: 18-04-SUP REED ELEMENTARY SCHOOL

The Idaho Transportation Department has reviewed the referenced special use permit by LKV Architects, representing Reed Elementary School for the addition of approximately 5,450 new square feet to their current building for the purpose of adding classrooms. The school is located west of SH-69 milepost 3.20. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. Per Idaho Code 67-6508, section C (attached), and Idaho Code 67-6519, section 3 (attached), the Commission shall request assistance from ITD and/or the appropriate local highway jurisdiction to review the application for impacts to the highway and local road systems. ITD did not receive bus route plans or trip generation information with this application, therefore ITD cannot determine what impacts to the State Highway system may result from the proposed expansion. ITD reserves the right to make further comments upon review of any additionally submitted documents.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. 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.
5. ITD does not object to the construction of an addition to the existing Reed Elementary School facility on this property once impacts to the State Highways system have been identified and mitigated for as necessary.

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 blue ink that reads 'Ken Couch'.

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

December 20, 2017

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

Re: Design Review Application
Reed Elementary School Classroom Additions

Planning Staff and Commission:

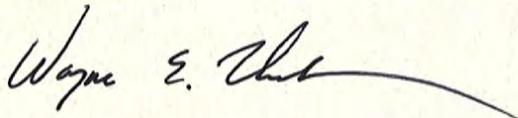
Kuna Joint School District No. 3 respectfully requests Design Review approval of two, 2,724 square foot single story classroom additions (four classrooms and 5,448 square feet total) to be located on the southeast side of the existing school building. The exterior materials, colors, and wood frame and masonry construction will match the existing elementary school facility.

The exterior of Reed Elementary School and the proposed additions is a combination of split face concrete masonry and stucco. The two primary concrete masonry colors are a warm tan and dark terra cotta color, with an off-white color clay brick accent band. The stuccoed upper wall and parapet on the building and additions is a light cream color. The parapets extend approximately four feet above the roof surface to conceal the addition's mechanical units. New exterior lights to match existing are proposed on the addition above each exterior door. The edges of the relocated fire lane will be regraded and sodded to provide a smooth transition to the existing grass playfield.

The proposed building additions and minor site modifications comply with the City's Design Review standards and recommendations. Quality materials matching existing will be used on the additions, and on-site pedestrian and public amenities already exist on the Reed Elementary School site.

On behalf of the Kuna School District, thank you for your consideration of this Design Review approval request. The proposed addition of four classrooms to the Reed building will be an attractive expansion to and enhancement of Reed Elementary School.

Respectfully,



Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager

Reed Elementary School

Addition Colors to Match Existing Building Colors as Noted



Split Face CMU
Color 1: Custom
Warm Tan

Split Face CMU
Color 2: Custom
Dark Terra
Cotta

Clay Brick:
Interstate Arctic
White

Metal Coping:
Dark Bronze

Stucco Color:
Custom
Cream

Windows and Doors:
Dark Bronze
Anodized Aluminum

Reed Elementary School