



KUNA PLANNING AND ZONING COMMISSION
Agenda for March 27, 2018

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

1. CALL TO ORDER AND ROLL CALL

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

2. CONSENT AGENDA

- a. Meeting Minutes for March 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-02-SUP; Silver Trail Elementary addition.
- c. **Findings of Fact and Conclusions of Law** for 18-03-SUP; Kuna High School addition.
- d. **Findings of Fact and Conclusions of Law** for 18-04-SUP; Reed Elementary addition.
- e. **Findings of Fact and Conclusions of Law** for 18-05-SUP; Mercury Cell Towers.
- f. **Findings of Fact and Conclusions of Law** for 18-06-SUP; Teed School Building addition.

3. NEW BUSINESS

- a. **18-08-DR (Design Review)** – Multi-Tenant Commercial Building; The applicant, James Wylie seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 4,026 square foot multi-tenant commercial buildings, accompanying landscaping, lighting and parking lot within the Empty Pockets Subdivision. The site is located at 1075 East Kuna Road, Kuna, Idaho 83634 (APN #: R2373790020).
- b. **18-05-DR (Design Review)** – Linder Road Duplexes; Rob TeBeau, on behalf of The Housing Company, requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a project consisting of five duplex buildings, (yielding ten dwelling units) with an accompanying private driveway similar to other multi-family developments. The applicant is proposing six additional off driveway parking stalls and landscaping for DRC approval. The site is located at 445 & 483 N. Linder Rd., Kuna, ID 83634 (APN #: S1323417277 & S1323417298).

4. PUBLIC HEARING

- a. **17-08-ZC (Rezone), 17-12-S (Pre Plat) and 18-09-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. School Ave., Kuna, Idaho, in Section 23 T2N, R1W. – **Tabled from March 13, 2018.**

5. COMMISSION REPORTS

- a. **Comprehensive Plan Update;** Envision Kuna Public Workshop No. 2 – May 3, 2018.

6. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, March 13, 2018**

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for February 27, 2018.

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

2. PUBLIC HEARING

- a. **17-08-ZC (Rezone), 17-12-S (Pre Plat) and 18-09-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.**

Commissioner Gealy Motions to table case nos. 17-08-ZC, 17-12-S & 18-09-DR for Redhawk Square until the next regularly scheduled Planning and Zoning Commission meeting; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- 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).

Commissioner Gealy recuses self from agenda item.

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Ron Pollington: I am with LKV Architect, our business address is 2400 E Riverwalk Dr, Boise ID. We are looking at the Teed Middle school proposal, on the site plan you are seeing today, in the dark hatch areas is where we are proposing a building addition to the east of the existing Freemont H. Teed Elementary School. The current school is an elementary, and the school district would like to convert it back to a middle school and have a sixth, seventh and eighth grade enrollment, and in order to do so, we are proposing to add 19100 square feet to the existing square footage, which includes a kitchen and a cafeteria, on the site plan you the parking is shared with the other buildings to the east which is the district office for the Kuna School district, then there is the immediate parking lot to the north. When you look at the minimum parking lot requirements we are within the Kuna Code. This enlarged site plan shows the location of the 8 classroom spaces, and the cafeteria to the northeast and the kitchen immediately to the west of it. The site will be impacted minimally. The fire access road around the building will have to be shifted slightly to the southeast and slightly to the east. Other than that, the site utilities will remain in the general location near the north side of the building. In relation to the fire access lane, the landscaping on the east side of the access road, will have to be removed and replace on the east side of the new access road. These are the building elevations for the proposed addition, we are keeping with the same materials as the existing building. We have some parapet walls that we would like to introduce to mechanically screen the units on the roof. This is photograph depicting the materials used for the school and our proposed materials that will be used for the addition, I open it up for any questions. **C/Young:** Okay, are there any questions for the applicant at this time? **C/Damron:** It says on the plans that you have here, future cafeteria expansion is that what you have here? **Ron Pollington:** The lines that are shown here are if the school needs to expand the current cafeteria, that we are going to be adding, so it is not full capacity of the cafeteria. **C/Damron:** Okay. **C/Young:** Okay, thank you and 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 4th Street. The application before you tonight 18-06-SUP modification and 18-06-DR and is for the Teed School Building. Currently the building is being used for the Elementary school, and it was actually build back in 1982 and it started out as a middle school and somewhere along the lines it changed. So, I think it coincides when the high school was built, and the high school moved from Boise St. to its current location, and the middle school moved to the old high school. So, now because of growth the school district is responding with an expansion on the current Teed Elementary School and transition it back to a middle school, so there will now be two middle schools in Kuna. 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. Because a special use permit was granted originally for this, and it was granted under its current square footage, and they would like to expand it by 19,100 square feet, and the only way to do that is to go back through the public hearing process, which why are here tonight. So, I think Ron has explained the details of the project very well, staff does support this. Staff has zero concerns with the additions, and we have received zero negative feedback from agencies we rely on to comment. Staff has no concerns, it is properly zoned, it fits the comp plan, and as I have said before it responds to the growing need here in Kuna to provide another few classrooms for the growing population. Additionally, 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. So, I would stand for any questions you might have. **C/Young:** Are there any questions for staff at this time? **C/Hennis:** Not at this time. **C/Young:** Okay thank you, and with that I will open up the public hearing at 6:13, and seeing none I will ask if there is anybody who has not signed up, who would like to sign up? **Kathy Limpede:** I live at 401 E Boise St in Kuna, the question is the letter we got in the mail recently, it makes it look like it is coming all the way to the fence line of the folks that live over there, is that just a bad picture? **C/Young:** Yes. **Kathy Limpede:** And looking at that, it looks to me as if the school will still be where it is now, will it only be expanded to the east? **C/Young:** Yes, do you see the shaded portion on that image, and that is where the expansion will take place. **Kathy Limpede:**

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That could really throw someone through a loop if they didn't know the specifics. **Wendy Howell:** The mailings that go out have to show the subject, they do not show the foot print of the building. **C/Young:** Is there anybody else who would like testify that is not signed up and seeing none I will close that at 6:17. That brings up our discussion, and aesthetically, matching the existing buildings materials and construction types. **C/Hennis:** And design, I don't see any real issue, and they are keeping sort of within the existing foot print of the buildings, it seems like a lot of expansion in a little area. **C/Damron:** I don't have any questions, it looks good to me.

Commissioner Hennis Motions to approve case nos. 18-06-SUP & 18-06-DR for the Teed School Building, with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.

- 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).

The applicant presented a before and after map showing RSRP Coverage without the proposed Durant site tower, and with the proposed Durant site tower. Staff entered this exhibit into the record as exhibit C3.

Jason Evans: My name is Jason Evans, my address is 767 N Star Road, in Star Idaho. I am here tonight on behalf of Verizon, who is working with Mercury Towers for this project. It kind of goes along with infrastructure, sometimes when development happens these are the types of items that are needed, as you can see on these coverage maps, basically the green you see, if you are inside your house it would work great, if you are outside your house in the yellow it would great, and obviously the grey is where service is impacted. So, what you can see is where it is grey and yellow, it is almost all yellow, it is almost great service. With hundreds of homes in process and on its way, it is going to degrade the service even worse with a new school coming in and 500 kids on their phones, and dozens and dozens of staff this will be a need that will provided for that area. We were approached by mercury towers, who are going to build the site, and we said we would love to go on that site, and we were looking at a site in that area as well, which was actually further north where the radio towers are, but our engineer department came back and said no we wouldn't be able to go there because of the proximity to the radio towers. So, we started having these conversations that we would rather work together on this project, versus having two towers within the same general location. I think this is a good location it is kind of tucked away in the back corner, we have looked through the staff report and we don't have any objections, and we have no issues with and I would be happy to answer any questions. **C/Young:** Any questions for the applicant? **C/Gealy:** I have no questions at this time. **C/Hennis:** I just have a basic question, on these maps, where is a point of reference, where would the tower be. **Jason Evans:** Do you see that little black circle, that is where the tower will be, that is Linder and Columbia right there. So, that is directly adjacent to the school. **C/Hennis:** Okay, thank you. **C/Young:** We will have Troy come on up. **Troy Behunin:** Good evening again Commissioners, for the record Troy Behunin, 751 W 4th St, Kuna Planning and Zoning. The application before you again tonight is 17-05-SUP. The proposal is for a new cell tower in the Kuna area. This is a parcel that is within the city limits of the City of Kuna. It would be adjacent to the proposed high school site, and there are actually a few subdivisions that are relatively close, but I believe the closest is about 1500 feet directly west, which is a county subdivision actually. All of noticing procedures have been followed, we have sent out letters and requests for comments, the site has been posted and it ran in the newspaper, so we have done all of the procedures in order to hold a hearing tonight, so as you have probably read in the your packets under the staff analysis portion, staff does talk about the height of the structure, and it does exceed the height limit for the zone that it is in, however there is an exception it is call the height exception, and I just want to read that really

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quick, it is Kuna City Code 5-4-6-B-6, 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. Because this is not intended for human occupation, staff would support this height exception even at 120 feet tall. The reason for this is simple, no human habitation, and we have not been informed of a health or safety concern at this point. The other reason why staff does support it is because staff is actually going through the ordinances of the City to come up with a new wireless communications facility ordinance, WCF. It is very comprehensive and will add a significant portion to the City code when it comes to cell towers, one of the most important aspects of cell towers is that we highly encourage co-location, which means we don't want just a single carrier on a pole, this application encourages that other providers may be able to fix their equipment to this pole so there would be up to three additional cell carriers. So, there would be Verizon, the parent company, there could be up to three additional carriers. So, while it does seem exceedingly high, there is the co-location which is something we are excited about. Staff also pointed out in the analysis, that we would just like there to be some screening from the utility to be provided, and we just ask that the applicant work with staff at least on some screening for that, and because this is a special use permit it does allow for that request, and other than that, Staff supports it. I would stand for any questions you might have. **C/Gealy:** I have no questions. **C/Young:** Okay thank you, and that brings up the public testimony, and seeing no one signed up to testify I will open and close that at 6:29, which brings up our discussion, and I don't have any issues with the location. **C/Hennis:** It is tall, but it needs to be done, it seems like we have to grab these towers where we can. **C/Young:** I think with the high school going in there it will be good as well, Any other thoughts or comments? **C/Gealy:** Nope.

Commissioner Hennis Motions to approve case no. 18-05-SUP for Mercury Towers, with the conditions as stated in the staff report, and with the additional condition that the applicant work with staff to provide additional landscape screening along the base; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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

P & Z Findings of Fact & Conclusions of Law

To: Kuna Planning and Zoning Commission.

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

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

Planner: Troy Behunin, Planner III

Hearing date: February 27, 2018
Findings of Fact: March 27, 2018

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

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



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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 classrooms. The Commission will be the decision making body for the design review application.

a. Notifications

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

B. Applicants Request:

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

C. Aerial Map:



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

E. General Projects Facts:

1. Surrounding Land Uses:

North	C-1 RR	Neighborhood Commercial District – Kuna City Rural Residential – Ada County
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8. Agency Responses:

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

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

F. Staff Analysis:

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

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

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

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

Staff has determined that this application complies with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No’s 18-02-SUP and 18-02-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. 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. Findings of Fact:

1. Based on the record contained in Case No’s 18-02-SUP and 18-02-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-02-SUP and 18-02-DR.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on February 27, 2018, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No’s 18-02-SUP and 18-02-DR, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

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

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

Comment: On February 27, 2018, Kuna's Planning and Zoning Commission voted to approve Case No's 18-02-SUP and 18-02-DR.

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

Comment: As noted in the process and noticing section, notice requirements were met to hold a public hearing on February 27, 2018.

J. Kuna City Code Analysis:

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

Comment: The proposed application adheres to the applicable requirements of Title 5, Chapters 4 and 6, of the KCC.

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

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

3. The Special Use Permit Modification is 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 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. Conclusions of Law:

1. Based on the evidence contained in Case No's 18-02-SUP and 18-02-DR, Commission finds Case No. 18-02-SUP and 18-02-DR, generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-02-SUP and 18-02-DR, Commission finds Case No. 18-02-SUP and 18-02-DR are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Commission:

On February 27th, 2018, the Commission voted to approve Case No's. 18-02-SUP and 18-02-DR, based on the facts and exhibits outlined in staff's report, the testimony as presented, and discussion at the hearing; Therefore the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No's 18-02-SUP and 18-02-DR, a Special Use Permit Modification request by Kuna School District No. 3 with the following conditions of approval:

- Follow all conditions listed in the staff report and appropriate agency comments.
- 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 27th, day of March 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

P&Z Findings of Fact & Conclusions of Law

To: Kuna Planning and Zoning Commission.

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

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

Planner: Troy Behunin, Planner III

Hearing date: February 27, 2018
Findings of Fact: March 27, 2018

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

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



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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 classrooms and 64 additional student parking stalls. The Commission will be the decision making body for the design review application.

a. Notifications

- | | |
|-------------------------------------|-----------------------------------|
| i. Neighborhood Meeting | November 15, 2017 (two attendees) |
| ii. Agencies | January 23, 2018 |
| iii. 300' Notice to Property Owners | February 16, 2018 |
| iv. Kuna, Melba Newspaper | January 31, 2018 |
| v. Site Posted | February 16, 2018 |

B. Applicants Request:

On behalf of Kuna School District No. 3, Wayne Thowless with LKV Architects (applicant), requests modification of the existing SUP for Kuna High, in order to add a 6,100 square foot, single story Wrestling / Mat Room, to the existing gymnasium of the school. This room will be added to the southwest side of the gymnasium. Applicant also seeks Design Review approval for the additional space and for 64 additional parking spaces in the student section. This site is located at the southwest corner (SWC) of Deer Flat Road and Kay Avenue, (See Map).

C. Aerial Map:



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- D. History:** The property is within City limits and is currently zoned P (Public). This parcel has been used as a high school since 2000.

E. General Projects Facts:

1. **Surrounding Land Uses:**

North	C-1, R-2	Neighborhood Commercial & Low Density Res. – Kuna City
-------	----------	--

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

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

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

3. **Services:**

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

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

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

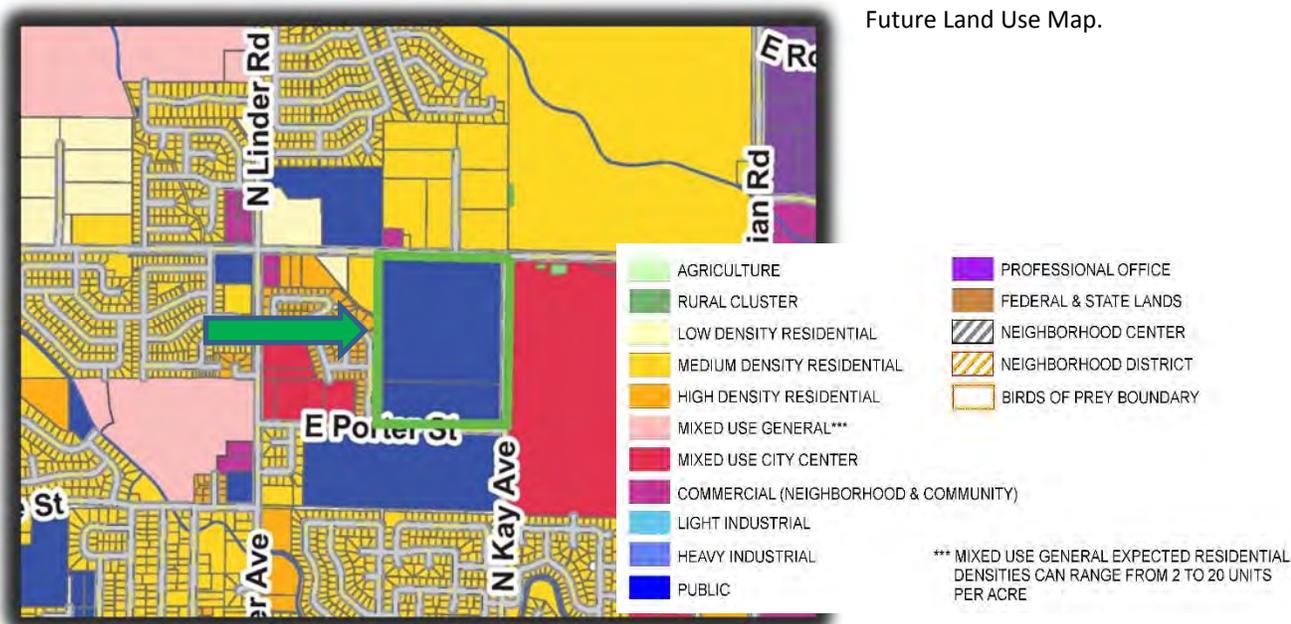
5. **Transportation / Connectivity:**

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

6. **Environmental Issues:**

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

7. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Public. Staff views this proposed Special Use Permit Modification request to be consistent with the stated use shown on the Comprehensive Plan Future Land Use Map.



8. Agency Responses:

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

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

F. Staff Analysis:

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

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

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

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

Staff has determined that this application complies with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-03-SUP and 18-03-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

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

1. The proposed Special Use Permit Modification application for the site is consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

4.0 – School Facilities

Goal 1: Provide high-quality education.

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

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

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

6.0 – Land Use

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

Objective 2.2:

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

I. Findings of Fact:

1. Based on the record contained in Case No’s 18-03-SUP and 18-03-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-03-SUP and 18-03-DR.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on February 27, 2018, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No’s 18-03-SUP and 18-03-DR, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

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

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

Comment: On February 27, 2018, Kuna's Planning and Zoning Commission voted to approve Case No's 18-03-SUP and 18-03-DR.

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

Comment: As noted in the process and noticing section, notice requirements were met to hold a public hearing on February 27, 2018.

J. Kuna City Code Analysis:

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

Comment: The proposed application adheres to the applicable requirements of Title 5, Chapters 4 and 6, of the KCC.

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

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

3. The Special Use Permit Modification is 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 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. Conclusions of Law:

1. Based on the evidence contained in Case No's 18-03-SUP and 18-03-DR, Commission finds Case No. 18-03-SUP and 18-03-DR, generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-03-SUP and 18-03-DR, Commission finds Case No. 18-03-SUP and 18-03-DR are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Commission:

On February 27th, 2018, the Commission voted to approve Case No's. 18-03-SUP and 18-03-DR, based on the facts and exhibits outlined in staff's report, the testimony as presented, and discussion at the hearing; Therefore the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No's 18-03-SUP and 18-03-DR, a Special Use Permit Modification request by Kuna School District No. 3 with the following conditions of approval:

- Follow all conditions listed in the staff report and appropriate agency comments.
 - School to match the existing parking lot (west side of school) layout in lieu of the ordinance.
1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this SUP through the public hearing process.
 2. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit.
 3. ***Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.***
 4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
 5. Installation of service facilities shall comply with the requirements of the public utility and irrigation district providing the services. All utilities shall be installed underground.
 6. Compliance with Idaho Code, Section §31-3805, pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 7. This SUP is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked by the Planning and Zoning Commission.
 8. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
 9. All previous conditions remain in full affect (as applicable).
 10. This SUP is not transferable to another property.
 11. The applicant shall follow all staff and agency recommendations.
 12. The applicant shall comply with all local, state and federal laws.

DATED: this 27th, day of March 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

P&Z Findings of Fact & Conclusions of Law

To: Kuna Planning and Zoning Commission.

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

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

Planner: Troy Behunin, Planner III

Hearing date: February 27, 2018
Findings of Fact: March 27, 2018

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

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

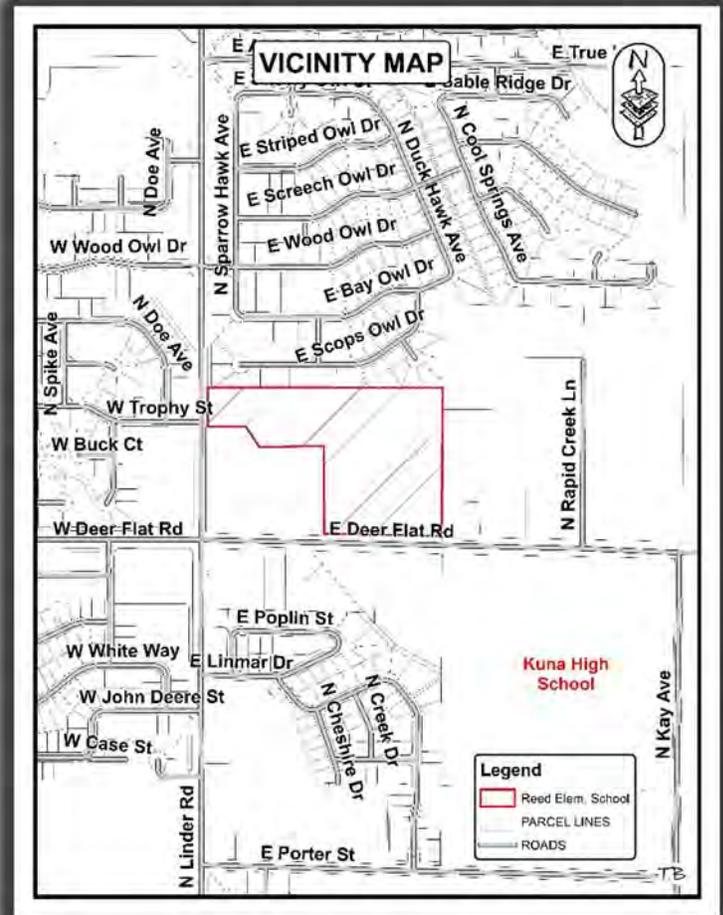


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| F. Staff Analysis | L. Decision by the Commission |

A. Course of Proceedings:

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

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

a. Notifications

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

B. Applicants Request:

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

C. Aerial Map:



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

E. General Projects Facts:

1. Surrounding Land Uses:

North	R6	Medium-Low Density Residential – Kuna City
-------	----	--

South	R-4 C-1	Low Density Residential – Kuna City Neighborhood Commercial – Kuna City
East	R-2 C-1 RUT	Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City Rural Urban Transition – Ada County
West	R-6 C-1	Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City

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

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

3. **Services:**

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

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

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

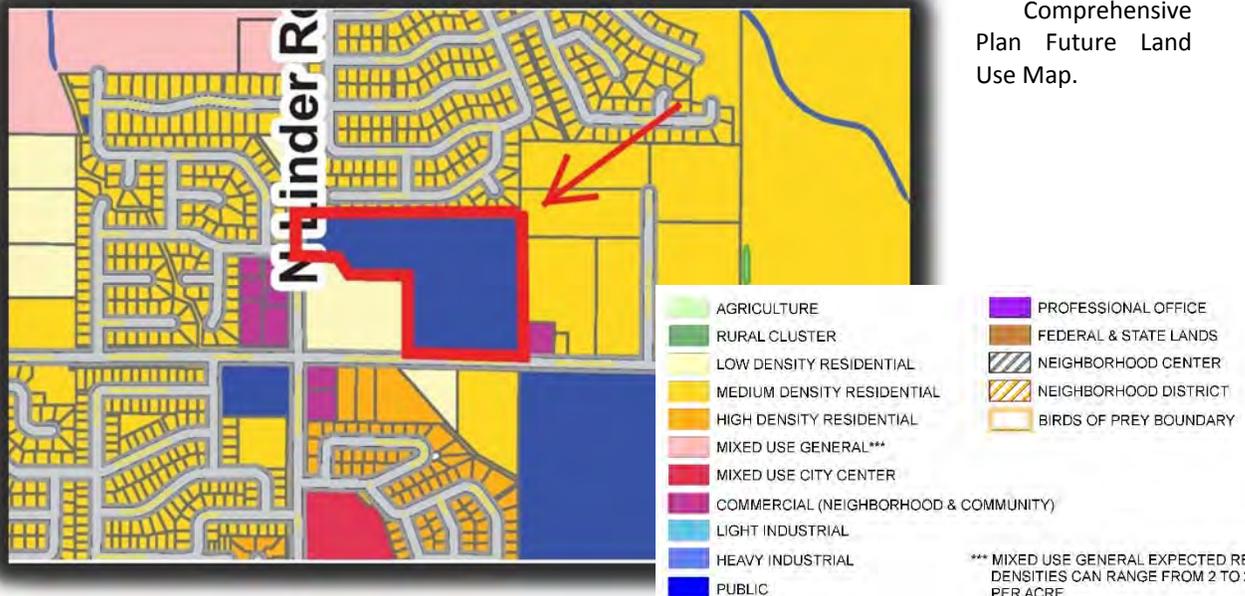
5. **Transportation / Connectivity:**

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

6. **Environmental Issues:**

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

7. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as R-6 (Medium Density Residential). Staff views this proposed Special Use Modification request to be consistent with the stated use on the Comprehensive Plan Future Land Use Map.



