



## KUNA PLANNING AND ZONING COMMISSION

Agenda for March 13, 2018

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

### 1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young

Vice Chairman Dana Hennis

Commissioner Cathy Gealy

Commissioner Stephen Damron

Commissioner John Laraway

### 2. CONSENT AGENDA

- a. Meeting Minutes for February 27, 2018.

### 3. PUBLIC HEARING

- a. **17-08-ZC (Rezone), 17-12-S (Pre Plat) and 18-01-DR (Design Review)** – Redhawk Square, a request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop 12 commercial lots, including three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. Scholl Ave., Kuna, Idaho, in Section 23 T2N, R1W.
  - **Staff requests that this be tabled until a final ACHD staff report is sent to Kuna for its review.**
- b. **18-06-SUP Modification (Special Use Permit) & 18-06-DR (Design Review)** – Teed School Building; 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 a single story, 19,100 square foot addition to the east side of the school. For purposes of adding up to eight classrooms, a new kitchen and cafeteria. Applicant also seeks Design Review approval for the additional square footage. This request proposes to return Teed back to a middle school. This site is located on the south side of Porter Street, between Linder Road and Kay Street, Section 24, T2N, R1W, Boise Meridian, Ada County, Idaho. Address is 441 E. Porter Street, Kuna, within Section 24, T2N, R1W, B.M. (A.P.N. # S1324233623).
- c. **18-05-SUP (Special Use Permit)** – Mercury Towers, New Cell Tower, Monopole; Applicant, Aaron Gunn with Mercury Towers, requests Special Use Permit approval in order to install a 120' monopole Wireless Communication Facility (WCF), at 7460 S Linder Road. This site is located near the northeast corner of Linder Road and Columbia Road.

### 4. COMMISSION REPORTS

### 5. ADJOURNMENT

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PLANNING & ZONING COMMISSION**

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Tuesday, February 27, 2018**

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| PZ COMMISSION MEMBER        | PRESENT | CITY STAFF PRESENT:             | PRESENT |
|-----------------------------|---------|---------------------------------|---------|
| Chairman Lee Young          | X       | Wendy Howell, Planning Director | Absent  |
| Commissioner Dana Hennis    | X       | Troy Behunin, Senior Planner    | X       |
| Commissioner Cathy Gealy    | Absent  | 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 February 13, 2018.
- b. ***Findings of Fact and Conclusions of Law*** for 18-01-SUP; Kuna Caves Storage Phase II.

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

**2. 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).

**Wayne Thowless:** 2400 E Riverwalk Dr, Boise, with LKV Architects, speaking on behalf of the Kuna School District. Mr. Chairman, members of the commission thank you for hearing our application this evening, the first one here tonight is Silver Trail Elementary. It was built approximately in 2011, and in the school districts bond that was passed last spring 2017, a portion of the funding of that bond was for four additional class rooms to be added on to the building. You can see on the sight plan the darkly shaded areas on the left north end, are the two proposed additions, two classrooms. As you can see the additions are basically going to encroached on the school's playground area, the paved fire lane will be relocated, it will be shifted north. The court yard between two wings will be extended, so there is no impact to building setbacks, and no impact to landscaping, all existing landscaping will remain. The existing building is primarily concrete mason exterior with some stucco, the additions will maintain the same material and color pallets as the existing building. Contrary to what it looks like here, a black and white building, the roofline will match the existing building, about a 17-foot parapet that hides the mechanical units that are on the roof, so that is a very quick overview, I would be happy to respond to any questions you might have. **C/Young:** Okay, are there any questions? **C/Hennis:** None at this time. **C/Young:** Okay. **Troy Behunin:** Chairman, Commissioners, for the record Troy Behunin, Senior Planner, Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> Street. The application before you tonight 18-02-SUP modification

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and 18-02-DR. All of the procedural items have been met, we noticed in the paper and all owners within 400-ft have been notified which is 100-ft further than usual. The site has also been posted. They have met all of the requirements for this request, and because the school was given a special use permit back in 2010, the only way to change or modify that is to go back through the public hearing process. Staff has zero concerns with the additions, and we have received zero negative feedback from agencies. Staff supports this, and I think it is a very needed thing, and they have also turned a design review application for the expansion, and because they turned in a design review application the first time around and they are matching the existing materials, staff has zero issues with the design review as well. **C/Young:** Any questions for staff? **C/Damron:** No questions. **C/Young:** We will open up the public hearing at 6:12 and seeing none signed in I will close the public hearing at 6:13, and that brings up our discussion. I agree with staff, it fits with rest of the building and there is a need for it, and I don't see any problems with it. **C/Laraway:** When is the construction going to commence is it going to be in the summer when the kids are out? **Wayne Thowless:** Yes.

*Commissioner Hennis Motions to approve case nos. 18-02-SUP & 18-02-DR for the Silver Trail Elementary School, with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.*

- 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).

**Wayne Thowless:** 2400 E Riverwalk Dr Boise. Mr. Chairman and members of the Commission the proposed project is approximately a 6,100 square foot addition to be located on the south side of the existing gymnasium, which will be a multipurpose athletic space to be used by the schools wrestling program, and to used by the School's PE teachers during the school year, the addition will require the relocating of a paved fire lane, which is between the gym and the track. There is a berm there, and so that addition will carve into the berm a little bit, which will require a little reshaping. There are several trees that will be either transplanted or replaced that were on the berm. There is a relocatable building that will have to shifted 90 degrees in order to fit with this addition. This will encroach slightly in the irrigation easement, the Boise Project has an irrigation line that crosses the sight, and an application has already been made by the district for a permit to encroach slightly into the easement for that relocatable building. Again, with the elementary school addition, this one will match the existing materials and colors, it will be about one and a half stories in height. The addition is approximately 27 feet in height. So, that is the project, and the project also includes a small expansion on of the parking lot on the west side of the High School. I just wanted to mention that, so you were aware that the District plans on expanding the parking lot by about 60 spaces, and that is included in our design review application. I would be happy to answer any questions that you might have. **C/Young:** Okay, any questions? **C/Hennis:** No questions. **C/Young:** Okay, we will have Troy come on up. **Troy Behunin:** Chairman, Commissioners, for the record Troy Behunin, Senior Planner, Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> Street. The application before you tonight 18-03-SUP modification and 18-03-DR. All of the procedural items have been met, we noticed in the paper and all owners within 400-ft have been notified, and the site has also been posted. They have met all of the requirements for this request and submitted everything we have asked them too. Staff has zero concerns with the 6,100 square foot addition, and once again it will be doing the community a very big service by bringing the wrestling program back to the school grounds and a needed PE facility. All the other

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government agencies including the City Engineer have expressed zero concerns or issues arising from this, so staff does support the expansion, there is also a design review element for the parking lot, staff does support that, and staff just wanted to note that things were built at different times, and for whatever reason code was different at the time, or changed over time, and for whatever reason there are too many parking stalls that are next to each other. Code does require for 14 spaces, or 126 feet, and then there should be a parking island, it is up to this body to decide whether they follow the existing pattern or they follow what is already built and not follow code, or to go against the existing pattern, and require islands to follow code. Otherwise Staff does support the parking lot, and I would be happy to stand for any questions you may have. **C/Young:** okay, any questions for staff? **C/Damron:** None. **C/Young:** Okay, thank you. We will open up the public testimony at 6:21 and seeing no one signed up we will close it at 6:22 and that brings up our discussion. I guess for me I don't see any issues, and as far as the parking goes, I think following the existing lot layout is best, it seems like teenagers like consistency. **C/Damron:** And if you make that look different then eventually you will have to change the rest of it. **C/Hennis:** I agree with you on all things considered.

*Commissioner Hennis Motions to approve case nos. 18-03-SUP & 18-03-DR for the Kuna High School, with the conditions as stated in the staff report, and with the additional condition to match the existing parking lot layout in lieu of the ordinance; Commissioner Damron Seconds, all aye and motion carried 3-0.*

- 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).

**Wayne Thowless:** 2400 E Riverwalk Dr Boise with LKV Architects, representing the Kuna School District. As many of you know Reed Elementary, is basically the same design as Silver Trail on a little bit of a larger site, it is about 17 acres. It is an older building but it still went in through the review process with the city in the early 2000's. On this building the additions are located on the south east end of the building, again the two classroom wings. Each of the two additions is approximately 2,700 square feet and consisting of two classrooms, for a total of four classrooms expansion the building, and with the other projects, the existing fire lane around the edge of the building will have to be moved, as will some utilities, same as was the case with Silver Trail and the High School. Again, we are project out into the playfield of the school, and there is a baseball field on the campus, and this addition will encroach onto that baseball field fence by just a few feet, but it won't impact the use-ability of that field at all. The color scheme and material pallet will be maintained on the additions and the intermediate parapet height is the height of the proposed additions, and we would be happy to answer any questions. **C/Young:** Any questions for the applicant this time? **C/Hennis:** No sir. **C/Young:** Okay, thank you! **Troy Behunin:** Good evening commissioners, once again Troy Behunin, Kuna Planning Staff, Senior Planner, Kuna Planning and Zoning Department. The application before is 18-04-SUP & 18-04-DR for the Reed Elementary School. Once again, all necessary noticing procedures have been met to hold tonight's meeting, the site has been posted, notifications have been sent out, the site has been posted and the ad was run in the Kuna Melba News, and just like the High School and the Silver Trail Elementary, Reed was given a Special Use Permit back in 2003 or 2004 and the only way to change it is to go through the public hearing process again. Once again, we haven't received any negative feed back from the government agencies that we typically send these packets to. With this staff whole heartedly supports this, and again this is a response to the growing number of school age children, and this is a great response to that growth and so, staff has zero concerns. The

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site plan works, and the traffic flow works well. The Design Review element is for the materials of the addition, and staff supports the pallet and materials that are planned to be used. I would stand for any questions. **C/Young:** Any questions for staff at this time? **C/Damron:** No questions. **C/Young:** Thank you, and we will open for the public testimony at 6:27 and seeing none signed up to testify we will close the public testimony at 6:28. That brings up our discussion and it fits with everything and is much needed. **C/Hennis:** Yes, and I agree.

*Commissioner Hennis Motions to approve case nos. 18-04-SUP & 18-04-DR for the Reed Elementary School, with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.*

**3. COMMISSION REPORTS**

**4. ADJOURNMENT**

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

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



## City of Kuna

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### Planning & Zoning Commission - Staff Report

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

**File Numbers:** 18-06-SUP Mod - (Special Use Permit) & 18-06-DR (design Review); Teed School Conversion

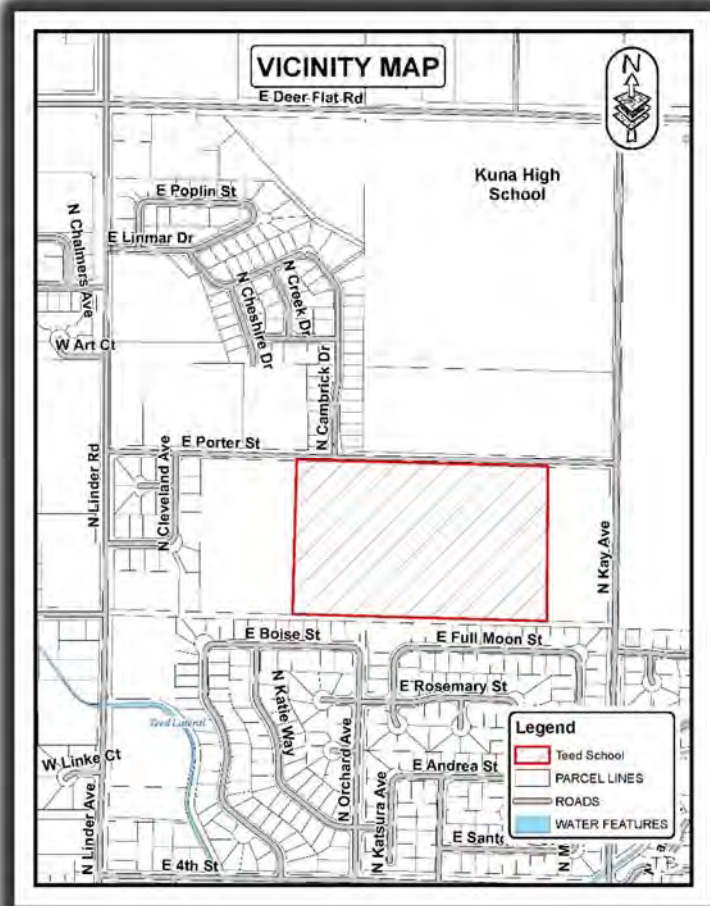
**Location:** 441 E. Porter Street, Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Hearing date:** March 13, 2018

**Owner/Applicant:** Kuna School District No. 3  
Jim Obert  
711 E. Porter St.  
Kuna, ID 83634  
208.922.5646  
[Jim@kunaschools.org](mailto:Jim@kunaschools.org)

**Representative:** LKV Architects  
Wayne Thowless  
2400 E. Riverwalk Dr.  
Boise, Idaho 83706  
208.336.3443  
[Wayne@Lkvarchitects.com](mailto:Wayne@Lkvarchitects.com)



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| D. History               | J. Proposed Kuna City Code Analysis     |
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#### 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 square footage. The Commission will be the decision making body for the design review application.



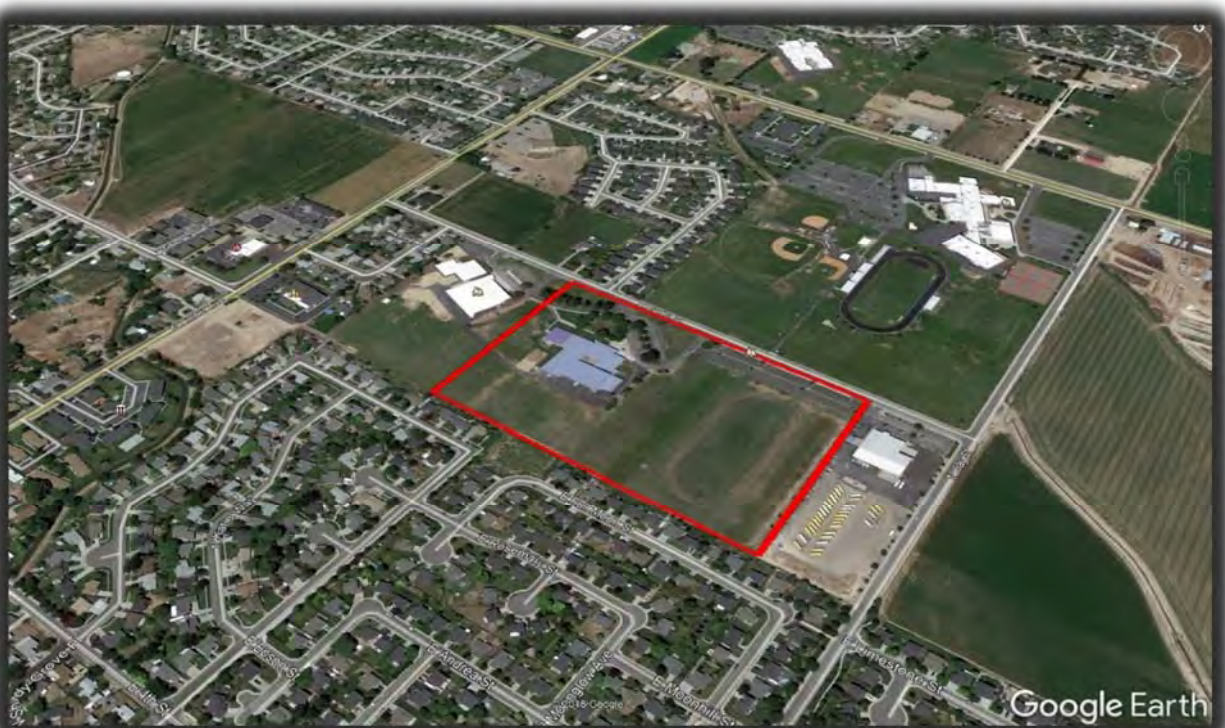
**a. Notifications**

- |                                     |                                         |
|-------------------------------------|-----------------------------------------|
| i. Neighborhood Meeting             | January 18, 2018 (Two persons attended) |
| ii. Agencies                        | February 1, 2018                        |
| iii. 300' Notice to Property Owners | February 22, 2018                       |
| iv. Kuna, Melba Newspaper           | February 14, 2018                       |
| v. Site Posted                      | February 20, 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 the Teed School, in order to add a single story, 19,100 square foot addition to the east side of the school. This addition will add up to eight classrooms, a new kitchen and cafeteria. Applicant also seeks Design Review approval for the additional square footage. This modification proposes to return Teed back to a middle school. This site is located on the south side of Porter Street, between Linder Road and Kay Street (See Map Below).

