



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

**KUNA PLANNING AND ZONING  
COMMISSION MEETING  
AGENDA FOR SEPTEMBER 24, 2019**



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

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy

Commissioner John Laraway  
Commissioner Stephen Damron

**2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items***

- a. **Meeting Minutes** for September 10, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-24-DR (Design Review) & 19-10-SN (Sign)
- c. **Findings of Fact and Conclusions of Law** for 19-08-AN (Annexation), 19-04-S (Preliminary Plat) & 19-19-DR (Design Review)
- d. **Findings of Fact and Conclusions of Law** for 19-09-AN (Annexation)
- e. **Findings of Fact and Conclusions of Law** for 19-02-ZC (Rezone)

**3. NEW BUSINESS:**

- a. **19-24-DR (Design Review) & 19-10-SN (Sign)** - The Wendy's Company requests approval of design review for an approximately 2,456 square-foot Wendy's *restaurant* including landscaping, lighting and a parking lot, within Ensign Subdivision No. 2, Lot 10 Block 1, at 871 North Meridian Road, Kuna, Idaho 83634. **ACTION ITEM**
- b. **18-33-DR-A (Design Review) & 18-17-SN-A (Sign)** - On behalf of Toll Brothers (Coleman Homes), Apex Sign Company requests design review approval for two 5-ft tall (approximate) illuminated monument signs for Winfield Springs Subdivision. The subject sites are located at North Sailer Way, Kuna, ID 83634. (APNs# R9466230700 & R9466230020). **ACTION ITEM**

**4. PUBLIC HEARING:**

- a. **19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review)** – Don Veasey (owner) requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (33 buildable lots, 5 common lots). The subject sites are located at 642 S. Ash St. and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835). **ACTION ITEM**

**5. ADJOURNMENT**

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, September 10, 2019**

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	N/A	Sam Weiger, Planner I	X
Commissioner John Laraway	X	Doug Hanson, Planner I	X

**6:00 pm – COMMISSION MEETING**

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

**Call to Order and Roll Call**

**1. CONSENT AGENDA**

**Meeting Minutes** for August 27, 2019.

**Findings of Fact and Conclusions of Law** for 19-05-ZC (Rezone), 19-03-S (Preliminary Plat) - Athleta Subdivision

**Findings of Fact and Conclusions of Law** for 19-04-ZC (Rezone) – Kuna Rural Fire District

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

**2. NEW BUSINESS**

**19-24-DR (Design Review) & 19-10-SN (Sign)** - Capital Educators Federal Credit Union, requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634. (APN# R0539760020).

**Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4<sup>th</sup> ST. Capital Educators Federal Credit Union requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634. The applicant indicated after packet submittal that the parking spaces shared with Primary Health were part of a cross-access agreement from the previously approved Ashton Estates preliminary plat application. Therefore, staff would like to remove Condition No. 6 from the proposed conditions of approval. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case Nos. 19-24-DR & 19-10-SN to the Planning and Zoning Commission. I will now stand for any questions you may have. Jeff Slichter: Jeff Slichter, Slichter Urgan Architecture, 415 South 13<sup>th</sup> Street, Boise, ID 83702. The CapEd project is very similar to the one on Meridian Road and Overland. There are some minor modifications to this one. It's pretty much the same facility, but there is a little more glass on this one. This is pretty straight-forward, everything is in the packet you received. **C/Young:** I think the building looks good, the materials are appropriate and will work well with the surrounding buildings that are in there. **C/Gealy:** I have no concerns. **C/Hennis:** I like the one that's up on Meridian, it's a nice-looking facility, I was just looking to see where the monument sign was, and it's on the Deer Flat side.

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

*Commissioner Hennis motions to approve Case No. 19-24-DR and 19-10-SN with the conditions as outlined in the staff report; With the exception of the recommendation from staff to remove Condition No. 6. Commissioner Laraway seconds, all aye and motion carried 3-0.*

**3. PUBLIC HEARING**

**19-03-S (Preliminary Plat) & 19-14-DR (Design Review)** – On behalf of Falcon Crest, LLC and M3 Companies, Scott Wonders with JUB Engineers requests preliminary plat approval to subdivide approximately 36.72 acres into 137 total lots with a gross density of 3.44 dwelling units per acre and a proposed net density of approximately 5.83 dwelling units per acre. The application also includes a Design Review application for the common lots. The subject site is located at 11102 S. Cloverdale Road, Kuna, ID, 83634 in Section 22, T 2 N, R 1 E (APN #'s S1422212410, S142212000 S1422233700).

**C/Young:** Staff requested that this get removed to a time certain. I don't know how far we should postpone this.  
**Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, 751 W 4<sup>th</sup> Street, Kuna Planning and Zoning Department. At the applicant's request for Robinhood Subdivision. We have late development, and we don't know when the date certain will be. We are going to fully notify this subdivision and any changes at a future date. You do not need to choose a date.

*Commissioner Gealy motions to remove Case Nos. 19-03-S and 19-14-DR from the agenda; Commissioner Hennis seconds, all aye and motion carried 3-0.*

**19-08-AN (Annexation), 19-04-S (Preliminary Plat), 19-19-DR (Design Review)** – ACME, LLC requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). A Design Review application preceded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

**Troy Behunin:** Good evening again, Commissioners, Troy Behunin, Planner III. Tonight, this is a continued meeting, because the Commission had a few questions of the applicant and the connection to Ardell Road. We sent the applicant back to ACHD to find some things out. Basically, they felt that it addressed everything that was needed. However, the one thing that was a disadvantage was that we didn't get staff report until the day of the hearing. Hopefully, you've had a chance now to read the ACHD staff report. I know that you weren't here, Commissioner Hennis. I'm not sure if you reviewed all of the minutes from the past meeting. Staff would like to clarify some questions. Hopefully, we can answer some of the concerns that you have. If you look up on the screen, the purple represents the Arroyo Vista project. That is the project that is touching the north line of Indian Creek at Crimson Point Subdivision. The purple polygon is the Arroyo Vista, and when that moves forward, it will actually have connection to Ardell Road where Ardell currently ends. There are no plans by ACHD or the City to extend Ardell from where it is right now. Slide No. 2 shows how it will be connected. I can pass this exhibit to you folks. The connection for Arroyo Vista will actually take place offsite from Arroyo Vista. The south line of Arroyo Vista is actually the north line of Indian Creek. They touch in the center line of Ardell Road. Because there was a decision made that Ardell would not be extended any further than what it is right now, the applicant for Arroyo Vista, which is DB Development or Arroyo Vista Farm, LLC, They actually worked with ACHD to guarantee that there would be connection to Ardell and in the very south corner of Arroyo Vista, you can see that there is a connection. They've already worked that out with the adjacent property owner. The lots on both of these subdivisions actually will touch what would have been the center line to Ardell Road. It was deemed not necessary to have Ardell continuing further, because it's not a good idea to have a mid-mile collector road go directly into the subdivision where there would be houses. If that were to happen, it would just cause a lot of potential safety hazards that keep these folks straight that shouldn't be. If you look at the exhibits that I passed out to you, it does show that this subdivision will actually have two viable