8. Agency Responses:

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

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

F. Staff Analysis:

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

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

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

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

Staff has determined that this application complies with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No’s 18-04-SUP and 18-04-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. 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. Findings of Fact:

1. Based on the record contained in Case No’s 18-04-SUP and 18-04-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-04-SUP and 18-04-DR.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on February 27, 2018, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No’s 18-04-SUP and 18-04-DR, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

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

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

Comment: *On February 27, 2018, Kuna’s Planning and Zoning Commission voted to approve Case No’s 18-04-SUP and 18-04-DR.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on February 27, 2018.*

J. Kuna City Code Analysis:

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

Comment: *The proposed application adheres to the applicable requirements of Title 5, Chapters 4 and 6, of the KCC.*

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

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

3. The Special Use Permit Modification is 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 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. Conclusions of Law:

1. Based on the evidence contained in Case No's 18-04-SUP and 18-04-DR, Commission finds Case No. 18-04-SUP and 18-04-DR, generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-04-SUP and 18-04-DR, Commission finds Case No. 18-04-SUP and 18-04-DR are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Commission:

On February 27th, 2018, the Commission voted to approve Case No's. 18-04-SUP and 18-04-DR, based on the facts and exhibits outlined in staff's report, the testimony as presented, and discussion at the hearing; Therefore the

Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No's 18-04-SUP and 18-04-DR, a Special Use Permit Modification request by Kuna School District No. 3 with the following conditions of approval:

- Follow all conditions listed in the staff report and appropriate agency comments.
- 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 27th, day of March 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

P&Z Findings of Fact & Conclusions of Law

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
Findings of Fact: March 27, 2018

Applicant: Mercury Towers
Aaron Gunn
4760 Preston St. Ste. 244-291
Frisco, TX 75034
214.436.2986
Aaron@mercurytowers.com

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



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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 February 21, 2018
- v. Site Posted 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:



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

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

The site is 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 QualityExhibit 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. 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. 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* 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 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 appears 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 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. 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 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 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. Conclusions of Law:

1. Based on the evidence contained in Case No. 18-05-SUP, Commission finds Case No. 18-05-SUP, generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 18-05-SUP, Commission finds Case No. 18-05-SUP are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Commission:

On February 27th, 2018, the Commission voted to approve Case No. 18-05-SUP, 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 Case No's 18-05-SUP, a Special Use Permit Modification request by Aaron Gunn with Mercury Towers with the following conditions of approval

- *Follow all conditions listed in the staff report and appropriate agency comments.*
- *Work with staff to provide additional landscape screening along the base;*

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 27th, day of March 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

P&Z Findings of Fact & Conclusions of Law

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
Findings of Fact: March 27, 2018

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

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

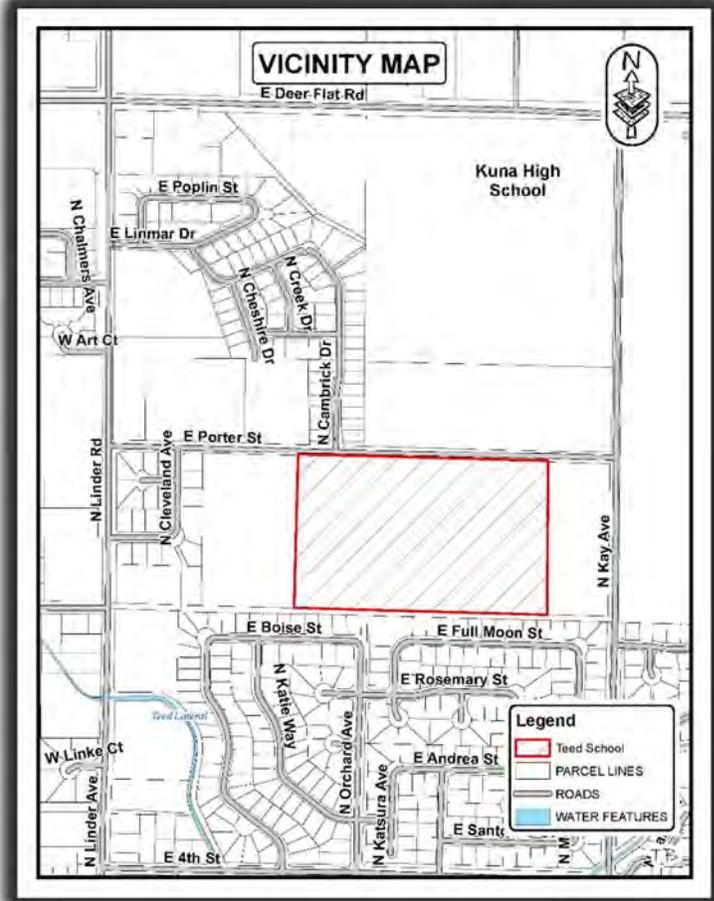


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| D. History | J. Kuna City Code Analysis |
| E. General Project Facts | K. Conclusions of Law |
| F. Staff Analysis | L. Decision by the Commission |

A. Course of Proceedings:

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

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

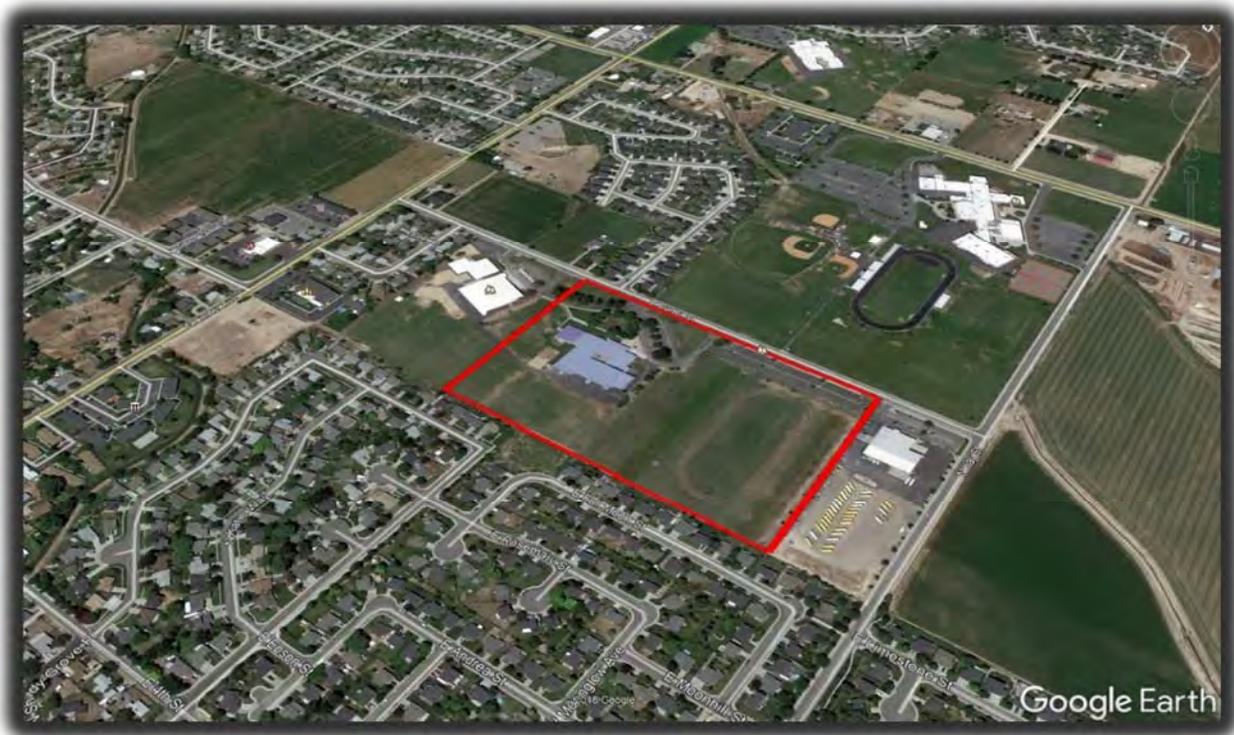
a. Notifications

- | | |
|-------------------------------------|---|
| 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:



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

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

The site is 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:**

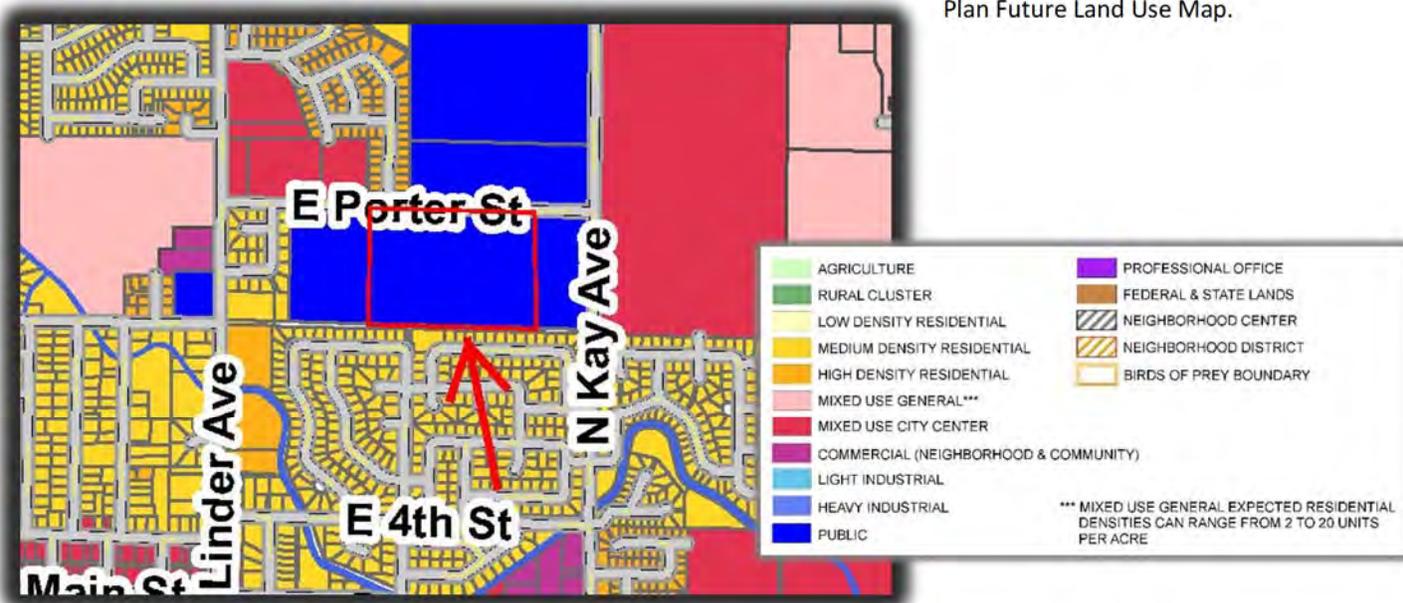
Current access to the site exists via two dedicated existing, full-access driveways on Porter Street, and connect to two additional parking lots for the other uses associated with the parcel.

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 DistrictExhibit B2
- Department of Environmental QualityExhibit B3
- Idaho Transportation DepartmentExhibit B4

F. Staff Analysis:

In order to enlarge, expand, or change a Special Use Permit (SUP) in anyway, it has been determined that the public hearing process must be applied for that modification. 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. 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. 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* 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 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 appears 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 voted to approve 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. 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 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 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 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 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:

On March 13, 2018, the Commission voted to approve Case No's 18-06-SUP and 18-06-DR, 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 Case No's 18-06-SUP and 18-06-DR, a Special Use Permit Modification request by Kuna School District No. 3 with the following conditions of approval:

- Follow all conditions listed in the staff report and appropriate agency comments.
 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 27th, day of March 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

Design Review Staff Report

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

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

Case Numbers: 18-08-DR (Design Review)

Location: 1075 E. Kuna Rd., Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: March 27, 2018

Applicant: James R. Wylie
1676 N Clarendon Way
Eagle, ID 83616
208-9399-1253
renwylie@aol.com

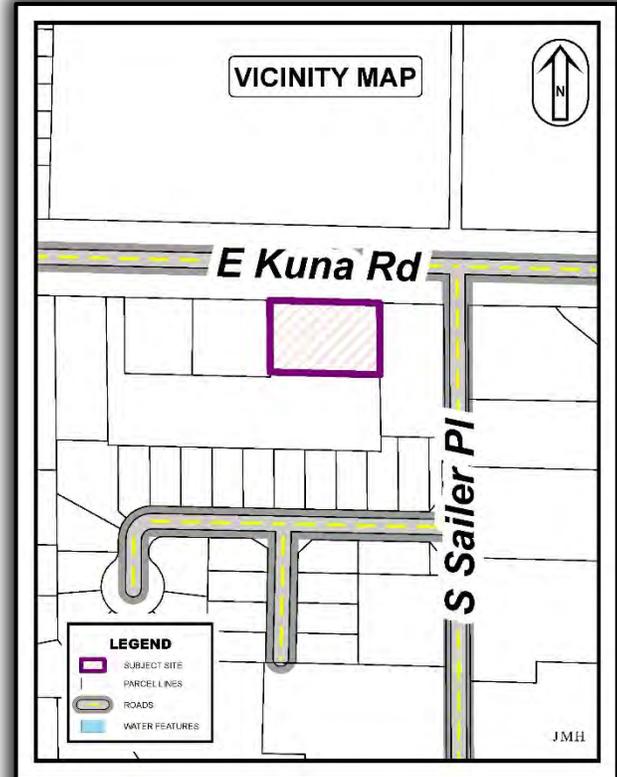


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- B. Applicant Request
- C. Exhibit Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Decision by the Commission

A. Course of Proceedings:

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

a. Notifications

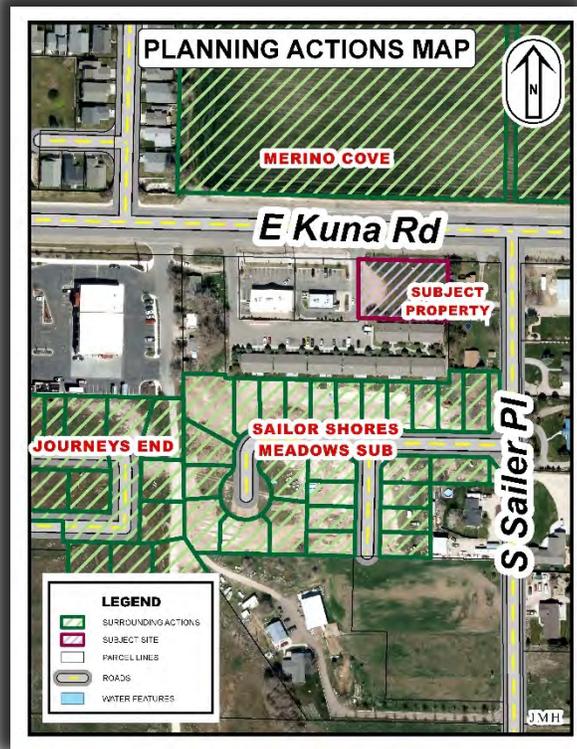
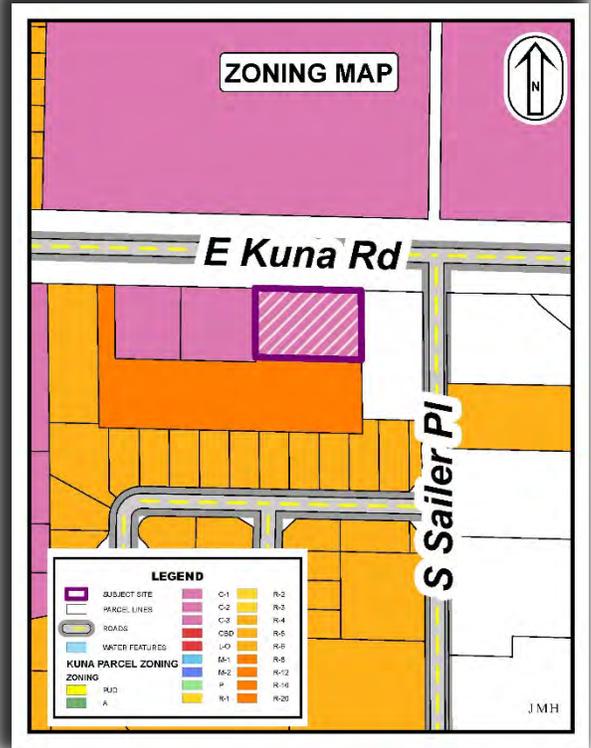
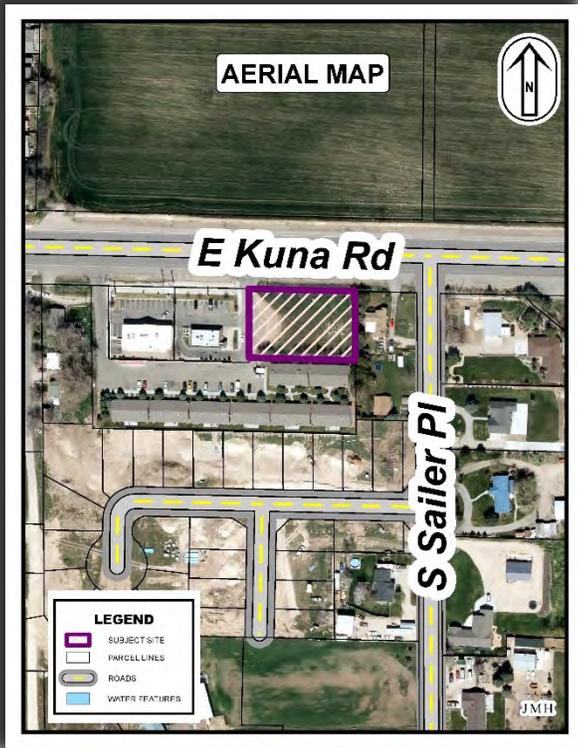
- i. Agency Notification February 26, 2018
- ii. Completeness Letter February 27, 2018
- iii. Agenda March 27, 2018

B. Applicants Request:

1. Request:

The applicant, James Wylie seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 4,026 square foot multi-tenant commercial building, accompanying landscaping, lighting and parking lot within the Empty Pockets Subdivision. The site is located at 1075 East Kuna Road, Kuna, Idaho 83634 (APN# R2373790020).

C. Exhibit Maps



D. History:

The property is within city limits and is currently zoned C-2 (Area Commercial). The site is described as Lot 2, Block 1 of the Empty Pocket Subdivision and is currently vacant. The site has historically been farmed.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial. Staff views this request to be consistent with the approved Future Land Use Map.

2. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	R-16	High Density Residential – Kuna City
East	R-1	Estate Residential - Ada County
West	C-2	Area Commercial – Kuna City

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

- 0.49 (approximate) acres
- C-2 (Area Commercial)
- Parcel No. R2373790020

4. **Services:**

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

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

The property has an existing block wall along the southern property line, and a portion of the east property line. There are no existing buildings on site and has vegetation associated with an unimproved commercial building site, including trees along the south screen wall with less than 4” Calipers.

6. **Transportation / Connectivity:**

The site is primarily accessed via an existing 30 feet wide access easement directly off of East Kuna Road. The site can be accessed via an additional 30 feet wide access easement located approximately 240 feet west of the primary access easement.

7. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

F. Staff Analysis:

Staff has reviewed the application and finds that the proposed building, landscaping, lighting and parking lot generally satisfies the intent of Kuna’s Codes and fits into the overall vision of the C-2 District and generally conforms to the Kuna Architecture guidelines and parking standards.

The applicant has proposed 18 total parking spaces, one of which will be designated handicap parking. Staff finds the parking lot is in substantial conformance with KCC Title 5 Chapter 9. Staff finds the proposed landscaping to be in substantial conformance with KCC Title 5 chapter 17, Kuna’s Landscaping Ordinance. Staff would note that the proposed

decorative rock ground cover is not a permissible form of ground cover for landscape buffers and landscape strips per Kuna City Code 5-17-2 (Landscaping Requirements). Staff would recommend that the applicant be conditioned to use an organic material such as shredded bark or sod for ground cover in all landscape buffers and landscape strips.

The applicant has identified the location of a monument sign on the site plan. As there was no sign application submitted with the Design Review application, the applicant will be required to have all signage approved through design review prior to obtaining a sign permit.

The applicant has proposed to install an 8-foot wide sidewalk along the site's frontage within the 20-foot wide landscape buffer. Based on East Kuna Road's roadway classification of principal arterial, staff finds the proposed sidewalk to be in conformance with Kuna City Code.

Applicant is hereby notified that this project is subject to design review inspections and fees. Required inspections (post construction), are to verify Design Review compliance for building, parking lot, street light and landscaping, prior to issuance of the certificate of occupancy for the building.

staff views the proposed new commercial building, landscaping, parking lot and lighting to be generally consistent with the goals and vision of the overlay district for the City of Kuna. Staff forwards a recommendation of approval for case No. 18-08-DR to the Design Review Committee.

G. Applicable Standards:

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

H. Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves/denies) Case No. 18-08-DR, a Design Review request by James Wylie, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
 - a. The City Engineer shall review and approve all civil plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.

3. Parking within the site shall comply with Kuna City Code (except as specifically approved otherwise).
4. The landscape plan is considered a binding site plan. Landscaping shall be installed according to the submitted landscape plan dated February 27, 2018 (except as specifically approved otherwise).
5. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits) or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.
6. Lighting within the site shall comply with current Kuna City Code.
7. This development is subject to building, landscaping and lighting design review inspections. Inspection fees shall be paid prior to staff inspection.
8. A separate design review will be required for all signage.
9. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through the Design Review process.
10. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
11. Applicant shall comply with all local, state and federal laws.

DATED: This 27th day of March, 2018.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	18-08-DR
Project name	Multi Kuna Commercial building
Date Received	2/9/18
Date Accepted/Complete	2/27/18
Cross Reference Files	
Commission Hearing Date	3/27/18
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: <u>James R. Wylie</u>	Phone Number: <u>208-939-1253</u>
Address: <u>1676 N. Clarendon Way</u>	E-Mail: <u>renwylie@apl.com</u>
City, State, Zip: <u>Engle, Id. 83616</u>	Fax #: <u>208-939-1253</u>
Applicant (Developer): <u>Same as owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Same as owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>1075 E Kuna Rd.</u>	
Site Location (Cross Streets): <u>Sailor Ph.</u>	
Parcel Number (s): <u>R 2373790020</u>	
Section, Township, Range: <u>lot 2 in Block 1 Empty Packets Subdivision</u>	
Property size: <u>21,350 sq. ft.</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>C-2</u>	Proposed zoning district: <u>C-2</u>



Project Description

Project / subdivision name: Multi Tenant Building for Kenny Wylie
 General description of proposed project / request: Multi tenant commercial Building

Type of use proposed (check all that apply):

- Residential _____
- Commercial _____
- Office _____
- Industrial _____
- Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

- Single-Family _____
- Townhouses _____
- Duplexes _____
- Multi-Family _____
- Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: 4,026 Existing (if applicable): _____

Hours of operation (days & hours): Per Code Building height: 25' at Parapet

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): Existing Block wall on South Property line, Portion of East Property line

Proposed Parking: a. Handicapped spaces: 1 Dimensions: 8x20
 b. Total Parking spaces: 18 Dimensions: 9x20
 c. Width of driveway aisle: 22'

Proposed Lighting: Wall lighting and (1) Pole light

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):
North side, south, and East sides

Applicant's Signature: Jerry Wylie

Date: 1-23-18



City of Kuna Design Review Application

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

FILE NO.: _____

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>1/17/18</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>

Exhibit
B2

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

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

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input checked="" 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.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input checked="" 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 checked="" type="checkbox"/>

Building Elevations

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

Lighting Plan

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

Roof Plans (ON SITE PLAN)

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

Design Review Application

Applicant: Renny Wylie Phone: 208-939-1253

Owner

Representative

Fax/Email: Renwylie@aol.com

Applicant's Address: 1676 N. Clarendon Way

Eagle, ID Zip: 83616

Owner: Same as Applicant Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

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

Address: _____ Email: _____

Zip: _____

Address of Property: TBD

Zip: _____

Distance from Major
Cross Street: Property frontage

Street
Name(s): E. Avalon St.
Hwy. 69

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

Construct a 4,026 s.f. commercial multi-tenant lease building and related site work.

1. Dimension of Property: Approx. 181 ft. x 118 ft. - 21,350 s.f - .49 acres
2. Current Land Use(s): vacant - zoned C-2
3. What are the land uses of the adjoining properties?
- North: RUT
- South: R-16 Empty Pockets Subdivision
- East: R-1 Single family residents
- West: C-2 Burger Den Restaurant
4. Is the project intended to be phased, if so what is the phasing time period? No
Please explain: _____
5. The number and use(s) of all structures: One commercial multi-tenant lease building design for up to 3 tenants

6. Building heights: 25 ft. at high parapet Number of stories: 1
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? _____
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: Single ply roofing / 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.*

Wall fronting street to have a 3 ft. high stone wainscot with stucco finishes above with varied color.

(3) 12 ft. wide aluminum storefront systems to identify (3) tenant lease spaces

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: 6% of total / 16.6% of front facade / Stone veneer wainscot

% Face Block: _____ / _____

% Stucco: 94% of total / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: 12% Storefront at front facade / 3% painted doors at back elevation
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: Stucco trims and accent colors / prefinished metal coping cap at top of wall

Other: drive up window at east side - 12 s.f. / _____

9. Please identify Mechanical Units: (3) roof mounted RTU package units

Type/Height: gas heat / electric cool - 3 ft. high

Proposed Screening Method: Screened by wall parapet

10. Please identify trash enclosure: (size, location, screening & construction materials) 12x10x6ft.high with stucco finish

10X12 with 6 ft. high CMU enclosure and gates - located off private drive in back - screened with landscape

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

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

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

Existing 6 ft. high CMU screen fence with stucco finish at south property line. Will continue for portion of east side

Type: CMU w/ stucco finish to match

Size: 6 ft. high

Location: South property line (existing) Portion of east property line - approx 55 ft. long (new)

(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:

Direct all surface water to catch inlet to subsurface retainage basin

14. Percentage of Site Devoted to Building Coverage: 18.8%

% of Site Devoted to Landscaping: (including landscaped rights-of-way) 15% Square Footage: 3,191 s.f.

% of Site that is Hard Surface: (Paving, driveways, walkways, etc.) 54% Square Footage: 11,594 s.f.

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): 14% perimeter landscape for both parking and drive-thru lane

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

166 x 30 ft. lanscape between property line and existing road edge of paving

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

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

No - however, all the existing volunteer trees at the south screen wall will be removed and replaced with landscape to match the entire project.

17. Dock Loading Facilities:

Number of docking facilities and their location: NA

Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) accessible route from street sidewalk

to building

19. Setbacks of the proposed building from property lines:

NARRATIVE OF PROJECT DESCRIPTION

Kuna Multi-Tenant Commercial Building
Lot 2 in Block 1 of Empty Pockets Subdivision

The proposed building project consists of a single lot commercially zoned C-2 fronting on E. Avalon Street. The project is a multi-tenant commercial lease building with associated on-site parking to the north with a drive-thru lane on the south building side. The building is a 4,026 s.f. single level structure designed with three separate entry storefronts to accommodate a possible three tenant spaces. The lease space on the east end has been designed with a drive-up window to be accessed by the one-way drive thru lane on the south. The building has been designed with a rock veneer wainscot and three stucco colors for visual interest to the street. Exterior finish materials are durable and maintenance free and broken up to define the building base, field, and cap with vertical accents defining the separate entries. Site will be fully developed for parking, drive-thru circulation, and landscaping to comply with City standards. The south property has an existing decorative CMU screen wall to be extended north along the east property line at the building for screening of the drive-up window and related traffic. The proposed project will be accessed from a private drive that currently serves the Burger Den restaurant. Both building and site design will complement the adjacent commercial development.

Exhibit

03

13

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 09/15/05 12:34 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Title One
105134153



Order No.: A0545721
HC/LSD

WARRANTY DEED

FOR VALUE RECEIVED,

R.E. INVEST CORP. L.L.C., an Idaho limited liability company (who acquired title as RE INVEST CORP., LLC) the Grantor, does hereby grant, bargain sell and convey unto JAMES R. WYLIE and MARCELYN L. WYLIE, husband and wife whose current address is 1676 N. Clarendon Way, Eagle, Idaho 83616 the Grantees, the following described premises, in Ada County, Idaho, TO WIT:

Lot 2 in Block 1 of EMPTY POCKETS SUBDIVISION, according to the official plat thereof, filed in Book 84 of Plats at Page(s) 9303 and 9304, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that it is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantees; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: 09/15/05

R.E. INVEST CORP. L.L.C., an Idaho limited liability company

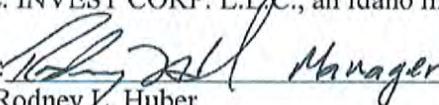
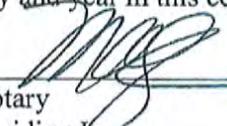
BY:  Manager
Rodney L. Huber
Manager

Exhibit
B4
&
B5

State of Idaho)
County of Ada)

On this 15 day of September, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Rodney L. Huber, known or identified to me to be a Manager of the limited liability company of R.E. Invest Corp. and the Manager who subscribed said company name to the foregoing instrument, and acknowledged to me that he executed the same in said company name.

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



Notary
Residing In _____
Expires: _____
RESIDING IN MERIDIAN IDAHO
MY COMM EXP. 05/21/09

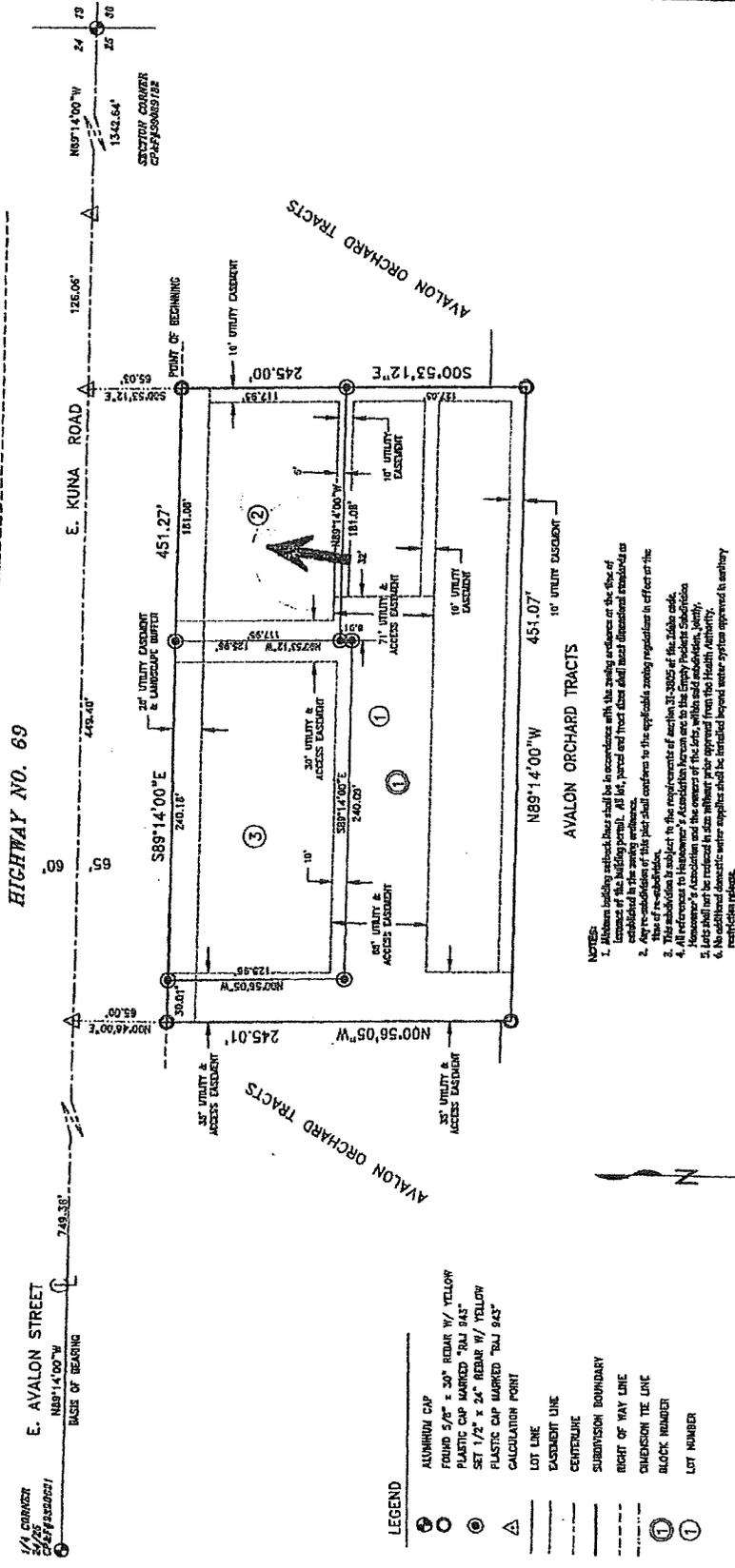


EX 88 10 9312

EMPTY POCKETS

SUBDIVISION

A PORTION OF LOT 1
 SUBDIVISION
 OF AVALON ORCHARD TRACTS
 SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 25,
 TOWNSHIP 2 NORTH, RANGE 1 WEST B.M.,
 CITY OF KUNA, ADA COUNTY, IDAHO.
 2002



SCALE 1" = 50'

- LEGEND**
- ALUMINUM CAP
 - FOUND 5/8" x 30" REAR W/ YELLOW PLASTIC CAP MARKED "BJJ 943"
 - SET 1/2" x 24" REAR W/ YELLOW PLASTIC CAP MARKED "BJJ 943"
 - △ CALCULATION POINT
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - SUBDIVISION BOUNDARY
 - BRIGHT OF WAY LINE
 - DIMENSION LINE
 - BLOCK NUMBER
 - ① LOT NUMBER

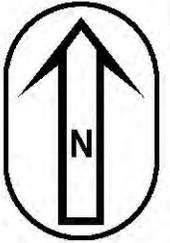
- NOTES:**
1. All utility easements shown on this plat shall be in accordance with the existing easements on the face of records of this building permit. All lot, parcel and tract lines shall meet minimum standards as established in the zoning ordinance.
 2. Any re-configuration of this plat shall conform to the applicable zoning regulations in effect at the time of re-subdivision.
 3. All easements shown on this plat are subject to the requirements of section 11.3005 of the Idaho code.
 4. All easements shown on this plat are subject to the requirements of section 11.3005 of the Idaho code.
 5. Lots shall not be reduced in size without prior approval from the Health Authority.
 6. No additional domestic water supplies shall be installed beyond water system approved in utility certificate of record.
 7. No additional utility lines or fire sprinkler additional restrictions.
 8. The boundaries before shown hereon shall be recorded for subsequent subject to the easements of the City of Kuna.
 9. See Ada County Board of Survey 4798.