**C. Aerial Map:**



*@Copyrighted*

- D. History:** The property is within City limits and is currently zoned P (Public). This parcel has historically been used for two elementary school sites and the district offices. Teed was constructed as a middle school in 1982, and was later converted to its current use (elementary school) around the time the new high school was built and the old high school (on Boise St.) converted to the new middle school.

**E. General Project Facts:**

**1. Surrounding Land Uses:**

|       |        |                                                |
|-------|--------|------------------------------------------------|
| North | P, R-8 | Public, Medium Density Residential – Kuna City |
| South | R-6    | Medium Density Residential – Kuna City         |
| East  | RUT    | Rural Urban Transition – Ada County            |
| West  | R-6    | Medium Density Residential – Kuna              |

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

- Parcel Size: Approximately 37.10 acres.
- Zoning: P (Public)
- Parcel #: S1324233623

3. **Services:**

Sanitary Sewer– City of Kuna

Irrigation District – Kuna Municipal District (KMID)

Fire Protection – Kuna Rural Fire District

Sanitation Services – J & M Sanitation

Potable Water – City of Kuna

Pressurized Irrigation – City of Kuna (KMID)

Police Protection – Kuna Police (Ada County Sheriff)

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

The site is south of Porter Street, between Linder Road and Kay Avenue and is approximately 37.10 acres in size. Teed is an existing (approximately) 63,982 SF elementary school with associated uses, and now requests expansion. The parcel also has Hubbard elementary school on it, the district bus barn and district offices on the same parcel).

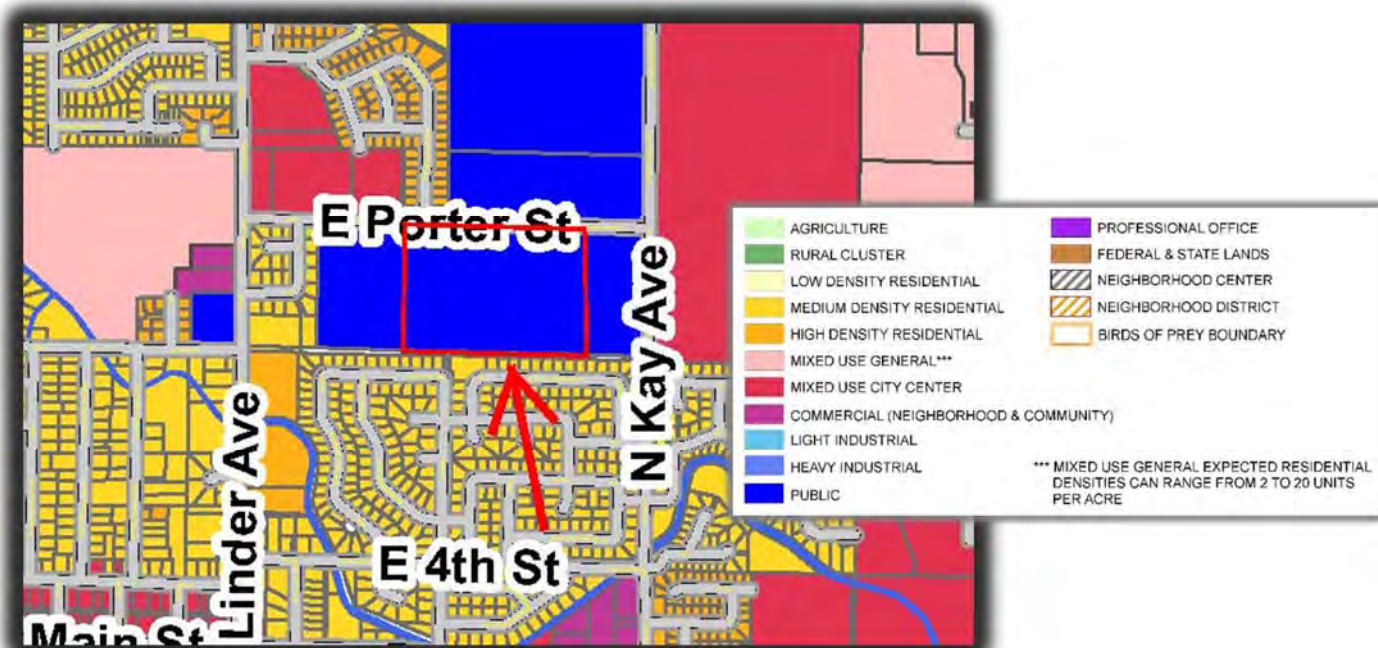
5. **Transportation / Connectivity:**

Current access to the site exists via two dedicated existing, full-access driveways on Porter Street, and connect to two additional parking lots for the other uses associated with the parcel.

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 P (Public). Staff views this proposed Special Use Modification request to be consistent with the stated use on the Council approved 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 District .....Exhibit B2
- Department of Environmental Quality .....Exhibit B3
- Idaho Transportation Department .....Exhibit 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. Teed Elementary School was built for a middle school in 1982. And since that time has been used as a middle and elementary school. The building was approved and constructed at 63,982 (approx.) square feet (SF) in size. With a request for expansion from the original approval, it is necessary to give the public a chance to voice their opinion in a public 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 19,100 new SF to the building yielding up to eight new classrooms, a kitchen and cafeteria. This proposal is for a single-story additions to the east side of the building.

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. 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 18-06-SUP and 18-06-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 18-06-SUP and 18-06-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 18-06-SUP and 18-06-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 March 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's 18-06-SUP and 18-06-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 37.10 acres (project site) as Public. The proposed addition to the existing school facility is permitted in this zone.*

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

**Comment:** *On March 13, 2018, Kuna's Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No's 18-06-SUP and 18-06-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 March 13, 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 37.10 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 18-06-SUP and 18-06-DR, Commission finds Case No's 18-06-SUP and 18-06-DR, generally **do / do not** comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-06-SUP and 18-06-DR, Commission finds Case No's 18-06-SUP and 18-06-DR **are/are not** 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 18-06-SUP and 18-06-DR, a Special Use Permit Modification request by Kuna School District No. 3 (**with or without**) the following conditions of approval:

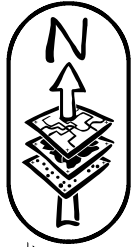
1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit 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

E Deer Flat Rd



Kuna High School

E Poplin St

E Linmar Dr

N Chalmers Ave

W Art Ct

N Cheshire Dr

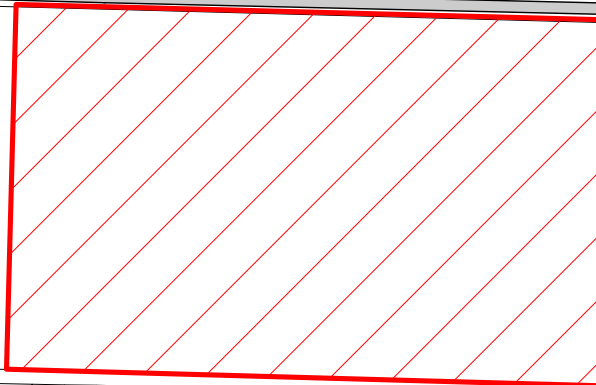
N Creek Dr

N Cambrick Dr

E Porter St

N Linder Rd

N Cleveland Ave



N Kay Ave

E Boise St

E Full Moon St

E Rosemary St

N Katie Way

N Orchard Ave

E Andrea St

W Linke Ct

N Linder Ave

Teed Lateral

E 4th St

N Katsura Ave

E Santa

## Legend

-  Teed School
-  PARCEL LINES
-  ROADS
-  WATER FEATURES









January 25, 2018

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

Re: Special Use Permit Modification  
Kuna Teed Middle School Addition

Planning Staff and Commission:

Kuna Joint School District No. 3 respectfully requests Special Use Permit Modification approval of a 19,100 square foot single story building addition on the east side of the school. The existing materials, colors, and finishes will match the existing building.

The building addition is needed in order to bring the Middle School (grades 6-8) program back to the Fremont H. Teed Elementary School site and to provide much needed classroom space. The new classroom wing will primarily be used for the 6<sup>th</sup> graders in a collaborative environment. The addition includes a new kitchen, which the existing school currently does not have, as well as a new cafeteria for the increased student capacity.

The existing paved emergency vehicle fire lane on the south and east side of the school will be shifted eastward along with an existing storm drain line.

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 educational programs in the rapidly growing District.

Respectfully,

A handwritten signature in black ink, reading 'Ron Polintan'.

Ron Polintan, Project Manager  
LKV Architects

Cc: Jim Obert, KSD Bond Project Manager

received  
1.29.18



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

(KUNA TEED BUILDING ADDITION)

## 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)              | 18-06-SUP<br>18-06-DR  |
| Project name                 | TEED BLDG.<br>ADDITION |
| Date Received                | 1.29.18                |
| Date Accepted/<br>Complete   |                        |
| Cross Reference<br>Files     |                        |
| Commission Hearing<br>Date   |                        |
| City Council Hearing<br>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@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: <u>(JIM O'BERT)</u>                   | E-Mail: _____                        |
| City, State, Zip: _____                        | Fax #: _____                         |
| Engineer/Representative: <u>LKV ARCHITECTS</u> | Phone Number: <u>208-336-3443</u>    |
| Address: <u>2400 E. RIVERWALK DRIVE</u>        | E-Mail: <u>ron@lkvarchitects.com</u> |
| City, State, Zip: <u>BOISE, IDAHO 83706</u>    | Fax #: <u>208-336-3680</u>           |

### Subject Property Information

|                                                     |                                         |
|-----------------------------------------------------|-----------------------------------------|
| Site Address: <u>441 E. PORTER STREET</u>           |                                         |
| Site Location (Cross Streets): <u>N. KAY AVENUE</u> |                                         |
| Parcel Number (s): <u>S1324233623</u>               |                                         |
| Section, Township, Range: <u>SEC 24, T2N, R1W</u>   |                                         |
| Property size: <u>37.100 ACRES</u>                  |                                         |
| Current land use: <u>ELEMENTARY SCHOOL</u>          | Proposed land use: <u>MIDDLE SCHOOL</u> |
| Current zoning district: <u>PUBLIC</u>              | Proposed zoning district: <u>PUBLIC</u> |



## Project Description

|                                                           |                                                                                          |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------|
| Project / subdivision name:                               | <u>KUNA TEED BUILDING ADDITION</u>                                                       |
| General description of proposed project / request:        | <u>19,100 S.F. SINGLE STORY CLASSROOM, CAFETERIA, AND KITCHEN ADDITION ON EAST SIDE.</u> |
| Type of use proposed (check all that apply):              |                                                                                          |
| <input type="checkbox"/> Residential                      |                                                                                          |
| <input type="checkbox"/> Commercial                       |                                                                                          |
| <input type="checkbox"/> Office                           |                                                                                          |
| <input type="checkbox"/> Industrial                       |                                                                                          |
| <input checked="" type="checkbox"/> Other                 | <u>PUBLIC SCHOOL</u>                                                                     |
| Amenities provided with this development (if applicable): | <u>—</u>                                                                                 |

## Residential Project Summary (if applicable)

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

## Non-Residential Project Summary (if applicable)

|                                                                                      |                                                                                 |                                       |                                     |                |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------|-------------------------------------|----------------|
| Number of building lots:                                                             | <u>1</u>                                                                        | Other lots:                           | <u>0</u>                            |                |
| Gross floor area square footage:                                                     | <u>19,100 (NEW)</u>                                                             | Existing (if applicable):             | <u>63,982 (MAIN BLDG)</u>           |                |
| Hours of operation (days & hours):                                                   | <u>M-F (7-4)</u>                                                                | Building height:                      | <u>± 40' (MAX.) 24' AT ADDITION</u> |                |
| Total number of employees:                                                           | <u>50</u>                                                                       | Max. number of employees at one time: | <u>50</u>                           |                |
| Number and ages of students/children:                                                | <u>640 (11-13YRS)</u>                                                           | Seating capacity:                     | <u>APPROX. 693 IN GYM</u>           |                |
| Fencing type, size & location (proposed or existing to remain):                      | <u>NONE</u>                                                                     |                                       |                                     |                |
| Proposed Parking:                                                                    |                                                                                 |                                       |                                     |                |
| <u>NO CHANGE</u>                                                                     | a. Handicapped spaces:                                                          | <u>2 (+5 ADJACENT)</u>                | Dimensions:                         | <u>9'x20'</u>  |
|                                                                                      | b. Total Parking spaces:                                                        | <u>157</u>                            | Dimensions:                         | <u>9'x20'</u>  |
|                                                                                      | c. Width of driveway aisle:                                                     | <u>25' MIN.</u>                       |                                     |                |
| Proposed Lighting:                                                                   | <u>BUILDING WALL AND SOFFIT LIGHTING AT ADDITION</u>                            |                                       |                                     |                |
| Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): | <u>NEW TREES EAST OF ADDITION, SURFACE DRAIN MODIFICATIONS AND GRASS REPAIR</u> |                                       |                                     |                |
| Applicant's Signature:                                                               | <u>[Signature]</u>                                                              |                                       | Date:                               | <u>1-25-18</u> |





**City of Kuna**  
**Design Review**  
**Application**  
(KUNA TEED BUILDING ADDITION)

**received**  
1.29.18

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

FILE NO.: 18-06-SUP & 18-06-DR.

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

FILES: TEED BUILDING ADDITION & TRANSITION  
TO T.M.S.