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

traffic patterns to get to Ardell. Studies show that multiple accesses to the same place actually improve safety and reduce the vehicle miles and also provide a better scenario for pedestrians. It's better situation all around, as explained in the ACHD staff report. Staff supports this, and I've also had a discussion with the developer for Arroyo Vista. The timeline was unknown at the previous hearing late in August. I have talked with the owner of the development company, and he has confirmed that Arroyo Vista will begin actual construction as early as January of this next year. They're actually going to be ahead of this project, because this project still has yet to go to City Council. Then they have a construction document plan, then they have to do construction. They've got several months of paperwork before they even begin construction. When Arroyo Vista begins construction, it will begin at Ardell Road and stretch to Hubbard Road. That connection to Indian Creek and the connection to Ardell will take place in its first phase. I know that there was a lot of concern from the commission and also the public about vehicle trips passing by houses on Navy Street. However, that will be a very short-lived scenario. **C/Laraway:** I guess my confusion, and I know this isn't your thing, but this is my concern. In your statement, they want to continue it for safety reasons. By safety reasons, a car can go down to the end, go off and into the creek. Or, a car goes into a fence and a house. **Troy Behunin:** There will have to be some treatments, of course. **C/Laraway:** This is a question that I was going to ask the applicant. Is there anything planned at the end of Ardell to stop a vehicle? **Troy Behunin:** I do not have that answer, but ACHD will certainly have their requirements that they will have to fulfill. This intersection, the way that the road is now, Rubine Lane, that will essentially become a "T" intersection. It will be equal to many other "T" intersections in this subdivision and in the City. I believe that they'll probably handle it similarly. **C/Hennis:** I am trying to clarify since I missed the last meeting. Does Ardell currently go into the parcel separation? **Troy Behunin:** Not quite, actually. **C/Hennis:** Currently, with the last plot that we had at the upper division of Arroyo Vista. They're making that Ardell street jog up into their subdivision, correct? **Troy Behunin:** Correct, because there's no way to provide the proper access for either of the subdivisions with Rubine the way that is, because the separation distance, between the intersections and interchanges is 660 feet. There's no way that they could provide the proper access. They couldn't provide access for this project within 660 feet, because 660 feet from that intersection is a long way. **C/Hennis:** I understand what they're trying to accomplish, it's just a strange way to do it. **Troy Behunin:** There will not be an ACHD letter or presentation about that. If you have any questions about the maps I passed out, let me know. **C/Gealy:** The zoning on this property to the north at this point is R-4, correct? **Troy Behunin:** Yes, that is true. That has been the case since 2008. **C/Young:** Hopefully, some of what was shown here will be happening to the north there. **C/Gealy:** We were concerned with connectivity, because we couldn't quite visualize what was happening to the north. I will admit as well, I became confused and didn't realize until later that the east-west road within the proposed subdivision is named Ardell. I didn't realize we were talking about Ardell, we were talking about two different roads. I apologize for my contribution to the confusion. **C/Young:** I understand the connectivity to the north and what's there. **C/Laraway:** I'm concerned an R-8 with an R-4 going to the north, south and east. **C/Young:** Typically, you want to put a denser subdivision closer to the arterial roads and then work larger lots towards the back in the end, and it just puts an R-8 in the middle of R-4 zones. You'd essentially have eight lots on the cul-de-sac. I know that they meet the requirements of both R-4 and R-6 for lot widths the way they're shown here. You will have all the people to the south who have been trying to flood everything over onto Navy, they will try to come up through this subdivision. If you have additional cars parked on the street that typically wouldn't be there, they're just putting so much down here. I think it just creates a potential safety hazard. In the Comprehensive Plan, there's parts of some of the City goals. The City does have influence on the built environment, and that includes buildings, roadways, neighborhoods, and the design of those ties into the safety. That end of the subdivision to me does not seem safe. **Troy Behunin:** Staff wants to remind you that the proposal does fit within the Future Land Use Map. R-8, although it is at the top of medium density, fits. **C/Young:** It does not, in the map, in terms of medium density, my concern is cramming everything into one. It's what they have in the one that is a safety issue. R-8 with R-4 everywhere is a concern. Safety is my biggest issue on that side of subdivision. I think the way that side of the subdivision is designed, it causes a safety concern. You can apply that several of the other items listed in the code analysis, and for me it just comes down to safety. I'd like to see additional parking inside the cul-de-sac, but I don't see how you can possibly do that with this layout. My biggest concern is the surrounding subdivision. I know it meets our medium density

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

requirements, but I think I also have to be a little philosophical about this. This doesn't fit or flow with the subdivisions around there, it doesn't seem like the right way to go. There should be some point to where R-8 shouldn't be thrown next to R-4. **C/Hennis:** I kind of echo the concern about property and potential citizens living here, with the way it's oriented on both the cul-de-sac and with eight lots and flag poles. Then the other flagpole out off of the semi-cul-de-sac will add a lot of parking and static traffic for people trying to access both through there and around there. It's got traffic concern issues, not so much the amount of traffic, it's just the flow. It's not safe. If you try to put kids in any of this stuff, there's going to be cars on the street, kids running out, many issues. **C/Young:** Throw in some campers in the summer, too. **C/Hennis:** Yes, because that's what we see in the subdivision there. **C/Gealy:** We did have a neighbor that was concerned, because of where her backyard is, that there would be people traveling through that cul-de-sac through that flagpole or shared driveway into her backyard. It looks like were introducing the same potential. **C/Young:** There's fencing that uses our driveways, they're not public streets. **C/Hennis:** The project itself is also a design review. I don't see how they will situate all of those lots. Part of this is design review. **C/Young:** In terms of design review, I think it's great to have all that open space that they're providing on both sides of the creek. **C/Gealy:** There's no pedestrian footbridge. **C/Young:** Not there, but it's great that they could have access to a pathway. **Troy Behunin:** Staff just wanted to point out the discussion we had last time, that there will be that pathway along the east side where all the homes are. There's a bridge that's currently in place not too far from this. The goal for the City is to improve our lot and then at some point. The west side of Indian Creek will be accessible to everyone. The open space that's being proposed will be available to everyone who wants to use it. It will become a City park. I will be an addition to an existing City property that will be developed into a park relatively soon. Staff does view their contribution for the open space to be a valid contribution. **C/Young:** My bigger concerns aren't with the design review. Either we recommend denial or they rework one end of the subdivision or another. How that changes, changes the way landscaping and open space is. All that open space is a part of the City. **C/Gealy:** At our last hearing, reviewing the minutes, I'm pretty sure I expressed the concerns that I had. I'm pretty sure I expressed three concerns. One is that the density of this small subdivision is different than surrounding subdivisions. There are many times that there are compelling reasons to increase the density. Perhaps on a collector, perhaps near a City center, perhaps on a busy corner or intersection. I don't see why there are compelling reasons to increase the density of this particular subdivision. We have approved many higher-density subdivisions. I feel like this one has no compelling reason to have here. I am concerned about the connectivity and I appreciate staff and the applicant's work to explain the connectivity issues. Now, I think it's resolved. I'm also concerned that this disregards the Master Pathways Plan. We talked about that at the last hearing. The applicant has expressed an unwillingness to mitigate some of the concerns with respect to connectivity to pathways and bicycle trips. I can see that there is a small pathway from this subdivision to Indian Creek. There's a small pathway to the north and the northern one. I'm just not sure those pathways are sufficient enough to achieve the goals of the Master Pathways Plan and Comprehensive Plan. I understand those suggestions, but I think if we disregard the suggestions from the Comprehensive Plan, we wasted our time developing a Comprehensive Plan. The fourth item was that the school district did ask for the applicant to work with them to provide a school bus stop. I don't know if the applicant was willing to do that. **Troy Behunin:** Staff did have discussions with the school district, Jim Obert specifically about this. They will not have a touch to the mid-mile collector in terms of connectivity for a bus. Then we enter an arena, where we're asking an applicant to build something on property that they don't own. They want these shelters, because do to some weather-related issues they've had recently, the school district bus system is no longer going into subdivisions. They get cleared and plowed when necessary. The difficulty with this subdivision is that there's not an easy solution. There's no turnaround for a bus on Rubine. The school district did convey to me verbally that they would consider something at the next intersection to the west. However, we're still talking about a different property owner. While there are a lot of things we're willing to do to help children, we also have to be respectful of property owners. You do have an opportunity to request or recommend or require that the applicant work with the property owner to put in a shelter for all children at a school-approved location. It will be very hard to meet essential nexus by requiring that they do that on somebody else's property. **C/Hennis:** Regarding the cul-de-sac on the east side, what's this line coming in here? **C/Young:** That's a public access. A 20-foot temporary emergency access. **C/Gealy:**