- EASEMENTS:**
1. All utility easements shown on this plat are designated easements and are approved by the Ada County public and private utility.
 2. The utility easements shown or designated hereon are also hereby reserved for including the above water.
 3. The easement shown hereon are a proposed easement for the right of ingress and egress and on individual interest is said easement is hereby granted to the lot owners within this subdivision.
 4. No easement shown or designated hereon shall preclude the construction and maintenance of non-surface driveway, landscaping, or other such improvement improvements.

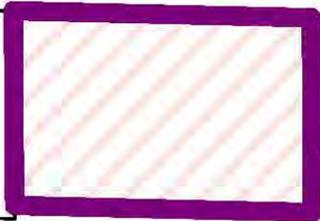
JOHNSON LAND SURVEYING
 9225 CHINDEN BLVD., SUITE P,
 BOISE, IDAHO 83714
 (208) 322-9000

FILE: emptypocketsFINAL.dwg SHEET 1 OF 2

VICINITY MAP

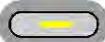


E Kuna Rd



S Sailer Pl

LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

AERIAL MAP



E Kuna Rd



S Sailer Pl

LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

VINCINITY MAP



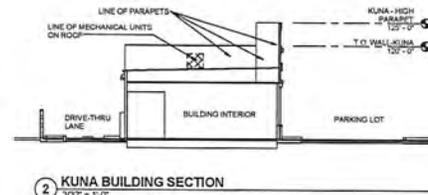
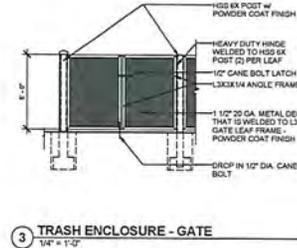
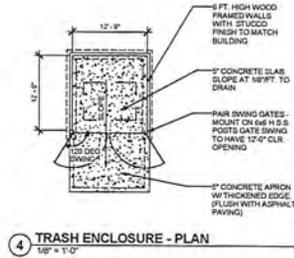
GENERAL SITE NOTES

PARCEL NO. R237370020
 ZONING C-2
 PROJECT LOCATION LOT 2, BLOCK 1 EMPTY POCKETS SUBDIVISION
 DESIGN REVIEW APPLICATION IS FOR A BUILDING SHELL THAT WILL HOUSE RETAIL LEASE SPACES
 ALL STORM WATER SHALL BE RETAINED ON-SITE IN UNDER GROUND SEPTAGE BEDS. CIVIL ENGINEERING GRADING AND DRAINAGE TO BE PROVIDED WITH CITY PERMIT DRAWINGS.
 EXISTING SITE IS FLAT. GRADING WILL BE REQUIRED TO DIRECT STORM WATER TO CATCH BASINS

LANDSCAPE LEGEND

COUNT	COMMON NAME	SCIENTIFIC NAME	SYMB	SIZE AT PLANTING
5	COLUMNAR NORWAY MAPLE	Acer Patavicae 'Columnar'		2" CALIP. B and B
2	CHANTICLEER PEAR	Pyrus Calleryana 'Chanticleer'		2" CALIP. B and B
5	EMERALD ARBORVITAE	Thuja occidentalis 'Emerald Green'		3-5 GAL.
5	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'		5 GAL.
12	ROCKY MT. JUNIPER	Juniperus Scopulorum		5 GAL.
8	RED TWIG DOGWOOD	Juniperus Scopulorum		5 GAL.
18	STELLA D'OR LILLY	Stella D'Or - Hemerocallis		1 GAL.
15	GOLD FLAME SPIREA	Spiraea Japonica 'Goldflame'		2 GAL.
6	DWARF BURNING BUSH	Echinymus alatus		2-5 GAL.
10	RED CARPET ROSE	Rosa x 'Newer'		2-3 GAL.
2	KARL FORESTER GRASS	Calamagrostis scutellor		1-2 GAL.

ALL EXISTING VEGETATION TO BE CLEARED FROM SITE
 ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM
 LANDSCAPE AREAS SHALL BE COVERED WITH 1" DECORATIVE ROCK OVER APPROVED WEED BARRIER
 SOG SHALL BE PROVIDED AT AREAS NOT COVERED BY WOOD MULCH



REVISIONS

igjt architecture
 1212 12th AVENUE SOUTH - KUNA, IDAHO 83842
 PHONE: 208.326.8000 FAX: 208.326.8001

STAMP

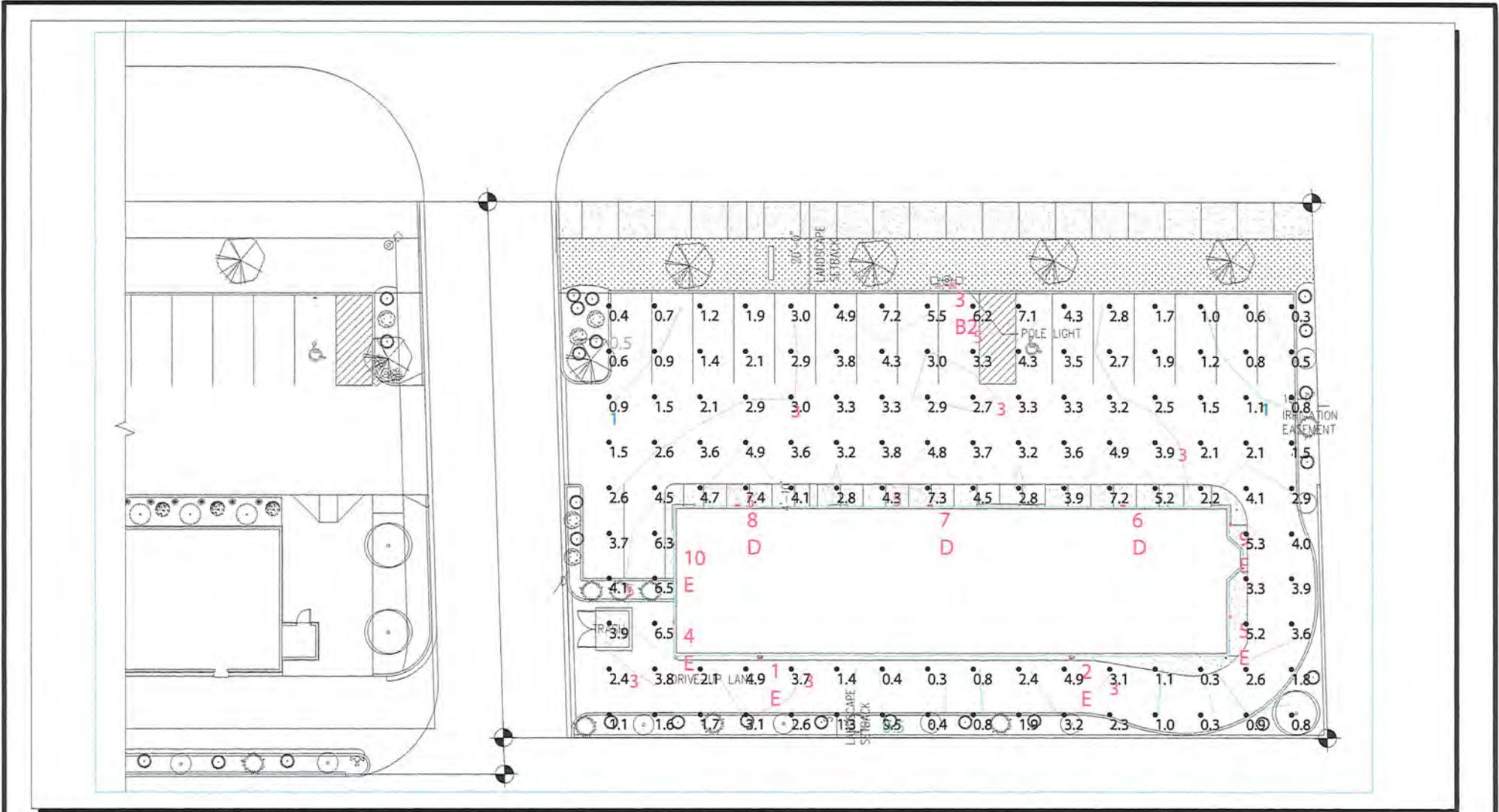
MULTI-TENANT BUILDING FOR
 RENNY WYLLIE
 E. AVALON STREET - HIGHWAY 69 KUNA, IDAHO

DATE: 08/27/2024
 DRAWN BY: JST
 CHECKED BY: JST
 SCALE: AS SHOWN

SITE PLAN/ SITE LANDSCAPE

DR - 1.0

Exhibit
 B11



Scale: 1 inch= 20 Ft.

RAB
LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

Prepared For:
Interwest Electrical Sales
536 West 8360 South
Sandy, UT 84070

Job Name:
Kuna Commercial Mall
Lighting Layout
Version B

Scale: as noted
Date: 2/6/2018 CASE #: 00149905
Filename: Kuna Commercial Mall Layout 00149905B.AGI
Drawn By: S Elliott

The Lighting Analysis, eLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Filename: Z:\Job Files\Interwest Electrical Sales\Interstate Electric\Boke 101287\Kuna Commercial Mall\Working Files\AGH\Kuna Commercial Mall Layout 00149905B.AGI

Exhibit
B9

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Ground	Illuminance	Fc	2.93	7.4	0.3	9.77	24.67	Readings Taken at 0'-0"AFG	10	10	Horizontal

Luminaire Schedule												
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	1	B2	ALED4T78 2 @ 180	BACK-BACK	10157	20314	1.000	Pole Mount (Type 4)	77.1	154.2	154.2	ALED4T78 - Cool - RAB02138MOD50.IES
	3	D	SLIM57	SINGLE	5579	5579	1.000	Wall Mount	48.7	48.7	146.1	SLIM57 - Cool - RAB02604.IES
	6	E	SLIM37	SINGLE	3905	3905	1.000	Wall Mount	35.3	35.3	211.8	SLIM37 - Cool - RAB02437.IES

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	E	143.499	20.579	18	270	0
2	E	211.905	20.579	18	270	0
3	B2	186.019	102.853	20	0	0
3	B2	182.419	102.853	20	180	0
4	E	124.262	28.583	18	180	0
5	E	246.856	29.807	18	0	0
6	D	223.137	54.559	18	90	0
7	D	180.813	54.559	18	90	0
8	D	138.49	54.559	18	90	0
9	E	246.856	50.244	18	0	0
10	E	124.262	45.871	18	180	0
Total Quantity: 11						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandle) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



Prepared For:
Interwest Electrical Sales
536 West 8360 South
Sandy, UT 84070

Job Name:
Kuna Commercial Mall
Lighting Layout
Version B

Scale: as noted

Date: 2/6/2018

CASE #: 00149905

Filename: Kuna Commercial Mall Layout 00149905B.AGI

Drawn By: S Elliott

Filename: Z:\Job Files\Interwest Electrical Sales\Interstate Electric\Boise 101287\Kuna Commercial Mall\Working Files\AGI\Kuna Commercial Mall Layout 00149905B.AGI

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Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 31.0 lbs

Project:
Kuna Commercial Mall

Type:
B

Prepared By:
S Elliott

Date:
2/6/18

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 77W
Efficiency: N/A

LED Info

Watts: 78W
Color Temp: 5000K
Color Accuracy: 71 CRI
L70 Lifespan: 100000
Lumens: 10157
Efficacy: 132 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000170X

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Lens:

Tempered glass lens.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Replacement:

Replaces 250W Metal Halide.

Buy American Act Compliance:

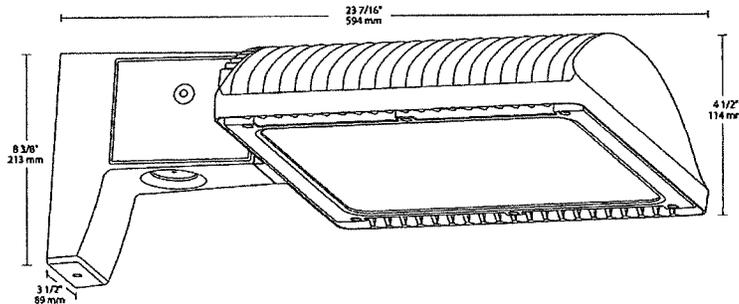
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	4T	78					
	2T = Type II	50 = 50W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option
	3T = Type III	78 = 78W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V (not available for 150W)	/PC = 120V Button Photocell (Pole mount models only)
	4T = Type IV	105 = 105W		Y = 3000K (Warm)	W = White	/BL = Bi-Level	/PC2 = 277V Button Photocell (Pole mount models only)
		125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell (Pole mount models only)
		150 = 150W					/PCT4 = 480V Twistlock Photocell (Pole mount models only)
		150W					/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models)
							/WS4 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:
Kuna Commercial Mall

Type:
Pole

Prepared By:
S Elliott

Date:
2/6/18

Lamp Info

Type: N/A
Watts: 0W
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: N/A
Lamp Lumens: N/A
Efficacy: N/A

Ballast Info

Type: N/A
120V: N/A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 0W

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
80MPH 5.6 ft_/165 lb
90MPH 3.6 ft_/110 lb
100MPH 2.2 ft_/75 lb
110MPH 1.0 ft_/45 lb
120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

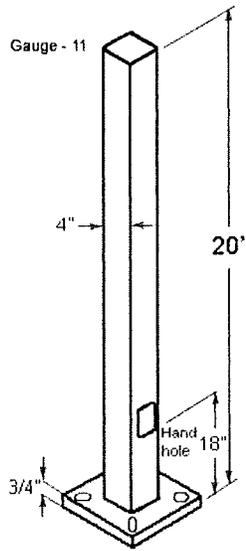
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

PS4-11-20D2



Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application



37, 57 and 62 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 11.0 lbs

Project:
Kuna Commercial Mall

Type:
D

Prepared By:
S Elliott

Date:
2/6/18

Driver Info

Type: Constant Current
120V: 0.48A
208V: 0.32A
240V: 0.28A
277V: 0.24A
Input Watts: 49W
Efficiency: N/A

LED Info

Watts: 57W
Color Temp: 5000K
Color Accuracy: 73 CRI
L70 Lifespan: 100000
Lumens: 5579
Efficacy: 115 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Wall Mount only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000171U

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

Footprint:

Designed to replace RAB HID WP2 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing and door frame.

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (7.5")

Recommended Mounting Height:

Up to 25 ft.

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution.

Reflector:

Specular thermoplastic.

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):

5000K

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60Hz, 720mA, 100-277VAC 0.8A, 6kV Surge Protection, Power Factor 99%.

Other

Accessories:

Available accessories include polycarbonate and wire guard. Click to see all accessories.

Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

HID Replacement Range:

Replaces 250W Metal Halide.

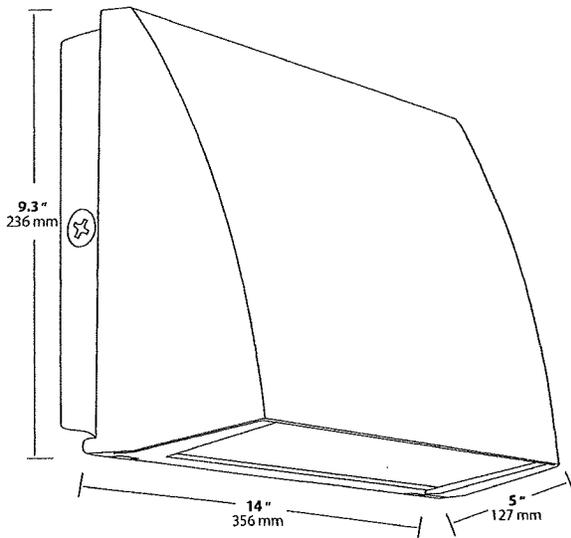
Technical Specifications (continued)

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Covers footprint of most traditional wallpacks
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year warranty

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options
SLIM		57				
	Blank = Cutoff (10°)	62 = 62W	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard (120-277V)	Blank = No Option
	FC = Full Cutoff (0°)	57 = 57W	N = 4000K (Neutral)	W = White	/BL = Bi-Level	/PC = 120V Button Photocell
		37 = 37W	Y = 3000K (Warm)		/D10 = Dimmable	/PC2 = 277V Button Photocell
					/480 = 480V	/PCS = 120V Swivel Photocell
						/PCS2 = 277V Swivel Photocell
						/PCS4 = 480V Swivel Photocell



37, 57 and 62 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 7.5 lbs

Project:
Kuna Commercial Mall

Type:
E

Prepared By:
S Elliott

Date:
2/6/18

Driver Info

Type: Constant Current
 120V: 0.31A
 208V: 0.19A
 240V: 0.16A
 277V: 0.14A
 Input Watts: 35W
 Efficiency: N/A

LED Info

Watts: 37W
 Color Temp: 5000K
 Color Accuracy: 73 CRI
 L70 Lifespan: 100000
 Lumens: 3905
 Efficacy: 111 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Wall Mount only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
 DLC Product Code: P0000171T

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

Footprint:

Designed to replace RAB HID WP1 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing and door frame.

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (7.5°)

Recommended Mounting Height:

Up to 20 ft.

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution.

Reflector:

Specular thermoplastic.

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):

5000K

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:

Constant Current, 100-277V. 50/60Hz, 100-277VAC 0.6A, 4kV Surge Protection, 700mA, Power Factor 99.6%.

Other

Accessories:

Available accessories include polyshield and wire guard. Click to see all accessories.

Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

HID Replacement Range:

Replaces 200W Metal Halide.

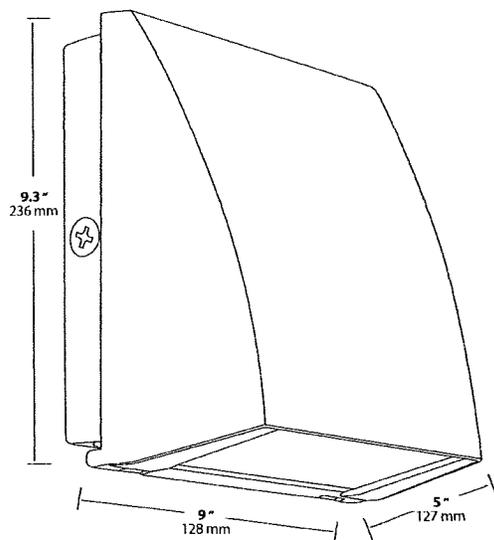
Technical Specifications (continued)

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Covers footprint of most traditional wallpacks
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year warranty

Ordering Matrix

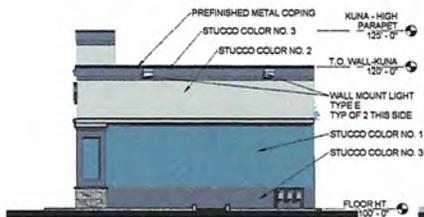
Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options
SLIM		37				
	Blank = Cutoff (10°)	62 = 62W	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard (120-277V)	Blank = No Option
	FC = Full Cutoff (0°)	57 = 57W	N = 4000K (Neutral)	W = White	/BL = Bi-Level	/PC = 120V Button Photocell
		37 = 37W	Y = 3000K (Warm)		/D10 = Dimmable	/PC2 = 277V Button Photocell
					/480 = 480V	/PCS = 120V Swivel Photocell
						/PCS2 = 277V Swivel Photocell
						/PCS4 = 480V Swivel Photocell



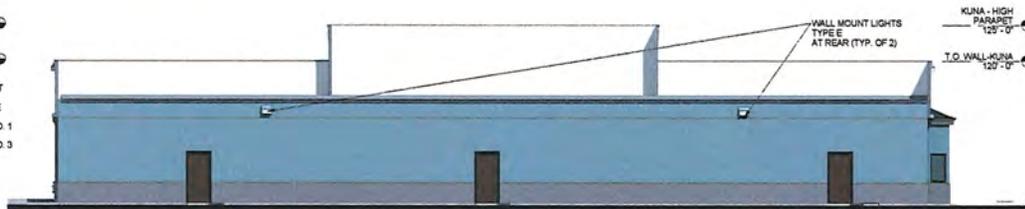
- PREFINISHED METAL COPING AND ALUMINUM STOREFRONT FRAMING
 COLOR: DARK GREY
- STONE VENEER WAINSCOT WITH PRECAST MASONRY CAP
 CREATIVE MINDS CRAFT SPLIT MODULAR
 COLOR: TORTISE SHELL
- STUCCO COLOR NO. 1 "FIELD COLOR" WITH SAND TEXTURE
 COLOR: MATCH SHERWIN WILLIAMS PAINT
 SW 2819 - DOWNING SLATE
- STUCCO COLOR NO. 2 "SIGN BAND COLOR" WITH SAND TEXTURE
 COLOR: MATCH SHERWIN WILLIAMS PAINT
 SW 6147 - PANDA WHITE
- STUCCO COLOR NO. 3 - ACCENT COLOR WITH SAND TEXTURE
 COLOR: MATCH SHERWIN WILLIAMS PAINT
 SW 6005 - FOLGSTONE



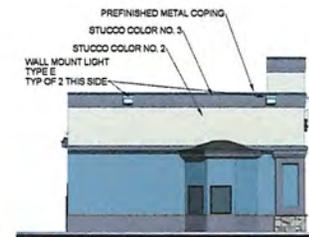
1 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

REVISIONS:	
1212 12th Avenue South, Ste. 100, Kuna, ID 83651 phone: (208) 483-9295 fax: (208) 483-9299 email: jgt@jgt-architecture.com	
STAMP	
MULTI-TENANT BUILDING FOR RENNY WYLIE E. AVALON STREET - HIGHWAY 69 KUNA, IDAHO	
DRAWN BY:	DATE:
ADJR	10/17/18
CHECKED:	JOB NO.:
JGT	1803
ELEVATIONS	
DR - 2.0	



Jace Hellman

From: Jace Hellman
Sent: Monday, February 26, 2018 8:50 AM
To: 'Chad Gordon'
Subject: RE: New Multi-Tenant Commercial Building Design Review Coming

Thank you Chad, I will forward these comments onto the applicant!

Jace Hellman

Planner II
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov



From: Chad Gordon [mailto:chad.gordon@jmsanitation.com]
Sent: Monday, February 26, 2018 8:42 AM
To: Jace Hellman <jhellman@kunaID.gov>
Subject: Re: New Multi-Tenant Commercial Building Design Review Coming

It also looks like they are short on the depth of the enclosure. They need to have 12' and it looks like they only have 10'8"

Thanks,

On Mon, Feb 26, 2018 at 8:22 AM, Chad Gordon <chad.gordon@jmsanitation.com> wrote:

Jace,

They will need to change a couple of items. The frontal clearance on the enclosure is only 30' from what I can see. They need to have 60' of straight line frontal access. The best option I can see for that is to angle the enclosure opening to towards the southwest so that we can take access from the drive that services the multifamily units. Also the inside clearance from gate post to gate post needs to be 12' it looks to be 11'4". I have attached the enclosure requirements for their use. Let me know when they have a revised plan so I can double check them.

Thanks,

On Fri, Feb 23, 2018 at 3:43 PM, Jace Hellman <jhellman@kunaid.gov> wrote:

Hello Chad,

We received this Design Review application, and I wanted to forward a copy of the plan on to you so that you can take a look at the trash enclosure set up. Could you let me know if that will work as designed, or if there are any changes

that need to be made? Let me know if you have any additional questions, or need additional information. The site is located at 1075 E Kuna Rd.

Thank you!

Jace Hellman

Planner II

City of Kuna

751 W 4th Street

Kuna, ID 83634

Jhellman@kunaID.gov



--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com

--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com



City of Kuna

Design Review Staff Report

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

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

Case Numbers: 18-05-DRC (Design Review) for the Linder Road Duplexes.

Location: 445 N. Linder Road
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Meeting Date: March 27, 2018

Owner: Blake Jumper
The Housing Company
PO Box 6943
Boise, ID 83707
208.331.4765
BlakeJ@IHFA.ORG

Representative: Rob TeBeau
T.A.O.
499 W. Main St.
Boise, ID 83702
208.639.6407
rob@taoidaho.com

Table of Contents:

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

A. Course of Proceedings:

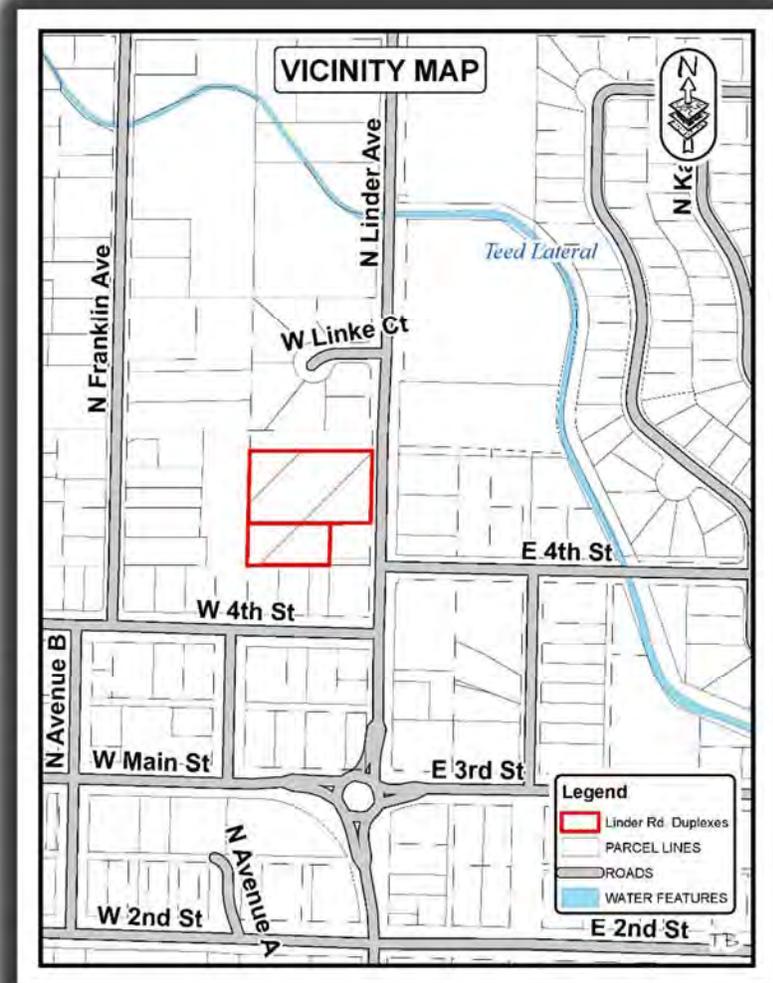
1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial buildings, landscaping, parking lots and signage are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public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

a. Notifications

- i. Agenda

March 27, 2018

2. In accordance with KCC 5-4-2 and KCC 5-10-4-Q, this application seeks DRC approval for building, landscaping, parking stall design for a new duplex multi-family project in Kuna.