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

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

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

### Application Submittal Requirements

Applicant  
Use

Staff  
Use



Date of pre- application meeting : 10/12/17  
*Note: Pre-Applications are valid for a period of three (3) months.*



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



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



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



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



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





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

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

- ☒ Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. ☐  
*Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format. COLORED PHOTOS SUBMITTED IN LIEU 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 type="checkbox"/> |
| <input checked="" type="checkbox"/> | To scale drawings                                                                                                                 | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Property lines                                                                                                                    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of "Plan Preparer" with contact information                                                                                  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of project and date                                                                                                          | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing structures, identify those which are to be relocated or removed                                                          | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site and adjoining streets, alleys, private drives and rights-of-way                                                           | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Drainage location and method of on-site retention / detention                                                                     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of public restrooms                                                                                                      | <input type="checkbox"/> |
| <input checked="" 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 type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and dimension of off-street parking                                                                                      | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas                                        | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Trash storage areas and exterior mechanical equipment, with proposed method of screening                                          | <input type="checkbox"/> |
| <input 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 type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and uses of ALL open spaces                                                                                             | <input 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 type="checkbox"/> |
| <input checked="" type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle                 | <input 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 <i>(EXISTING)</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of walls and fences and indication of their height and material of construction                                          | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Roofline and foundation plan of building, location on the site                                                                    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designations of all sidewalks                                                                                        | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designation of all rights-of-way and property lines                                                                  | <input 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<br>Use                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Staff<br>Use             |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | North Arrow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | To scale drawings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Boundaries, property lines and dimensions                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of "Plan Preparer" with contact information                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of project and date                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Type and location of all plant materials and other ground covers.<br><i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i> |                          |
| <input checked="" type="checkbox"/> | Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Method of irrigation.<br><i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>                                                                                                                                                                         | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.<br>Sign locations<br><i>Note: A separate sign application must be submitted with this application</i>                                                                                                                                                                                                         | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and uses for open spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles <i>(EXISTING)</i>                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location and designations of all sidewalks                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.                                                                                                 | <input type="checkbox"/> |



### Building Elevations

| Applicant<br>Use                    |                                                                                                                                                                                  | Staff<br>Use             |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Detailed elevation plans of each side of any proposed building(s) or additions(s)<br><i>Note: Four (4) elevations to include all sides of development and must be in color *</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Identify the elevations as to north, south, east, and west orientation                                                                                                           | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Colored copies of all proposed building materials and indication where each material and color application is to be located *                                                    | <input type="checkbox"/> |
|                                     | <i>Note: Submit as 11"x17" reductions</i>                                                                                                                                        |                          |
| <input checked="" type="checkbox"/> | Screening/treatment of mechanical equipment                                                                                                                                      | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Provide a cross-section of the building showing any roof top mechanical units and their roof placement                                                                           | <input type="checkbox"/> |
| <input type="checkbox"/>            | Detailed elevation plans showing the materials to be used in construction of trash enclosures ( <i>EXISTING</i> )                                                                | <input type="checkbox"/> |

### Lighting Plan

| Applicant<br>Use                    |                                                                                                                  | Staff<br>Use             |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Types and wattage of all light fixtures<br><i>Note: The City encourages use of "dark sky" lighting fixtures</i>  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Placement of all light fixtures shown on elevations and landscaping plans                                        | <input type="checkbox"/> |

### Roof Plans

| Applicant<br>Use                    |                                                    | Staff<br>Use             |
|-------------------------------------|----------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Size and location of all roof top mechanical units | <input type="checkbox"/> |

*\* COLORED PHOTOS SUBMITTED IN LIEU OF*



(KUNA TEED BUILDING ADDITION)

Design Review Application

Applicant: KUNA JOINT SCHOOL DISTRICT NO. 3

Phone: 208-922-1000

☒ Owner

☐ Representative

Fax/Email: jim@kunaschools.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: \_\_\_\_\_

Address: 2400 E. RIVERWALK DRIVE

Email: ron@lkvarchitects.com

BOISE, IDAHO 83706

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

Address of Property: 441 E. PORTER STREET

KUNA, IDAHO 83634

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

Distance from Major  
Cross Street:

1,000 FT

Street

Name(s):

N. 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 TEED BUILDING ADDITION: NEW (8) CLASSROOMS, KITCHEN, AND CAFETERIA WITH PROPOSED CONVERSION FROM ELEMENTARY TO MIDDLE SCHOOL.

1. Dimension of Property: APPROX. 2090' x 790' (MAX. DIMENSIONS)

2. Current Land Use(s): PUBLIC SCHOOL

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

North: ROAD / SCHOOL / RESIDENTIAL

South: RESIDENTIAL

East: SCHOOL DISTRICT FACILITIES

West: RESIDENTIAL

4. Is the project intended to be phased, if so what is the phasing time period? NOT PHASED, EXCEPT

Please explain: (2) CLASSROOMS OF ADDITION ARE DEPENDENT UPON AVAILABILITY OF FUNDING.

5. The number and use(s) of all structures: (3) TOTAL. HUBBARD ELEMENTARY (PUBLIC), EXISTING TEED ELEMENTARY SCHOOL (PUBLIC), SCHOOL DISTRICT ADMINISTRATION AND BUS BARN / PARKING.

6. Building heights: EXISTING 34' AT GYM MAX Number of stories: ADDITION 24' SINGLE STORY

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

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

L-O: 35'

C-2: 60'

CBD: 80'

M-2: 60'

P: 60'

C-1: 35'

C-3: 60'

M-1: 60'

M-3: 60'

7. What is the percentage of building space on the lot when compared to the total lot area? 9%

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

**MATERIAL**

**COLOR**

Roof: 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: 0 /

% EIFS:

(Exterior Insulation Finish System)

% Masonry: 0 /

% Face Block: 0 /

% Stucco: 61% /

& other material(s): 23% /

List all other materials: METAL SUNSHADE, METAL INFILL PNL, METAL ROOF PANELS

Windows/Doors: 16% /

(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: METAL WALL PANEL, METAL SOFFITS

Trim, etc.: /

X3 SEE EXTERIOR ELEVATIONS



- Other: \_\_\_\_\_ / \_\_\_\_\_
9. Please identify Mechanical Units: ROOF TOP PACKAGE UNITS, AIR HANDLER  
 Type/Height: GAS / 15'  
 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? BADLY LATERAL NEAR SITE (BELOW GRADE)
12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)  
EXISTING FENCES ARE INTERMITTENT AT RESIDENTIAL  
 Type: VARIOUS EXISTING  
 Size: 6'  
 Location: RESIDENTS AT SOUTH & EAST PROPERTY LINES  
 (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: 9%  
 % of Site Devoted to Landscaping: 61% Square Footage: \_\_\_\_\_  
 (Including landscaped rights-of-way)  
 % of Site that is Hard Surface: 23% Square Footage: \_\_\_\_\_  
 (Paving, driveways, walkways, etc.)  
 % of Site Devoted to other uses: 7% GRAVEL BUS BARN  
 Describe: \_\_\_\_\_  
 % of landscaping within the parking lot (landscaped islands, etc.): 5% 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.  
(8) WILL BE REMOVED.
17. Dock Loading Facilities:  
 Number of docking facilities and their location: EXISTING SERVICE AREA ON NORTHWEST  
SIDE OF EXISTING BUILDING.  
 Method of screening: EXISTING
18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.)  
EXISTING BIKE RACKS, RECEPTACLES, BENCHES, ETC.
19. Setbacks of the proposed building from property lines:



(WEST)  
Side 980 -feet

Total Number of Compact Spaces 8'x17'): **NONE**

May 2010  
Page 8 of 8

**General Notes**

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

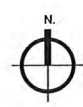
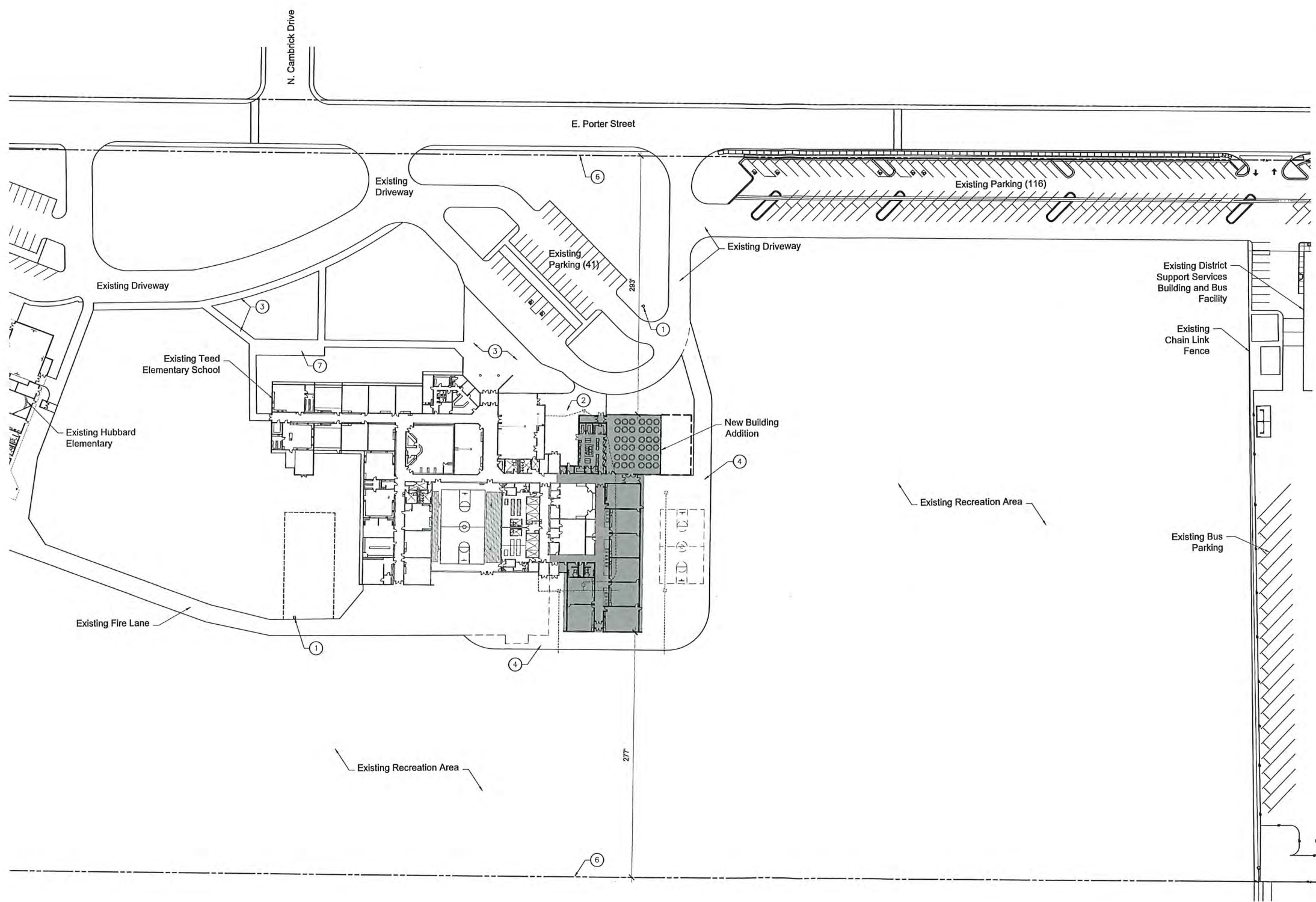
**Reference Notes** (X)

1. EXISTING FIRE HYDRANT.  
2. EXISTING TRASH RECEPTACLES.  
3. EXISTING ACCESS SIDEWALKS.  
4. RELOCATED PAVED FIRE LANE, 20' MINIMUM WIDTH.  
5. RELOCATED STORM DRAIN PIPE.  
6. EXISTING PROPERTY LINE.  
7. EXISTING BIKE RACK.

→ DIRECTION OF STORM WATER DRAINAGE.

**Reference Notes**

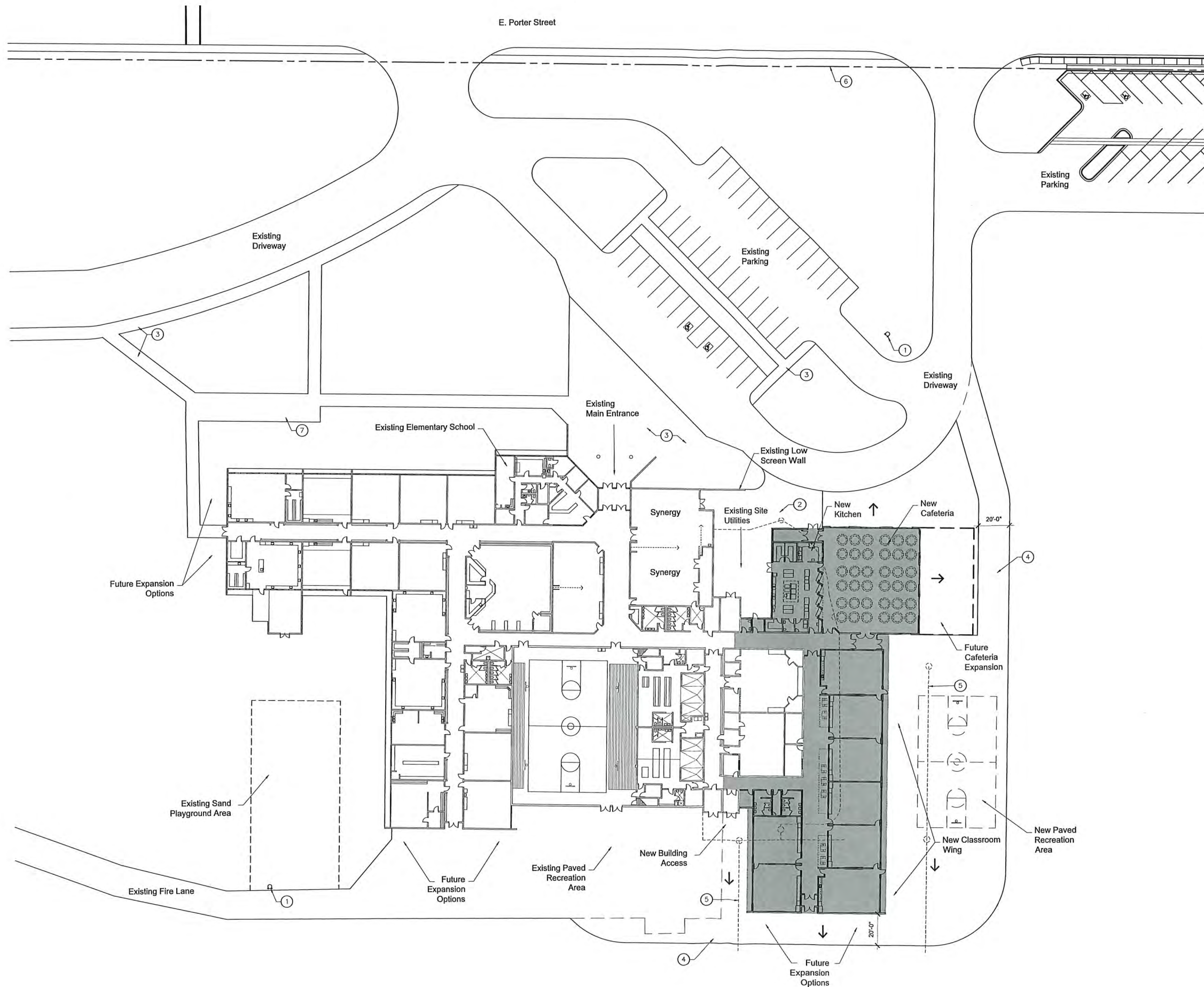
|                          |     |
|--------------------------|-----|
| TOTAL OFF STREET PARKING | 157 |
| STANDARD SPACES          | 150 |
| ACCESSIBLE SPACES        | 7   |



**Teed Middle School Addition**  
**Composite Site Plan**  
Scale: 1" = 60'-0"

**received**  
1.29.18





### General Notes

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

### Reference Notes

1. EXISTING FIRE HYDRANT.
2. EXISTING TRASH RECEPTACLES.
3. EXISTING ACCESS SIDEWALKS.
4. RELOCATED PAVED FIRE LANE. 20' MINIMUM WIDTH.
5. RELOCATED STORM DRAIN PIPE.
6. EXISTING PROPERTY LINE.
7. EXISTING BIKE RACK.