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

Can I ask staff for a point of clarification? In the agenda, it says a design review application preceded this application. Is there a design review application that preceded this application? **Troy Behunin:** Staff would like to apologize. This actually belonged with the Athleta Subdivision that went last meeting. The design review application is with this application. **Wendy Howell:** If you recommend denial, then the reasons for denial need to be stated as well as any actions they can take to get approval. **C/Young:** I'm looking at Goal 2 of the Comprehensive Plan as far as the built environment. **Wendy Howell:** When you site the Comprehensive Plan, make sure you state which chapter it's in please. **C/Young:** Goal 2, Healthy and Safe Community paragraph 2 states the City of Kuna has influence has Kuna's built environment, which includes buildings, roadways, parks, neighborhoods and activity centers. The design of this environment will have a direct effect on health, wellness and safety of the City's residents. **C/Young:** The question or comment regarding whether or not the project appears to avoid detriment to the present and potential surrounding uses, health, safety and welfare of the community. This takes into account the physical features of the site, which to me is the layout of the site. **Troy Behunin:** Staff would like to know if the commission would entertain the possibility of a discussion with an applicant to discuss some of the options. **C/Young:** I'm open to the discussion. This might alleviate concerns about parking within the subdivision. Is that something the applicant is willing to discuss at this point. **Josh Beach:** Josh Beach, Konger Group. It sounds like there are several items we need to discuss as well. We can start there. Let's start with parking. The 50-foot road section, this is the same road section they do all over the county. You can actually drive two cars on either side of the road. ACHD designs that and actually, Kuna's road section is actually higher than the rest of the county. There is enough space to park vehicles on the roads. We also meet the requirements of what Kuna requires on the driveway, as well as the garage. I'm aware that folks put other things in their garage, but there are still two parking spaces at least on every parcel that are shown on our subdivision plat. I don't know where we would put additional parking. **C/Young:** I know there are other areas, cul-de-sacs that have been changed to create additional parking stalls in the center of the cul-de-sac. These are things that would ultimately affect parcels the way that it's laid out now. **Josh Beach:** Absolutely, reducing the number of blocks would lead to less cars, but I don't know if that would lead to more parking. The road layout would stay the same. You're not allowed to have parking stalls in the center of a cul-de-sac. **C/Young:** I don't have a specific layout in mind, but an ability to add additional parking spaces for the lots that are on the extended driveways. That is my first concern. **C/Hennis:** I think what we're concerned about is, typically you go into a subdivision, and it has a cul-de-sac and everyone kind of parks cars along the cul-de-sac. It gets to be congested anyways with the normal four lots on there. Now, we've got eight lots on the cul-de-sac. It's just not going to lend to an easier parking situation. We're looking to alleviate that, because right now, all we've got is a parcel and a lot map. We don't know where you're going to position the structures on that lot to see if there's adequate parking in a driveway. A lot of subdivisions are pulling these given a short driveway or more backyard, which would just increase our issue here. If they're going to be pushed into the back, and you've got larger driveway, that's a different aspect. We have no knowledge of that right now. **Josh Beach:** Your setback standards are pretty set with City Code, you can't really push the structure up. We'll meet whatever code requires as far as driveways go. We're not trying to get away from any of the parking that we have to do. We will say though, that those common driveways that you see, there's no parking allowed on those. They're actual driveways on the parcels. It's a driveway, but it's not something you can park in the lot. **C/Hennis:** Right, well that doesn't help. Anyone that would now access that lot would now be on the cul-de-sac instead of on the flag lot. **C/Laraway:** You said each resident will have enough for two vehicles? **Josh Beach:** Two in the driveway, and two in the garage. There are four parking spaces for each home. **Josh Beach:** I park my car in a garage every night. **C/Laraway:** There's a lot of people that don't. **Josh Beach:** I understand there are people that put other things in their garage. We're trying to accommodate. **C/Laraway:** If it's predictable, it's preventable. We know you're going to have on street parking. RVs are going to be parked there. **Josh Beach:** We'll have CCRs that won't allow RVs to be parked there. **C/Laraway:** For how long? **Josh Beach:** We can't be more or less restrictive than City Code. Whatever the minimum code is, it could be a day, 24 hours. You can't park your RVs on the street. They need to be hidden. On these size lots, you're not going to get people who will want to put an RV on their property, because there's less space for that. That's not the idea behind this subdivision. There are lots that you can do that with. **C/Laraway:** They're going to have to put their RV someplace else, which is fine. That's their business. But when

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

they want to bring it to their house and load it up, they're usually there two to three days. We will follow the CCRs. **Wendy Howell:** City Code allows for RVs or trailers on a roadway for 72 hours. **Josh Beach:** HOAs tend to be stricter about those things. I'm looking for more direction as to the density a little bit. I know you're concerned about the dense nature of the subdivision. **C/Gealy:** It is small, it is tucked back in the corner. You can see though, that along the southern border, everyone will have at least two neighbors to the north. I don't see any that have three. Every single lot has two neighbors to the north. I don't see a compelling reason for that. **Josh Beach:** There's potential that we could work on that. We could lose maybe one or two plots to make it a little bit wider so that we transition a little bit better for that south boundary. It sounds like there's other concerns as well beyond that. **C/Gealy:** Better transitions would certainly be welcome. I also think that you've heard the concerns of the commission regarding flagpole lots, shared driveways. I think you could be create or find a different way to gain access to those corner pieces. **Josh Beach:** That's the pretty standard width. **C/Gealy:** It's standard, but I think there's other solutions. I'd like to see a wider pathway to the creek, because I think we're not providing pathway from Ardell to the creek. I'd like to see a wider pathway to the greenbelt, so that bicycles and pedestrians could easily pass through Ardell, up through Thistle and out to the greenbelt. My concern is that's also the way the City will need to be accessing the greenbelt. **Josh Beach:** There's going to be a pedestrian easement through there, did you have a specific width you were looking for greater than the City Code? **C/Gealy:** I am very interested in transitional lots, because of the scale of the one that was handed to us today, and what we have. I don't know what the transitions are between this subdivision and the one to the north. I can't count those, so I'd be very interested in that. **Josh Beach:** Any others? **C/Gealy:** Do you want to know what I would suggest for that cul-de-sac? Make those four lots triangles. **Josh Beach:** The problem is that the house would need to have a certain frontage requirement. If you get all that extra square footage from that shared driveway, those lots could be a little bit deeper. **C/Young:** Are you suggesting they lose one of the lots? **C/Gealy:** Instead of four lots, have three and adjust yours. **Josh Beach:** I'm not saying we couldn't do that. There is a fair amount of thought and trial and error that go into these. We looked at code, we met with staff and we probably should have gone with R-6. That doesn't change much other than the minimum lot size. **C/Gealy:** I think you said it has something to do with the design standards. For R-6 and R-8, you could've gone either way and still have the same configuration. **Josh Beach:** We're at 3.8 gross density, which falls right within the range of medium. Granted, you don't have to like the subdivision like this, and you don't have to recommend approval either, but there are certain things we did look at and we could look at in changing this or future projects. Some of this is trial and error in understanding what the City of Kuna does and does not like. We do our due diligence up front to meet with staff to go back and forth to understand what they would and would not recommend approval of and we go from there. We also meet with the highway district to make sure that what we're proposing meets what their standards are. There was a lot of discussion about safety. You folks have been out here for a while, so you understand design and things like that. We rely heavily on the highway district to let us know what is and is not ok. They also tell us how many vehicle trips will pass through the subdivision based on the surrounding neighborhoods, the future connection out to Ardell. They didn't have a concern. I'm just trying to understand so what we can, either with this or a future project, what we can propose to meet the standards of staff as well as what Planning and Zoning Commission and City Council will approve. **C/Hennis:** The one thing that ACHD doesn't look at too much, because they look at traffic flow, traffic trips, the number of cars going through an area, but they don't look at parked cars. They don't look at the usage of these cul-de-sacs. They don't look at the amount of cars that would be overflowed from the parcels onto the lot for general usage like you see in normal cul-de-sacs. To go from four to eight on this cul-de-sac, so they automatically got twice as many people involved, kids, cars, so we're concerned about congestion. **Josh Beach:** Do you have a certain number of parking spaces that you would like to see in a subdivision with this many lots. I can come back with a drawing that shows you where the driveway is going to be. There's more to it than just that, so I don't want to get to a point where I'm putting all this effort in. **C/Young:** Based on the number of cars per household, saying hey I'm putting two here and two here. **Josh Beach:** It was just a concern, so I'm wondering what to do. **C/Young:** It really worked out well to meet code. To meet the Comprehensive Plan and safety, that is another thing. I think you've done an excellent job of maximizing the number of lots. **Josh Beach:** That's not the goal, to cram everything on there and get a denial. **C/Young:** You've done a great job of maximizing the homes