B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee - DRC) for a project consisting of five duplex buildings, (yielding ten dwelling units) with an accompanying private driveway similar to other multi-family developments. Applicant is proposing six additional off-driveway parking stalls and landscaping for DRC approval. Applicant has submitted for a lot line adjustment (LLA) in order to create one parcel from the two existing parcels. The LLA will go to Council in April 2018.

C. Aerial Map:



©COPYRIGHTED

D. History:

The property is in the City limits and is zoned R-6 (Medium Density Residential). This parcel had been historically been farmed, however in later years, it has since become a vacant lot.

- E. General Project Facts:** This parcel is just north of W. 4th Street, and west of Linder Road in Kuna, Idaho. The project will consist of 5 duplex buildings and will yield up to ten dwelling units. Applicant also seeks a private driveway to be maintained and cared for in perpetuity by the Homeowners association.

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this site as Neighborhood Commercial District. Staff views this request to be consistent with the approved CPM map.

See Illustration below on next page.



2. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6, R-20	Medium and High Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 1.81 acres (79,148 SF) total for both parcels.
- R-6; Medium Density Residential
- Parcel No's:
S1323417277 – 1.31 acres approximately
S1323417298 – 0.503 acres approximately

4. Services:

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

5. Existing Structures, Vegetation and Natural Features: The property has no existing buildings and has been a vacant lot with debris and weeds for many years.

6. Transportation / Connectivity: Proposed driveway access (ingress/egress) is from Linder Road.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is very flat with less than 2% slope.

F. Staff Analysis:

Staff has reviewed the application and finds the proposed buildings, landscaping and private driveway generally satisfies the intent of Kuna's Codes and fits into the overall vision of the R-6 Zone and generally conforms to the 'Kuna Architecture' guidelines and parking standards. Staff views this proposal as a true infill development, as it is surrounded by development and brings a project to vacant lands.

The applicant has proposed 6 off-driveway parking spaces and staff finds that it follows the goals and purpose of the parking regulations in KCC. Staff had multiple conversations with the applicant about the private driveway upkeep, maintenance and general care into perpetuity. The applicant agreed to include and outline these requirements in the CC&R's for the private driveways preservation. The only way to remove the private driveway designation would be to obtain Council and ACHD's approval for a public dedication and for the roads to be constructed to public road standards acceptable to the City and ACHD.

Staff finds that the proposed landscaping is in general conformance with KCC Title 5 chapter 17, the Kuna Landscaping Ordinance.

The applicant proposes a trash collection area for the tip-carts to be used, rather than a trash enclosure. The applicant has discussed with Chad Gordon (with J & M sanitation) and J & M supports this collection strategy.

Applicant has *not* proposed a monument sign which will require a separate design review application, and shall be submitted in conformance with KCC 5-10-4-B, 5-10-4-G, and 5-10-4-I, if such signs are desired. A building permit will be required for the monument sign.

Applicant is subject to design review inspections and fees for inspections (post construction), for DRC compliance verification of the buildings, parking stalls, landscaping and eventually signage, prior to the C. of O. for the buildings being issued. Applicant previously paid these fees with their land use application fees.

Staff views the proposed new commercial building, landscaping, parking lot and wall sign to be generally consistent with the goals and vision of the overlay district and Kuna city. Staff forwards a recommendation of approval for case No. 18-05-DRC to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Landscaping Ordinance, 2012-22

H. Proposed Decision by the Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (**approves/conditionally approves/denies**) Case No. 18-05-DRC, a Design Review request by Rob TeBeau with The Architects Office (on behalf of Blake Jumper with The Housing Company), with the following conditions of approval:

1. All monument signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign and building permit prior to construction.*
2. Lighting within the site shall be LED lighting and comply with the Kuna City Code.
3. Landscaping shall be installed and kept in a healthy condition as required in KCC 5-17.

4. The long term care and maintenance of the private driveway shall be outlined in the CC&R's for the neighborhood and shall be preserved into perpetuity and may not be dissolved without the express consent of the City Council, ACHD and the roads shall be re-constructed to public roadway standards.
5. The applicant shall follow all applicable staff and agency recommendations.
6. The applicant shall comply with all federal, state and local laws.

DATED: This ____ day of _____, 2018.

VICINITY MAP



Nike

Teed Lateral

W Linke Ct

N Linder Ave

E 4th St

N Franklin Ave

W 4th St

N Avenue B

W Main St

E 3rd St

W 2nd St

N Avenue A

E 2nd St

Legend

-  Linder Rd. Duplexes
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

J.B.



N Franklin Ave

Linder Rd.

Subject Site

4th St.

N Linder Ave

W 4th St



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>The Housing Company</u>	Phone Number: <u>208-331-4765</u>
Address: <u>PO Box 6943</u>	E-Mail: <u>blake.j@IHFA.org</u>
City, State, Zip: <u>Boise, ID 83707</u>	Fax #: _____
Applicant (Developer): <u>Same as above</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Rob TeBeau</u>	Phone Number: <u>208-639-6407</u>
Address: <u>499 W. Main St.</u>	E-Mail: <u>rob@tao.idaho.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____

Subject Property Information

Site Address: <u>445 & 483 N. Linder Road, Kuna, Idaho 83634</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>S1323417277 & S1323417298</u>	
Section, Township, Range: <u>Section 23, Township 2 North, Range 1 West</u>	
Property size: <u>1.81 Acres</u>	
Current land use: <u>Open Land</u>	Proposed land use: <u>Single Family Residential</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Linder Duplexes
 General description of proposed project / request: 5 duplexes including site & utility infrastructure
 Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other
 Amenities provided with this development (if applicable): Trail, plantings, bus stop staging area, benches.

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: _____
 Any existing buildings to remain? Yes No
 Number of residential units: 10 Number of building lots: 1
 Number of common and/or other lots: NA
 Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other
 Minimum Square footage of structure (s): 17,416 sqft for all buildings
 Gross density (DU/acre-total property): 5.52 DU Net density (DU/acre-excluding roads): 6.53 du
 Percentage of open space provided: 56% Acreage of open space: 1.01 Acres
 Type of open space provided (i.e. landscaping, public, common, etc.): Landscaping & Trail Amenity

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: _____









PROJECT LETTER

499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: January 31, 2018

To: Planning Department
City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Project: **Linder Duplexes**

Subject: Design Review Application

Please accept this Design Review Application for the above referenced project. This application is for 5 duplex buildings (10 dwelling units) at 445 and 483 N. Linder Avenue, Kuna, Idaho 83643. The use of these buildings will be multifamily residential buildings.

All buildings consist of two 3-bedroom, 2-bathroom dwelling units. There are 36 total parking spaces (3 for each unit and 6 site spaces), including 3 accessible spaces. Each building will be clad with engineered wood lap siding, with accents of board and batten and wood shakes. This project will serve as an affordable housing option for the Kuna area community.

The project will be owned and managed by The Housing Company. A copy of the management agreement is attached to this letter.

Thank-you for your consideration and please call with any questions or concerns, 639-6407.

Sincerely,

Rob TeBeau, Architect
The Architects Office, PLLC

PROJECT
LINDER DUPLEXES

445 & 483 N. LINDER AVE.
 KUNA, IDAHO 83634

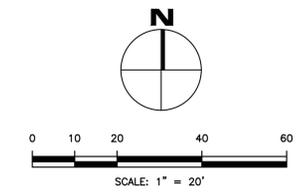
SEAL

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FILE
 DATE
 JANUARY 26, 2018
 FILE NO.
 CSW PROJECT NO. 17036
 DRAWN
 CORINNE GRAHAM

REVISIONS

SHEET
 SITE/DRAINAGE
 PLAN
 SP100

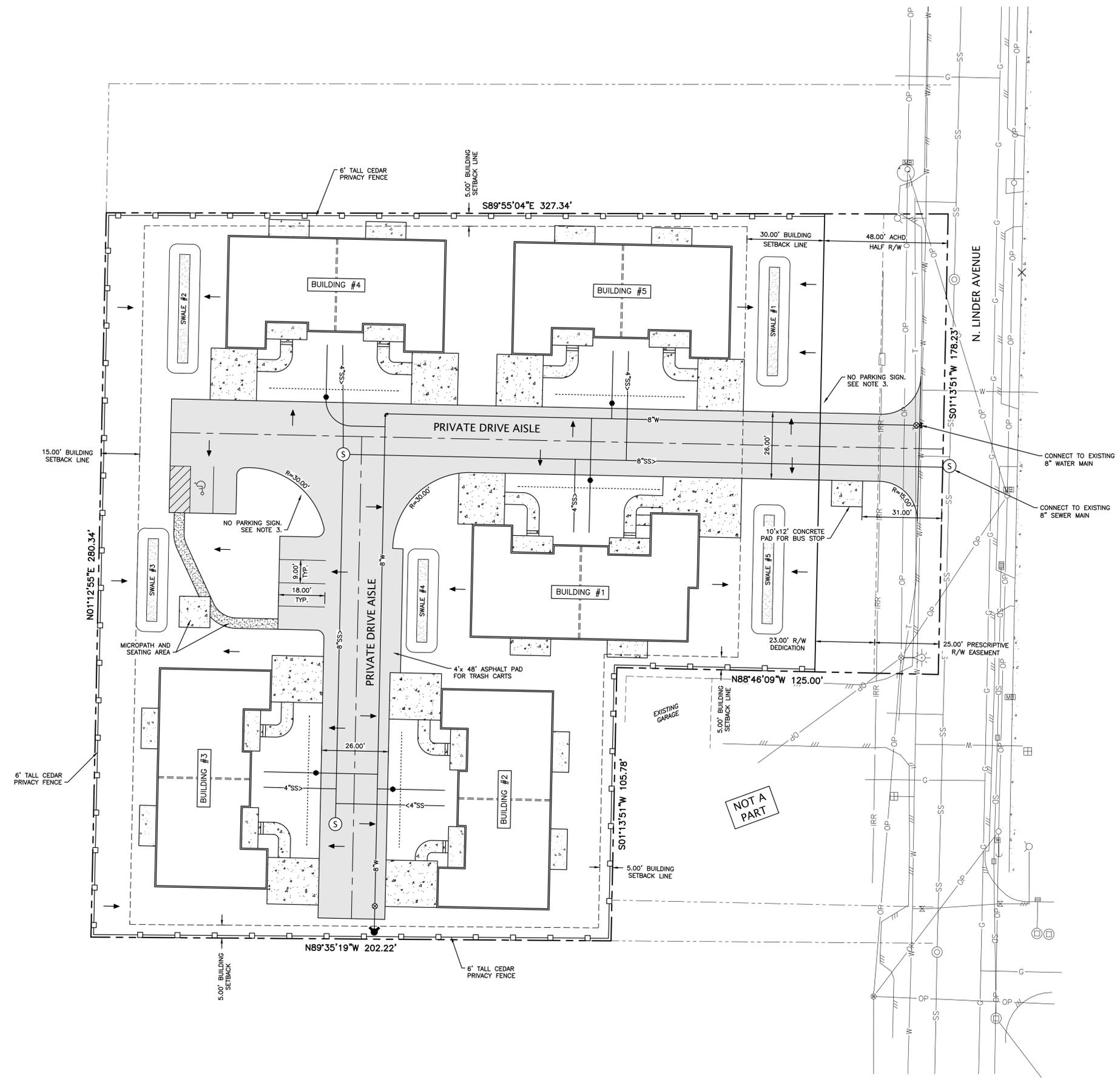


LEGEND

	PROJECT BOUNDARY
	ROAD CENTERLINE
	SEWER MAIN
	WATER MAIN
	FIRE HYDRANT
	WATER METER/SERVICE
	GATE VALVE
	WATER FITTINGS
	SAND INFILTRATION WINDOW
	PROPOSED STORM RUNOFF DIRECTION

NOTES

1. ALL RUNOFF GENERATED FROM THE PROPOSED IMPROVEMENTS SHALL BE RETAINED ON SITE.
2. PERIMETER SWALES SHALL BE INSTALLED ALONG PROJECT BOUNDARIES TO KEEP RUNOFF FROM TRAVELING TO ADJACENT PROPERTIES.
3. INSTALL "NO PARKING FIRE LANE" (R8-31D) AND "ALL ROADS ARE FIRE LANES - PARK IN MARKED STALLS ONLY. VIOLATING VEHICLES WILL BE CITED AND OR TOWED AT OWNER'S EXPENSE."

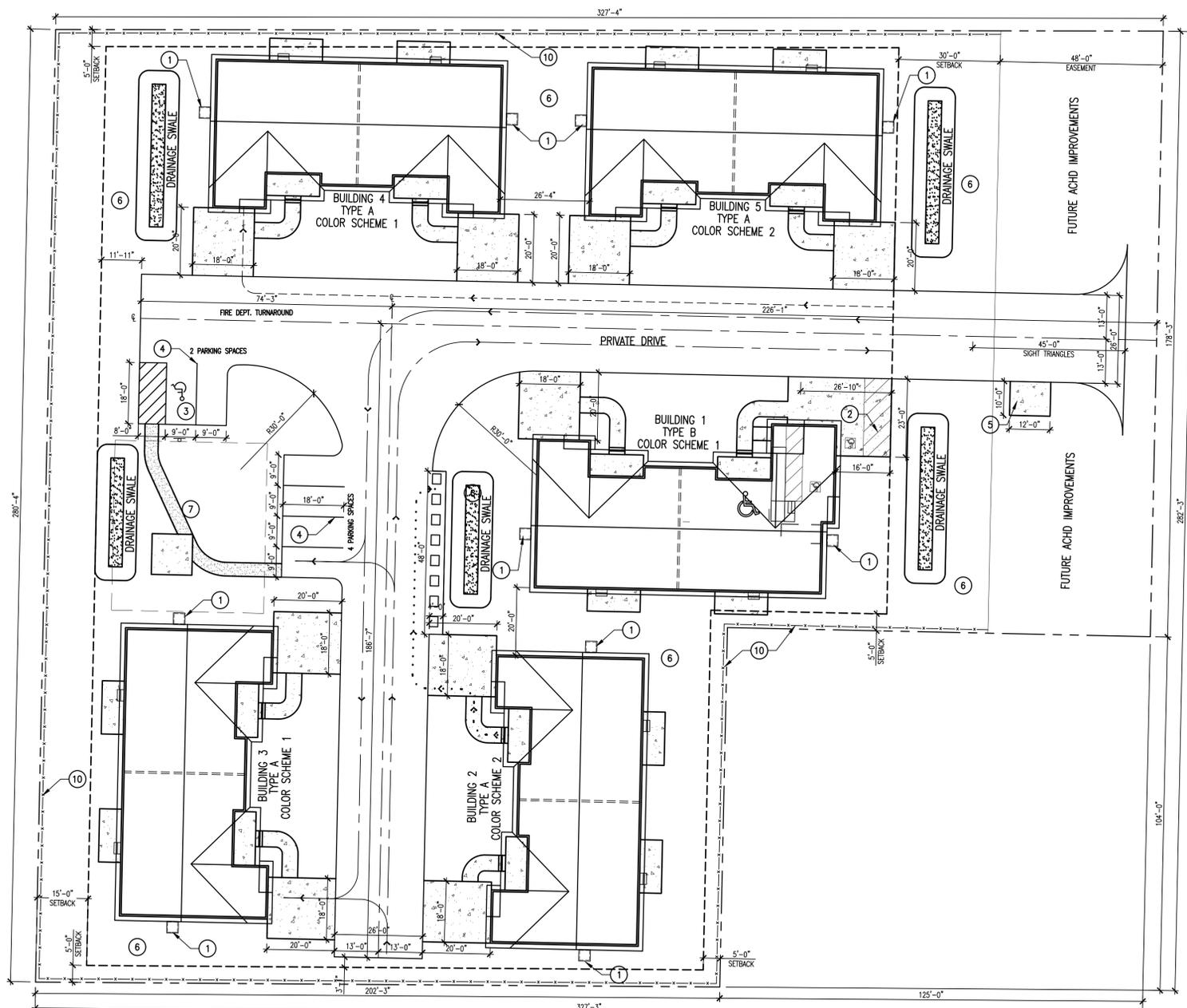


SHEET

SITE/DRAINAGE
 PLAN
 SP100

KEYNOTES

1. A/C CONDENSING UNITS. SCREEN WITH LANDSCAPING.
2. ACCESSIBLE PARKING SPACE - STRIPING SHOWN FOR CLARITY.
3. PROVIDE ACCESSIBLE PARKING SPACE. PROVIDE SIGNAGE AT STALL.
4. 4" WIDE PAINTED PARKING STRIPE (2 COATS) TYPICAL.
5. 10'-0" X 12'-0" CONCRETE BUS STOP PAD.
6. LANDSCAPED AREA.
7. SITE AMENITY.
8. DASHED LINE INDICATES BUILDING FOOTPRINT.
9. PROPERTY LINE
10. FENCE - SEE LANDSCAPE DRAWINGS.

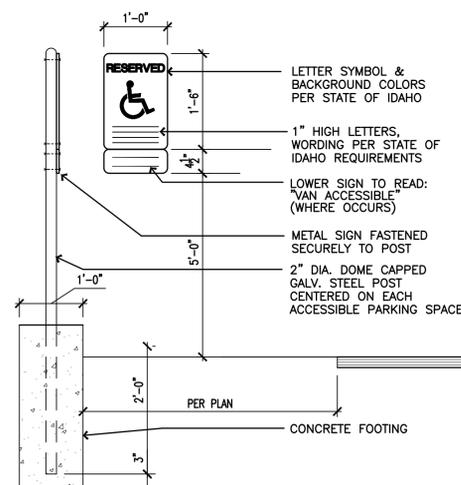


1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

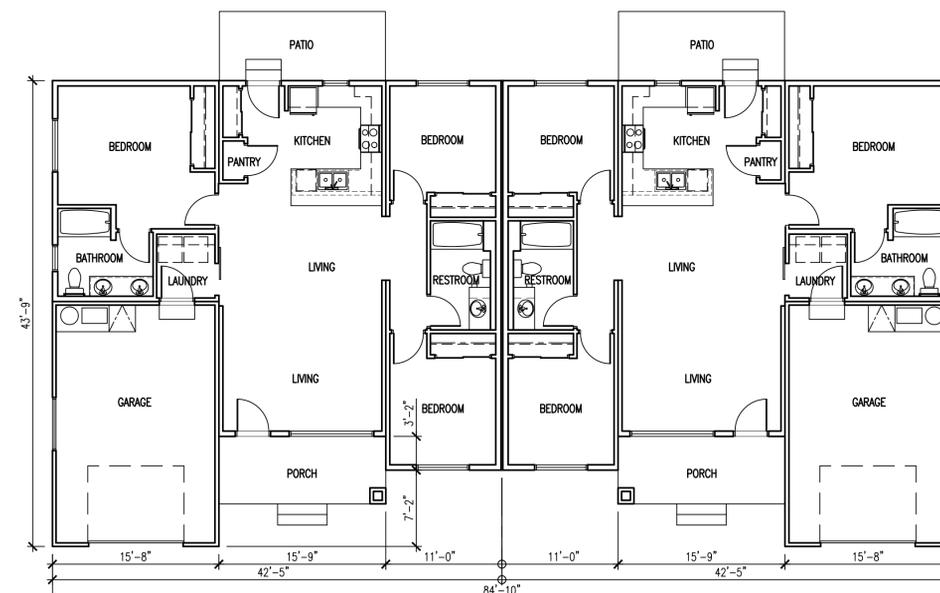
- ALL CONTRACTORS / SUB-CONTRACTORS TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS AND EXISTING SPOT ELEVATIONS. FIELD VERIFY ALL SITE DIMENSIONS AND COORDINATE NEW WORK AS REQUIRED WITH EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT.
- THE OWNER IS RESPONSIBLE FOR ALL SOILS TESTING AND ANALYSIS. ALL SOILS INFORMATION TO BE OBTAINED FROM THE OWNER OR CIVIL ENGINEER.
- CONTRACTOR TO NOTIFY LOCAL "DIG-LINE" SERVICE PRIOR TO ANY EXCAVATION.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE LOCATION, ROUTE AND CONNECTION OF ALL NEW AND EXISTING UTILITIES FOR THIS PROJECT. ALL WORK TO CONFORM TO UTILITY COMPANY STANDARDS, LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES.
- MINIMUM BURIAL DEPTH OF ALL UNDERGROUND ELECTRICAL RACEWAYS SHALL BE 24" BELOW FINISH GRADE U.O.N.
- REFER TO THE GENERAL STRUCTURAL NOTES AND GEOTECHNICAL REPORT FOR SOIL CONDITION REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO DO ALL NECESSARY SOILS MODIFICATIONS TO MEET THE STRUCTURAL REQUIREMENTS OF THE FOUNDATION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT DESIGN AND BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION.
- REFER TO CIVIL DRAWINGS AND EROSION AND SEDIMENT CONTROL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING REQUIREMENTS.
- REFER TO ARCHITECTURAL FLOOR PLAN FOR BUILDING LAYOUT AND DIMENSIONS.
- REFER TO ELECTRICAL SITE PLAN FOR ALL ELECTRICAL/LIGHTING NOTES AND INFORMATION.
- CLEAR SITE OF EXISTING VEGETATION, & DEBRIS AS REQUIRED FOR NEW CONSTRUCTION. PROTECT EXISTING CONSTRUCTION TO REMAIN.
- THE FINISH SITE GRADE SHALL SLOPE AND HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- ALL CONSTRUCTION MODIFICATIONS, REPAIRS OR CHANGES TO CURBS, GUTTERS, CURB RAMPS AND SIDEWALKS IN THE RIGHT-OF-WAY TO RECEIVE AGENCY APPROVAL PRIOR TO CONSTRUCTION AND TO BE CONSTRUCTED PER AGENCY STANDARDS.
- ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, ACCEPTED CONSTRUCTION STANDARDS AND CONFORM TO ALL BUILDING CODES AND REGULATIONS.
- ADA, ICC/ANSI, AND FEDERAL FAIR HOUSING ACCESSIBILITY GUIDELINES (FHA) DO NOT RECOGNIZE OR CONSIDER CONSTRUCTION TOLERANCES. THE CONTRACTOR SHALL CONSIDER ADA, ICC/ANSI, AND FHA STANDARDS AND SPECIFICATIONS AS ABSOLUTE LIMITS THAT SHALL NOT BE EXCEEDED UNDER ANY CIRCUMSTANCE. ADA, ICC/ANSI, AND FHA ARE NOT TARGET VALUES SUBJECT TO ACCEPTED STANDARDS OF PRACTICE OR ACCEPTABLE CONSTRUCTION TOLERANCES.



4 ACCESSIBLE PARKING SIGN DETAIL

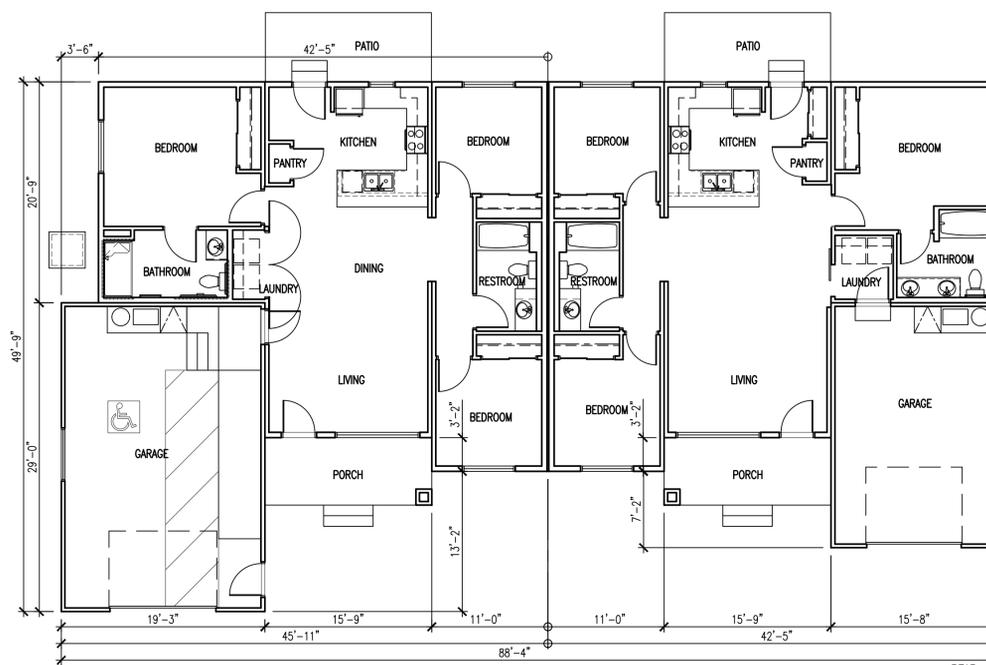
SCALE: 3/4" = 1'-0"

LINDER AVE.



2 FLOOR PLAN - TYPE A

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



3 FLOOR PLAN - TYPE B

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

CIRCULATION LEGEND

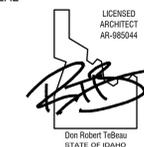
	AUTOMOBILE CIRCULATION
	PEDESTRIAN CIRCULATION
	BICYCLE CIRCULATION

PROJECT

LINDER DUPLEXES

LINDER AVE.
KUNA, IDAHO 83634

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FILE

DATE

JANUARY 29, 2018

FILE NO.