→ DIRECTION OF STORM WATER DRAINAGE.

### Reference Notes

|                          |     |
|--------------------------|-----|
| TOTAL OFF STREET PARKING | 157 |
| STANDARD SPACES          | 150 |
| ACCESSIBLE SPACES        | 7   |



### Teed Middle School Addition Site Plan

Scale: 1" = 30'-0"

**received**  
1-29-18



2400 E RIVERWALK DRIVE  
BOISE, IDAHO 83706  
WWW.LKVARCHITECTS.COM  
208 336 3443

PRELIMINARY



Teed Middle School Addition  
Kuna School District

441 East Porter Street, Kuna, Idaho

DATE: January 25, 2018  
LKV PROJECT #:  
REVISIONS:

DRAWN BY:  
CHECKED BY:

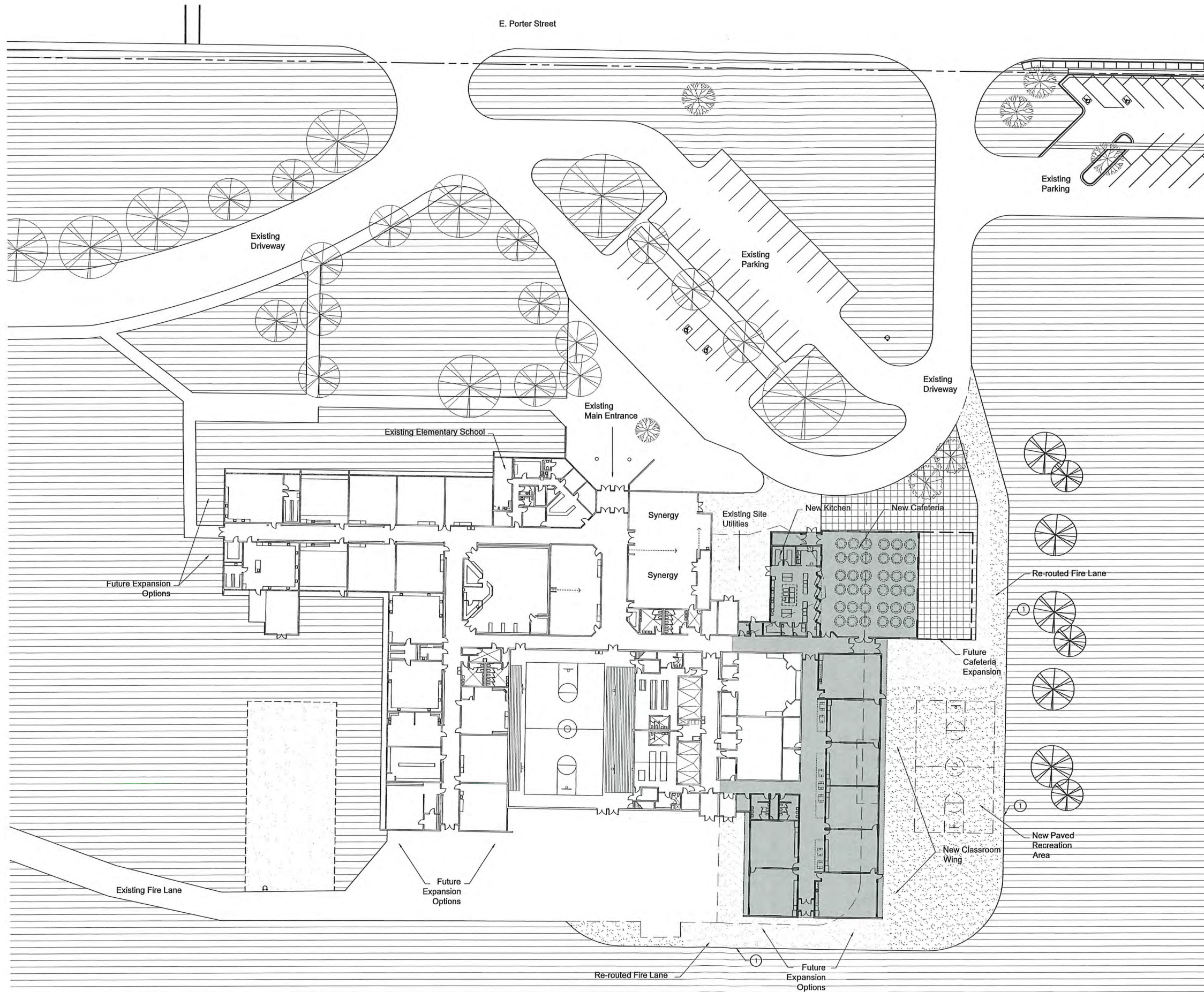
REVIEW SET

DRAWING NO.

**SD-1.1**

Site Plan





# Teed Middle School Addition Landscape Plan

Scale: 1" = 30'-0"

## General Notes

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

## Reference Notes (X)

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

## Landscaping Legend

### Existing Plant Material

Black Cottonwood  
*Populus Trichocarpa*



Shademaster Honey Locust  
*Gleditsia triacanthos*



Loblolly Pine  
(Pinus Taeda)



Existing Grass Lawn  
Kentucky Bluegrass Blend  
Existing Playground Sand

### New Plant Material

Black Cottonwood  
*Populus Trichocarpa*



New Grass Lawn  
Kentucky Bluegrass Blend  
New Asphalt Paving



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

PRELIMINARY



Teed Middle School Addition  
Kuna School District

441 East Porter Street, Kuna, Idaho

DATE: January 25, 2018  
LKV PROJECT #:  
REVISIONS:

DRAWN BY:  
CHECKED BY:

REVIEW SET

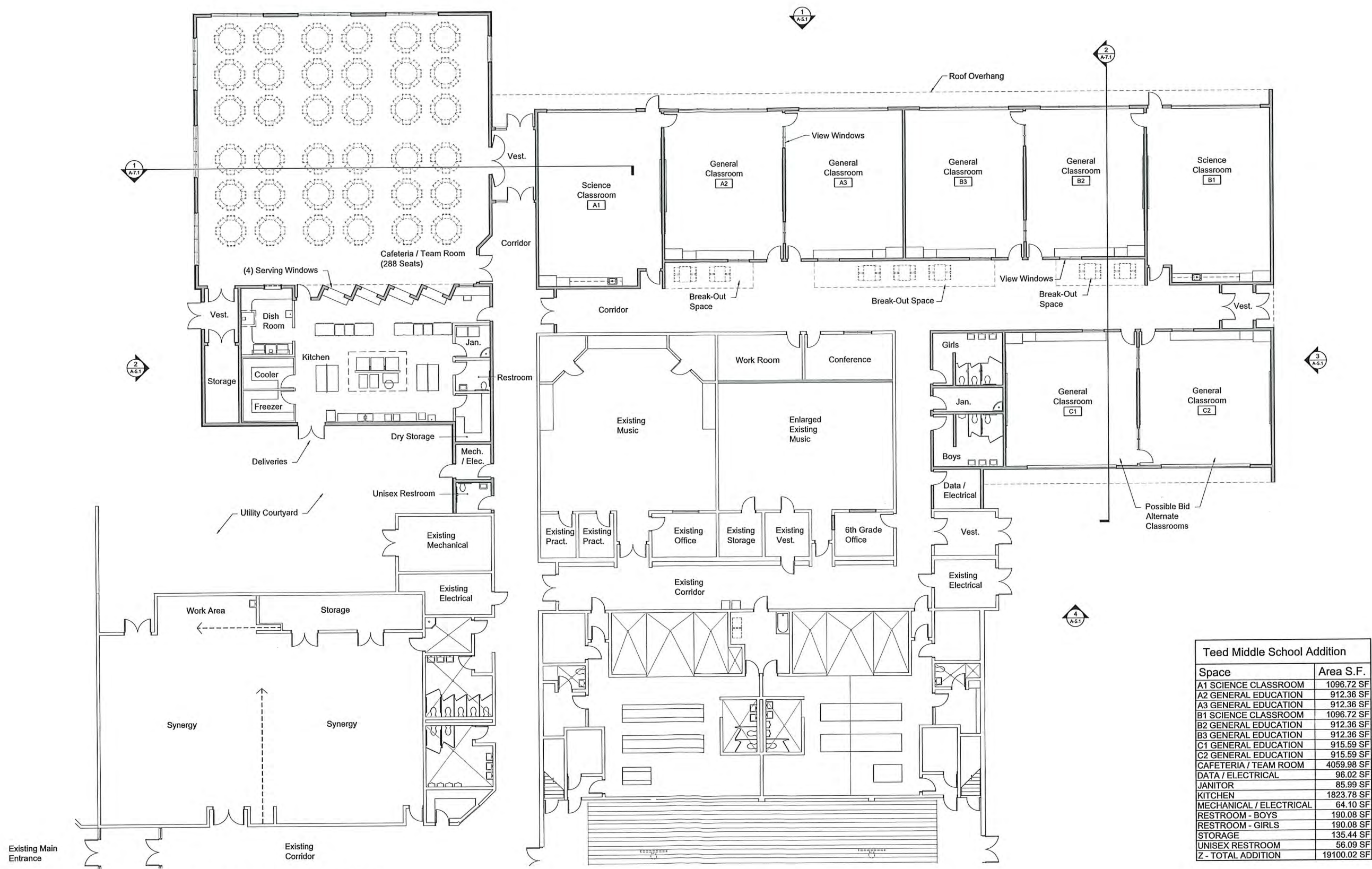
DRAWING NO.

SL-1.0

Landscape Plan

received  
1.29.18





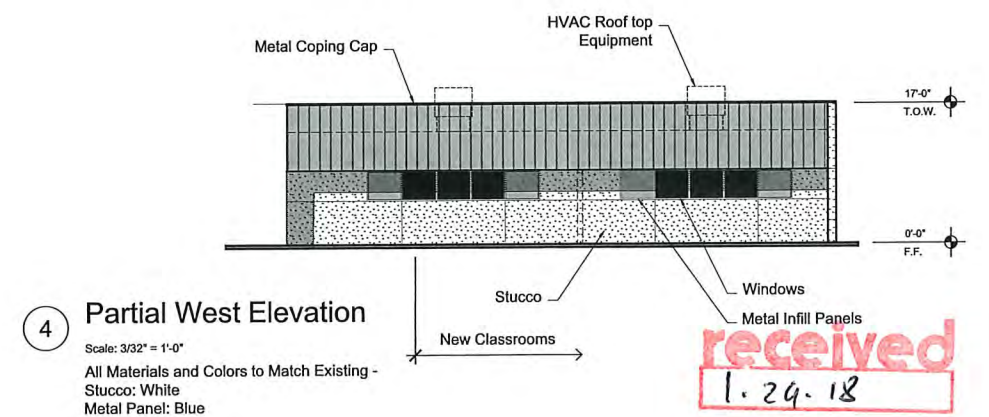
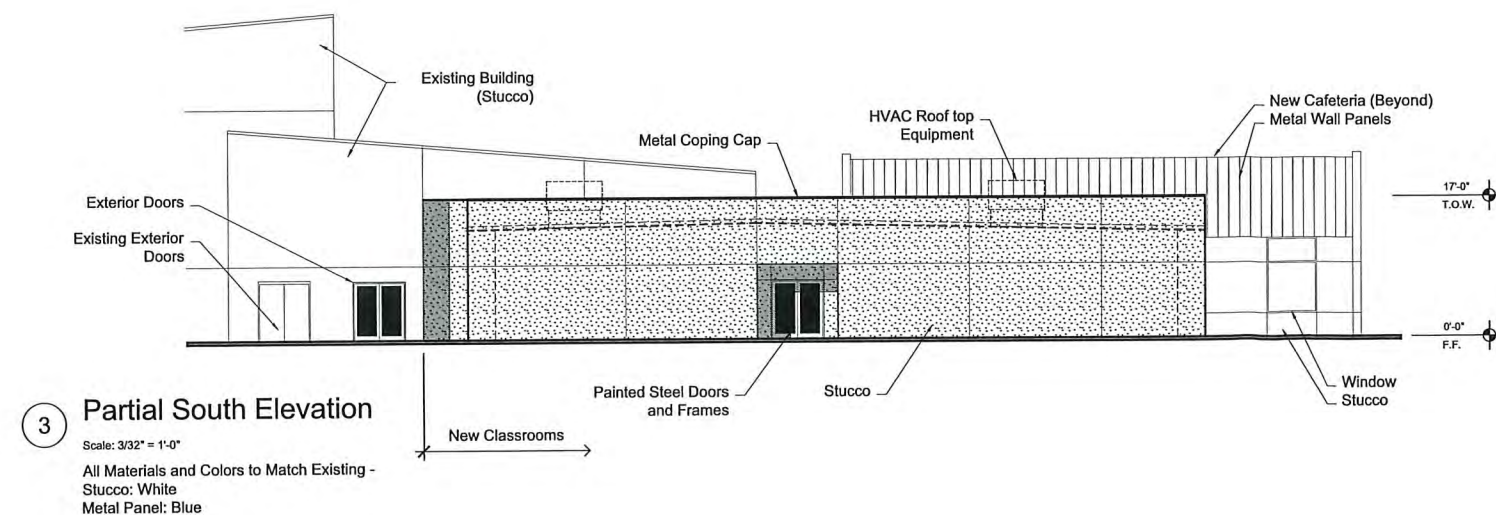
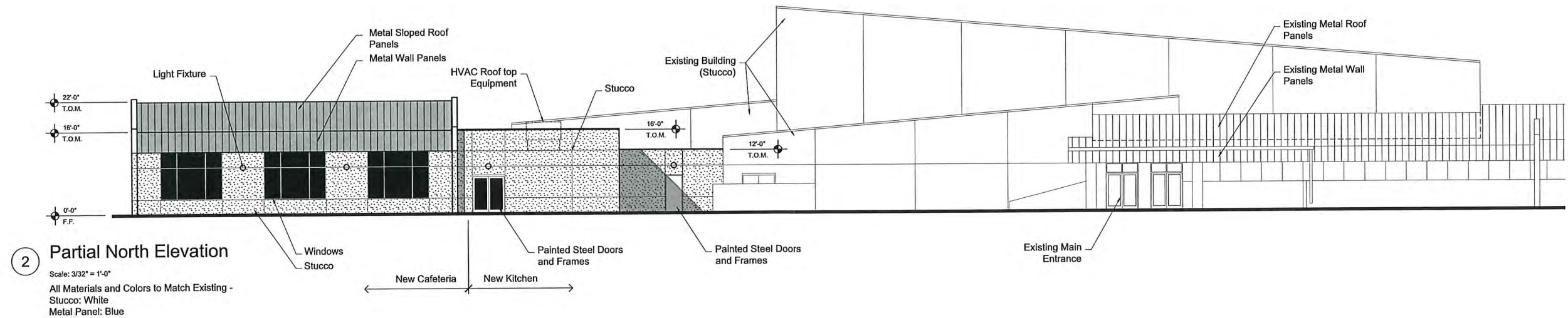
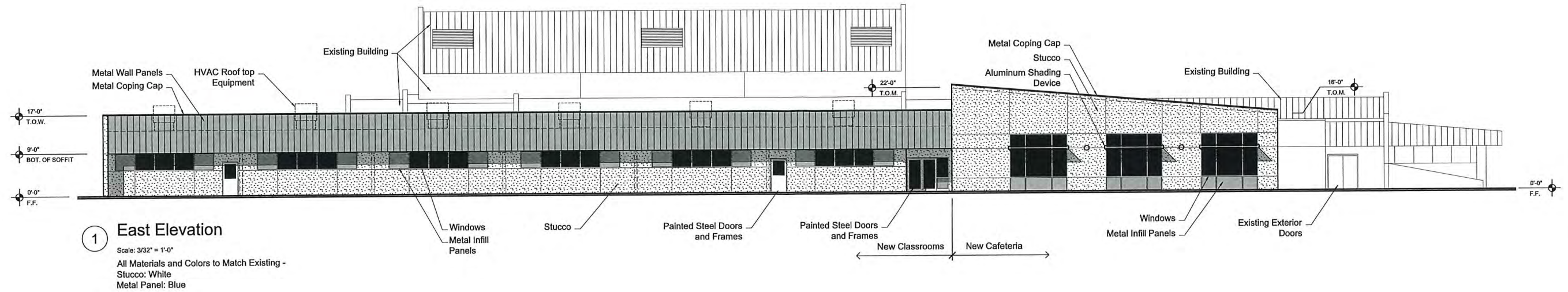
| Teed Middle School Addition |             |
|-----------------------------|-------------|
| Space                       | Area S.F.   |
| A1 SCIENCE CLASSROOM        | 1096.72 SF  |
| A2 GENERAL EDUCATION        | 912.36 SF   |
| A3 GENERAL EDUCATION        | 912.36 SF   |
| B1 SCIENCE CLASSROOM        | 1096.72 SF  |
| B2 GENERAL EDUCATION        | 912.36 SF   |
| B3 GENERAL EDUCATION        | 912.36 SF   |
| C1 GENERAL EDUCATION        | 915.59 SF   |
| C2 GENERAL EDUCATION        | 915.59 SF   |
| CAFETERIA / TEAM ROOM       | 4059.98 SF  |
| DATA / ELECTRICAL           | 96.02 SF    |
| JANITOR                     | 85.99 SF    |
| KITCHEN                     | 1823.78 SF  |
| MECHANICAL / ELECTRICAL     | 64.10 SF    |
| RESTROOM - BOYS             | 190.08 SF   |
| RESTROOM - GIRLS            | 190.08 SF   |
| STORAGE                     | 135.44 SF   |
| UNISEX RESTROOM             | 56.09 SF    |
| Z - TOTAL ADDITION          | 19100.02 SF |