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

on the lots. To me it comes down to safety in this existing layout, and you have eight lots going up there into the subdivision. 85 percent of them that go through the cul-de-sacs and drive down the street in summer time, all those additional RVs that are out there will be an issue. Four 20-ft RVs out there, driveway to driveway, trying to put those on the street. You have additional traffic going out north. The safety issue is all of that crammed into one spot. **Troy Behunin:** With all due respect, the ACHD report does handle and address all of the safety concerns. ACHD does look at vehicle trips per day, they have their own standards. In terms of parking on the street, the number of people that put items in their garage. Those have already been addressed. There are two parking stalls on the property in addition to the double car garage. They've already reviewed this, they've already run their traffic models. They do take into account the cars that are parking on the street. For an item of clarification, while the gross density is 3.8 units per acre. The net density, that's roads and buffers taken out is only 5.61 acres. **Josh Beach:** I can sit down if needed, I just wanted to make sure what the concerns were. **C/Hennis:** The only way you could mitigate our concerns is maybe adding two or four parking spots, where those parcels meet off the shared driveway. Maybe something in the middle could bring those extra spots off the cul-de-sac. **Josh Beach:** I'm not sure what you mean. Do you mean in line with where the driveway would be for each of the parcels to make it extra wide, so we can put another car in there? **C/Hennis:** Either way. Even at the very end, or right where the two last lots on the north side, where those two lots meet at the property line. Maybe just put one parking spot on each side there so you have two that just take that amount of the property line above or below. Now, you have four spots that are now taken off of the cul-de-sac that would've been added by those four extra lots. Somehow figure something like that to where there's a couple of spots that visitors can park there. Right now, for the guys to come in on those end lots, they have no place to park but inside that cul-de-sac. Unless they know the people well enough, they say oh yeah, come to the driveway. The last two lots to the very east. The visitor coming into that, which may not be family that's used to coming there. Where are they going to park? Maybe some off-street spots between the lots, where the visitor can pull in. **C/Young:** I think that adding parking to end of those driveways may be helpful to that. **C/Gealy:** We would make recommendations and modifications that are more appealing to us, and then with the recommendation to City Council with these modifications City Council would review these. The applicant can decide to make them or not. **C/Young:** If we have a recommendation of denial, we have to cite in code why we are doing so for City Council. **C/Gealy:** The applicant could modify these things before City Council, but not necessarily come back before us. **Wendy Howell:** As long as it's not a significant change. If they significantly change it, then they have to come back here. **C/Hennis:** We can also do the same with a recommendation of approval based on adding more of a transitional lot layout. They're looking to suggest finding a solution to parking, to add a couple off-street parking for the lots. We can do the same thing, but approve with modifications as conditions. **C/Hennis:** Those are the first two pieces, the annexation and preliminary plat, are recommendations. The design review, we need to look at that piece. We really haven't addressed that besides common area. We need to look at housing too. **Wendy Howell:** You could table it, and the applicant decide whether or not he can address your concerns. **C/Hennis:** If ultimately, we're up against ACHD's report that says our concerns are not their concerns. How we want to send that up is up to us. Ultimately, City Council approves this. We can either recommend denial and they cut it. Or we recommend approval with the conditions we think need to be done. **C/Hennis:** With respect to the code and what we feel is going on here, it's maximized within the letter of the code. Trying to site what we want to see out of the Comprehensive Plan, using the map and everything else is a suggestion. We've got to be careful about what we want to see the City become. We can find a common spot here, if he pulls a couple of lots out of that bottom side to reach that transition. Add something on the end of the cul-de-sac to mitigate some of the on-street parking. That pretty much addresses our concerns. The houses look nice. In hearing all of things presented by both the applicant and staff, if we make these suggestions to what we want to do, it should be fine. **C/Gealy:** I appreciate the open space that's on both sides of Indian Creek. **C/Hennis:** This isn't an R-8, it's an "R-3.6". **C/Gealy:** It's because of all the open space, that the density is so low. It's not because of the lot sizes. On page 119 is Indian Creek at Crimson Point Subdivision Pathways Master Plan. There's a pathway along the creek, there's a pathway through the entire subdivision, and a bicycle path across the top of the subdivision. This is in the Comprehensive Plan, the Pathways Master Plan. I'd like consideration for that as well. Not because I want to pick on this subdivision, but because that's the way the Master Plan is. Instead

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, September 10, 2019

of saying that it can be moved somewhere else, but you didn't put it somewhere else. **C/Young:** For what's going into the north, where's that? **C/Gealy:** I'd like to see a little more space in there. A lighter pathway for pedestrians, bicycles and other parcels on this master plan. What I would like to include in considerations are the transitional lots, some recognition of the Comprehensive Plan Pathways Master Plan. Is there space for bicycles and pedestrians? The bicycle path and pedestrian path is what I'm getting right now. **C/Hennis:** Mr. Applicant, what is the pathway width on that left side? **Josh Beach:** Josh Beach, Konger Group. I think it's about 15 feet. I think the spacing of that common lot, the asphalt portion is five feet. That's what code asked us for. Granted, I think we discussed in the last hearing that we spoke with staff about the master plan, but it did not come up in the pre-application meeting. It did not provide a pathway from Ardell to Indian Creek. We have a sidewalk going through the subdivision to provide access. We've got probably between that and a little wider. That's a recommendation. I asked Commissioner Hennis at the last meeting if they would consider extending that bicycle pathway all the around the subdivision. **C/Hennis:** Although I would agree with you about the pathway, I see how it could be a challenge. **Josh Beach:** Typically, with a pathway, you're required to put some specific landscaping that's on there. **C/Hennis:** You could almost put something on the eastern lot. It's a little lighter, it's about 10 feet over. You could almost bring it over from Ardell, where it is currently down the face on the back side of the neighbor's parking. **C/Gealy:** There is going to be a temporary access through there, right here. **C/Hennis:** You could even bring it down, see this eastern parcel. You could come down here and bring it in through there, so how much wider this lot is compared to the other ones in your drive. If they're willing to increase the pathway, that's something. **C/Hennis:** Did you ever get a dimension on that? **Josh Beach:** There is five foot of asphalt. **C/Hennis:** If they could bump that a little bit and go the paved way. That way, people with bicycles and strollers can pass by. **Josh Beach:** Lot 7 is 58 feet, if we can lose a couple of feet on that. **C/Hennis:** Sometimes we get some vague direction up here, because we don't have a solution. Here, we're trying to get a designated solution to at least give you direction. **C/Hennis:** Do you have any concerns with the DR portion of this, otherwise? **C/Young:** It's so small, it's hard to landscape. All of the landscaping is on the west side of the lot. You have Exhibit C with home designs and landscaping. **C/Hennis:** I just want to make sure, because we have a motion. The pathway would be part of that.

*Commissioner Hennis motions to recommend approval of Case Nos. 19-08-AN and 19-04-S with the conditions as outlined in the staff report; With the additional condition that the applicant works with City to present an alternative to some off street parking at the cul-de-sacs to provide additional on-street parking; An additional condition for a wider pathway on the western side between lots two and four, common lot no. 3, preferably with an eight-foot paved pathway to provide for two directions of movement. An additional condition, as suggested by the applicant, on the southern side, lots 2-14 in block 2, to look to remove a lot or two to provide a better transitional area between that and the Crimson Point Subdivision to the south; And an additional condition to go to an R-6, medium density residential zone, as offered by the applicant. Commissioner Laraway seconds, all aye and motion carried 3-0. Commissioner Hennis motions to approve Case No. 19-19-DR with the conditions as stated in the staff report; With an additional condition for block 1, common lot 3, to provide a wider pathway, preferably an eight-foot paved area for access. Commissioner Gealy seconds, all aye and motion carried 3-0.*

**19-09-AN (Annexation)** - The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning districts. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road. (APNs S2101212400 & S2102110000).