17-308 DR-01

DRAWN

ROB TeBEAU, AIA

REVISIONS

SHEET

DR-01

SITE, FLOOR PLAN



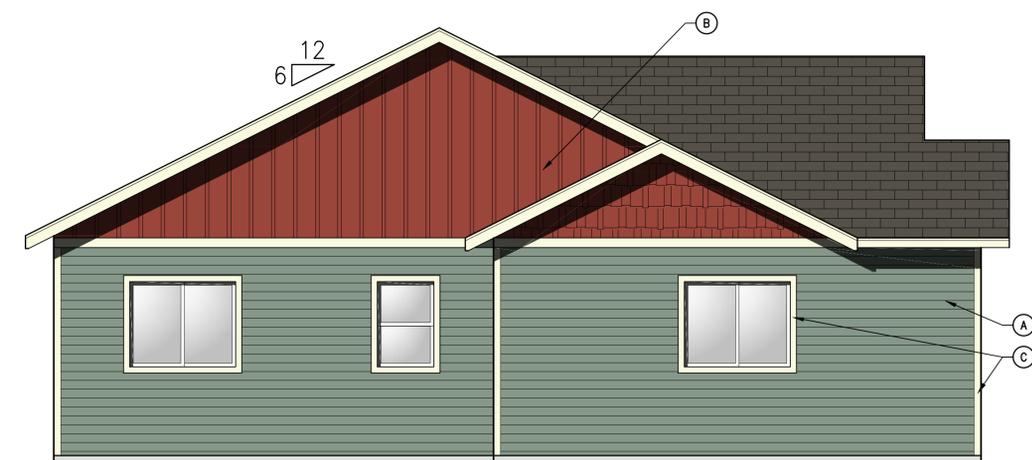
FRONT ELEVATION - COLOR SCHEME 01

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



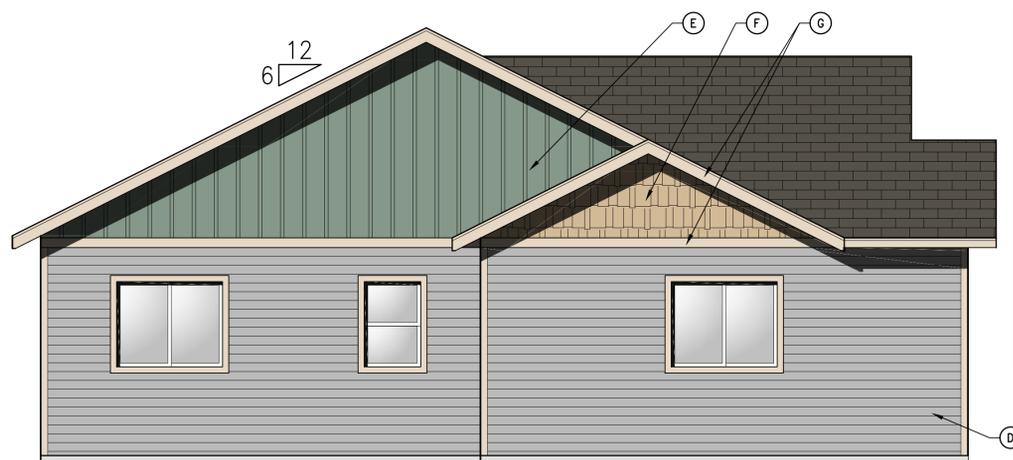
FRONT ELEVATION - COLOR SCHEME 02

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



SIDE ELEVATION - COLOR SCHEME 01

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



SIDE ELEVATION - COLOR SCHEME 02

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

FINISH SCHEDULE		
KEYED LOCATION	ITEM	COLOR
COLOR SCHEME 1:		
A	BODY	SW 6193 'PRVILEGE GREEN'
B	GABLE ENDS & MAN DOORS	SW 6321 'RED BAY'
C	ACCENT (BELLY BAND, TRIM, FASCIA, OVERHEAD DOORS)	SW 6077 'EVERYDAY WHITE'
COLOR SCHEME 2:		
D	BODY	SW 7016 'MINDFUL GRAY'
E	GABLE ENDS (DARK COLOR)	SW 6193 'PRVILEGE GREEN'
F	GABLE ENDS (LIGHT COLOR)	SW 6105 'DIVINE WHITE'
G	ACCENT (BELLY BAND, TRIM, FASCIA)	SW 7014 'EIDER WHITE'
H	DOORS	SW 7018 'DOVETAIL'
	VINYL WINDOWS	WHITE
	ASPHALT SHINGLE	CHARCOAL

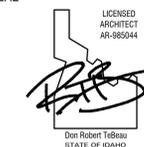
COLORS TO MATCH COLUMBIA PAINT COATINGS

PROJECT

LINDER DUPLEXES

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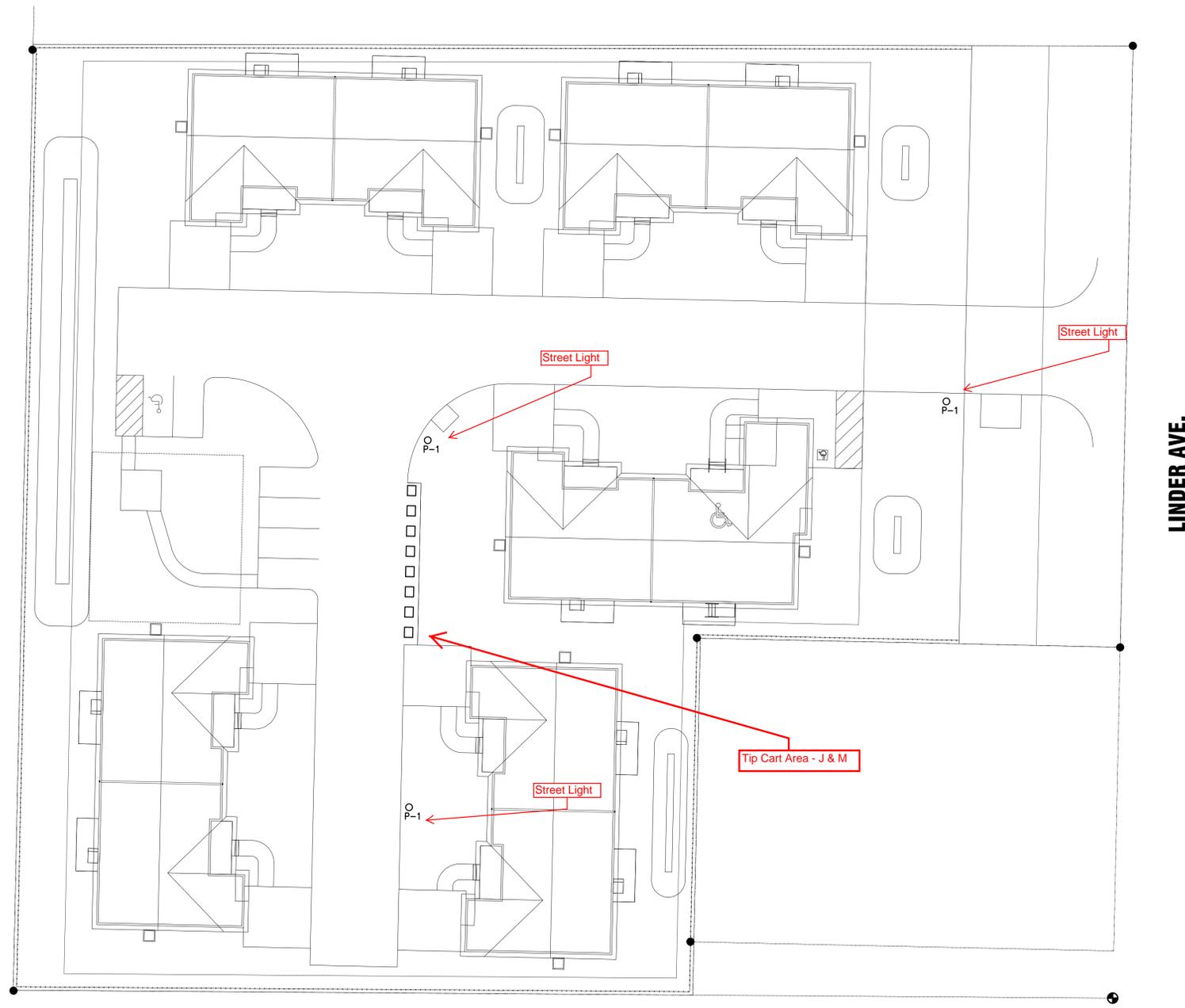
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DR-03

COLORED ELEVATIONS



LINDER AVE.

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



NOTE:
ELECTRICAL WORK IS BIDDER DESIGN.
ELECTRICAL CONTRACTOR TO VERIFY CODE
COMPLIANCE AND ELECTRICAL REQUIREMENTS.

SITE ELECTRICAL TO BE DESIGN BUILD BY
ELECTRICAL CONTRACTOR & ELECTRICAL UTILITY COMPANY

PROJECT
LINDER DUPLEXES

LINDER AVE.
KUNA, IDAHO 83634

BIDDING SET
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E1.0
ELECTRICAL SITE PLAN

Troy Behunin

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Tuesday, January 23, 2018 6:06 PM
To: Blake Jumper; Troy Behunin
Subject: Re: Kuna Affordable Housing Development

Categories: Agency Comments

Blake,

As long as the units are single family and will have each have individual garage space for the storage of their trash carts then we can service as individual homes. The only concern that I have is that we will not have a sufficient turn around at the south end of the property. For automated residential service we need to be able to service one side of the road and then service the opposite side of the road. The right hand side of the truck is the service side of our vehicles. Correct me if I am wrong but the south end of the road way looks to be a dead end. We would need to be able to drive south on the roadway servicing the units on the west side then turn around at the end of the street and return headed north servicing the units on the east side of the road.

Thanks,

On Tue, Jan 23, 2018 at 11:12 AM, Blake Jumper <BlakeJ@ihfa.org> wrote:

Hi Chad,

I received your contact information from our architects office and wanted to discuss the new housing development we are building in Kuna.

It is a single family project that includes 5 duplex buildings off of N. Linder Rd. The homes will be rentals designated for low income households. Our intention is to have each unit provided with individual rolling trash carts. Because it is a single family development, we have decided to stray from a shared trash enclosure on site. The City has stated that they prefer we use the individual services in order to mitigate the problems that are associated with an enclosure/dumpster.

For your reference, I have attached a current site plan for the development. I would be happy to have a call to discuss this matter. Please advise.

Thanks,

Blake Jumper | Development Manager

The Housing Company

P.O. Box 6943, Boise, ID 83707- 0943

Office [208-331-4765](tel:208-331-4765) | Cell [619-405-0910](tel:619-405-0910)

Blakej@IHFA.ORG

www.thehousingcompany.org

--

Chad J. Gordon

J&M Sanitation Inc.

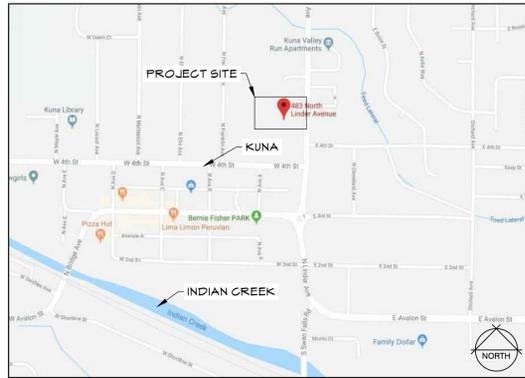
Office # (208) 922-3313

Fax # (208) 922-4033

Cell # (208) 941-6371

E-mail : chad.gordon@jmsanitation.com

PROXIMITY MAP:



LANDSCAPE REQUIREMENTS:

PER CITY OF KUNA IDAHO MUNICIPAL CODE

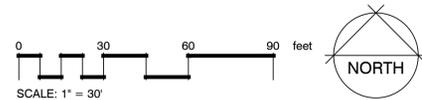
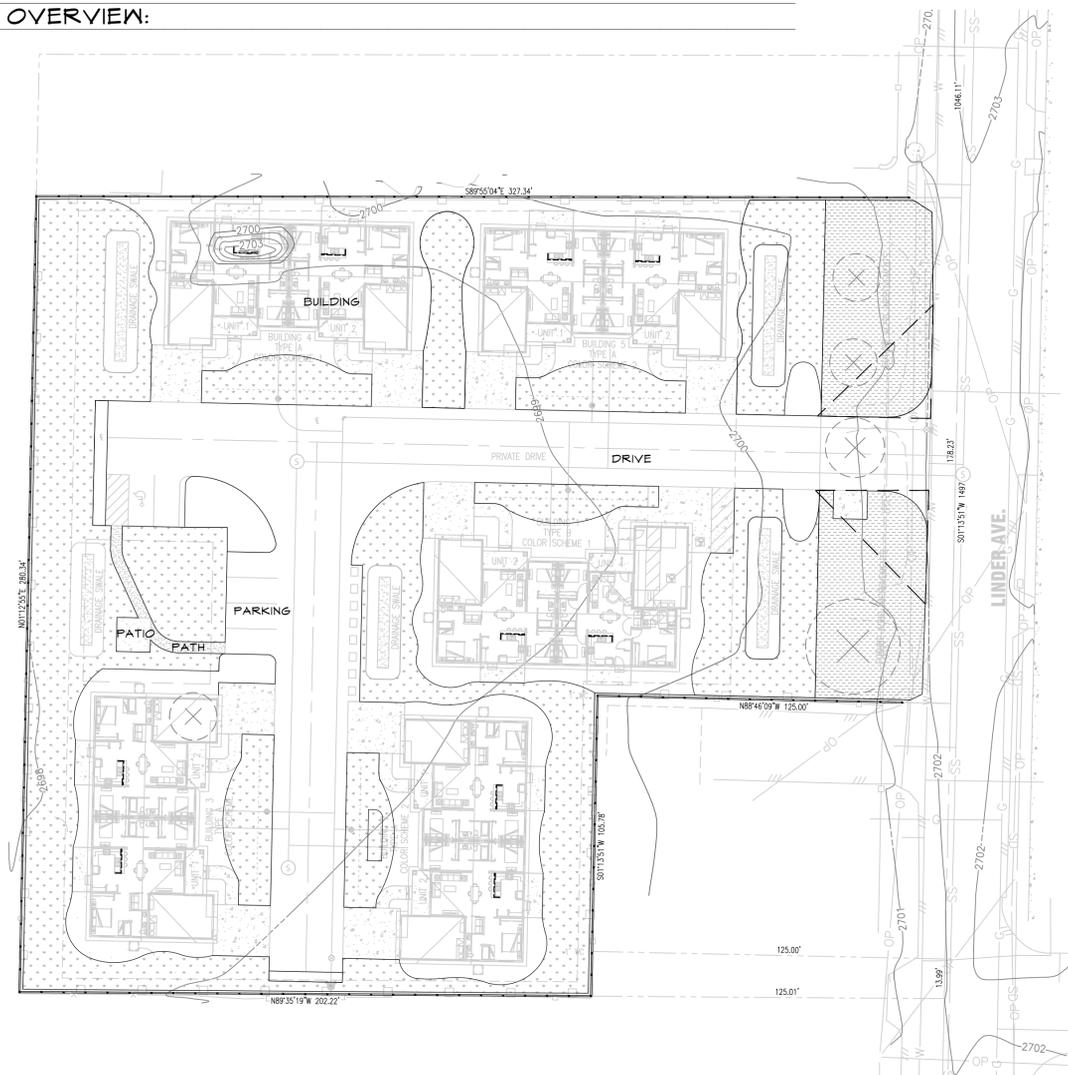
- LANDSCAPE BUFFER:**
 *(2) 2" CAL TREE PER 100 LF, 15' FROM OVERHEAD POWER LINES
 *(3) 6"-7' MIN HEIGHT EVERGREEN TREES, 15' FROM OVERHEAD POWER LINES PER 100 LF
 *(12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (LF)	TREES REQUIRED/ PROVIDED	SHRUBS REQ'D/ PROV'D
LINDER AVE.	178'2"	9/9	21/21

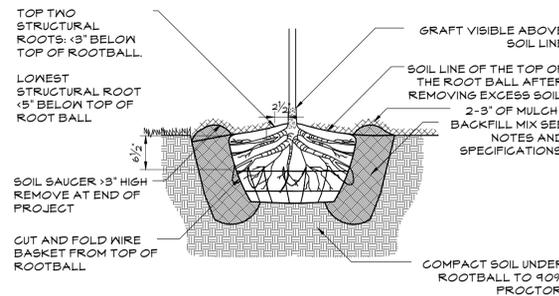
- MITIGATION NOTES:**
 TREES TO BE REMOVED:
 (1) DECIDUOUS TREE WITHIN SITE, (4) DECIDUOUS TREES LOCATED IN ROW
- NOTE:**
 * MITIGATION PER CITY OF KUNA PLANNING & ZONING REQUIRES (2) TREES IN ADDITION TO THE REQUIRED MINIMUMS

- ADDITIONAL REQUIREMENTS:**
 * TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES, OR 10' WITHIN A FIRE HYDRANT
 * SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
 * NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS

SITE OVERVIEW:

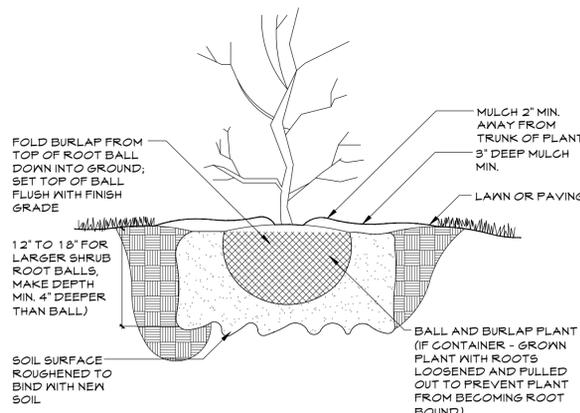


- NOTES:**
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR, HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 3/4 OF THE ROOTBALL.
 - 5" DIAMETER PLANTER BED/MULCH RINGS AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



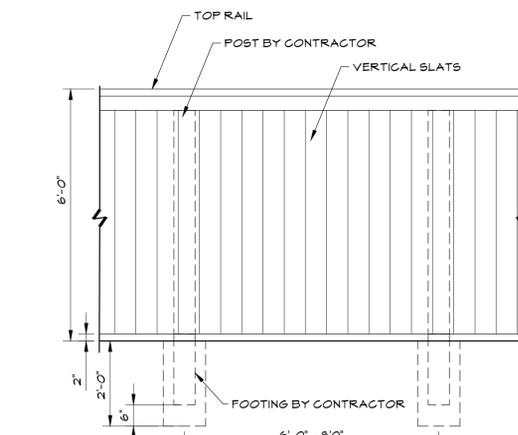
1 BALL AND BURLAP TREE PLANTING
 3/4" = 1'-0" 324933.13-01

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



2 SHRUB PLANTING
 1" = 1'-0" 324933.16-05

- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.**
- NOTE:**
 * FENCE TO BE CEDAR WITH SEMI-TRANSPARENT STAIN, OR OTHER TO BE APPROVED BY OWNER
 * POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



3 6' CLOSED VISION FENCE
 1/2" = 1'-0" P-CO-01

LANDSCAPE NOTES:

- REGULATIONS & STANDARDS**
 - All contractor work shall be conducted in accordance with ISPMG (Idaho Standard Public Works Construction), 2018, and City of KUNA, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS**
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
- GRADING & SITE PREPARATION**
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS**
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials. Topsoil should have a pH of 6.5 to 8.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the Landscape Architect.
 - All lawn areas shall receive 12" minimum depth of topsoil.
 - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
 - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - Amend soil for all new plantings 2 parts topsoil 4 1 part compost.
- LAWN AREAS**
 - All lawn areas shall be hydro-seeded with Tall Turf Type Fescue.
- PLANTS**
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail.
 - All shrubs to be planted per Shrub Planting detail.
 - Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
- PLANTER BED MULCH**
 - Planter beds to receive 3" depth bark mulch.
 - Apply pre-emergent, per manufacturer's recommendations.
- IRRIGATION (POG)**
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install indoor rated controller in specified location on plan. Coordinate with project manager on exact location.
 - Controller to include On/Off rain switch or other rain shut off device that does not alter program.
 - Irrigation system piping in landscape areas to be minimum schedule 40 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min. Coordinate all sleeving & pipe runs with owner (Local Construct) & Builder before installing. Use common trenching where possible.
 - All wires to be 18 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
 - Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
 - Flow control device to be included on all remote control valves, including master control valve. Connect mainline to point of connection in approximate location shown on plan.
 - Provide 3/4" winterization port in location near POG. Winterization port to be located inside of its own standard valve box.
 - Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - Locate irrigation materials in planters when possible.
- CONTRACTOR RESPONSIBILITIES**
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - Refer to note 2.1 regarding damages to existing utilities & permitting note in Irrigation section.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner. Landscape contractor to turn in as-built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1'-30' scale are turned in and approved by owner's representative.
 - In the event of a discrepancy, notify the Landscape Architect immediately.



MILLET C HOWARD, PLS
 OFFICE: (208) 345.0500
 EMAIL: MILLET@STACKROCKGROUP.COM
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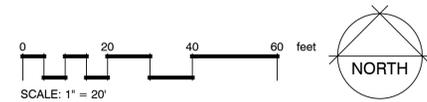
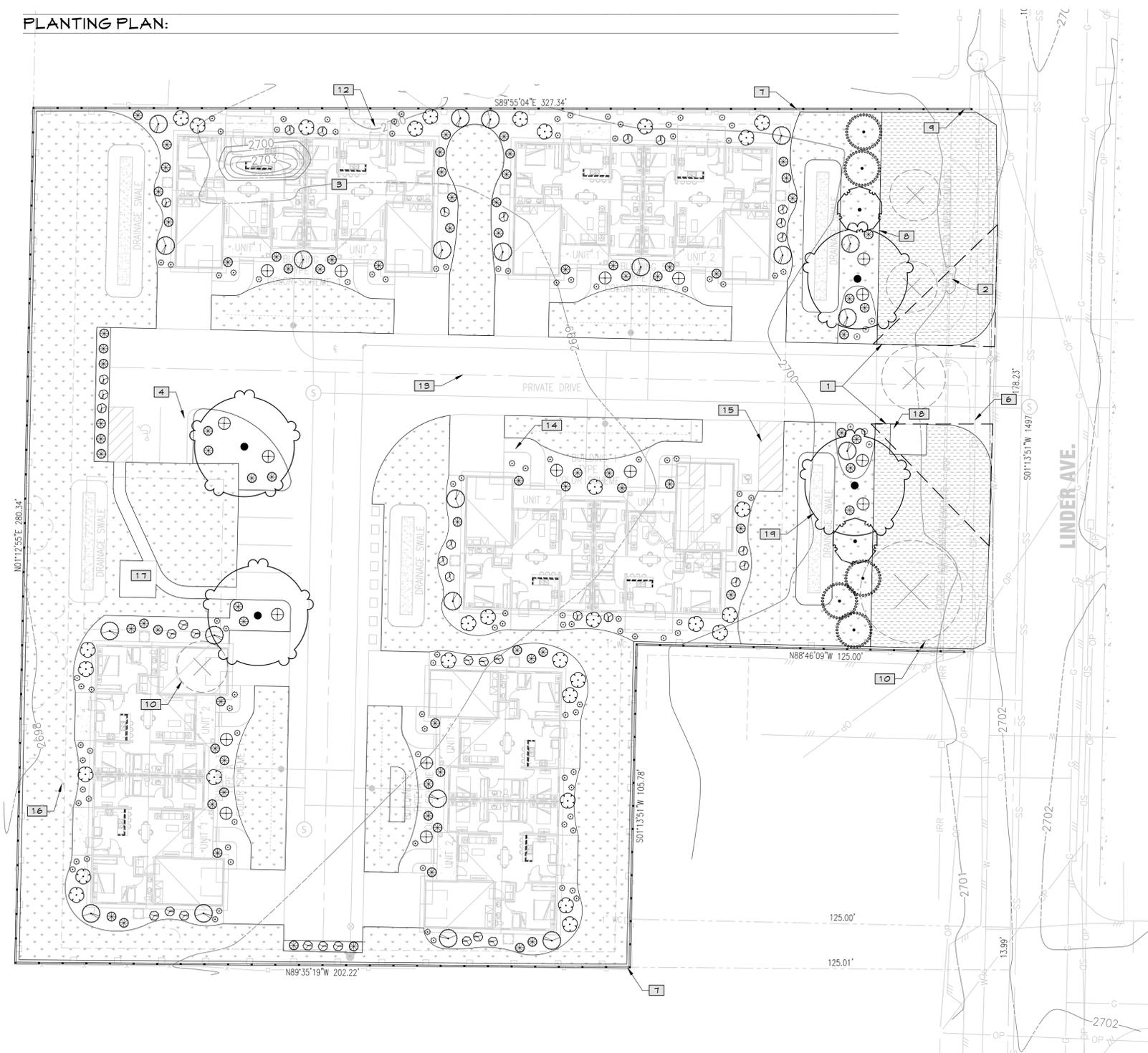
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PLANTING PLAN:

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	40' X 40' CLEAR VISION TRIANGLE, TYP. NO TREES OR SHRUBS OVER 36" TO BE LOCATED WITHIN
2	EXISTING IRRIGATION BOX, SEE CIVIL
3	BUILDING, TYP.
4	ADA PARKING SPACE, SEE ARCHITECTURAL
6	OVERHEAD POWERLINE, NO TREES TO BE PLANTED WITHIN 15'
7	PROPOSED CEDAR CLOSED VISION SCREEN FENCE, 6' H WITH 1" MON STRIP, 3/8" CHIPS OVER FABRIC, 2" DEPTH
8	RIGHT OF WAY
9	PROPERTY LINE
10	REMOVE EXISTING TREES
12	PATIOS, SEE CIVIL
13	DRIVE, SEE CIVIL
14	SITE CONCRTE, SEE CIVIL
15	DRIVEWAY, SEE CIVIL
16	PRESERVE EXISTING CANOPY
17	BENCHES, PATIO, WALKING PATHS, SEE CIVIL
18	CONCRETE PAD FOR BUS STOP, SEE CIVIL
19	DRAINAGE SWALE PER CIVIL, TYP.
	TALL TURF TYPE FESCUE, SEEDED
	HYDRO-SEED
	EXISTING TREES TO BE REMOVED

PLANT SCHEDULE							
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY	
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 20' - 25' H X 10' - 15' W	B & B		6'-1" H	5	
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear CLASS I, 30' - 35' H X 15' W	B & B	2'		2	
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden CLASS II, 50' - 70' H X 35' - 50' W	B & B	2'		4	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 6' H X 2' - 3' W	2 gal			83	
	HYD LIM	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea 6'-8" H X 6'-8" W	2 gal			31	
	ILE SHA	Ilex glabra 'Shamrock' / Inkberry 4' - 6" H X 4' - 6" W	2 gal			36	
	LAV MUN	Lavandula angustifolia 'Munstead' / Munstead English Lavender 1' - 1.5' H X 2' W	2 gal			6	
	PEN HAM	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass 2' - 3' H X 1.5' - 2' W	2 gal			106	
	PIN SLO	Pinus mugo 'Slowmound' / Mugo Pine 4' H X 6" W	2 gal			17	
	VIB CAR	Viburnum carlesii / Korean Spice Viburnum 4' - 6" H X 4' - 6" W	2 gal			22	

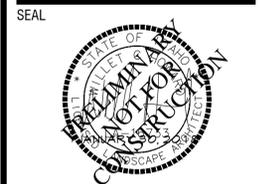


STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE
 4 MASTER PLANNING
 (208) 345-0500
 404 S 8th St, #154
 Boise, ID 83702
 StackRockGroup.com
 MILLET C HOWARD, PLA
 OFFICE: (208) 345,0500
 EMAIL:
 MILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

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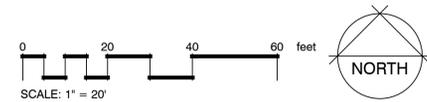
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COLOR BOARD:

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	40' X 40' CLEAR VISION TRIANGLE, TYP. NO TREES OR SHRUBS OVER 36" TO BE LOCATED WITHIN
2	EXISTING IRRIGATION BOX, SEE CIVIL
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9	PROPERTY LINE
10	REMOVE EXISTING TREES
12	PATIOS, SEE CIVIL
13	DRIVE, SEE CIVIL
14	SITE CONCRTE, SEE CIVIL
15	DRIVEWAY, SEE CIVIL
16	PRESERVE EXISTING CANOPY
17	BENCHES, PATIO, WALKING PATHS, SEE CIVIL
18	CONCRETE PAD FOR BUS STOP, SEE CIVIL
19	DRAINAGE SWALE PER CIVIL, TYP.
	TALL TURF TYPE FESCUE, SEEDED
	HYDRO-SEED
	EXISTING TREES TO BE REMOVED

PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CON T	CAL	SIZE	QTY
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 20' - 25' H X 10' - 15' W	B	4 B	6'-7' H	5
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear CLASS I, 30' - 35' H X 15' W	B	4 B	2"	2
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden CLASS II, 50' - 70' H X 35' - 50' W	B	4 B	2"	4
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 6' H X 2' - 3' W	2 gal			83
	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea 6'-8' H X 6'-8' W	2 gal			31
	Ilex glabra 'Shamrock' / Inkberry 4' - 6' H X 4' - 6' W	2 gal			36
	Lavandula angustifolia 'Munstead' / Munstead English Lavender 1' - 1.5' H X 2' W	2 gal			6
	Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass 2' - 3' H X 1.5' - 2' W	2 gal			106
	Pinus mugo 'Slowmound' / Mugo Pine 4' H X 6' W	2 gal			17
	Viburnum carlesii / Korean Spice Viburnum 4' - 6' H X 4' - 6' W	2 gal			22



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LANDSCAPE ARCHITECTURE & MASTER PLANNING
404 S 8th St, #154
Boise, ID 83702
stackrockgroup.com
(208) 345-0500

TAO
PRICE SANDERS RHEES RUBY TEBEAU
THE ARCHITECTS OFFICE PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

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

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PROJECT

LINDER DUPLEXES

LINDER AVE.
KUNA, IDAHO 83634



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FILE
DATE
JANUARY 31, 2018
FILE NO.
DRAWN

REVISIONS

SHEET

L1.02



City of Kuna Design Review Application

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

FILE NO.: _____

CROSS REF. _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>1/9/16</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

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

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

- Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

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

Site Plan

Applicant Use		Staff Use
<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 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 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 checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<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 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 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"/>	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. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input 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. <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. Sign locations <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	<input type="checkbox"/>
<input 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 Use		Staff Use
<input checked="" type="checkbox"/>	Detailed elevation plans of each side of any proposed building(s) or additions(s) <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 <i>Note: Submit as 11"x17" reductions</i>	<input type="checkbox"/>
<input type="checkbox"/>	Screening/treatment of mechanical equipment	<input type="checkbox"/>
<input 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	<input type="checkbox"/>

Lighting Plan

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

Design Review Application

Applicant: ROB TEBEAU Phone: (208) 639-6407
 Owner Representative Fax/Email: rob@taoidaho.com

Applicant's Address: 499 W. MAIN ST.
BOISE, ID Zip: 83702

Owner: THE HOUSING COMPANY Phone: (208) 331-4765

Owner's Address: P.O. BOX 6943 Email: CONTACT@THEHOUSINGCOMPANY.ORG
BOISE, ID Zip: 83707

Represented By: *(if different from above)* BLAKE JUMPER Phone: (208) 331-4765

Address: P.O. BOX 6943 Email: BLAKEJ@IHFA.ORG
BOISE, ID Zip: 83707

Address of Property: 445 & 493 N. LINDER AVE

KUNA, ID Zip: 83643
Distance from Major Cross Street: 170' Street Name(s): 4TH ST.