**Teed Middle School Addition  
Floor Plan**  
Scale: 3/32" = 1'-0"

**received**  
1,29,18









# Exhibit B 1

## Troy Behunin

---

**From:** Paul Stevens  
**Sent:** Friday, February 02, 2018 11:21 AM  
**To:** Troy Behunin  
**Subject:** RE: TEED Middle School - SUP MODIFICATION

**Categories:** Agency Comments

Troy:

I have no comments. I checked parking earlier and provided results to Bob.

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



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

---

**From:** Troy Behunin  
**Sent:** Thursday, February 1, 2018 6:53 PM  
**To:** ACHD <clittle@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Attorney Icloud <kunaattorney@icloud.com>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Boise Project Board of Control <tpage@boiseproject.org>; Boise Project Board of Control <bcarter@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power Easements <MAlandt@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Ken Couch: Idaho Transportation Department <ken.couch@itd.idaho.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Mike Borzick <mborzick@kunaid.gov>; New York Irrigation District <terri@nyid.org>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Terry Gammel <tgammel@kunafire.com>; Vic Steelman <vsteelman@idpower.com>; Stacey Yarrington <SYarrington@achdidaho.org>; Mindy Wallace <Mwallace@achdidaho.org>  
**Subject:** TEED Middle School - SUP MODIFICATION

Good evening Everyone,





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

February 26, 2018

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

Subject: KUNA18-0007 / 18-06-SUP  
441 E. Porter St.  
Teed Middle School Addition

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

**There is No Impact Fee Due for this application and an ACHD inspection is not required.**

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

Sincerely,

A handwritten signature in black ink, which appears to read 'Austin Miller', is placed above the printed name.

Austin Miller  
Planner II  
Development Services

cc: City of Kuna, via e-mail  
Kuna School District, via e-mail

# Exhibit B 2

## Traffic Information

This development is estimated to generate 263 additional vehicle trips per day; and 23 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

Condition of Area Roadways:

*Traffic Count is based on Vehicles per hour (VPH)*

| Roadway     | Frontage | Functional Classification | PM Peak Hour Traffic Count | PM Peak Hour Level of Service |
|-------------|----------|---------------------------|----------------------------|-------------------------------|
| Linder Road | None     | Minor Arterial            | 334                        | Better than "D"               |

\* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Linder Road south of Deer Flat Road was 6,709 on April 19, 2017.



# 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: February 13, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: February 1, 2018  
Applicant/Description: 18-06-SUP (Special Use Permit – Modification) –  
Teed Middle School, Kuna School District No. 3

*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.*

*Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.*

*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*



# Exhibit B 3

*Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

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

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

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

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water*

*quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”*

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

**6. Additional Notes**

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

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

Sincerely,



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

ec: TRIM 2018AEK19



# Exhibit B 4



## IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300  
itd.idaho.gov

---

March 6, 2018

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

### VIA EMAIL

### RE: 18-06-SUP TEED MIDDLE SCHOOL

The Idaho Transportation Department has reviewed the referenced special use permit by LKV Architects, representing TEED Elementary School seeking modification of their current special use permit to add approximately 19,100 new feet to the current building (63,982 square feet) for the purpose of adding classrooms. The school is located west of SH-69 milepost 2.66. 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 Teed 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, appearing to read 'Ken Couch', is written over a light blue horizontal line.

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

---



January 25, 2018

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

Re: Design Review Application  
Kuna Teed Middle School Addition

Planning Staff and Commission:

Kuna Joint School District No. 3 respectfully requests Design Review approval of a 19,100 square foot single story building addition on the east side of the existing school. The addition's exterior materials, colors, and finishes will match the existing building.

The building addition is needed in order to bring a Middle School (grades 6-8) program back to the Fremont H. Teed Elementary School site and to provide much needed classroom space. The new classroom wing will primarily be used for the 6<sup>th</sup> graders in a collaborative environment. The addition includes a new kitchen, which the existing school currently does not have, as well as a new cafeteria for the increased student capacity.

The exterior of the kitchen and cafeteria addition, as with the existing building, will be stucco over concrete masonry in white color. The cafeteria roof will be sloped metal panel to match the existing school. The exterior of the classroom addition will be stucco over light gauge metal framing and metal wall panel cladding at the overhangs to match the existing school appearance. The addition's parapet walls will extend approximately five feet above roof level to screen new roof top mechanical equipment.

The existing paved emergency vehicle fire lane on the south and east side of the school will require some reshaping of the abutting grass and the addition of new trees. There will be a combination of exterior soffit lighting and wall mounted exterior downlights with limited throw.

The existing paved parking spaces at the main entrance and the existing paved parking spaces at the adjacent parking lot along E. Porter Street meet the minimum parking space requirements with the addition.

The proposed building addition 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.

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

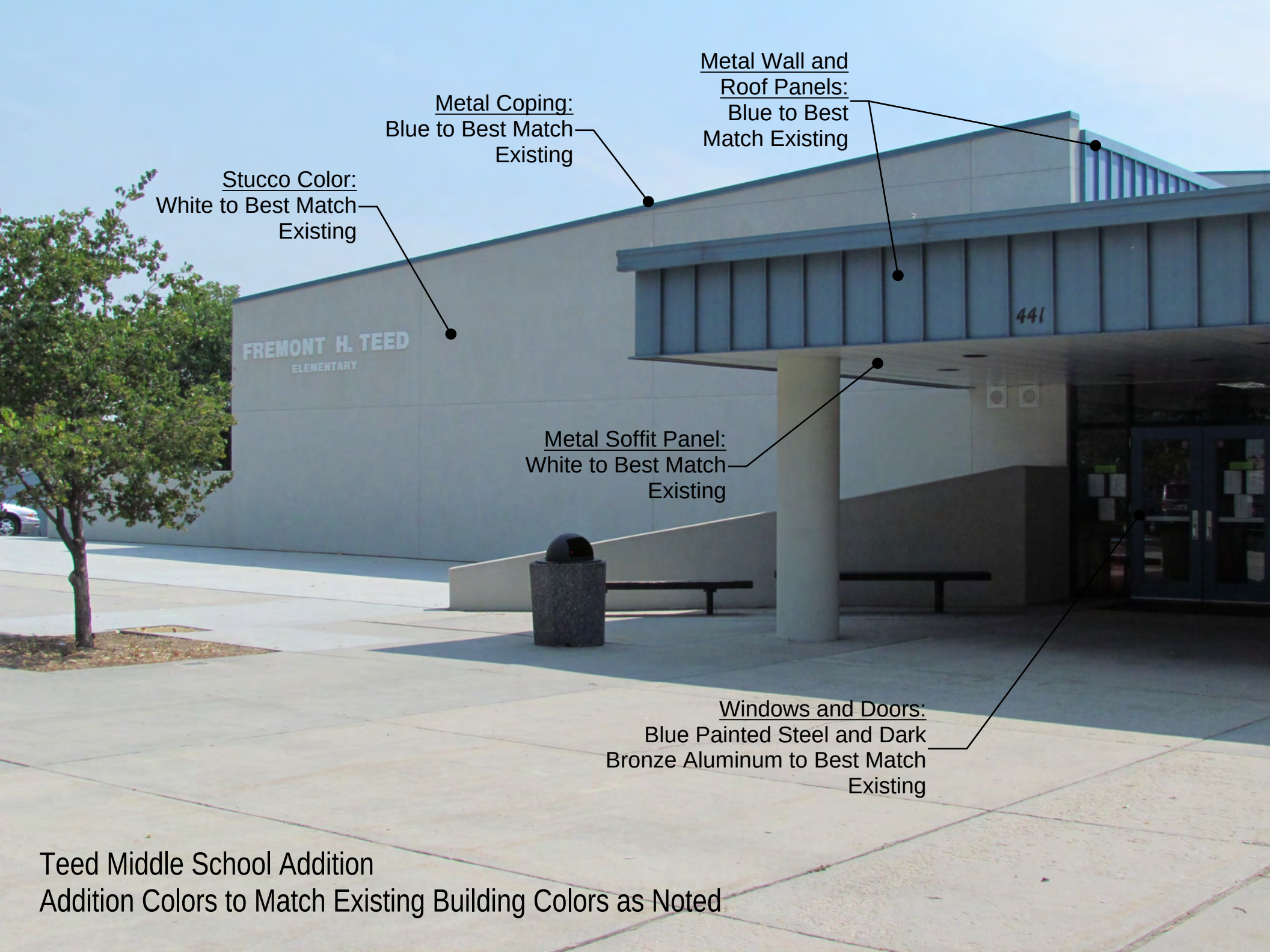


Respectfully,

A handwritten signature in black ink, reading "Ron Polintan". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Ron Polintan, Project Manager  
LKV Architects

Cc: Jim Obert, KSD Bond Project Manager



Stucco Color:  
White to Best Match  
Existing

Metal Coping:  
Blue to Best Match  
Existing

Metal Wall and  
Roof Panels:  
Blue to Best  
Match Existing

Metal Soffit Panel:  
White to Best Match  
Existing

Windows and Doors:  
Blue Painted Steel and Dark  
Bronze Aluminum to Best Match  
Existing

Teed Middle School Addition  
Addition Colors to Match Existing Building Colors as Noted





## 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:** Planning and Zoning Commission.

**File Numbers:** 18-05-SUP - (Special Use Permit).

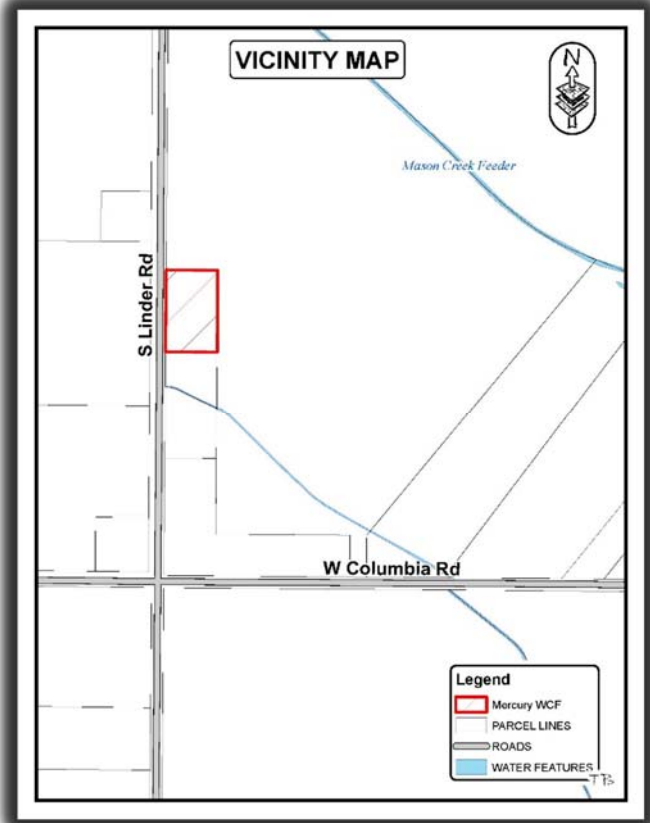
**Location:** 7460 S. Linder Road  
Meridian, Idaho 83646

**Planner:** Troy Behunin,  
Planner III

**Hearing date:** March 13, 2018

**Applicant:** **Mercury Towers**  
Aaron Gunn  
4760 Preston St. Ste. 244-291  
Frisco, TX 75034  
214.436.2986  
[Aaron@mercurytowers.com](mailto:Aaron@mercurytowers.com)

**Owner:** **Raymond Hamlin**  
7460 S. Linder Road  
Meridian, Idaho 83646  
208.922.2216



#### Table of Contents:

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| E. General Project Facts | K. Proposed Conclusions of Law          |
| F. Staff Analysis        | L. Proposed Decision by the Commission  |

#### A. Course of Proceedings:

1. Kuna City Code (KCC), Title 5, Chapter 3, Section 2, of the *official schedule of district regulations* section states a Wireless Communication Facility (WCF) in an Agricultural zone requires an applicant to obtain a Special Use Permit (SUP) using the public hearing process with the Commission as the decision making body. Proposed new commercial landscaping and commercial signage within Kuna requires development designs to be evaluated by the Design Review Committee (DRC) in an effort "to specify desirable building and landscape architectural styles and materials to create a sustainable and pleasing environment for residents and visitors alike".