**Sam Weiger:** Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4<sup>th</sup> St. The application before you this evening is for an annexation approval near the southwest corner of West Kuna Mora Road and South Cole Road. The City of Kuna requests to annex two sites, approximately 600 acres, into Kuna City limits with a Public zoning district. Staff has determined the annexation complies with the goals and policies for Kuna City, Title 5 of the Kuna City Code; Idaho Code; the Comprehensive Plan and the Future Land Use Map; and forwards a recommendation for a recommendation of approval for Case No. 19-09-AN (Annexation) subject to

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, September 10, 2019

the conditions of approval. I will now stand for any questions. **C/Laraway:** If this is all BLM land and this is going to be annexed, what about discharging weapons. Farmers, ranchers, hunting, will these be cut off. Commissioner Laraway, I did include an item in the staff report that did address your question. It is in the staff analysis. Page 3 of the staff report. According to Kuna City Code, 10-5-2, it shall be unlawful to discharge a firearm within City limits. Staff has determined that cattle ranchers discharging firearms to defend their property are exempt from this section of code. **C/Laraway:** But that's the property owner. That's a lot of acreage to just shut off. **Sam Weiger:** Based on what I read, it needs to be for some kind of defense. **Wendy Howell:** Everything will stay status quo for the BLM land. The only thing this is doing is providing a pathway to where the industrial park is anticipated to go. **C/Gealy:** Commissioner Laraway has a good point, it is unlawful to discharge firearms within City limits. **Wendy Howell:** If it's annexed, it will be in City limits. I'm looking at the code now. **Sam Weiger:** Both of these parcels will be in the City limits with a public zone district. **C/Gealy:** I do remember the ranchers defending their property against coyotes. This isn't a rancher's house, this is BLM ground for people. They target shoot or hunt. **C/Hennis:** That would be in direct conflict with what the City Code is. **Wendy Howell:** Code says, "It shall be unlawful to discharge a firearm within City limits from a dwelling or vehicle or within any platted or developed subdivision, or in any manner likely to cause damage to the property of another." Thus, this will not be developed land. It will be BLM land. Nor will it be a subdivision. **C/Gealy:** It sounds like we'll be ok. **C/Young:** That opens up the public testimony at 7:37. I don't see anybody signed up to testify, is there anybody here that would like to testify on this application that has not signed in. Seeing none, I will close the public testimony at 7:38. That brings up our discussion. **C/Gealy:** I have no concerns. **C/Young:** It will continue to operate as BLM land.

*Commissioner Hennis motions to recommend approval of Case No. 19-09-AN with the conditions as outlined in the staff report; Commissioner Gealy seconds, all aye and motion carried 3-0.*

**19-02-ZC (Rezoning)** – Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) to "C-2" (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

**Doug Hanson:** Good Evening, Mr. Chairman, members of the commission, for the record, Doug Hanson, Kuna Planning and Zoning staff 751 W 4<sup>th</sup> St, Kuna, ID 83634. The application before the evening is for the rezone for a property located 252 N Meridian Rd from its current classification of Agriculture to Area Commercial. The applicants proposed zoning is compliant with the Comprehensive Plan and the Future land use map, and staff has determined this rezone is compliant with Kuna City Code. With that, I will stand for any questions you may have, thank you! **Yuri Mukah:** Chairman, Members of the Commission, I am Yuri, representing the applicant Sergey Stadnitsky, who couldn't make it for health reasons. We'd like to request the rezoning for approximately five acres to commercial, C-2. We worked with the Economic Development for this area. We are just trying to stay ahead of the curve. Development is moving really quick. **C/Young:** We'll open the public testimony at 7:40. I will close the public testimony at 7:41. This brings up our discussion. All I saw was ITD's request that they finalize the paperwork for the entryway. I just wanted to see if that was part of staff's recommendations or not. **Wendy Howell:** On the ITD response, the applicant has submitted the permit that they are wanting, and as soon as they process it, then they will reissue a letter stating that their concerns.

*Commissioner Hennis motions to recommend approval of Case No. 19-02-ZC with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 3-0.*

#### 4. COMMISSION REPORTS

#### 5. ADJOURNMENT

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

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, September 10, 2019**

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

---

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



# City of Kuna

## Planning and Zoning Commission

### Findings of Fact and Conclusions of Law

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:** 19-24-DR (Design Review)  
& 19-10-SN (Sign); **CapEd**

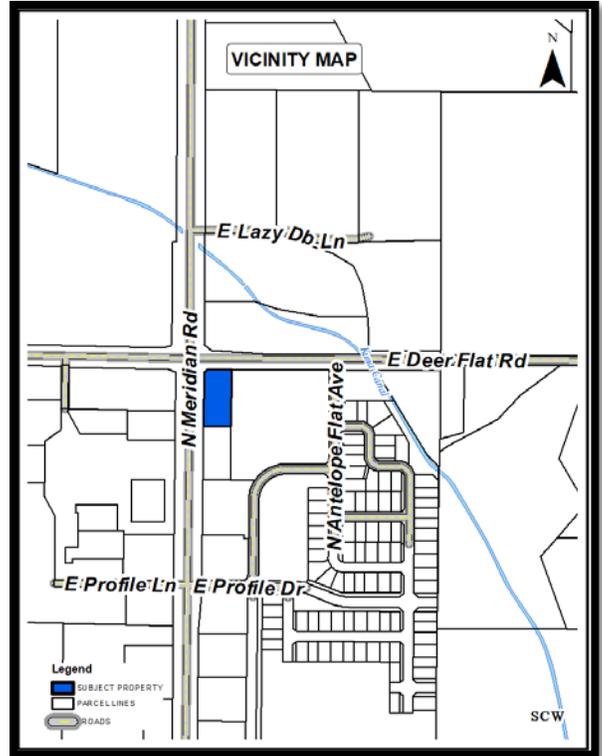
**Location:** 1550 North Meridian Road,  
Kuna, ID 83634

**Planner:** Sam Weiger, Planner I

**Meeting Date:** September 10, 2019  
**Findings:** **September 24, 2019**

**Owner:** Capital Educators Federal Credit Union  
275 South Stratford Drive  
Meridian, ID 83680  
208.855.4620  
[mike@caped.com](mailto:mike@caped.com)

**Applicant:** Slichter Urgan Architecture  
415 South 13<sup>th</sup> Street  
Boise, ID 83702  
208.658.1679  
[jeffs@suarchitecture.com](mailto:jeffs@suarchitecture.com)



**Table of Contents:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>A. Course Proceedings</li> <li>B. Applicant's Request</li> <li>C. General Project Facts</li> </ul> | <ul style="list-style-type: none"> <li>D. Staff Analysis</li> <li>E. Applicable Standards</li> <li>F. Proposed Decision by the Commission</li> </ul> |
|---|--|

**A. Process and Noticing:**

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

**a. Notifications**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>i. Completeness Letter</li> <li>ii. Agency Notifications</li> <li>iii. Agenda</li> </ul> | <ul style="list-style-type: none"> <li>August 13, 2019</li> <li>August 14, 2019</li> <li>September 10, 2019</li> </ul> |
|---|--|

**B. Applicant's Request:**

Capital Educators Federal Credit Union requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634.

**C. General Projects Facts:**

- 1. Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial.
- 2. Surrounding Land Uses:**

<b>North</b>	C-1	Neighborhood Commercial – Kuna City
<b>South</b>	C-1	Neighborhood Commercial – Kuna City
<b>East</b>	C-1	Neighborhood Commercial – Kuna City
<b>West</b>	C-1	Neighborhood Commercial – Kuna City

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

- 0.868 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R0539760020

**4. Services:**

Sanitary Sewer – City of Kuna  
Potable Water – City of Kuna  
Pressurized Irrigation – City of Kuna (KMIS)  
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 site consists of a vacant lot with landscaping which was previously approved during the Ashton Estates preliminary plat process.