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

CONSTRUCT (5) DUPLEX UNITS ON 1.70 ACRE PARCEL. WORK TO INCLUDE BUILDINGS AND SITE/UTILITY INFRASTRUCTURE.

1. Dimension of Property: 1.70 ACRES. IRREGULAR SHAPE. SEE SITE PLAN.
 2. Current Land Use(s): OPEN LAND - ZONED R-6.
 3. What are the land uses of the adjoining properties?

North: RESIDENTIAL (R-6)
 South: RESIDENTIAL (R-6)
 East: RESIDENTIAL (R-6)
 West: RESIDENTIAL (R-6)

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

5. The number and use(s) of all structures: (5) DUPLEXES / (10) UNITS. RESIDENTIAL USE.

6. Building heights: ~ 19'-0" Number of stories: 1

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

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 22%
 8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

	MATERIAL	COLOR
Roof:	<u>ASPHALT SHINGLES</u>	<u>SLATE GRAY</u>

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

% of Wood application:	<u>7.25% - PAINTED TRIM</u>	<u>① EVERYDAY WHITE / ② ELDER WHITE</u>
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	
% Masonry:	<u>N/A</u>	
% Face Block:	<u>N/A</u>	
% Stucco:	<u>N/A</u>	
& other material(s):	<u>70.58% - ENG. LAP SIDING</u>	<u>① PRIVILEGE GREEN ② MINDFUL GRAY</u>
List all other materials:	<u>5.35% - WOOD SHAKE</u>	<u>① RED BAY ② DIVINE WHITE</u>
Windows/Doors: <i>(Type of window frames & styles / doors & styles, material)</i>	<u>VINYL WINDOWS / METAL DOORS</u>	<u>① RED BAY ② DOVETAIL WHITE WINDOWS</u>
Soffits and fascia material:	<u>WOOD FASCIA & SOFFIT</u>	<u>MATCH PAINTED TRIM COLOR</u>
Trim, etc.:	<u>BOARD & BATTEN - 16.82%</u>	<u>① RED BAY ② PRIVILEGE GREEN</u>

Other: _____ / _____

9. Please identify Mechanical Units: FURNACE IN GARAGE. AIR CONDITIONER OUTSIDE.
Type/Height: AMERISTAR 1.5 TON SPLIT SYSTEM A.C. : 24" x 24" x 25" HIGH
Proposed Screening Method: SCREENED WITH LANDSCAPING

10. Please identify trash enclosure: (size, location, screening & construction materials) NONE. CARTS IN GARAGES.

11. Are there any irrigation ditches/canals on or adjacent to the property? NONE.
If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)
6'-0" CLOSED VISION FENCE - CEDAR WITH SEMI-TRANSPARENT STAIN.
Type: CEDAR WITH SEMI-TRANSPARENT STAIN.
Size: 6'-0" HIGH
Location: NORTH, WEST, & SOUTH PROPERTY LINES. 104' ON EAST $\frac{1}{4}$.
(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:
OPEN DRAINAGE SWALES

14. Percentage of Site Devoted to Building Coverage: 22%

% of Site Devoted to Landscaping: <small>(Including landscaped rights-of-way)</small>	<u>56%</u>	Square Footage:	<u>44,214 S.F.</u>
% of Site that is Hard Surface: <small>(Paving, driveways, walkways, etc.)</small>	<u>22%</u>	Square Footage:	<u>17,370 S.F.</u>
% of Site Devoted to other uses:	<u>N/A</u>		

Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): N/A

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

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plans.)
If yes, what type, size and the general location? (The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):
NONE.

17. Dock Loading Facilities:
Number of docking facilities and their location: NONE.
Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) TRAIL, PLANTINGS, BENCHES.

19. Setbacks of the proposed building from property lines:

Front 30 -feet Rear 15 -feet Side 5 -feet Side 5 -feet

20. Parking requirements: 2 SPACES PER UNIT. 3 SPACES PROVIDED.

Total Number of Parking Spaces: 36 Width and Length of Spaces: 9'-0" x 20'-0"

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

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

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

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

Signature of Applicant  Date 1/31/18

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

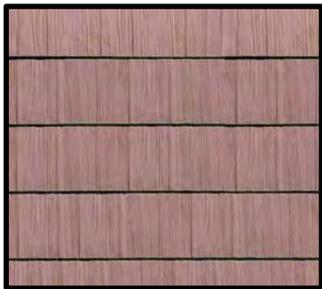
LINDER DUPLEXES
LINDER AVENUE
KUNA, IDAHO
COLOR AND MATERIAL SAMPLE BOARD



BOARD AND BATTEN SIDING

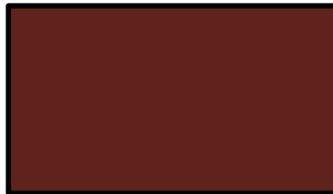


HORIZONTAL LAP SIDING



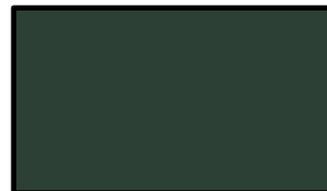
SHAKE LAP SIDING

METAL DOORS



COLOR SCHEME 1

METAL DOORS



COLOR SCHEME 2



VINYL WINDOW FRAMES



ASPHALT SHINGLES

Product Specifications Report



Job Name:		Job Type:	
Comments:		Quantity:	
88230D-833: Manufactured by Sea Gull Lighting		Dimensions:	
		Diameter: 7 square" Center of outlet box up: 3 1/4"	
		Height: 10 3/4" Center of outlet box Down: 7 1/2"	
		Extends Max: 8" Canopy Depth: 7/8"	
		Wire: 6 1/2" Canopy Height: 7"	
		Canopy Width: 5"	
		Bulbs:	
		1 - Medium A - Line 100w max - Bulb Not Included	
		Material List:	
		Material #1: Body - Aluminum - Cottage Bronze	
		Material #2: Panels - Glass - Etched White Tiffany Glass	
		Safety Listing:	
		cUL Listed for Wet Locations	
88230D-833 - Single-Light Ashville Outdoor Wall Dark Sky Wall Lantern in Cottage Bronze Finish with Etched White Tiffany Glass Panels UPC #: Fixture Type: Finish: Cottage Bronze (833)			

Features:	
•Replacement Glass Order: G501460-6047 Instruction Sheets •English(HC-1331) •French(F-009)	

Shipping Information (UPS Shipable:NO)														
Individual	Weight	Length	Width	Height	Carton	Weight	Length	Width	Height	Case	Weight	Length	Width	Height
Qty: 1	lbs	"	"	"	Qty:	lbs	"	"	"	Qty:	lbs	"	"	"

Blake Jumper
The Housing Company
PO Box 6943
Boise, ID 83707-0943

MAINTENANCE AGREEMENT

Legal Description (Full Legal Description on Exhibit A)

This Maintenance Agreement ("Agreement") made and entered into on January __, 2018 by and between The Housing Company, an Idaho nonprofit corporation and The City of Kuna, State of Idaho.

RECITALS

- A. The Housing Company is the record owner of the parcel of real property described in Exhibit A.
- B. The parties desire to enter into a Maintenance Agreement which outlines the responsibilities of The Housing Company's maintenance of its private roadway and property. Cost estimates for roadway maintenance are shown in Exhibit B.

AGREEMENTS

1. Maintenance

The Housing Company shall have sole responsibility for all sealing and replacement costs for the roadway including maintaining all areas of site drainage. Roadway sealing shall occur every 7 years at a cost estimated as shown on Exhibit B. Secondly, The Housing Company shall have the sole responsibility for all snow removal on the property in order to ensure the safety of the public and its residents. Lastly, The Housing Company shall install and maintain all appropriate roadway signage. This signage will enforce no parking on the private roadway, under any circumstance. All vehicles that intend to park on the private roadway must use the designated parking spaces that have been provided. Any vehicles in violation of this requirement will be towed.

2. Duration

This management agreement will be perpetual and will run with the land and its use is non-exclusive.

3. Dispute Resolution

a. Mediation. Any dispute arising out of this Agreement will be submitted to mediation before a neutral third party. If the parties cannot mutually agree upon a mediator, they will ask the presiding judge of the District Court of the Fourth Judicial District of the State of Idaho (the "Court") to appoint one. The parties will attempt in good faith to resolve their dispute through mediation. The parties will participate in mediation no more than 15 days later than one party provides written notice to the other of the nature of the dispute and the desire for mediation. All costs of mediation, if any, will be split equally between the parties and each party will bear its own attorney fees.

b. Arbitration. If mediation is not successful, the parties will submit the dispute to binding arbitration under rules and procedures set forth in Idaho Code, Title 7, Chapter 9. If the parties cannot mutually agree upon an arbitrator, they will ask the presiding judge of the Court to appoint one. The substantially prevailing party at arbitration will be entitled to recover its reasonable costs and attorney's fees from the other party.

c. Injunctive and Equitable Relief. Notwithstanding anything to the contrary in the foregoing, in the event a good faith attempt at mediation is not successful and in lieu of arbitration, any party may apply to the Court for equitable or injunctive relief. *Provided*, the parties agree that in any such action neither party will submit nor will the Court have authority to consider any claims for money damages, it being the intent of the parties that all such claims be resolved through mediation or arbitration. The substantially prevailing party in any Court action for equitable or injunctive relief will be entitled to recover its reasonable costs and attorney's fees from the other party.

4. Default

If any of the parties to this Agreement fail to perform as indicated above, the non-defaulting parties shall give the defaulting party a written notice to cure. If the defaulting party fails to cure within fifteen days of the written notice, then the defaulting party shall be in default of this Agreement and the non-defaulting parties may require strict performance of all items, covenants and provisions contained in this Agreement and any equitable remedy available including the award of any attorney fees required to enforce the provisions of this Agreement.

a. Modifications. No provision of this Agreement may be modified or terminated except by a written agreement of both parties.

b. Waiver. No provision of this Agreement will be deemed to have been waived unless such waiver is in writing signed by the waiving party. Failure at any time to require performance of any provision of this Agreement will not be a waiver of any succeeding breach or a waiver of any other provision of this Agreement.

c. Notices. Any notice required or permitted by this Agreement must be in writing and delivered in person, or by reputable nationwide overnight courier (*e.g.*, Federal Express), or by facsimile, or forwarded by certified or registered mail, postage prepaid, return receipt requested, at the address indicated below, unless the party giving such notice has been notified, in writing, of a change of address. Phone numbers and email addresses are provided for information and convenience only, not for notice purposes.

The Housing Company
PO Box 6943
Boise, ID 83707

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

Signature Page

The Housing Company:

Kathryn Almberg, Director

Date

City of Kuna:

Wendy Howell, Director, Planning and Zoning

Date

EXHIBIT A

Parcel I

A portion of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at the brass cap at the intersection of Linder Road and Second Street; thence North 168.74 feet to a railroad spike, marking the Southeast corner of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 23; thence South 87°57'37" West, a distance of 327.04 feet to a pin; thence North a distance of 108.10 feet to a point, the REAL POINT OF BEGINNING; thence North 01°07'05" East, a distance of 172.70 feet to a point; thence North 87°41'48" East, a distance of 327.31 feet to a point; thence South 01°09'30" West, a distance of 179.73 feet to a point; thence South 89°33'00" West, a distance of 122.42 feet to a point; thence North 89°28'02" West, a distance of 70.91 feet to a point; thence South 87°29'33" West, a distance of 133.59 feet to the REAL POINT OF BEGINNING.

Parcel II

A portion of the Southeast quarter of the Southeast quarter of the Northeast quarter of the Southeast quarter, Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the brass cap at the intersection of Linder Road and Second Street; thence North 168.74 feet to a railroad spike, marking the Southeast corner of the southeast quarter of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 23, being the REAL POINT OF BEGINNING; thence South 87°57'37" West, a distance of 327.04 feet to a pin; thence North 108.10 feet to a point; thence North 87°29'33" East, a distance of 133.59 feet to a point; thence South 89°28'02" East, a distance of 70.91 feet to a point; thence South 0°38'19" West, a distance of 90.64 feet to a point; thence North 89°14'30" East, a distance of 121.62 feet to a point; thence South 12.60 feet to the REAL POINT OF BEGINNING.

EXCEPT any portion thereof which may lie within the following:

A portion of the Southeast quarter of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the said Southeast quarter of the Southeast quarter of the Northeast quarter of the Southeast quarter, of said Section 23; thence North 14.0 feet to the REAL POINT OF BEGINNING; thence West 125.0 feet; thence North 90.0 feet; thence East 125.0 feet; thence South 90.0 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A parcel located in the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a portion of the parcel described in Warranty Deed Instrument No. 105146004, records of Ada County, Idaho, and more particularly described as follows:

Commencing at a brass cap monument marking the Northeast corner of the Southeast quarter of said Section 23, from which a brass cap monument marking the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 23 bears, South $1^{\circ}13'51''$ West, a distance of 1,328.34 feet; thence South $1^{\circ}13'51''$ West along the Easterly boundary of the Southeast quarter of said Section 23, a distance of 1,328.34 feet to a brass cap monument and the POINT OF BEGINNING; thence North $89^{\circ}35'19''$ West (formerly South $87^{\circ}57'37''$ West) along the Northerly boundary of the Amended Plat of the Townsite of Kuna, according to the official plat thereof, filed in Book 4 of Plats at Page 187, records of Ada County, Idaho, a distance of 125.01 feet to a point; thence leaving said Northerly boundary North $1^{\circ}13'51''$ East, a distance of 15.79 feet to a point marking the Southwest corner of that parcel described in Quitclaim Deed Instrument No. 105185436, records of Ada County, Idaho; thence South $88^{\circ}46'09''$ East (formerly East) along the Southerly boundary of said parcel, a distance of 125.00 feet to a 5/8 inch diameter iron pin on the Easterly boundary of said Southeast quarter; thence leaving said Southerly boundary South $1^{\circ}13'51''$ West (formerly South) along said Easterly boundary, a distance of 14.00 feet to the POINT OF BEGINNING.

EXHIBIT B

Roadway Total Square Feet: 12,116

Asphalt Sealcoat Cost Per Square Foot: \$0.35

Total Price for Roadway Sealcoat: \$4,240.60

Work to be completed every 7 years after project completion



City of Kuna

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

P & Z Commission Staff Report

To: **P & Z Commission**

File Numbers: **17-08-ZC (Rezone), 17-12-S (Subdivision), & 18-09-DRC (Sub. Design Review).**

Location: **SWC of Deer Flat and School Avenue, Kuna.**

Planner: **Troy Behunin, Planner III**

Hearing date: **March 13, 2018 (tabled)**
Tabled Until: **March 27, 2018**

Owner: **Kolo, LLC**
Logan Patten
P.O. Box 412
Kuna, ID 83634
208.880.9546
logan@libinc.net

Representative: **AllTerra Consulting**
Jay Walker
849 E. State St.
Eagle, ID 83616
208.484.4479
jwalker@allterraconsulting.com

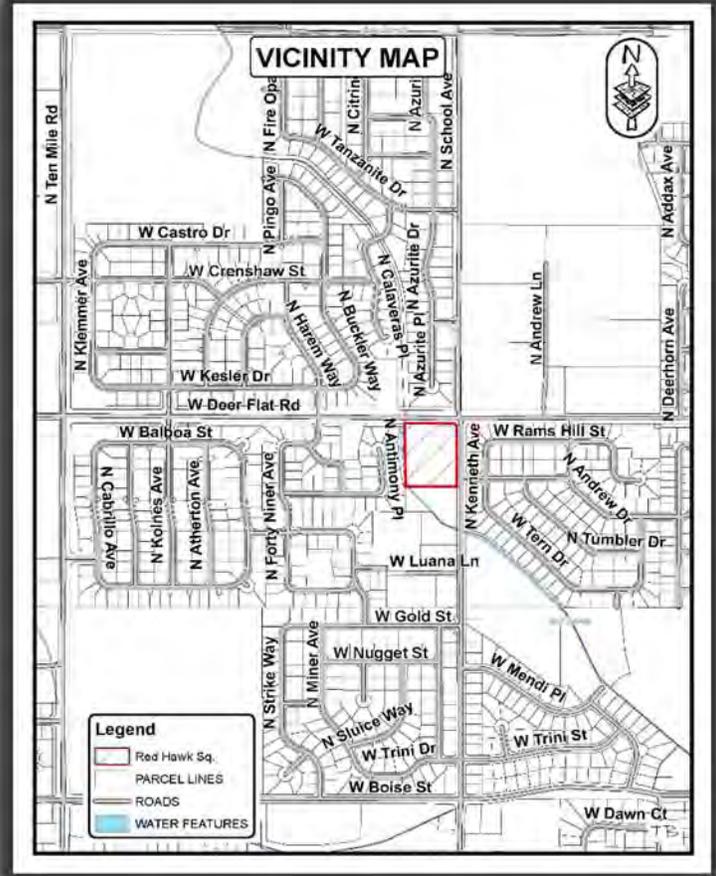


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones and preliminary plat's for subdivision's are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for Subdivision landscape design review. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | September 16, 2017 (seven (7) persons attended) |
| ii. Agency Comment Request | January 17, 2018 |
| iii. 300' Property Owners | March 2, 2018 |
| | <i>Courtesy Notice</i> |
| iv. Kuna, Melba Newspaper | March 22, 2018 |
| v. Site Posted | February 7, 2018 |
| | March 1, 2018 |

B. Applicants Request:

1. Request:

Applicant, Jay Walker with AllTerra Consulting, on behalf of Kolo, LLC (Owner), requests approval for a rezone of approximately 3.46 acres from R-6 (Med. Dens. Residential) to C-1 (Neighborhood Commercial), and a preliminary plat for the same lands. The applicant proposes to subdivide the parcels into nine (9) buildable lots and 3 common lots. Applicant is also seeking Subdivision landscaping Design Review approval. This site is located at the SWC Deer Flat and School Avenue.

C. Aerial Map:



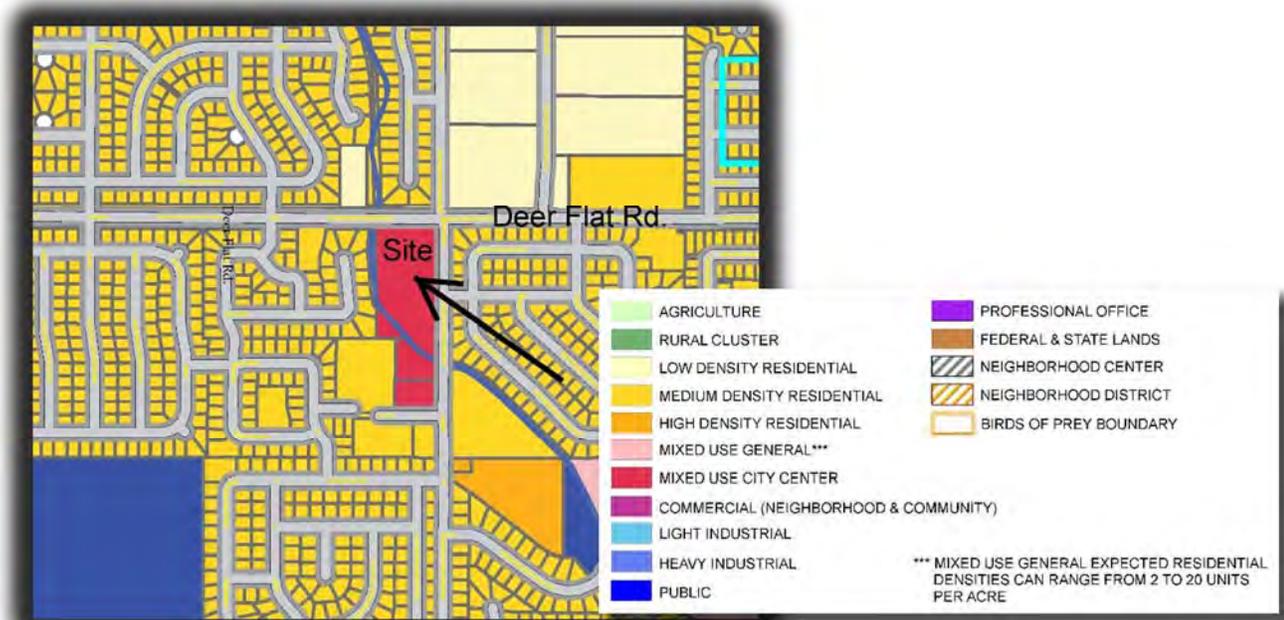
©Copyrighted

D. Site History:

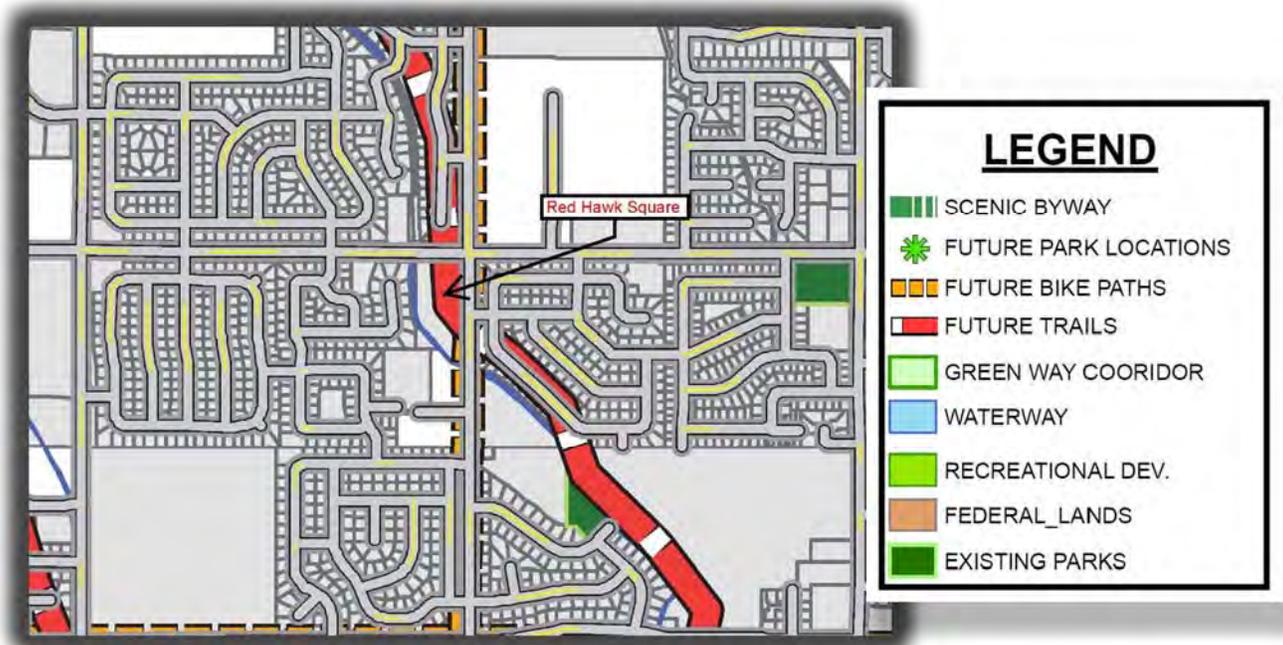
This site was annexed into Kuna in March 2016 and has historically been used for small agricultural purposes and farm property for many years.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail within the site. Applicant has proposed open space and landscape treatment next to the existing Teed Lateral. Staff recommends a foot path at least 10 feet in width to provide and maintain the necessary connections.



3. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

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

Parcel Size (Approximately)	Current Zone: (R-6) Medium Density Residential	Parcel Number
3.46 acres	R-6	S1323212410

5. **Services:**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The site is adjacent to Deer Flat Road (north) and School Avenue (east) and has significant frontage on both classified roadways. There are two proposed points of access for the project; one on Deer Flat, and one on School Avenue Road, to align with the adjacent Subdivision entrance – W. White Fang. There is an internal driveway proposed to serve the interior lots.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope.

9. **Agency Responses:**

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

- *Kuna City Engineer and Public Works* *Exhibit B 1*
- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Boise Kuna Irrigation District* *Exhibit B 4*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 5*
- *COMPASS* *Exhibit B 6*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 7*
- *Id Transportation Dept. (ITD)* *Exhibit B 8*

F. **Staff Analysis:**

In March of 2016 (15-03-AN), this property was annexed into Kuna city limits with an R-6 (Med. Den. Res.) zone. The project touches two classified roads (Deer Flat and School Ave,) and all public utilities are adjacent to the site. The applicant seeks a rezone for this approximately 3.46 acre site from R-6 (Med. Den. Res.) to the C-1 (Neighborhood Commercial) zone and approval for a preliminary plat for the same lands in order to develop the property into nine (9) commercial lots and three common lots. This application includes a request

for design review approval for the subdivision landscaping to include the buffers along the road frontages and along the Teed Lat.

In Following the Comp Plan Map, the applicant proposes to introduce a true mixed-use development to this part of Kuna, through creation of these nine commercial lots. Six of the lots will be for common commercial uses, while the remaining three lots will also be commercial in nature, but are proposed as townhouse style multi-family dwellings. The townhome style use, is intended to act as a buffer between the common commercial uses and the existing residential uses south of the property on the Larry Calhoun land. Staff views this quite similar to an infill development.

Staff has reviewed the landscape element of this application. The applicant has stated it is in compliance with KCC (Kuna City Code) 5-17-18. However, staff finds that the appropriate landscape treatment shall be consistent with KCC 5-17-13-B-3 and 4. Staff finds the landscape buffer width along Deer Flat to be consistent with KCC. However, staff finds the landscape buffer width along School Avenue is proposed at 10 feet when KCC 17-13-B-4 calls for a width of 20 feet minimum. Staff will leave it to the design review committee to determine the minimum width, given the site constraints and other design requirements. Staff also noted that the Landscape plan (Sheet L1.0) shows more than the allowed (14) stalls together without a landscape island (east side of the proposed drive-thru, 750 SF building). Staff also notes that the parking lot islands do not indicate any use of landscaping. Staff recommends that the applicant submit a landscape plan for staff approval (Stamped approval), based on the decision of the Design Review Committee.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 17-08-ZC, 17-12-S, and 18-09-DR, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

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

H. Proposed Procedural Background:

On March 27, 2018, the Commission will consider Case 17-08-ZC, 17-12-S, and 18-09-DR, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Findings of Fact for Commissions Consideration:

Based on the record contained in Case No's 17-08-ZC, 17-12-S, and 18-09-DR, including the exhibits, staff's report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends **approval / denial** the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-08-ZC, 17-12-S, and hereby **approves / denies** 18-09-DR, for *Red Hawk Square Subdivision*.

*The Commission concludes that the Application **does/does not** comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision and Design Review regulations outlined in titles 5 and 6 of KCC.*

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

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered

relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

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

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

2. The Commission has the authority to recommend approval or denial for Case No's 17-08-ZC, 17-12-S, and the authority to **approve / deny** case No. 18-09-DR. On March 27, 2018, Kuna's Commission voted to recommend **approval / denial** of Case No's 17-08-ZC, 17-12-S, and voted to **approve / deny** 18-09-DR.

Comment: *On March 27, 2018, Commission will vote to recommend approval / denial of Case No's 17-08-ZC, 17-12-S, and voted to approve / deny Case No. 18-09-DR.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on March 27, 2018, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on March 27, 2018, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S, and 18-09-DR, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing commercial uses and variety in housing options in Kuna. The Kuna Planning Map designates this property as Mixed-Uses. As this is a proposed mixed-use so therefore the project follows the goals of the Comp Plan and the Comp Plan Map.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on March 13, 2018, however, it was tabled due to a lack of a final ACHD report, and was tabled properly.*

J. Proposed Factual Summary:

This site is located at the southwest corner (SWC) of Deer Flat and School Avenue. Applicant proposes a rezone from R-6 (Med. Den. Residential) to C-1 (Neighborhood Commercial) for approximately 3.46 acres and a preliminary plat for the same lands, creating a commercial subdivision with nine (9) buildable lots and three (3) common lots. Applicant proposes six common commercial lots and three multi-family dwellings lots. Applicant proposes a Subdivision landscaping for the three common lots. The site will take access from two points, one on Deer Flat Road, and one from School Avenue to line up with W. White Fang Street.