##### a. Notifications

- |                                     |                                        |
|-------------------------------------|----------------------------------------|
| i. Neighborhood Meeting             | December 7, 2017 (One person attended) |
| ii. Agencies                        | February 8, 2018                       |
| iii. 300' Notice to Property Owners | March 2, 2018                          |

- iv. Kuna, Melba Newspaper
- v. Site Posted

February 21, 2018  
March 3, 2018

**B. Applicants Request:**

Applicant, Aaron Gunn with Mercury Towers, requests approval of this Special Use Permit, in order to install a 120' monopole Wireless Communication Facility (WCF), at 7460 S Linder Road. This site is located near the northeast corner of Linder Road and Columbia Road (See Map Above).

**C. Aerial Map:**



*©Copyrighted*

- D. History:** The property is within City limits and is currently zoned Ag (Agriculture). This large parcel has historically been used for a residence.

**E. General Project Facts:**

**1. Surrounding Land Uses:**

|       |    |                                |
|-------|----|--------------------------------|
| North | A  | Agriculture – Kuna City        |
| South | RR | Rural Residential – Ada County |
| East  | A  | Agriculture – Kuna City        |
| West  | RR | Rural Residential – Ada County |



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

- Parcel Size: Approximately 1.69 acres.
- Zoning: Ag (Agriculture)
- Parcel #: S1301336060

3. **Services:**

Sanitary Sewer– City of Kuna (future)

Irrigation District – Kuna Municipal District (future)

Fire Protection – Kuna Rural Fire District

Sanitation Services – J & M Sanitation

Potable Water – City of Kuna (future)

Pressurized Irrigation – City of Kuna (future)

Police Protection – Kuna Police (Ada County Sheriff)

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

The site is ¼ mile north of Columbia Road, on the east side of Linder Road is approximately 1.69 acres in size. There is currently a residence, and two additional outbuildings on the property. The remaining land is used for typical residential uses.

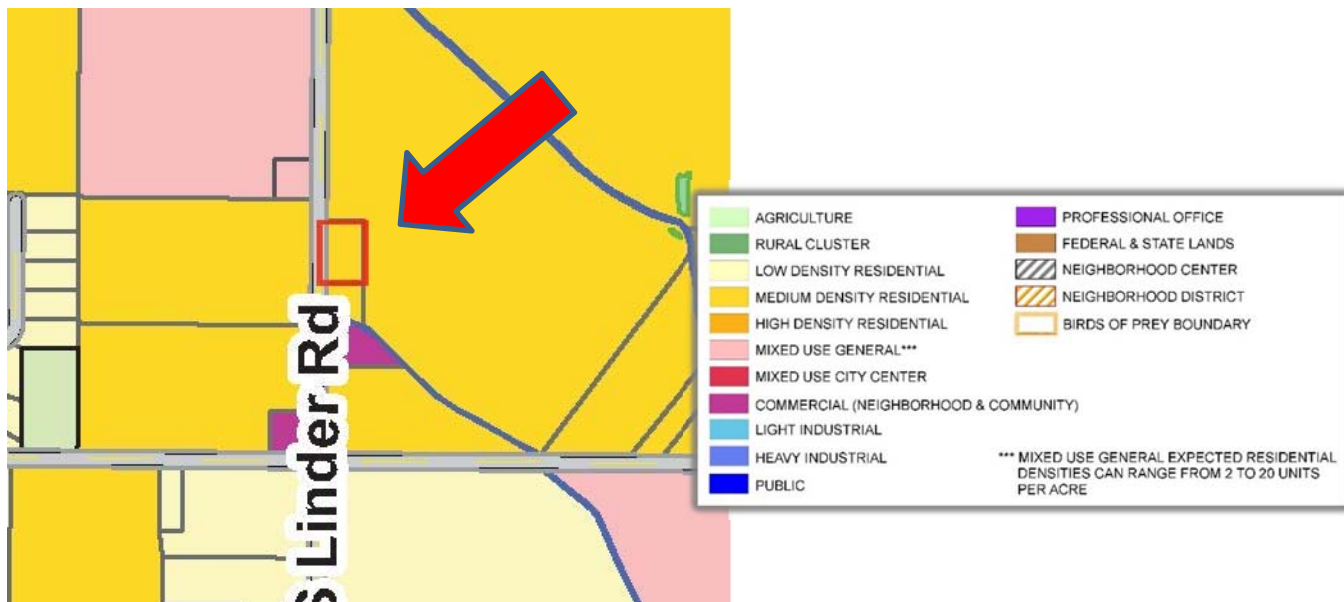
5. **Transportation / Connectivity:**

Current access to the site exists via an existing full-access to/from Linder 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 Medium Density Residential. With the current surrounding AG uses and the nature and size of the host parcel, staff views this proposed SUP request to be consistent with approved 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
- ACHD (Ada County Highway District).....Exhibit B2
- Department of Environmental Quality .....Exhibit B3

#### F. **Staff Analysis:**

The applicant is requesting approval of this SUP in order to respond to the growth and cell phone coverage demand for the area, as the closest cell tower for this carrier is at capacity. Applicant has attempted to use existing WCF's to satisfy coverage objectives. This request, if granted will provide additional coverage area and better service for its current and future customers, not just for Kuna but for additional areas in Ada County. Applicant is providing additional space for other carriers and encourages collocation of future providers on their monopole.

KCC 5-4-6-B-6 states,

*Architectural appurtenance height limitations: Public utility structures, spires, poles, belfries, cupolas, antennas, water tanks, ventilators, chimneys, steeples, towers or other appurtenances usually placed above a structure's roof level **and not intended for human occupancy or placed as a stand-alone feature that exceed the zone's maximum allowable height**, as noted in KCC 5-3-3: Official Height and Area Standards, shall be approved as a height exception; unless the director determines the appurtenance's height poses a health, safety or aesthetic issue requiring compliance with the corresponding zoning district height limitation or other standards.*

After reviewing the application, site plan and the returned agency comments, staff has no cause for concern with the proposed cell tower, or its requested height ( **120'** ), and as no safety concern(s) from staff has arisen, this project qualifies for the height exception, listed in KCC (above). Staff will rely on the Commission for a decision.

Staff is aware of the need to screen utilities that can be screened. Staff is also aware of the location of the site and its relative distance to existing City services. However, as is allowed in the SUP ordinance, and as a means to balance the application and the requirements of the basic SUP and screening requirements; staff recommends that the applicant work with staff to provide a vegetative buffer around the perimeter of the cell tower site, employing shrubs and other types of vegetation to provide some year-round greenery as a form of screening.

Staff has determined that this application complies with Title 5, Chapters 4 through 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-05-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. **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.

##### **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.

**12.0 – Housing**

**Objective 3.2, Policy 13:** Discourage the placement of cell towers, water reservoirs, wind turbines, high voltage lines and other similar type utilities or apparatus in subdivisions without adequate distance separation from the residences.

**Comment** – The closest a subdivision could get to this site will be more than 300’ away. The closest existing subdivision (Chisum Valley) currently is more than 1,500 feet from the proposed monopole. The closest approved (not built – Springhill) is more than 1,000 feet away.

**I. Proposed Findings of Fact:**

1. Based on the record contained in Case No’s 18-05-SUP including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-05-SUP.
2. The Kuna Planning and Zoning Commission **approves/conditionally approves/denies** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on March 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’s 18-05-SUP, 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 1.69 acres (project site) as Medium Density Residential. The proposed Monopole Cell tower is specially permitted in this zone (Ag).*

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

**Comment:** *On March 13, 2018, Kuna’s Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No’s 18-05-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 March 13, 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 through 6, of the KCC.*

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

**Comment:** *The approximately 1.69 acre project site remains suitable for a WCF.*

3. The Special Use Permit **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:** *Through comments received from outside agencies, there does not appear to be a health issue.*

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 currently agriculture 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 adequate for this use.

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

#### **K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No's 18-05-SUP, Commission finds Case No's 18-05-SUP, generally **do / do not** comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-05-SUP, Commission finds Case No's 18-05-SUP **are/are not** 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 18-05-SUP, a Special Use Permit Modification request by Aaron Gunn with Mercury Towers **(with or without)** the following conditions of approval:

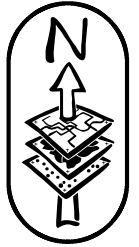
1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit 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 SUP is *not* transferable to another property.
9. The applicant shall follow all staff and agency recommendations.
10. The applicant shall comply with all local, state and federal laws.

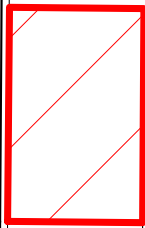
**DATED: this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

# VICINITY MAP



*Mason Creek Feeder*

**S Linder Rd**



**W Columbia Rd**

## Legend

-  Mercury WCF
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB



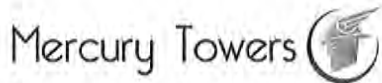


S Linder Rd

© 2018 Google

Google Earth





December 22, 2017

Troy Behunin  
Senior Planner  
P751 West 4<sup>th</sup> Street  
Kuna, ID 83634

RE: Planning and Zoning Commission Application  
Application for a Special Use Permit  
Proposed Wireless Telecommunications Facility  
7460 Linder Road

As a community company, Mercury Towers is serious about serving the growing demands of the City of Kuna / Ada County areas. For this very reason, Mercury Towers is requesting a Special Use Permit for a new Wireless Telecommunications Facility (WCF) location at the above referenced location. This WCF would install a carrier on the top of the tower and would encourage the co-location of future carriers and companies. All resources have been exhausted in finding existing WCF's that would satisfy coverage objectives by the carrier.

There are no existing wireless facilities in the immediate area. The closest wireless facility is currently being used by Verizon and has reached its maximum capacity.

The site location was selected because of its central location to this area of weakest signal strength of current telephone and data reception. With the growing increase in residential neighborhoods and the proposed high school, this location was selected. The proposed site location would add additional coverage to Meridian Road as well as hundreds of planned homes in the area.

The proposed tower site would be a monopole and would be able to hold multiple carriers. Pursuant to City of Kuna code, co-location is encouraged and this proposed facility would be compliant with that request.

To summarize this application, Mercury Towers is requesting the City of Kuna to accept this special use permit application for the installation of a new Wireless Telecommunications Facility. This WCF will also be available to future carriers to install their equipment.

Thank you for your consideration of this proposal and I hope that the foregoing and enclosures are adequate to provide an evaluation of our proposed project. Should you have any questions or clarification of documentation, please do not hesitate to contact me. I would be happy to provide you with any further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aaron Gunn'.

Aaron Gunn  
Manager





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

## Commission & Council Review Application

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

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

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

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

| For Office Use Only          |                              |
|------------------------------|------------------------------|
| File Number (s)              | 18-05-Sup                    |
| Project name                 | LINDER ROAD<br>MERCURY TOWER |
| Date Received                | 12.22.2017                   |
| Date Accepted/<br>Complete   | 1.17.2018                    |
| Cross Reference<br>Files     |                              |
| Commission Hearing<br>Date   | 3.13.2018                    |
| City Council Hearing<br>Date | N/A                          |

### Contact/Applicant Information

|                                                           |                                        |
|-----------------------------------------------------------|----------------------------------------|
| Owners of Record: <u>Raymond Hamlin</u>                   | Phone Number: <u>208.922.2216</u>      |
| Address: <u>7460 South Linder Road</u>                    | E-Mail: _____                          |
| City, State, Zip: <u>Meridian, ID 83646</u>               | Fax #: _____                           |
| Applicant (Developer): <u>Mercury Towers (Aaron Gunn)</u> | Phone Number: <u>214.436.2986</u>      |
| Address: <u>4760 Preston Road, Suite 244-291</u>          | E-Mail: <u>Aaron@mercurytowers.com</u> |
| City, State, Zip: <u>Frisco, TX 75034</u>                 | Fax #: _____                           |
| Engineer/Representative: <u>TEP</u>                       | Phone Number: <u>303.566.9914</u>      |
| Address: <u>500 East 84th Ave, Suite C10</u>              | E-Mail: _____                          |
| City, State, Zip: <u>Thornton, CO 80229</u>               | Fax #: _____                           |

### Subject Property Information

|                                                            |                                       |
|------------------------------------------------------------|---------------------------------------|
| Site Address: <u>7460 South Linder Road</u>                |                                       |
| Site Location (Cross Streets): <u>Linder &amp; Columbu</u> |                                       |
| Parcel Number (s): <u>S1301336060</u>                      |                                       |
| Section, Township, Range: <u>SW 1/4 T2N, R1W</u>           |                                       |
| Property size : <u>1.69 acres</u>                          |                                       |
| Current land use: <u>Residential</u>                       | Proposed land use: <u>Residential</u> |
| Current zoning district: <u>A</u>                          | Proposed zoning district: <u>A</u>    |

received  
12.22.2017



## Project Description

|                                                                                                |
|------------------------------------------------------------------------------------------------|
| Project / subdivision name: <u>Mercury Towers</u>                                              |
| General description of proposed project / request: <u>Wireless Telecommunications Facility</u> |
| Type of use proposed (check all that apply):                                                   |
| <input type="checkbox"/> Residential                                                           |
| <input checked="" type="checkbox"/> Commercial <u>Wireless Telecommunications Facility</u>     |
| <input type="checkbox"/> Office                                                                |
| <input type="checkbox"/> Industrial                                                            |
| <input type="checkbox"/> Other                                                                 |
| Amenities provided with this development (if applicable):                                      |

## Residential Project Summary (if applicable)

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

## Non-Residential Project Summary (if applicable)

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

Applicant's Signature:  Date: 12-22-2017

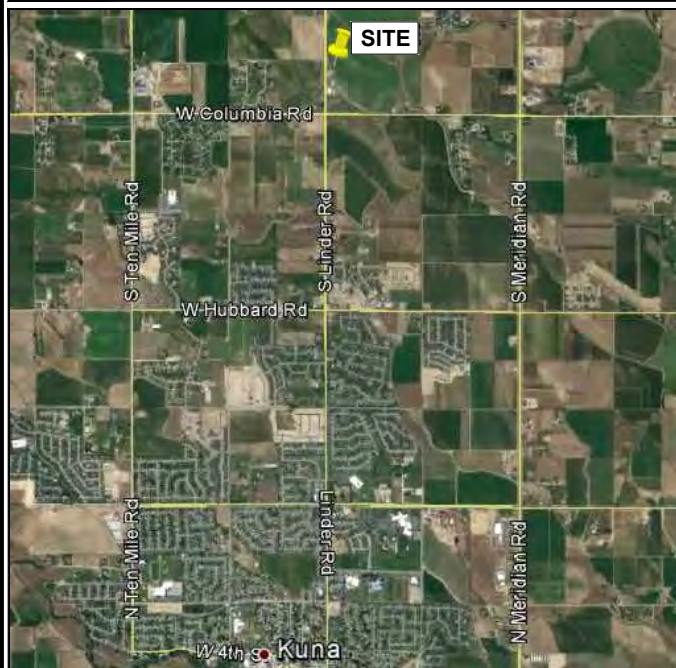
|                                                   |                                                                             |
|---------------------------------------------------|-----------------------------------------------------------------------------|
| <b>SITE NAME:</b>                                 | <b>ID LINDER</b>                                                            |
| <b>PROJECT DESCRIPTION:</b>                       | <b>PROPOSED TELECOMMUNICATIONS FACILITY</b>                                 |
| <b>TOWER TYPE:</b>                                | <b>120' MONOPOLE</b>                                                        |
| <b>SITE ADDRESS:</b><br><b>(E911 ADDRESS TBD)</b> | <b>7640 S LINDER RD</b><br><b>MERIDIAN, ID 83642</b><br><b>(ADA COUNTY)</b> |
| <b>ZONING JURISDICTION:</b>                       | <b>CITY OF KUMA</b>                                                         |
| <b>AREA OF CONSTRUCTION:</b>                      | <b>3,600 ± SQ. FT.</b><br><b>(LEASE AREA)</b>                               |
| <b>PROPERTY TYPE:</b>                             | <b>AG - AGRICULTURAL</b>                                                    |
| <b>PARCEL ID:</b>                                 | <b>S1301336060</b>                                                          |
| <b>LEGAL DESCRIPTION:</b>                         |                                                                             |