**6. Transportation / Connectivity:**

The applicant proposes one driveway access from Parcel No. R0539760060 (the parcel east of the subject site).

**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.

**D. Staff Analysis:**

The driveway access to the east of the subject site is not on the CapEd lot. However, all cross accesses within Ashton Estates Subdivision No. 1 were approved as a part of the preliminary plat application. Additionally, the applicant proposes to share 12 parking spaces with the future Primary Health Medical Clinic (Parcel No. R0539760040).

The submitted elevations indicate that the building will have one illuminated monument sign and five wall signs (one wall sign on each building elevation and one wall sign on the drive-thru structure). The monument sign and wall signs generally comply with Kuna City Code 5-10-4. The monument sign and wall signs will require a Sign Permit and Electrical Permit.

The applicant is subject to design review inspections and fees, for compliance verification of the building façade, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff forwards a recommendation of approval for Case Nos. 19-24-DR & 19-10-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in section “F” of this report.

**E. Applicable Standards:**

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

**F. Order of Decision by the Planning and Zoning Commission:**

Based on the facts outlined in staff's report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 19-24-DR & 19-10-SN, a design review request to construct a 2,805 (approximate) square-foot CapEd Credit Union and a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, 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 all civil plans. 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 applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
  - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Public Works Department and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired following design review approval, if approved, the applicant shall go back to the Planning and Zoning Commission for a second design review approval.
4. 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 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 a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. The proposed driveway shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4, Improvement Standards.
7. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
8. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
9. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 24<sup>th</sup> day of September, 2019



*City of Kuna*  
Kuna Planning and Zoning Commission  
Findings of Fact and Conclusions of Law

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 19-24-DR & 19-10-SN, a design review request to construct a new 2,805 (approximate) square-foot CapEd bank and a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot.

*If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.*

1. Based on the evidence contained in Case Nos. 19-24-DR & 19-10-SN, this proposal *does* generally comply with the City Code.

**Staff Finding:** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, objectives and considerations listed in Kuna City Code Title 5 and 6.*

2. Based on the evidence contained in Case Nos. 19-24-DR & 19-10-SN this proposal *does* comply with the Comprehensive Plan Map.

**Staff Finding:** *The proposed zoning designation is C-1 (Neighborhood Commercial). The Future Land Use Map designates this property as Commercial. Staff finds that the proposal does comply with the Future Land Use Map.*

3. The proposed project *does* generally conform to the design review requirements for commercial districts.

**Staff Finding:** *Over seventy percent of the building façade is facing the plaza. Additionally, the building entry is covered and features an overhang, display windows and a bike rack. The proposed project does conform to Kuna City Code 5-4-6.*

4. The proposed project *does* provide appropriate, safe vehicle parking and safe access.

**Staff Finding:** *Per the submitted site plan, there are a total of 25 proposed parking spaces. The applicant proposes one ADA accessible space and 12 shared parking spaces. Additionally, all proposed driveways are at least 22 feet wide. The parking spaces and driveways comply with KCC 5-9-3.*

5. The proposed project *does* generally conform to the Kuna Architecture guidelines.

**Staff Finding:** *Per the submitted elevations, the maximum building height is approximately 23 feet. The building height, proposed building materials and roof conform to the Kuna Architecture guidelines.*

6. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

**Staff Finding:** *Per the submitted landscape plan, the applicant will preserve the existing landscape buffer between the sidewalk and North Meridian Road and West Deer Flat Road. The applicant will also preserve the existing landscape buffer between the sidewalk and proposed CapEd building. Additionally, the applicant has proposed landscape islands around the 13 parking spaces with a minimum of one tree per island.*

**DATED:** This 24<sup>th</sup> day of September, 2019.

---

Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

---

Sam Weiger, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

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

## Commission Findings of Fact & Conclusions of Law

**To:** Planning and Zoning Commission

**Case Numbers:** 19-08-AN (Annex), 19-04-S (Sub), & 19-19-DR (Design Review);  
**Indian Creek at Crimson Point Subdivision**

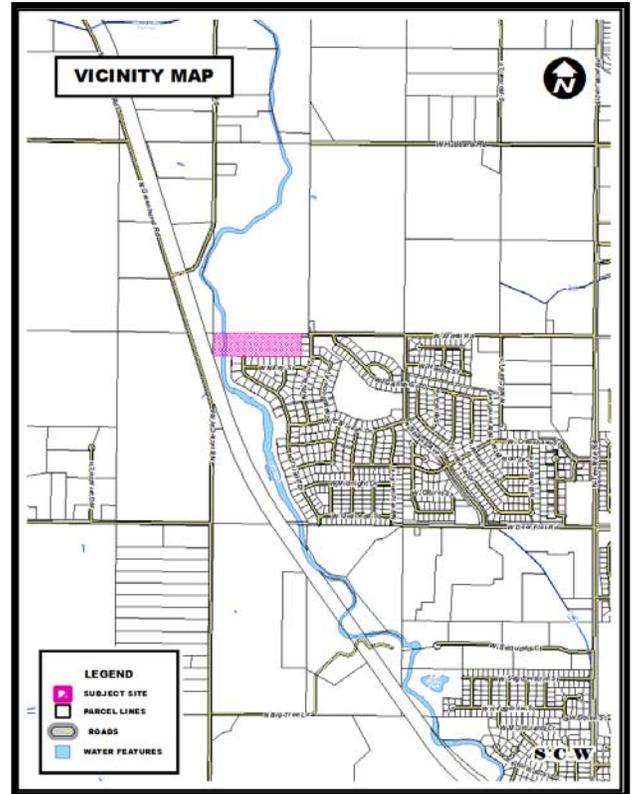
**Site Location:** 3001 West Ardell Road  
Kuna, ID 83634

**Planner:** Troy Behunin, Planner III

**Hearing Date:** August 27, 2019  
**Findings of Fact:** *September 24, 2019*

**Owner:** Arnold C & Delores Watkins Trust  
2829 South Givens Way  
Meridian, ID 83634

**Applicant/Engineer:** ACME, LLC – Marcel Lopez  
4824 West Fairview Avenue  
Boise, ID 83706  
208.336.5355  
[Acme208llc@gmail.com](mailto:Acme208llc@gmail.com)



### Table of Contents:

- |                          |                                |
|--------------------------|--------------------------------|
| A. Process and Noticing  | G. Applicable Standards        |
| B. Applicant's Request   | H. Factual Summary             |
| C. Aerial Map            | I. Comprehensive Plan Analysis |
| D. Site History          | J. Kuna City Code Analysis     |
| E. General Project Facts | K. Commission's Recommendation |
| F. Staff Analysis        | L. Conditions of Approval      |