K. Comprehensive Plan Analysis:

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

The designation of Mixed-Use shown on the Planning Map (See Adjacent Map) for this parcel was approved by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

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

Housing:

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

Comment: *The proposed preliminary plat as proposed follows the community vision and provides a way to achieve the commercial and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

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

Comment: *The proposed preliminary plat requests an C-1 zone, for commercial and residential mixed-uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

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

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

L. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for the rezone and a C-1 commercial subdivision.

Comment: *The 3.46 acre (approximate) project includes a request for a rezone from R-6 (Medium Density) to C-1 (Neighborhood commercial). The site appears to be compatible with the proposal.*

3. The Rezone and Subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned and subdivided is not used as wildlife habitat. Roads, driveways, family*

units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

Comment: *The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The proposed development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

- 6.

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to an arterial and collector road.*

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

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

M. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S and 18-09-DR, Commission finds Case 17-08-ZC and 17-12-S generally comply with Kuna City Code, and 18-09-DR should be conditioned to comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S and 18-09-DR, Commission finds Case No's 17-08-ZC, 17-12-S and 18-09-DR are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Proposed Recommendation of the Commission to City Council:

17-08-ZC (Rezone), Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-12-Sub (Subdivision), Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

18-09-DRC (Design Review), Note: *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends to City Council an **approval/denial** for Case No's 17-08-ZC, 17-12-S, and **approves/denies** Case No. 18-09-DRC, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Staff recommends a 10' paved walking trail along the Teed Lateral.
13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this ____, day of _____, 2018

VICINITY MAP



State Lateral

Teed Lateral

N Ten Mile Rd

N Klemmer Ave

W Castro Dr

W Crenshaw St

W Kesler Dr

W Deer Flat Rd

W Balboa St

N Cabrillo Ave

N Kolnes Ave

N Atherton Ave

N Forty Niner Ave

N Antimony Pl

W Luana Ln

W Gold St

W Nugget St

N Sluice Way

W Trini Dr

W Boise St

N Strike Way

N Miner Ave

N Kenneth Ave

W Rams Hill St

N Andrew Dr

W Tern Dr

N Tumbler Dr

W Mendi Pl

W Trini St

W Dawn Ct

N Addax Ave

N Deerhorn Ave

N Andrew Ln

Legend



Red Hawk Sq.



PARCEL LINES



ROADS



WATER FEATURES

TB



DEER FLAT

SUBJECT
SITE

N. SCHOOL AVE.

N. Ridge Ave

N. Meadow Ave



October 21, 2017

Trevor Kesner, MCRP
Planner II
Kuna Planning & Zoning Department
751 w. 4th Street
Kuna, ID 83634
Phone: (208) 387-7731
tkesner@kunaid.gov

Re: N. School Ave/Deer Flat Rd 3.47ac Development: Rezone and Prel Plat Submittal Narrative

Trevor,

We have appreciated meeting with you and staff over the past months since the 15-03-AN annexation and 15-03-LS lot split. Your continual help in the entitlement application process with the City of Kuna is appreciated. This letter serves as a narrative to the continuation of the entitlement process for this parcel.

Kolo, LLC, subsidiary of Liberty Investments, owns the approx. 3.47 acres on parcel #S1323212410 in Kuna, Idaho 83634 and desires to rezone from the R-6 designation to C-1 zoning consistent with the City's transportation commercial corridor planning while platting/subdividing to provide commercial and a few residential transitional lots for mixed uses. This rezone and proposed preliminary plat are consistent with the City's Comprehensive Plan. Residential lots would be located on the south and west boundaries of the development where Teed Lateral exists to assist in the transitioning and buffering of the residential neighbors to higher density residential and commercial uses. The proposed, attached preliminary plat and subdivided acreage creates beautiful lots while meeting community requirements and desires. Recent applications have been made and development is occurring all around this Kuna City area to similar multi-family and commercial uses as Kuna City experiences growth. The plat is harmonious with the area plans and existing, surrounding uses. The City and neighbors see imminent growth and a continued demand for mixed uses. No adverse impacts are anticipated to the neighbors and no opposition came from neighborhood at the meeting held September 26th, 2017 other than against the proposed ACHD roundabout concept. There was positive feedback and interest of the participants to know what types of uses and tenants would occupy the commercial lots.

Entitlement needs with the City and ACHD agencies include Rezone and Preliminary Plat/Subdivision applications to which this narrative serves. The lots will be access by Deer Flat Rd and N. School Ave, ingress/egress access. The Deer Flat Rd right-in/right-out access is appropriately spaced from the intersection 345' west per ACHD's requirements. The N School Ave full access will align with W. White Fang St also per ACHD's requirements. The remaining residential and common lots will be accessed by continued, extended construction of internal circulation driveways and private roads with shared access and parking easements. Sewer, water, pressurized irrigation and all dry utilities exist on the perimeter of the development in Deer Flat Rd and N. School Ave. Owner and consultant met with and reviewed the design layout with the Engineering Department, Health District and Irrigation District. They are agreeable and necessary soils and engineering investigations will be provided supporting future detailed design of all sewer, water and other utility layouts. Surface irrigation rights will be dedicated to the City as requested and main lines sized to accommodate this additional development. Buffers and setbacks are

shown on submitted plat drawings per City and ACHD code. A common lot exists for dedication needs for future road improvements as requested by ACHD.

Agency requirements will be fully met and designed for your review and comment in the near future. Initial meetings show agencies conceptually are agreeable to our plat request for this parcel. Kolo, LLC, as well as, their development team will use best engineering, architectural, and construction practices in creating a subdivision that enhances this parcel. Thank you again for your attention to this matter and review of our submitted applications.



Jay Walker, PM
AllTerra Consulting, LLC



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-12-S
Project name	REDHAWK SQUARE
Date Received	10-31-17
Date Accepted/ Complete	
Cross Reference Files	17-08-ZC
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Kolo, LLC</u>	Phone Number: <u>208-880-9546</u>
Address: <u>PO Box 412</u>	E-Mail: <u>logan@libinc.net</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Kolo, LLC</u>	Phone Number: <u>208-880-9546</u>
Address: <u>PO Box 412</u>	E-Mail: <u>logan@libinc.net</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: <u>JAY WALKER, AIA/LEED</u>	Phone Number: <u>(208) 484-4479</u>
Address: <u>849 E. STATE ST. #104</u>	E-Mail: <u>walker@allterraconsulting.com</u>
City, State, Zip: <u>EAGLE, ID 83616</u>	Fax #: <u>N/A</u>

Subject Property Information

Site Address: <u>1425 N. SCHOOL AVE, KUNA, ID 83634</u>
Site Location (Cross Streets): <u>N SCHOOL AVE ; DEER FLAT RD</u>
Parcel Number (s): <u>#51323212410</u>
Section, Township, Range: <u>NE 1/4 NW 1/4 OF SECTION 23, T4S R2N, R1W, BOISE-MER</u>
Property size: <u>3.46 AC</u>
Current land use: <u>R-6</u> Proposed land use: <u>C-1</u>
Current zoning district: <u>MU in COMM. DIST.</u> Proposed zoning district: <u>C-1/MU</u>

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10.31.17

Project Description

Project / subdivision name: NSDF DEVELOPMENT - REDHAWK SQUARE
General description of proposed project / request: LIGHT COMMERCIAL & SERVICES AND TRANSITIONAL RESIDENTIAL USE
Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other w/ RESIDENTIAL DENSITY TO TRANSITION COMPONENT
Amenities provided with this development (if applicable): GREENSPACE, ROADWAY EXPANSION, TIED LATERAL PRESERVATION

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: N/A
Any existing buildings to remain? Yes No
Number of residential units: 3 Number of building lots: 9
Number of common and/or other lots: 1/2
Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other COMMERCIAL
Minimum Square footage of structure (s): 1500 SF
Gross density (DU/acre-total property): 0.38 Net density (DU/acre-excluding roads): 0.41
Percentage of open space provided: 10% Acreage of open space: 0.34 AC
Type of open space provided (i.e. landscaping, public, common, etc.): PARKWAY, LATERAL FRONTAGE

Non-Residential Project Summary (if applicable)

Number of building lots: 6 Other lots: 1-2
Gross floor area square footage: 20,461 SF Existing (if applicable): N/A
Hours of operation (days & hours): MT 8-6 PM, 24h Building height: [REDACTED]
Total number of employees: +/- 35 Max. number of employees at one time: 35
Number and ages of students/children: 2-6 yrs old / 3048 Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking:
a. Handicapped spaces: [REDACTED] Dimensions: _____
b. Total Parking spaces: [REDACTED] Dimensions: _____
c. Width of driveway aisle: [REDACTED]
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 10/23/17

COMMERCIAL DEVELOPMENT



VICINITY MAP:



0 30 60
Scale: 1" = 30'-0"

SCHOOL AVENUE
KUNA, IDAHO

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10.31.17

Exhibit B 1



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

MICHAEL L. BORZICK
GIS MAPPING

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning

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

RE: Redhawk Square
South of Deer Flat Road and West of School Street
Rezone & Pre-Plat

DATE: January 23, 2018

Public Works has reviewed the request of the above applicant dated January 17, 2018. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "C-1" zone. The recommendation of Public Works is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the Public Works provides the following comments:

1. Sanitary Sewer System

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

determined at the time of building permit application, at which time connection fees will be due and payable.

2. Potable Water System

- a) The Proposed structures will need to connect to the City water system. **The new structures are subject to connection fees for any increase in connected load as computed from peak occupant load as building permits are obtained.**
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- c) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- e) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- f) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.
- h) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. Extension to a source of pressurized irrigation water supply is a requirement of the project.
- b) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. A smaller than called for in the Master Plan - 6" Pressure Irrigation line may be installed on Deer Flat road frontage to abridge the two (2) stubbed connections on the north property line; however, a 12" Pressure Irrigation Main is required along the entire east side of the project. Please coordinate with the City Engineer on how to cross Deer Flat and School Roads.
- c) The current Pressure Irrigation connection fee is \$900 for supply and \$620 for mains per each equivalent dwelling unit. The number of equivalent dwelling units will be determined at the time of building permit application based on landscaped area and operational setup, at which time connection fees will be due and payable. **The property is subject to connection fees for its connected load. Commercial load is calculated on landscaped area.**
- d) As a condition related to Items 3(a) and 3(c), approval of the development shall constitute an automatic petition for inclusion in the municipal irrigation system and agreement to the pooling of water rights for billing purposes.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726/

4. Grading, Gravity Irrigation Storm Drainage

Exhibit B 1

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

5. General

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

6. Public Works Inspection Fees

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

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City and ACHD standards. In this instance, the site fronts on two classified streets (Deer Flat Road and Meridian Road) and providing of deeded right-of-way to the extent of the frontage on these streets is recommended as a requirement.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) Sidewalks have previously been provided.
- c) The site frontage lacks Curb and Gutter. The City of Kuna and ACHD have agreed in informal discussions that if a classified street (Deer Flat Road) does not have a street improvement project scheduled within ten years which would install the curb and gutter then the City of Kuna may

require the development to install the curb and gutter. **It is recommended that sidewalk, curb and gutter with drainage facilities be provided on the Deer Flat Road and Meridian Road frontages as part of this project.**

8. As-Built Drawings

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

9. Property Description

a) A proposed Record of Survey has been provided by the applicant.

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

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager/Plan Review

Exhibit B 2



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

Date: March 12, 2018

To: Kolo, LLC
PO Box 412
Kuna, ID 83634

Subject: Red Hawk Square/ KPP18-0001/ 17-12-S/ 17-08-ZC
SWC of Deer Flat Road and School Avenue

On February 12, 2018, the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

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

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Yarrington'. The signature is written in a cursive, flowing style.

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project File
City of Kuna (via email)
AllTerra Consulting (via email)



Project/File: Red Hawk Square/ KPP18-0001/ 17-12-S/ 17-08-ZC
This is a rezone from R-6 to C-1 and a preliminary plat consisting of 9 lots, located on 3.46-acres.

Lead Agency: City of Kuna

Site address: SWC of Deer Flat Road & School Ave.

Staff Approval: March 12, 2018

Applicant: Kolo, LLC
 PO Box 412
 Kuna, ID 83634

Representative: AllTerra Consulting
 Jay Walker
 849 E State Street, Ste. 104
 Eagle, ID 83616

Staff Contact: Stacey Yarrington, Planner III
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone from R-6 (Medium density Residential) to C-1 (Neighborhood Commercial) and a preliminary plat consisting of 9 lots for a mixed used commercial development with three Tri-plex buildings (Townhomes). The site is located on 3.46-acres. The City of Kuna’s Future Land Use Map designates this area as Mixed Use City Center.
- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium density Residential/ Rural Urban Transition (Ada County)	R-6/ RUT
South	Medium density Residential	R-6
East	Medium density Residential	R-6
West	Medium density Residential	R-6
- Site History:** ACHD previously reviewed this site as Kuna16-0002/ 15-03-AN/ 15-03-LS in January 2016. The requirements of this staff report are consistent with those of the prior action.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - TNT Estates, a mixed use residential development, located northwest of the site was approved by ACHD on March 8, 2017.
- Transit:** Transit services are not available to serve this site.

Exhibit B 2

6. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
 - The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
 - The intersection of Deer Flat Road and Ten Mile Road is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and constructed as a single-lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. Trip Generation:

The applicant is requesting C-1 (Neighborhood Commercial) as the proposed zoning designation and has provided a concept plan showing a mixed use development with commercial and townhouse uses. Other possible trip generators that may be located within the site are listed below, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
General Office Building	11.03	1.49
Medical/ Dental Office Building	36.13	3.57
Single Tenant Office Building	11.65	1.74
Townhouse (unit)	5.81	0.52

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Deer Flat Road	332-feet	Minor Arterial	464	Better than "E"
Ten Mile Road	0-feet	Minor Arterial	370	Better than "E"
School Avenue	425-feet	Collector	127	Better than "E"

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

* Acceptable level of service for a three-lane minor arterial is “E” (720 VPH)

* Acceptable level of service for a two-lane collector is “D” (425 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Deer Flat Road east of School Avenue was 7, 065 on 1/20/2016.
- The average daily traffic count for Ten Mile Road south of Hubbard Road was 6,424 on 9/20/2016.
- The average daily traffic count for School Avenue south of Deer Flat Road was 2,094 on 1/20/2016.

C. Findings for Consideration

1. Deer Flat Road

a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 91-feet of right-of-way for Deer Flat Road (38-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

Exhibit B 2

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 97-feet of right-of-way.

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

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Deer Flat Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 48-feet of right-of-way from centerline of Deer Flat Road abutting the site; and construct a 5-foot wide detached sidewalk located a minimum of 42-feet from centerline of Deer Flat Road, abutting the site. OR, the applicant can dedicate additional right-of-way to total 38-feet of right-of-way from centerline of Deer Flat Road abutting the site; and construct a 5-foot wide detached sidewalk within a permanent right-of-way easement to 2-feet behind back of sidewalk.

The applicant should be required to dedicate sufficient right-of-way at the Deer Flat/ School Avenue intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout.

A Pedestrian Hybrid Beacon (PHB) with direction ADA pedestrian ramps at the crosswalk is currently scoped and planned for the Deer Flat/ School Avenue intersection to be located on the west side of the intersection and will be constructed by ACHD in coordination with the Linder/ Deer Flat intersection improvement project.

2. School Avenue

- a. **Existing Conditions:** School Avenue is improved with 2-travel lanes, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. There is 63-feet of right-of-way for School Avenue (29-feet from centerline).

- b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to School Avenue abutting the site.
- d. **Staff Comments/Recommendations:** School Avenue is fully improved with vertical curb, gutter, 7-foot wide sidewalk, and bike lanes abutting the site. Therefore no additional right-of-way or street improvements should be required as part of this application.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any deficient or deteriorated curb, gutter, or sidewalk along School Avenue abutting the site.

3. Driveways

3.1 Deer Flat Road

- a. **Existing Conditions:** There are no existing driveways onto Deer Flat Road from the site.

- b. **Policy**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a

Exhibit B 2

minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 24-foot wide full-access driveway onto Deer Flat Road from the site, located approximately 335-feet west of School Avenue.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed because the intersection is currently stop-controlled. However, the intersection will be improved in the future with a roundabout or a signal, and at that time the location may not meet spacing requirements for a full access driveway. The driveway may be restricted in the future to right-in/right-out only, as determined by ACHD at the time the Deer Flat Road/School Avenue intersection is improved, and should be noted on the final plat.

The applicant should be required to construct the driveway as a curb return type driveway with a 30-foot radii and it should be paved its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

3.2 School Avenue

- a. **Existing Conditions:** There are no existing driveways onto School Avenue from the site.
- b. **Policy:**
 - Access Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is proposing to construct a 30-foot wide driveway onto School Avenue from the site, located approximately 425-feet south of Deer Flat Road, in alignment with White Fang Street.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

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

4. **Tree Planters**

Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

5. **Landscaping**

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

6. **Other Access**

Deer Flat Road is classified as a minor arterial roadway, School Avenue is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

Exhibit B 2

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 48-feet of right-of-way from centerline of Deer Flat Road abutting the site. OR, dedicate additional right-of-way to total 38-feet of right-of-way from centerline of Deer Flat Road abutting the site; and construct a 5-foot wide detached sidewalk within a permanent right-of-way easement to 2-feet behind back of sidewalk.
2. Dedicate sufficient right-of-way at the Deer Flat/ School Avenue intersection consistent with the template shown on attachment 3.
3. Right-of-way along Deer Flat Road will be compensated from non-impact funds.
4. Construct a 5-foot wide detached sidewalk located a minimum of 42-feet from centerline of Deer Flat Road abutting the site.
5. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.
6. Consistent with District Minor Improvements policy, repair or replace any deficient or deteriorated curb, gutter, or sidewalk along School Avenue abutting the site.
7. Construct a 24-foot wide curb return type driveway onto Deer Flat Road from the site, located 335-feet west of School Avenue; with a 30-foot radii and pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
8. Place note on the final plat that the driveway onto Deer Flat Road may be restricted to right-in/right-out only in the future, as determined by ACHD when the Deer Flat Road/School Avenue intersection is improved with a signal or roundabout.
9. Construct a 30-foot wide driveway onto School Avenue from the site as a curb return type driveway with 30-foot radius, located 425-feet south of Deer Flat Road; and pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
10. Payment of impact fees is due prior to issuance of a building permit.
11. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

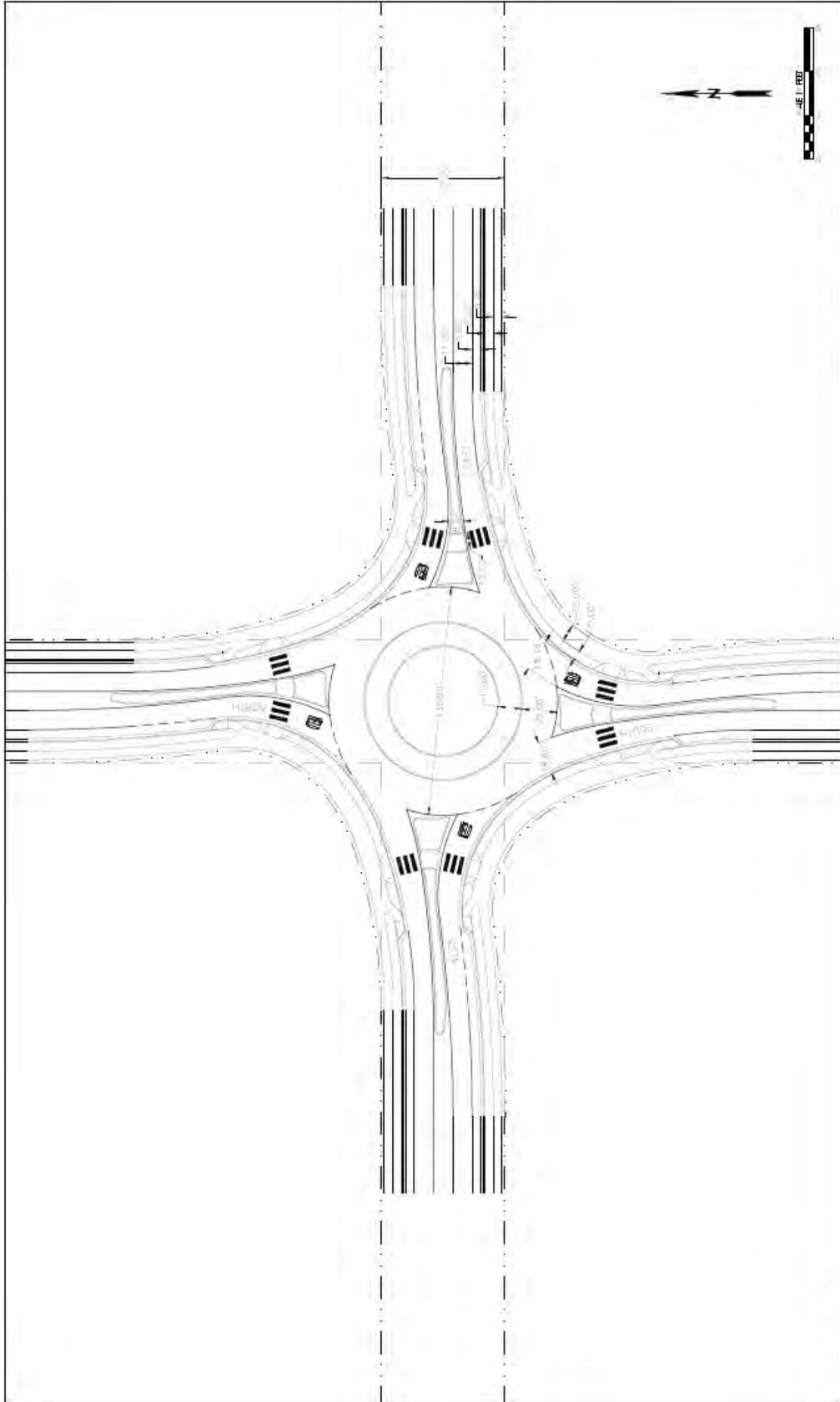
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Single-lane roundabout template
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

Exhibit B 2

ROUNABOUT TEMPLATE



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



SITE PLAN

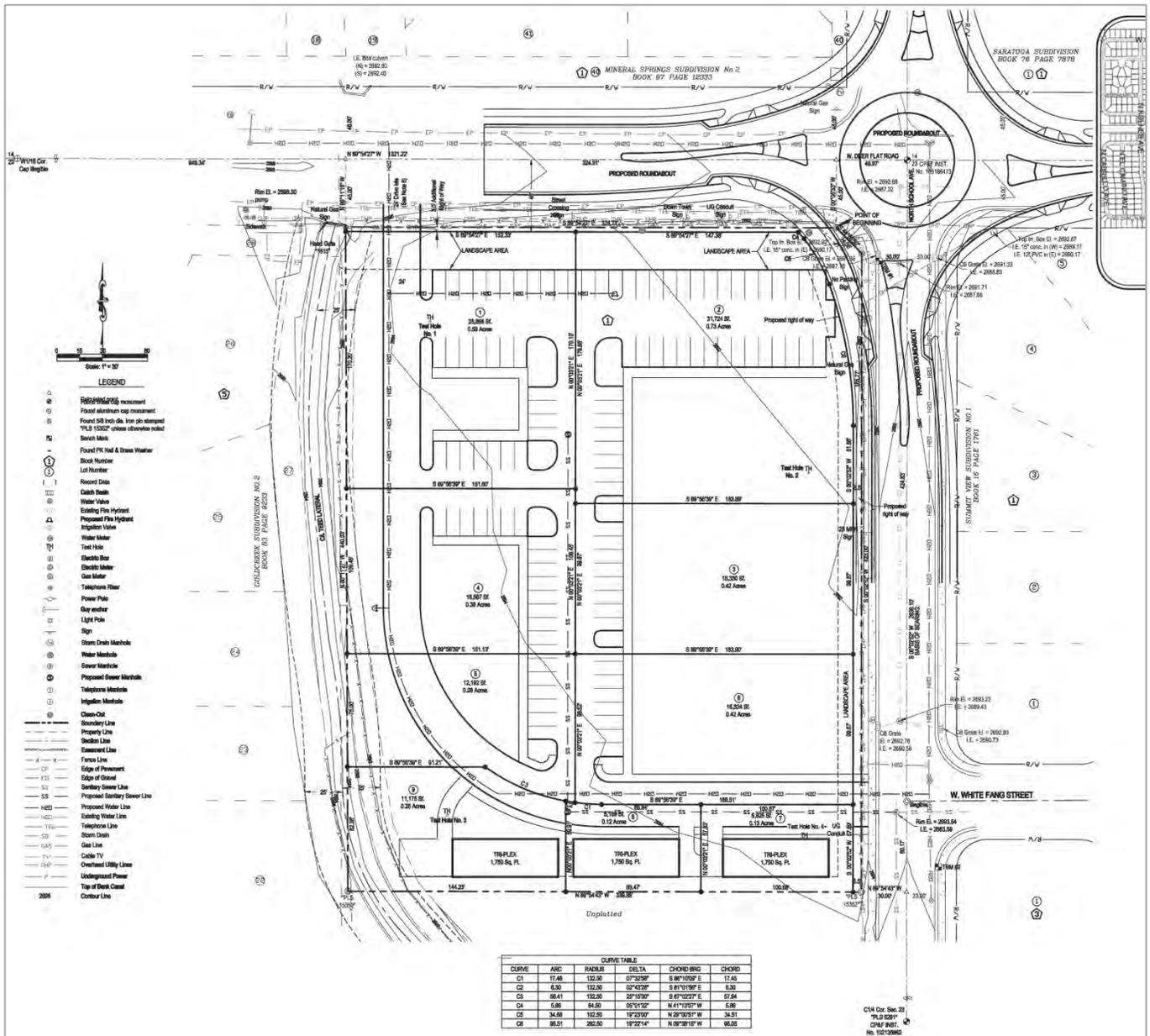


Exhibit B 3

Troy Behunin

From: Lauren Boehlke <laurenboehlke@yahoo.com>
Sent: Friday, January 26, 2018 9:46 AM
To: Troy Behunin
Subject: Re: Red Hawk Square Rezone

Troy, This property has 3.46 acres of Water Rights through Boise-Kuna Irrigation. According to my maps, the Teed Lateral goes through or has previously gone through this property and has/had a Federal Easement for Boise Project Board of Control. To find out if this still exists you would need to contact Bob Carter at the Board of Control main office (208) 344-1141 or bcarter@boiseproject.org.

Thanks,
Lauren

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Tuesday, 23 January 2018, 12:45, Troy Behunin <tbehunin@kunaid.gov> wrote:

Everyone,
Please review the packet included with this email and return relevant comments about the services your agency provides to Kuna's Planning and Zoning office, to be used in the public hearings scheduled for this project. Please submit comments to our office on or before *February 16, 2018*.

This project is scheduled for **February 27, 2018**. If you need additional time to provide comments, please let our office know ASAP.

Thanks,
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov

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This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

Exhibit B 3

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED
FEB 6 1 2018
CITY OF KUNA

30 January 2018

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

RE: Red Hawk Square Sub.
1425 N. School Ave
NEC- Deer Flat Road & School Ave.
Boise-Kuna Irrigation District
Teed Lateral 170+00, 181+50
Sec. 23, T2N, R1W, BM.

19-12-S, 17-08-ZC

BK-370A

Troy Behunin, Planner:

The United States' Teed Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet west and southwest and 25 feet east and northeast of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve of landscaping (other than grass or gravel) within its easements and they must remain flat drivable surfaces as to not hinder our maintenance.