## PROJECT INFORMATION

**LATITUDE** N 43° 32' 07.87" (NAD '83)  
**LONGITUDE** W 116° 24' 46.99" (NAD '83)  
**GROUND ELEVATION =** 2673.49' (NAD '83)

**\*INFORMATION PROVIDED FROM 1-A CERTIFICATION,  
COMPLETED BY TEP DATED JANUARY 23, 2018.**

## 1-A COORDINATES



## LOCATION MAP

FROM BOISE, ID: TAKE I-184 W FOR 10.7 MILES. THEN MERGE ONTO I-84 W AND CONTINUE FOR 6.6 MILES. TAKE EXIT 42 FOR TEN MILE ROAD. KEEP LEFT AND CONTINUE TOWARD S TEN MILE RD CONTINUE SOUTH FOR 4.9 MILES. THEN TAKE A LEFT ONTO W AMITY RD, CONTINUE FOR 1 MILE AND TAKE A RIGHT ONTO S LINDER RD. CONTINUE FOR 1.7 MILES. THE SITE IS APPROX. 400 SOUTH OR LINDER FARMS ON THE LEFT HAND SIDE OF THE ROAD JUST BEFORE W COLUMBIA RD.

## DRIVING DIRECTIONS



**MERCURY TOWERS**  
**4760 PRESTON ROAD, SUITE 244-291**  
**FRISCO, TX 75034**  
**OFFICE: (214) 436-2986**

**CALL FOR UNDERGROUND  
UTILITIES PRIOR TO DIGGING**

**(800) 342-1585**

**EMERGENCY:**

**CALL 911**



**Know what's below.**  
**Call before you dig.**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- |                                                  |                                             |
|--------------------------------------------------|---------------------------------------------|
| 1. INTERNATIONAL BUILDING CODE<br>(2012 EDITION) | 4. NATIONAL ELECTRIC CODE<br>(2014 EDITION) |
| 2. INTERNATIONAL CODE COUNCIL                    | 5. CITY/COUNTY ORDINANCES                   |
| 3. ANSI/TIA/EIA-222-G                            |                                             |

## CODE COMPLIANCE

**SITE NAME:**  
**ID LINDER**

**7640 S LINDER RD  
MERIDIAN, ID 83642  
(ADA COUNTY)**

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED MONOPOLE, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

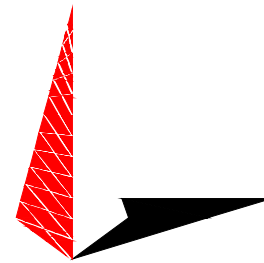
1. FACILITY DESIGNED IN ACCORDANCE WITH KUMA REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

## PROJECT DESCRIPTION & NOTES

[illegible]

## INDEX OF SHEETS

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
[www.tepgroup.net](http://www.tepgroup.net)

|     |          |             |
|-----|----------|-------------|
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
| 2   | 02-13-18 | ZONING      |
| 1   | 12-07-17 | ZONING      |
| 0   | 11-30-17 | ZONING      |
| REV | DATE     | ISSUED FOR: |

|           |     |             |     |
|-----------|-----|-------------|-----|
| DRAWN BY: | BRC | CHECKED BY: | NMC |
|-----------|-----|-------------|-----|

SEAL:



SEAL:

SHEET NUMBER:

# T-1

REVISION:

2

TEP #: 83982.90584



GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED MERCURY TOWERS, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF IDAHO.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE – STEEL.

PROJECT INFORMATION:

ID LINDER

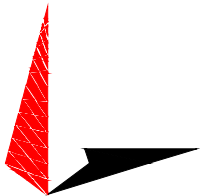
7640 S LINDER RD  
MERIDIAN, ID 83642  
(ADA COUNTY)

PLANS PREPARED FOR:



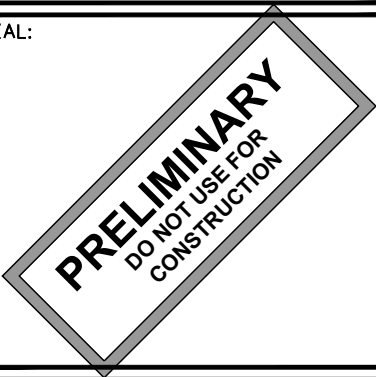
MERCURY TOWERS  
4760 PRESTON ROAD, SUITE 244-291  
FRISCO, TX 75034  
OFFICE: (214) 436-2986

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



|     |          |             |
|-----|----------|-------------|
|     |          |             |
| 2   | 02-13-18 | ZONING      |
| 1   | 12-07-17 | ZONING      |
| 0   | 11-30-17 | ZONING      |
| REV | DATE     | ISSUED FOR: |

DRAWN BY: BRC    CHECKED BY: NMC

SHEET TITLE:

GENERAL  
NOTES

SHEET NUMBER:

N-1

REVISION:

2

TEP #: 83982.90584

LEGEND

PARENT PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT/LEASE CORNER

EXIST. METER

EXIST. TRANSFORMER

EXIST. UTILITY POLE

EXIST. TELCO PEDESTAL

SECTION CORNER

PROPERTY CORNER

EXIST. CONTOUR LINE

EDGE OF PAVEMENT

OVERHEAD WIRE

BURIED TELEPHONE LINE

RIGHT-OF-WAY

FENCE

EXISTING TREE LINE

1-A COORDINATES

LATITUDE:

N 43° 32' 07.87"

LONGITUDE:

W 116° 24' 46.99"

GROUND ELEVATION:

2673.49'

| TOWER SETBACKS |                 |                  |
|----------------|-----------------|------------------|
| DIRECTION      | ACTUAL DISTANCE | REQUIRED SETBACK |
| NORTH          | 35'±            | 30'±             |
| EAST           | 35'±            | 30'±             |
| SOUTH          | 307'±           | 30'±             |
| WEST           | 180'±           | 30'±             |

NOTES:

1. INFORMATION PROVIDED VIA SITE SURVEY COMPLETED BY TEP, DATED JANUARY 24, 2018.

2. THE TOWER IS LOCATED ON FIRM PANEL 16001C0250J, AN UNPRINTED PANEL DESIGNATED AS 'ZONE X,' AREAS IN WHICH FLOOD HAZARDS ARE MINIMAL BUT POSSIBLE.

SITE PLAN

SCALE: 1" = 100'

PROJECT INFORMATION:

ID LINDER

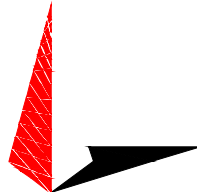
7640 S LINDER RD  
MERIDIAN, ID 83642  
(ADA COUNTY)

PLANS PREPARED FOR:



MERCURY TOWERS  
4760 PRESTON ROAD, SUITE 244-291  
FRISCO, TX 75034  
OFFICE: (214) 436-2986

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

|     |          |             |
|-----|----------|-------------|
| 2   | 02-13-18 | ZONING      |
| 1   | 12-07-17 | ZONING      |
| 0   | 11-30-17 | ZONING      |
| REV | DATE     | ISSUED FOR: |

DRAWN BY: BRC

CHECKED BY: NMC

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

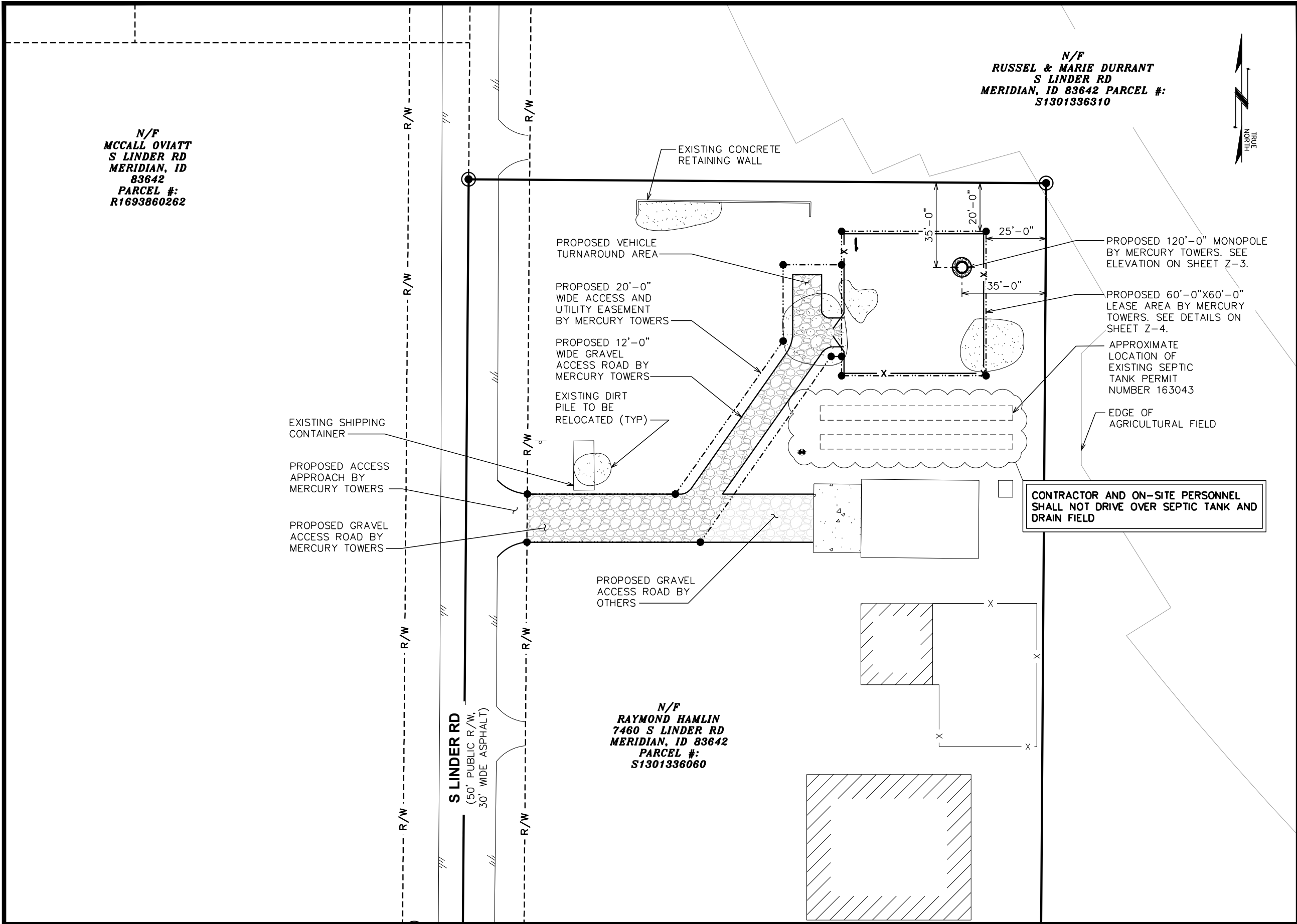
Z-1

REVISION:

2

TEP #: 83982.90584





PROJECT INFORMATION:

**ID LINDER**

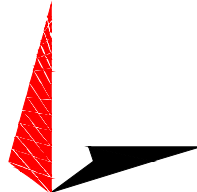
7640 S LINDER RD  
MERIDIAN, ID 83642  
(ADA COUNTY)

PLANS PREPARED FOR:



MERCURY TOWERS  
4760 PRESTON ROAD, SUITE 244-291  
FRISCO, TX 75034  
OFFICE: (214) 436-2986

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:

**PRELIMINARY**  
DO NOT USE FOR  
CONSTRUCTION

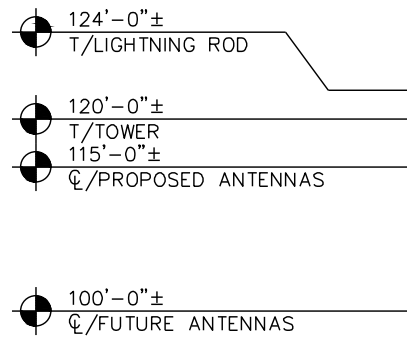
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| 1   | 12-07-17 | ZONING      |
| 0   | 11-30-17 | ZONING      |
| REV | DATE     | ISSUED FOR: |

|           |     |             |     |
|-----------|-----|-------------|-----|
| DRAWN BY: | BRC | CHECKED BY: | NMC |
|-----------|-----|-------------|-----|

SHEET TITLE:

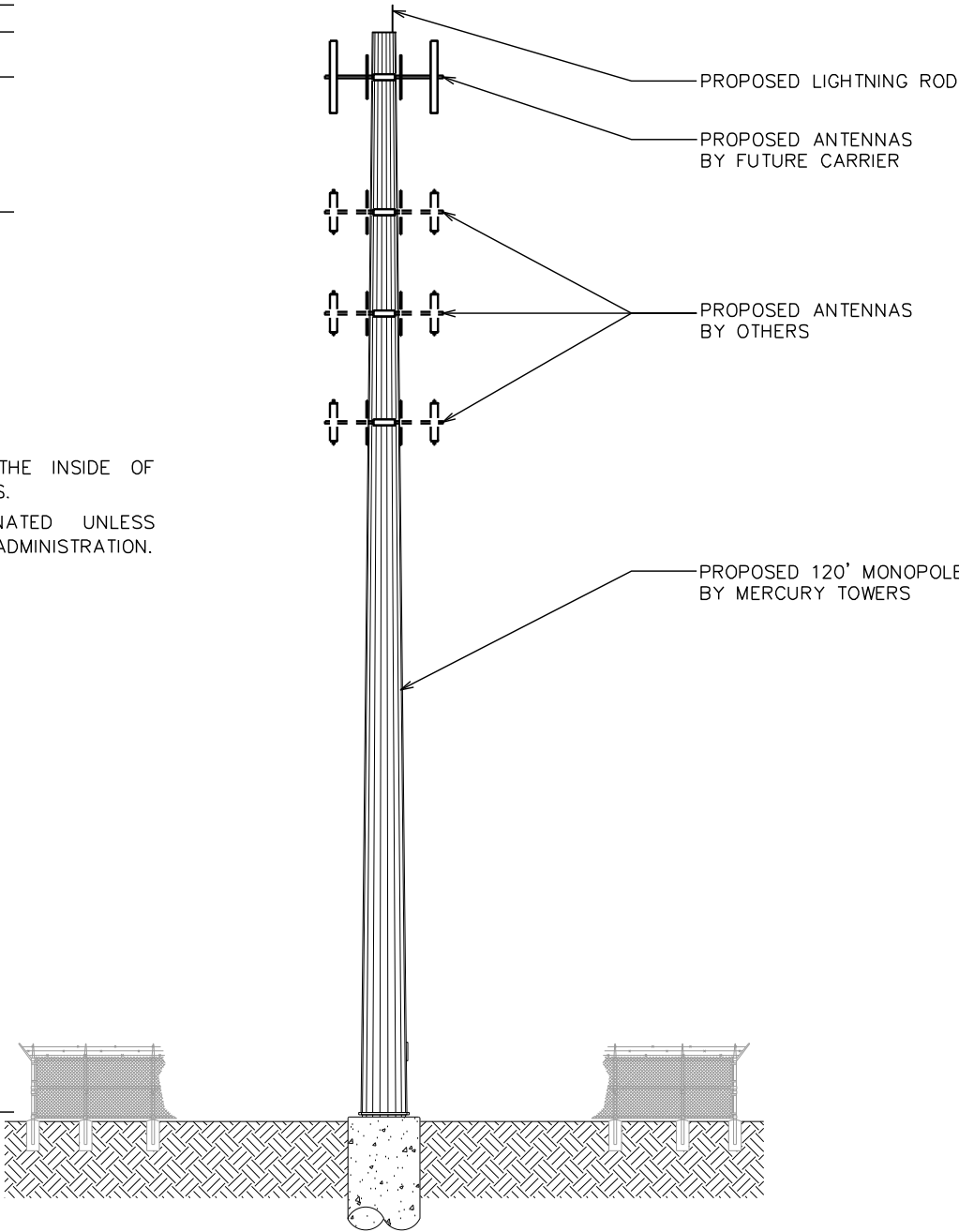
**ENLARGED SITE PLAN**

|                    |           |
|--------------------|-----------|
| SHEET NUMBER:      | REVISION: |
| <b>Z-2</b>         | <b>2</b>  |
| TEP #: 83982.90584 |           |



**TOWER NOTES:**

1. PROPOSED COAX TO BE RUN UP THE INSIDE OF PROPOSED POLE USING HOISTING GRIPS.
2. FACILITY SHALL NOT BE ILLUMINATED UNLESS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.



PROJECT INFORMATION:

**ID LINDER**

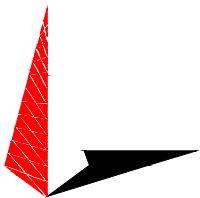
7640 S LINDER RD  
MERIDIAN, ID 83642  
(ADA COUNTY)

PLANS PREPARED FOR:



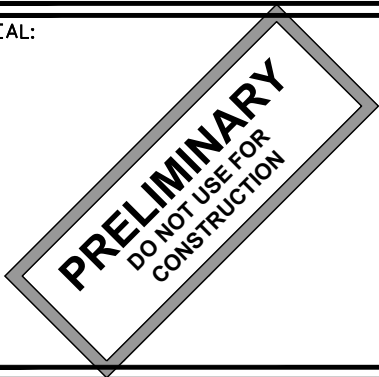
MERCURY TOWERS  
4760 PRESTON ROAD, SUITE 244-291  
FRISCO, TX 75034  
OFFICE: (214) 436-2986

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



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| 2   | 02-13-18 | ZONING      |
| 1   | 12-07-17 | ZONING      |
| 0   | 11-30-17 | ZONING      |
| REV | DATE     | ISSUED FOR: |

DRAWN BY: BRC    CHECKED BY: NMC

SHEET TITLE:

**TOWER ELEVATION**

SHEET NUMBER:

**Z-3**

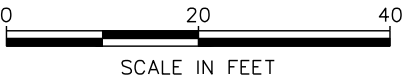
REVISION:

**2**

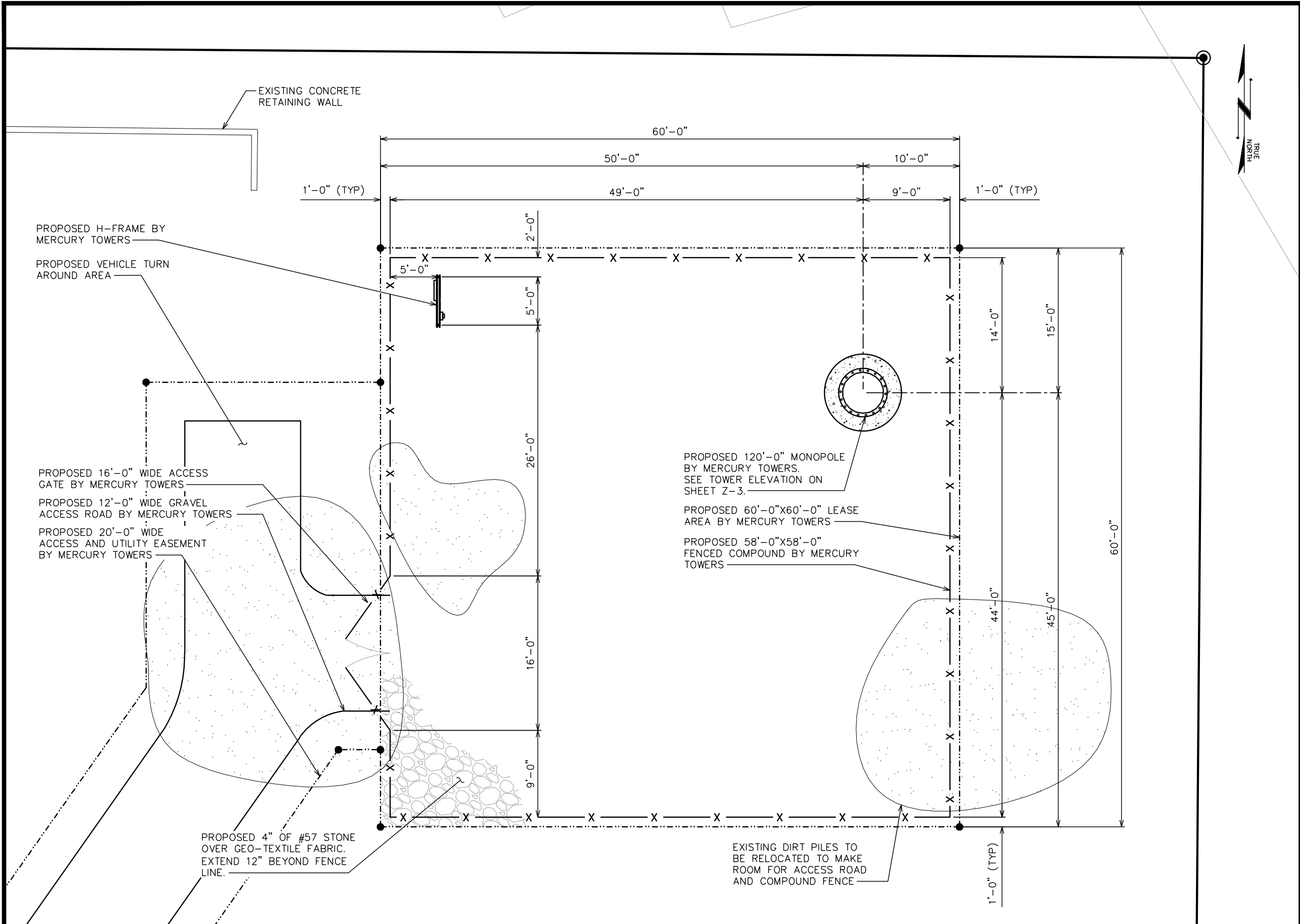
TEP #: 83982.90584

**TOWER ELEVATION**

SCALE: 1" = 20'







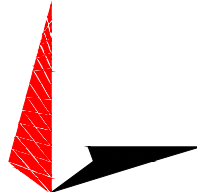
PROJECT INFORMATION:  
**ID LINDER**  
7640 S LINDER RD  
MERIDIAN, ID 83642  
(ADA COUNTY)

PLANS PREPARED FOR:



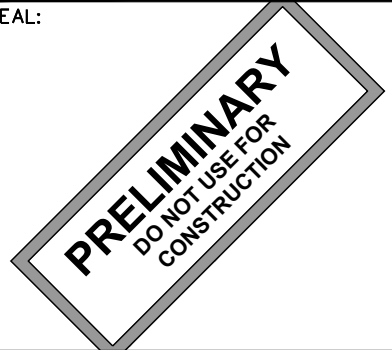
MERCURY TOWERS  
4760 PRESTON ROAD, SUITE 244-291  
FRISCO, TX 75034  
OFFICE: (214) 436-2986

PLANS PREPARED BY:



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500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
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SEAL:



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| 0   | 11-30-17 | ZONING      |
| REV | DATE     | ISSUED FOR: |

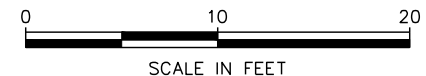
DRAWN BY: BRC    CHECKED BY: NMC

SHEET TITLE:  
**COMPOUND  
DETAIL**

SHEET NUMBER: **Z-4**    REVISION: **2**  
TEP #: 83982.90584

**COMPOUND DETAIL**

SCALE: 1" = 10'-0"



# Exhibit B 1

## Troy Behunin

---

**From:** Paul Stevens  
**Sent:** Friday, February 09, 2018 7:36 AM  
**To:** Troy Behunin  
**Cc:** Bob Bachman  
**Subject:** RE: Mercury Tower monopole SUP Application

Good morning, Troy:

The site seems ok from my limited geographic knowledge of the area. They do not provide information on the plans regarding the finished road or yard material/cross section. If paving or somehow providing an impervious surface, some storm drain containment/management will be needed.

Paul

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



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

---

**From:** Troy Behunin  
**Sent:** Thursday, February 8, 2018 5:46 PM  
**To:** ACHD <clittle@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Attorney Icloud <kunaattorney@icloud.com>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Boise Project Board of Control <tpage@boiseproject.org>; Boise Project Board of Control <bcarter@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power Easements <MAlandt@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Ken Couch: Idaho Transportation Department <ken.couch@itd.idaho.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Mike Borzick <mborzick@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Terry Gammel <tgammel@kunafire.com>; Vic Steelman <vsteelman@idpower.com>  
**Subject:** Mercury Tower monopole SUP Application

Good evening Everyone,



## Exhibit B 2

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

March 8, 2018

To: Aaron Gunn, via email  
Mercury Towers  
4760 Preston Street, Suite 244-291  
Frisco, TX 75034

Subject: KUNA18-0008/ 18-05-SUP  
7640 S. Linder Road  
New Monopole Wireless Communication Facility  
Cell Tower

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(s).

The applicant shall be required to:

1. Submit a driveway approach request to ACHD for approval of the driveway. The link is: <http://www.achdidaho.org/Documents/Forms/mostDocs/DrivewayApproachRequest.pdf>  
Please copy and paste this link into the browser address bar to go directly to the driveway approach request form.
2. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency.
3. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
4. 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) 387-6218.

Sincerely,

Dawn Battles  
Planner  
Development Services

cc: City of Kuna (Troy Behunin), via email



# 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: February 16, 2018  
Agency Requesting Comments: City of Kuna Planning & Zoning Department  
Date Request Received: February 8, 2018  
Applicant/Description: 18-05-SUP (Special Use Permit) – New Monopole  
Wireless Communication Facility, a new Cell Tower.

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

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

### **1. Air Quality**

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

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

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

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

### **2. Wastewater and Recycled Water**

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

All projects for construction or modification of wastewater systems require

*preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.*

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

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

### **3. Drinking Water**

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

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

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

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

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*



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

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

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

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

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

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or

# Exhibit B 3

Page 4 of 4

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

ec: TRIM 2018AEK19



# Neighborhood Meeting Certification

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

## GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Mercury Towers - Wireless Telecommunications Facility  
 Date and time of neighborhood meeting: December 7, 2017  
 Location of neighborhood meeting: On Site - 7640 South Linder Road

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 1 Township: 2N Range: 1W Total Acres: 1.69  
 Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 7640 South Linder Road Tax Parcel Number(s): S1301336060

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

## CURRENT PROPERTY OWNER:

Name: Raymond Hamlin  
 Address: 7460 South Linder Road City: Meridian State: ID Zip: 83646

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

Name: Aaron Gunn Business (if applicable): Mercury Towers  
 Address: 4760 Preston Road, Suite 244-291 City: Frisco State: TX Zip: 83642



**PROPOSED USE:**

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

**Application Type****Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Proposed Wireless Telecommunications Facility

**APPLICANT:**Name: Aaron Gunn - Mercury TowersAddress: 4760 Preston Road, Suite 244-291City: Frisco State: TX Zip: 75034Telephone: 214-436-2986 Fax: \_\_\_\_\_

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

Signature: (Applicant)

Date 12-22-2017

November 29, 2017

Notice of Neighborhood Meeting – Conditional Use Permit Request

Project: Mercury Towers – Linder Farms  
Proposed Wireless Telecommunications Facility  
Hamlin Property – 7460 South Linder Road

Dear Residents:

Mercury Towers is in the process of filing a conditional use permit at the above listed property to place a wireless telecommunications facility. The wireless facility will be placed on the northern portion of the property adjacent to the shop. The tower will be surrounded by

This letter is notification of an opportunity for the residents in the area to review and discuss the project with Mercury Towers. This is not a public meeting; public officials will not be present.

|                                                                                       |
|---------------------------------------------------------------------------------------|
| December 7, 2017<br>5:30 PM – 6:00 PM<br>On Site Location<br>(7460 South Linder Road) |
|---------------------------------------------------------------------------------------|

If you have any questions or comments, or are unable to attend this meeting please contact me at your convenience to discuss this project.

Regards,



Aaron Gunn  
Manager

# SIGN IN SHEET

PROJECT NAME: Linder

Date: 12/7/17

|    | <u>Name</u>  | <u>Address</u>     | <u>Zip</u> | <u>Phone</u> |
|----|--------------|--------------------|------------|--------------|
| 1  | Wendy Hamlin | 7640 S. Linder Rd. | 83642      | 208.353-8140 |
| 2  |              |                    |            |              |
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PRIMOWNER

OVIATT MCCALL

DURRANT C RUSSELL & MARIE B LIVING TRUST

WINTERS JEFFERY L

**VANDERKOOY FARM LLC**

HAMLIN RAYMOND D

BUTLER GERALD N

SECOWNER

DURRANT C RUSSELL TRUSTEE

WINTERS CELINDA S

Tim Eck

HAMLIN LORENE M

BUTLER EVELYN K

ADDCONCAT

PO BOX 393

8397 S OLD FARM PL

7730 S LINDER RD

6152 W HALF MOON LN

7640 S LINDER RD

PO BOX 356

STATCONCAT

BOUNTIFUL, UT 84011-0000

MERIDIAN, ID 83642-0000

MERIDIAN, ID 83642-0000

EAGLE, ID 83616-0000

MERIDIAN, ID 83642-0000

KUNA, ID 83634-0000

Landowners within 400'.

S Linder Rd

S Pear Blossom Way

S Angel Way

S Rocky Mountain Ln

W Colur