### A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

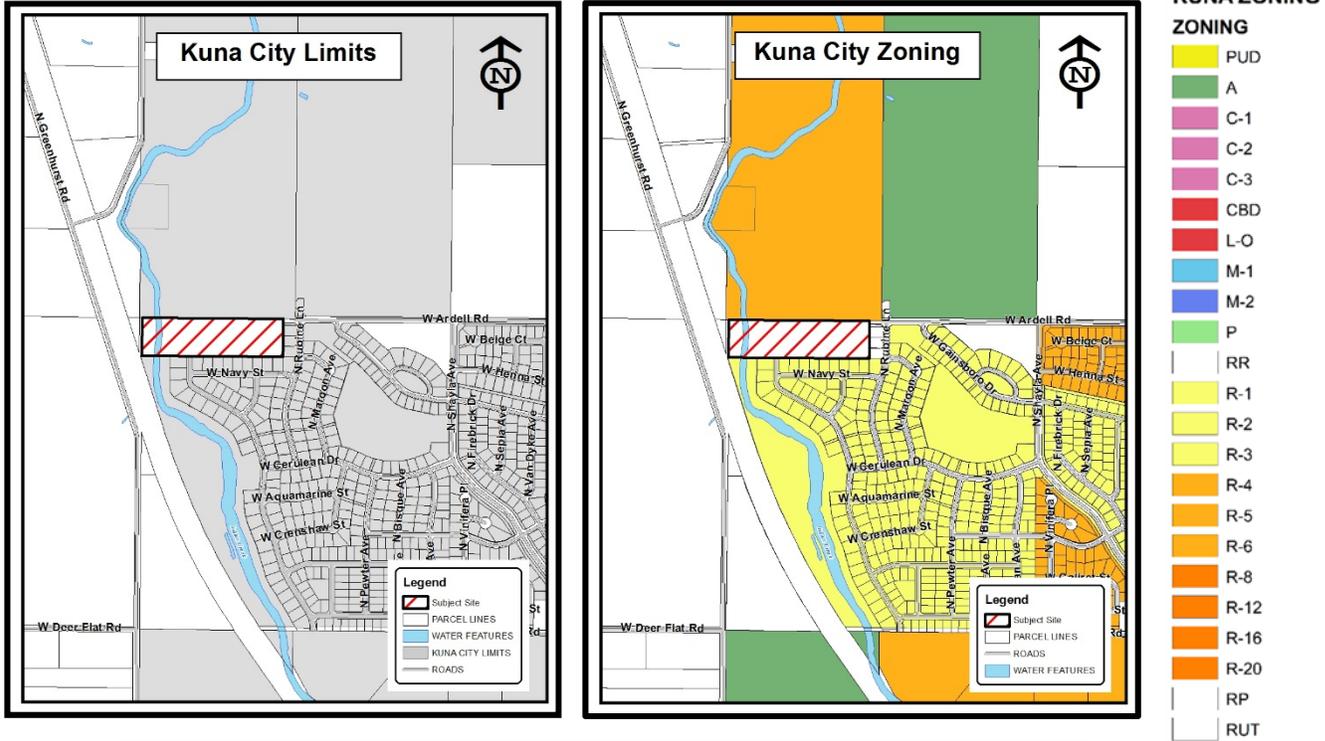
#### a. Notifications

- |                                 |                                 |
|---------------------------------|---------------------------------|
| i. Neighborhood Meeting         | April 11, 2019 (nine attendees) |
| ii. Agency Comment Request      | July 18, 2019                   |
| iii. Kuna Melba Newspaper       | August 7, 2019                  |
| iv. 450' Property Owners Notice | August 15, 2019                 |
| v. Site Posted                  | August 17, 2019                 |

**B. Applicant's Request:**

On behalf of Arnold C & Delores Watkins Trust, Marcel Lopez with ACME, LLC requests to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential [MDR]) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 33 buildable single-family lots, and six common lots. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

**C. Aerial Map:**



©COPYRIGHTED

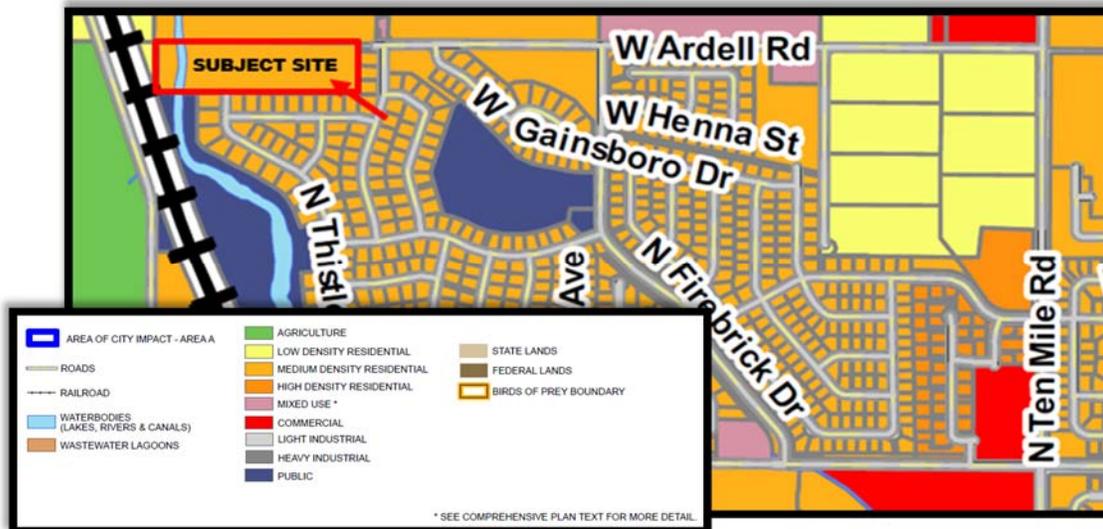
**D. Site History:**

This parcel is currently zoned RR (Rural Residential) within Ada County. Historically, this parcel has served as a single-family residence with outbuildings and used for small Agriculture purposes.

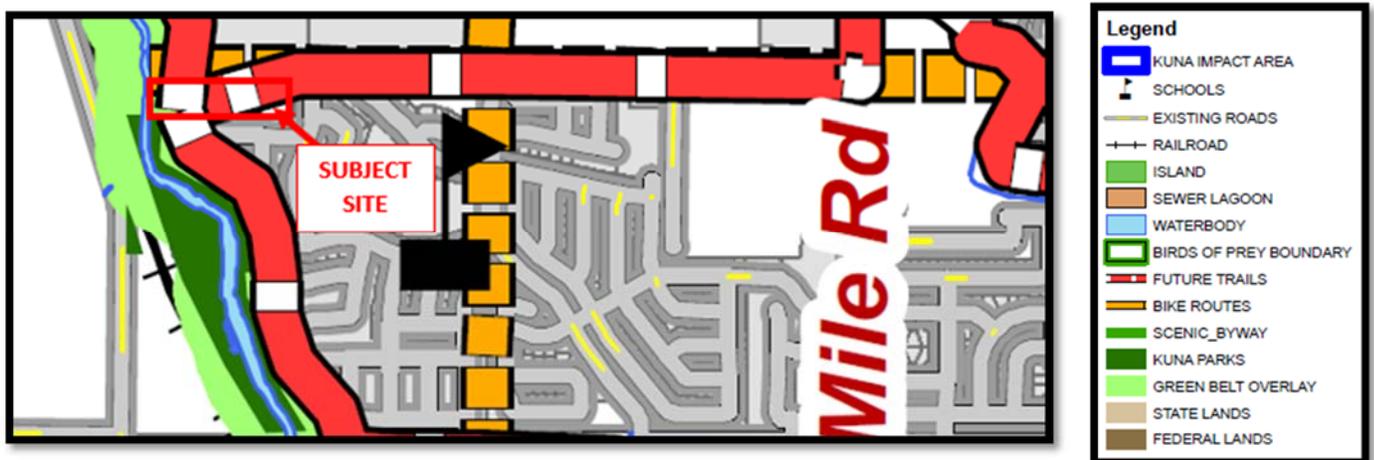
**E. General Projects Facts:**

**1. Comprehensive Plan Map:**

The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 8.68-acre site as Medium Density Residential (MDR).



**2. Recreation and Pathways Map:** The Pathways Master Plan Map indicates two future trails near the proposed project site along the future extension of Ardell Road and along Indian Creek. Additionally, the Master Plan features a future City park and extension of the Indian Creek Greenbelt along the western boundary of the subject site. Accordingly, it is the City's goal is to increase the number of trails and pathways and park spaces within Kuna. Staff highly recommends the developers design and construct trails and pathways to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

<b>North</b>	R-4	Medium Density Residential – Kuna City
<b>South</b>	R-3	Medium Density Residential – Kuna City
<b>East</b>	R-3	Medium Density Residential – Kuna City
<b>West</b>	RR	Rural Residential – Ada County

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

<b>Property Owner</b>	<b>Parcel Size</b>	<b>Current Zone:</b>	<b>Parcel Number</b>
Arnold C & Delores Watkins Trust	8.68 acres	RR (Rural Residential)	S1315325550

1. **Services:**

- |   |   |
|---|---|
| Sanitary Sewer– City of Kuna                          | Fire Protection – Kuna Rural Fire District (KRFD) |
| Potable Water – City of Kuna                          | Police Protection – Kuna City Police (ACSO)       |
| Irrigation District – Boise-Kuna Irrigation District  | Sanitation Services – J & M Sanitation            |
| Pressure Irrigation–Kuna Municipal Irr. System (KMIS) |   |

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

The proposed project site consists of a single-family residence and several outbuildings. The majority of the site is flat, but a small portion of the parcel along the western boundary has a slope of 13 percent (+/-), and a small portion of the parcel along the eastern boundary has a slope of 6 percent (+/-). Bedrock depth along the western boundary is estimated to be between 10 to 20 inches, and the remainder of the parcel has a bedrock depth greater than 60 inches, according to the USDA Soil Survey for Ada County.