Fencing, if required, must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-

ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Exhibit B 3

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Thomas Ritthaler
Managemnt / GIS

tbr/tr

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-08-2C

Conditional Use # _____

Preliminary / Final / Short Plat 17-12-5

*Red Hawk Square
(Commercial)*

- 1. We have No Objections to this Proposal. **RECEIVED**
- 2. We recommend Denial of this Proposal. **FEB 12 2018**
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

Exhibit B 5

14. _____

Reviewed By: *[Signature]*
 Date: 2/8/18

Exhibit B 6

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

Development Name: Red Hawk Square

Agency: Kuna

CIM Vision Category: Existing Neighborhoods

New households: 9

New jobs: 50

Exceeds CIM forecast: No

	CIM Corridor: N/A Pedestrian level of stress: R—Deer Flat Bicycle level of stress: R—Deer Flat	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.
	Housing within 1 mile: 3,031 Jobs within 1 mile: 1,118 Jobs/Housing Ratio: 0.4	A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
	Nearest police station: 0.9 miles Nearest fire station: 1 miles	Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
	Farmland consumed: No Farmland within 1 mile: 390 acres Farmland Value: N/A	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
	Nearest bus stop: >4 miles Nearest public school: 0.8 miles Nearest public park: 0.5 miles Nearest grocery store: 1.3 miles	Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The proposal is for mixed-use at an infill location nearby public schools and parks. Currently, public transportation is more than four miles from the site, however, *Communities in Motion 2040* proposes future service approximately one mile away. This proposed route will provide service from downtown Kuna to the City of Meridian and Eagle Road with 15-minute frequencies in the peak hour and 30-minute frequencies in the off peak hours.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Exhibit B 6

The current layout of the service drive and buildings could encourage cut-through traffic from Deer Flat Road to School Avenue. Consider interrupting the driveway with a roundabout, chicane, bulbouts, or other techniques to improve safety. Also, consider realigning the drive-through queue so that backups do not spill onto the service driveway.

Consider improving a pathway along the Teed Lateral per the Kuna Regional Pathway Map. The Teed Lateral pathway will ultimately provide non-motorized access to Butler Park and downtown Kuna. Consider a parking layout that provides nearby spaces for the residential portion of the plan.

Exhibit B 7



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

DEQ Response to Request for Environmental Comment

Date: January 31, 2018
Agency Requesting Comments: City of Kuna Planning & Zoning Department
Date Request Received: January 23, 2018
Applicant/Description: Red Hawk Square Commercial Subdivision – 17-12-S
Preliminary Plat & 17-08-ZC Zone Change

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

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

1. Air Quality

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

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

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

2. Wastewater and Recycled Water

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

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

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system*

- *along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

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

3. Drinking Water

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

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

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

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

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to*

Exhibit B 7

determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

5. Hazardous Waste And Ground Water Contamination

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

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

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

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

6. Additional Notes

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

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

Sincerely,



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

ec: C.M. #: 2018AEK11

Exhibit B 8



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

February 16, 2018

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

VIA EMAIL

RE: 17-12-S & 17-08-ZC RED HAWK SQUARE COMMERCIAL SUBDIVISION

The Idaho Transportation Department has reviewed the preliminary plat and rezone application by Jay Walker with AllTerra Consulting, representing Kolo, LLC for the Red Hawk Square Commercial Subdivision, located on the south west corner of Deer Flat Rd. and North School Ave., west of SH-69 milepost 3.10. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. The City is reminded that the SH-69/Deerflat Road intersection and the SH-69 corridor are already congested. This project will increase the number of vehicle trips within the intersection and in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69/Deerflat Road intersection and the SH-69 corridor in this area.
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 preliminary plat application and the rezone for the Red Hawk Square Commercial Subdivision as presented.

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

Sincerely,

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

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



RECEIVED
12.12.17

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 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: MIXED USE COMMERCIAL; C-1 ZONE DEVELOPMENT ^{PROPOSED}

Date and time of neighborhood meeting: TUESDAY, SEPTEMBER 26th 2017 6pm - 7pm

Location of neighborhood meeting: ONSITE -> 1425 N. SCHOOL AVE KUNA, ID

SITE INFORMATION:

Location: Quarter: NE 1/4 Section: 23 Township: 2N Range: 1W Total Acres: 3.459 AC

Subdivision Name: REDHAWK SQUARE Lot: N/A Block: N/A (NEW)

Site Address: 1425 N. SCHOOL AVE Tax Parcel Number(s): #51323212410
KUNA, ID 83634

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

CURRENT PROPERTY OWNER:

Name: KOLO, LLC (LOGAN PATTEN)

Address: P.O. Box 412 City: KUNA State: ID Zip: 83634

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

Name: JAY WALKER Business (if applicable): ALTERRA CONSULTING, LLC

Address: 349 E STATE ST. #104 City: EAGLE State: ID Zip: 83616



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	COMPLETE
Re-zone	YES FROM R-6 TO C-1
Subdivision (Sketch Plat and/or Prelim. Plat)	YES, PRELIM PLAT (ATTACHED TO APPL.)
Special Use	N/A
Variance	N/A
Expansion of Extension of a Nonconforming Use	N/A
Zoning Ordinance Map Amendment	FITS w/ COMMERCIAL CORRIDOR & MU

APPLICANT:

Name: JAY WALKER
 Address: 249 E. STATE ST #104
 City: FAGLE State: ID Zip: 83616
 Telephone: 202.434.4479 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) Jaylen Walker Date 11.1.2017

COMMENT SHEET
Kuna N. School Ave 3.46 acre Development
RZ/Subdivision/PP PERMIT NEIGHBORHOOD MEETING
TUESDAY, September 26, 2017

Name	Comments
Shannon Hyer	Please consider all of the residents families living in the area. No bars, vape / smoke shops etc.
Jennifer Rawles	This is still a family neighborhood please keep this into consideration when planning a business. Please no bars, smoke shops, etc.
LARRY CALHOUN	RESIDENTIAL HOMES AGAINST MY PROPERTY TO SO, DEER FLAT CHILD DEVELOPMENT 300' WEST DAYCARE @ LINDER - BUSY BEE
Joe Ziegler	NO ROUND ABOUT !!!

RECEIVED
10.31.17

SIGN-IN ATTENDANCE FORM
Kuna N. School Ave 3.46 acre Development
RZ/Subdivision/PP PERMIT NEIGHBORHOOD MEETING
TUESDAY, September 26, 2017
6:00 PM TO 7:00 PM

Name	Phone Number	Email Address	Neighboring Address
1 Steve Kitzler	208 862-9111		Karen at Wagon
2 Shannon Hyer	959-9753		Antimony Place
3 Jennifer Rawles	954-7834		Antimony Place
4 Julia J. Ziegler	208 922-1601		Andrew Ln.
5 Ethan Walker	208 996 4958		ethanwalker2001@gmail.com
6 LARRY CALHOUN	208-846-0842		LARRY CALHOUN
7 Jordan Walker	208-484-4479		849 F. STATE ST.
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			

→ 17 AC (yellow)
NE corner



Allterra Consulting
Date: 10/20/2017
Job No.: 0417

BOUNDARY DESCRIPTION

The following Describes a Parcel of Land being a portion of NW1/4 NW 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found Brass Cap Marking the Northeast Corner of the NW 1/4 NW 1/4 (North 1/4 Corner) of said Section 23; From which, the Center 1/4 Corner of said Section 23 bears, South 00°02'52" West, a distance of 2636.10 feet which is being Monumented with a found Brass Cap;

Thence along the Northerly Boundary Line of the NW 1/4 NW 1/4 of said Section 23, North 89°54'27" West, a distance of 46.97 feet to a point;

Thence leaving said Northerly Boundary Line, South 00°05'33" West, a distance of 46.97 feet to a point on the Southerly Right of Way Line of West Deer Flat Road, the **POINT OF BEGINNING**;

Thence along said Northerly Right of Way Line, South 44°55'50" East, a distance of 24.05 feet to a point on the Westerly Right of Way Line of North School Avenue;

Thence leaving said Northerly Right of Way Line, and along the Westerly Right of Way Line of North School Avenue, South 00°02'52" West, a distance of 423.00 feet to a point;

Thence leaving said Westerly Right of Way Line, North 89°54'43" West, a distance of 339.88 feet to a point;

Thence, North 00°11'27" West, 440.03 feet to a point on the Southerly Right of Way Line of West Deer Flat Road;

Thence along the Southerly Right of Way Line of West Deer Flat Road, South 89°54'27" East, a distance of 324.71 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 3.44 Acres, more or less.



s89°54'27"e
324.71

440.03
n00°11'27"w

423
s00°02'52"w

339.88
n89°54'43"w



ALLTERRA CONSULTING BOUNDARY DESCRIPTION

10/20/2017

Scale: 1 inch= 51 feet

File:

Tract 1: 3.4391 Acres (149809 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/496090), Perimeter=1552 ft.

- 01 s44.5550e 24.05
- 02 s00.0252w 423
- 03 n89.5443w 339.88
- 04 n00.1127w 440.03
- 05 s89.5427e 324.71



City of Kuna Design Review Application

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

FILE NO.: 17-12-S § 17-08-2C (Redhawk)
 CROSS REF.: _____
 FILES: _____

RECEIVED
12-12-17

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 documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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

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

Application Submittal Requirements

Applicant Use	Staff Use
<input checked="" type="checkbox"/> Date of pre- application meeting : <u>9/18/2017</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/> One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/> One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/> Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>



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

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCTIONS
- (1) 8 1/2" x 11" PLAN REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.



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

Site Plan

Applicant Use		Staff Use
<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 type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of public restrooms	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input 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 checked="" type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input 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 checked="" type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<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 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"/>	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. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input 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. <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.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations <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	<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 Use		Staff Use
<input checked="" type="checkbox"/>	Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Identify the elevations as to north, south, east, and west orientation	<input checked="" type="checkbox"/>



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

Note: Submit as 11"x17" reductions



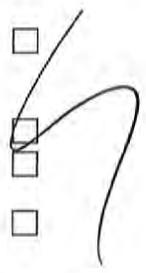
Screening/treatment of mechanical equipment



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



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



Lighting Plan

Applicant Use



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



Types and wattage of all light fixtures

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



Placement of all light fixtures shown on elevations and landscaping plans

Staff Use



Roof Plans

Applicant Use



Size and location of all roof top mechanical units

Staff Use



Design Review Application

Applicant: LOGAN PATTEN (Kolo, LLC) Phone: (208) 880-9546
 Owner Representative Fax/Email: logan@libinc.net

Applicant's Address: P.O. Box 412
KUNA, ID Zip: 83634

Owner: - SAME - Phone: —

Owner's Address: — Email: —
— Zip: —

Represented By: *(if different from above)* JAY WALKER Phone: (208) 484-4479

Address: 849 E. STATE STR, STE #104 Email: jwalker@allterraconsulting.com
EAGLE, ID Zip: 83616

Address of Property: 1425 N. SCHOOL AVE
KUNA, ID Zip: 83634

Distance from Major Cross Street: DEER FLAT / N. SCHOOL AVE - 50' Street Name(s): PRIVATE DRIVE 1

Please check the box that reflects the intent of the application

- | | |
|---|---|
| <input type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input checked="" type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

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

3.459 AC OF PROPERTY REZONED FROM R-6 TO C-1 AND A PRELIMINARY PLAT FOR A COMMERCIAL & RESIDENTIAL ON DEER FLAT

1. Dimension of Property: 437' X 335'
 2. Current Land Use(s): R-6

3. What are the land uses of the adjoining properties?
 North: RESIDENTIAL (MINERAL SPRINGS SUB)
 South: RESIDENTIAL (SFDU)
 East: RESIDENTIAL (SUMMIT VIEW SUB)
 West: RESIDENTIAL (GOLDCREEK SUB)

4. Is the project intended to be phased, if so what is the phasing time period? 1 PHASE - 1 to 1.5 YEARS

Please explain:

COMMERCIAL AND TRANSITIONING RESIDENTIAL TO BE BUILT

5. The number and use(s) of all structures: N/A

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

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

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

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

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

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

MATERIAL

COLOR

Roof: N/A / N/A

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.

N/A

% of Wood application: N/A / _____

% EIFS: N/A / _____
(Exterior Insulation Finish System)

% Masonry: N/A / _____

% Face Block: N/A / _____

% Stucco: N/A / _____

& other material(s): N/A / _____

List all other materials: N/A

Windows/Doors: N/A / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: N/A / _____

Trim, etc.: N/A / _____

Other: N/A / _____

9. Please identify Mechanical Units: N/A

Type/Height: N/A

Proposed Screening Method: N/A

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

N/A

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

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

YES

TEED LATERAL

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

N/A

Type: N/A
Size: N/A
Location: N/A

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

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

Seepage Bed

14. Percentage of Site Devoted to Building Coverage: N/A - TBD

% of Site Devoted to Landscaping: 20% Square Footage: 29,434 SF
(Including landscaped rights-of-way)

% of Site That is Hard Surface: 13% Square Footage: 19,506 SF
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: 67% 97,820 SF

Describe: FUTURE MIXED USE

% of landscaping within the parking lot (landscaped islands, etc.): N/A - TBD

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

SEE PLAN

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 trees with a four inch (4") or greater caliper whenever possible):*

None

17. Dock Loading Facilities:

Number of docking facilities and their location: None

Method of screening: NA

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* NA - future development

19. Setbacks of the proposed building from property lines:

Front 25' -feet Rear 10 -feet Side 10 -feet Side 10 -feet

20. Parking requirements: NA

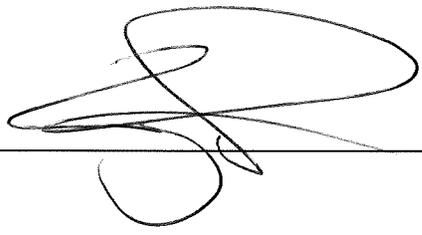
Total Number of Parking Spaces: NA Width and Length of Spaces: NA

Total Number of Compact Spaces 8'x17': NA

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

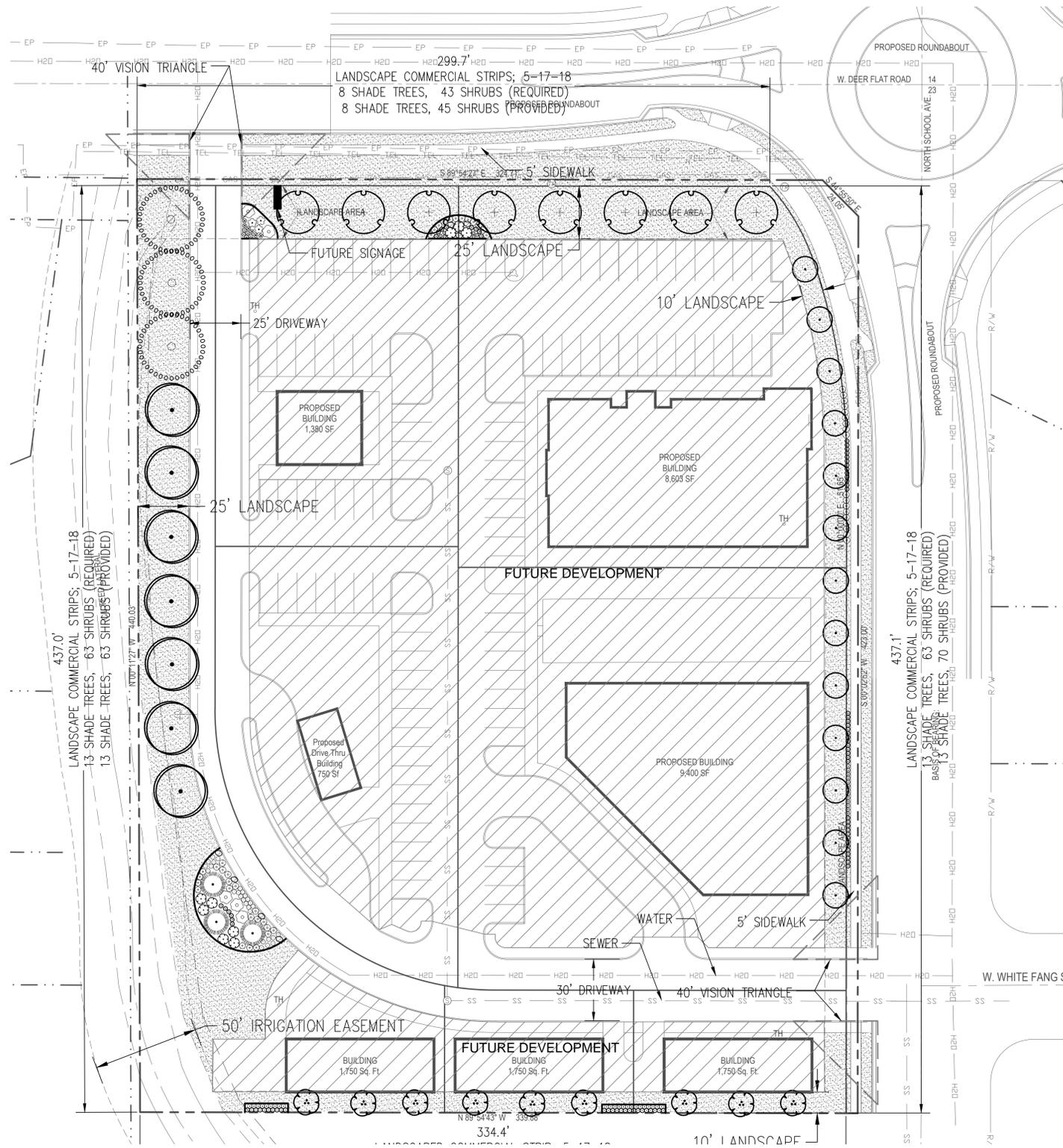
IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND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

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

Signature of Applicant  Date 11/02/17
City staff comments:

Signature of receipt by City Staff J. Kesner Date 12/12/17

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



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	<i>Acer platanoides</i>	Norway Maple	2" CAL. B&B	35'X30'	Class II	7
	<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple Ash	2" CAL. B&B	50'X40'	Class II	3
	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Columnar Sweet Gum	2" CAL. B&B	25'X15'	Class II	13
	<i>Liriodendron tulipifera 'Emerald City' TM</i>	Emerald City Tulip Tree	2" CAL. B&B	55'X25'	Class II	8
	<i>Pyrus calleryana 'Capital'</i>	Capital Callery Pear	2" CAL. B&B	35'X15'	Class I	9
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	<i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	Vanderwolf's Pyramid Pine	10"-12" B&B	25'X15'		3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	<i>Caryopteris x clandonensis 'Blue Mist'</i>	Blue Mist Shrub	5 GAL.	3'X3'		44
	<i>Cornus sericea 'Kelsey'</i>	Kelsey Dogwood	5 GAL.	2'X3'		7
	<i>Hydrangea arborescens 'Abetwo'</i>	Incrediball Hydrangea	5 GAL.	4'X4'		3
	<i>Physocarpus opulifolius 'Summer Wine'</i>	Summer Wine Ninebark	5 GAL.	5'X5'		9
	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	2 GAL.	3'X6'		5
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily	1 GAL.	1'X2'		6
	<i>Lavandula angustifolia 'Thumbelina Leigh'</i>	Thumbelina Leigh English Lavender	1 GAL.	1'X1.5'		23
	<i>Penstemon eatonii</i>	Firecracker Penstemon	1 GAL.	2'X2'		18
	<i>Rudbeckia fulgida 'Goldstrum'</i>	Coneflower	1 GAL.	2'X2'		28
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 GAL.	4'X2'		53
	<i>Calamagrostis x acutiflora 'Overdam'</i>	Overdam Feather Reed Grass	1 GAL.	6'X2'		25
	<i>Hakonechloa macra 'All Gold'</i>	Japanese Forest Grass	1 GAL.	1'X2'		6
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	CLASS	QTY	
	<i>Festuca rubra</i>	Red Fescue	SOD		3,072 sf	



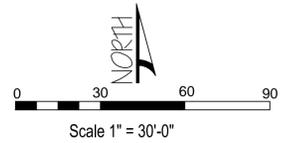
BAER DESIGN GROUP, LLC
 539 S. Fitness Place, Ste 120
 Eagle, ID 83616
 Ph. 208.938.7721



RED HAWK SQUARE SUBDIVISION
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**DESIGN REVIEW
 SITE & LANDSCAPE PLAN
 SUBMITTAL**

Revisions
 Project Name: 17045
 Drawn by: GB
 Checked by: GB
 Date: 11/30/2017
 Sheet No.:



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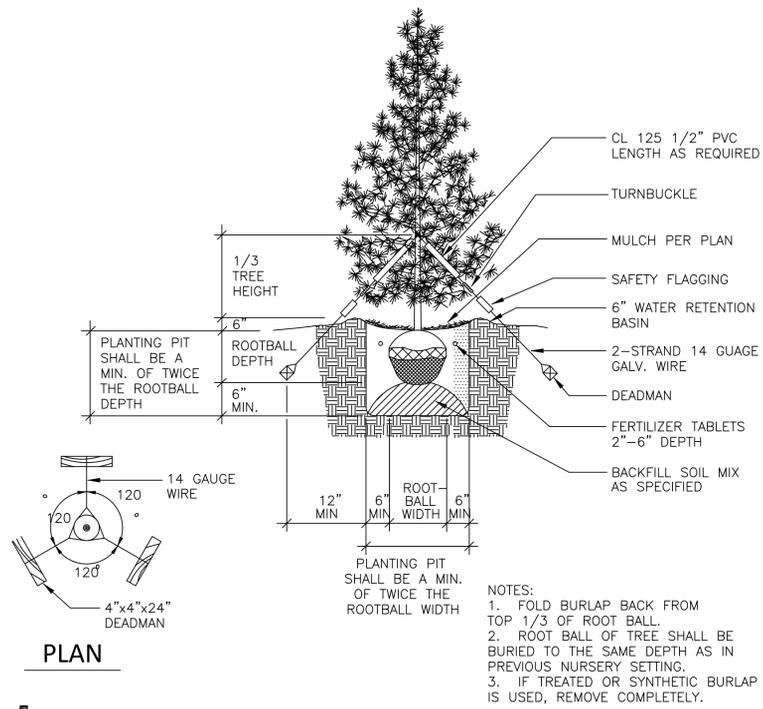
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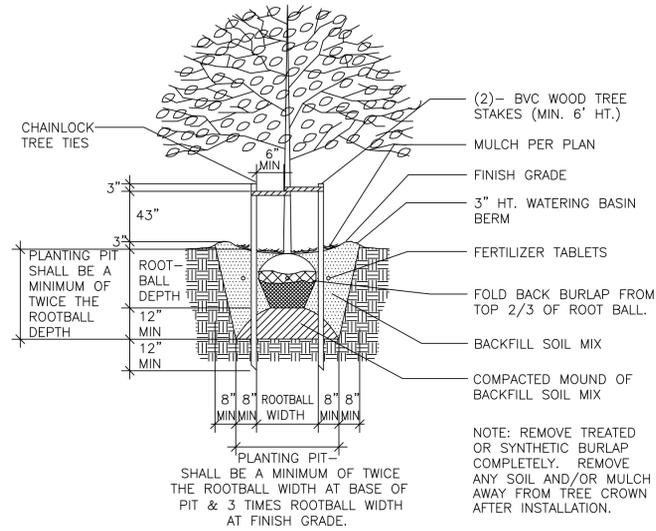
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DESIGN REVIEW
 LANDSCAPE DETAILS
 AND NOTES

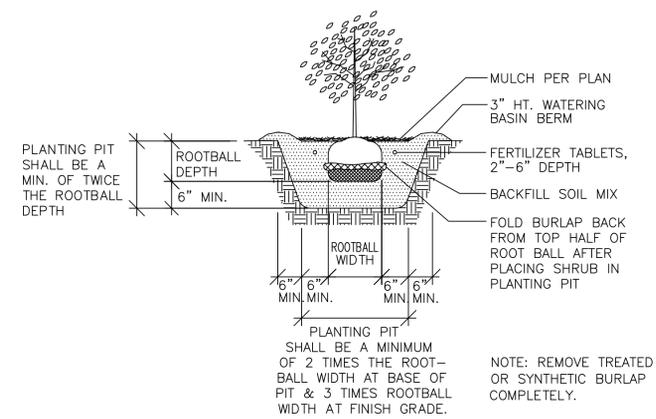
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1 CONIFEROUS TREE PLANTING AND GUYING DETAIL
 NTS



2 DECIDUOUS TREE PLANTING AND STAKING DETAIL
 NTS



3 SHRUB PLANTING DETAIL
 NTS

GENERAL LANDSCAPE NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL

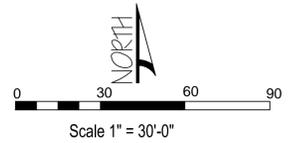
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AID, PERMABARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
- ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING AND AS SUCH SHALL BE CLASS II TREES IN COMPLIANCE WITH THE ACHD STREET TREE PLANTING POLICIES.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

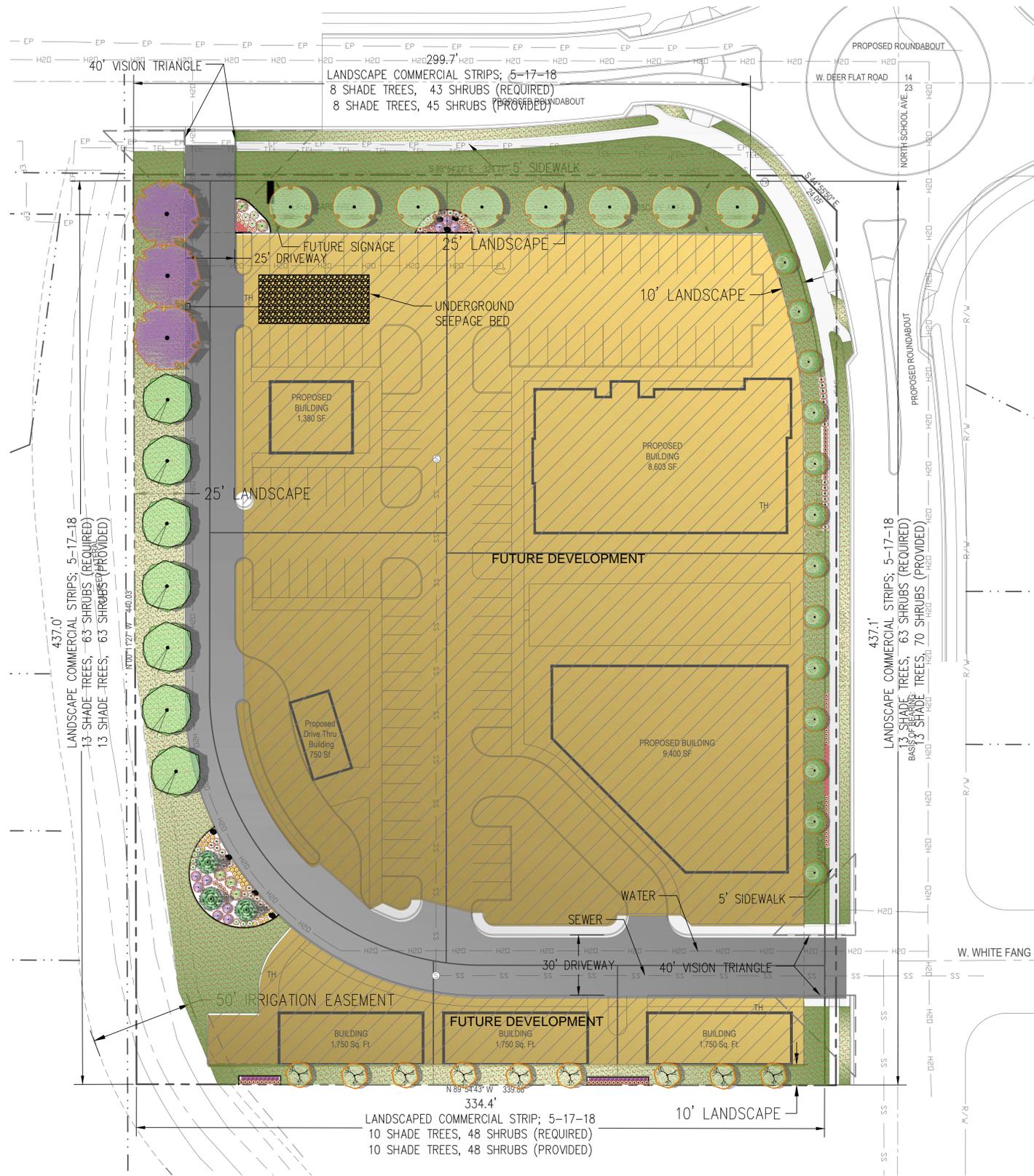
ACHD LANDSCAPE NOTES

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL IRRIGATION NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.





PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	<i>Acer platanoides</i>	Norway Maple	2" CAL. B&B	35'X30'	Class II	7
	<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple Ash	2" CAL. B&B	50'X40'	Class II	3
	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Columnar Sweet Gum	2" CAL. B&B	25'X15'	Class II	13
	<i>Liriodendron tulipifera 'Emerald City' TM</i>	Emerald City Tulip Tree	2" CAL. B&B	55'X25'	Class II	8
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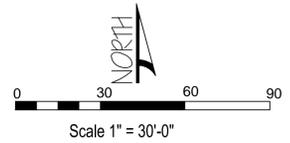


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**DESIGN REVIEW
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