3. **Transportation / Connectivity:**

Access to the site is proposed via one temporary EMS access driveway on the east side, and one stub street connection. The temporary EMS access is on West Ardell Road and the stub street connection exists via North Thistle Drive from Crimson Point Subdivision No. 6.

4. **Environmental Issues:**

The subject site falls within the nitrate priority area. Additionally, the Federal Emergency Management Agency (FEMA) 100-year floodplain runs through the western boundary of the site. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna City Engineer ..... Exhibit B-1
- Ada County Highway District (ACHD) .....Exhibit B-2
- Boise Project Board of Control ..... Exhibit B-3
- Central District Health Department.....Exhibit B-4
- Department of Environmental Quality ..... Exhibit B-5
- Idaho Transportation Department ..... Exhibit B-6
- Kuna Rural Fire Department..... Exhibit B-7
- Kuna School District.....Exhibit B-8

**F. Staff Analysis:**

The applicant proposes to annex one parcel that is approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. Additionally, the applicant is proposing approximately two acres of the entire 8.68-acre site is dedicated to open space and landscaping, this includes the Indian Creek water way.

The applicant has proposed a zoning designation of R-8, which falls under the classification of Medium Density Residential (**MDR**). However, the applicant proposes a net density of 5.61 DUA, and 3.8 Gross DUA. Staff finds the proposal in in concert with the FLUM.

*Kuna City Code [KCC 6-3-3] requires developers connect to existing stub streets, and provide stub streets for future connections. The applicant will be required to connect to Thistle Drive built with Crimson Point Subdivision No. 6. The applicant will construct a stub street for the future subdivision to the north and its developer will be required to connect to the stub street in Indian Creek. The subdivision to the north, Arroyo Vista, was approved before this application (Indian Creek @ C.P.) was submitted. Prior to Arroyo Vistas approval, a determination was made by the City and ACHD that Ardell Road would terminate at its current location and will not extend to the Indian Creek, nor go over it. Arroyo Vista will connect on the north side of where W. Ardell Road terminates and will serve as a connection to Ardell Road for all traffic in the area, including all Crimson Point traffic. While there may be short time that traffic from the Indian Creek Sub will use Navy Street, it will shift when Arroyo Vista is built beginning in early 2020. The applicant will be required to install a sign at the terminus of the stub street stating these roads will continue in the future. At the meeting staff will present a map to illustrate how these three neighboring subdivisions are interconnected and each of their roles for connectivity to each other and to W. Ardell Road.*

This project lies on the south of West Hubbard Road and west of North Ten Mile Road. All major public utilities located within 300 feet of the subject site. Connection to all city services and associated connection fees will be required at time of building permit submittal. Applicant is hereby notified that sidewalks need to install curb and gutter along all roadways and follow all Kuna City Code (KCC). Streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet. Street Lights as well as other public improvements shall be shown on construction plans to be submitted to verified by staff and approved by the Public Works Department. Staff would note that these street lights must be designed and installed according to "Dark Skies" standards and follow KCC.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre-plat and landscape plan are in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

A design review application for common area landscaping and open space was included as a part of the overall application. The applicant proposes several dedicated landscaping and buffer areas throughout the project. Approximately 22%, or 1.94 acres of the project has been dedicated to common area. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Staff would recommend the applicant be conditioned to place sod wherever the landscape plan identifies "Lawn", and provide staff an updated landscaping plan accommodating requested change.

The Pathways Master Plan Map indicates two future trails within proposed project site along the future extension of West Ardell Road and Indian Creek. Staff highly recommends the developers be conditioned to work with the parks and rec department in order to comply with the Master Plan's goals and design and construct the identified pathways along Indian Creek to the standards set in Kuna City Code 6-4-2 (Required Public Improvements).

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street light compliance prior to signature on the final plat.

Staff has determined the annexation, preliminary plat and design review applications comply with Title Five and Title Six of Kuna City Code; Idaho Statutes § 67-6511 & § 50-222; and the goals and policies set in the Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), and forward a recommendation of approval for 19-19-DR (Design Review), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.
6. City of Kuna Future Land Use Map (FLUM).

**H. Factual Summary:**

The proposed project site is located south of West Hubbard Road and west of North Ten Mile Road. The applicant proposes to annex one parcel of approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. The applicant proposes to complete this project in one phase.

**I. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

**Chapter 3 – Kuna's land use will support a desirable, district and well-designed community**

- **Goal 3.A – Ensure community design directs growth and implements sustainable land use patterns**
  - Objective 3.A.1 - Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
  
- **Goal 3.D – Encourage development of housing options and strong neighborhoods**
  - Objective 3.D.1 – Encourage development of housing options for all citizens
    - *Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.*
    - *Policy 3.D.1.f: Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna's economic groups, lifestyles and ages.*
  - Objective 3.D.2 – Create strong neighborhoods through preservation, new development, connectivity and programming.
    - *Policy 3.D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.*

- **Goal 3.G – Respect and protect private property rights**
  - Objective 3.G.1 – Ensure land use policies, restrictions, and fees do not violate private property rights.
    - *Policy 3.G.1.c: Ensure land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.*

**J. Kuna City Code Analysis:**

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

**Comment:** *The proposed applications adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site *is* physically suitable for the proposed development.

**Comment:** *The 8.68-acre (approximate) site appears to be suitable for the proposed development.*

3. The preliminary plat request *is not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. This application *is not* likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential.*

6. The existing and proposed street and utility services in proximity to the site *(are/are not)* suitable or adequate for a commercial development.

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

**K. Commission’s Recommendation:**

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No’s 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a subdivision request from ACME, LLC to annex and subdivide approximately 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), and hereby *approves* Case No. 19-19-DR (Design Review), subject to the following conditions of approval listed in section “L” of this staff report.

- *Applicant shall follow the conditions outlined in the staff report;*
- *Applicant shall work with Staff for an alternative for off street parking at the cul-de-sacs by providing additional on-street parking;*

- Applicant shall provide a wider pathway on the western side between lots two and four, common lot No. 3, preferably 8' for two directional movement;
- Applicant shall remove a lot or two on the southern side, lots 2-14 in block 2, to provide a better transition between this Sub and the Crimson Point Subdivision No. 7;
- The Zoning shall be R-6 MDR rather than R-8 MDR.

**L. Recommended 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. 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".
  - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. 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**.
3. 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.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.
6. Curb, gutter and sidewalk shall be installed along the proposed project sites frontages on West Ardell Road and North School Avenue.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three 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.

13. If any revisions are approved, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat, the pre plat with the date 6.10.2019, will be considered a binding site plan.
14. 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.
15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.



## City of Kuna

### Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No's 19-08-AN, 19-04-S, and 19-19-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby *approves* Case No's 19-19-DR and recommends *approval of* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), an request from ACME, LLC to annex one parcel comprising of approximately 8.68 acres on south of West Hubbard Road and west of North Ten Mile Road into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed above in section "L" of this staff report.

*If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S, 19-19-DR, this proposal *does* generally comply with the City Code.

**Staff Finding:** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on August 15, 2019 and a legal notice was run in the Kuna Melba Newspaper on August 7, 2019. The applicant posted a sign on the property on August 17, 2019.*

3. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S., 19-19-DR, this proposal generally complies with the Comprehensive Plan.

**Staff Finding:** *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The Comp Plan Map designates this property as Medium Density, and the applicant proposed an R-8 (medium density) zoning district.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

**Staff Finding:** *Review by staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services *can* accommodate the proposed development.

**Staff Finding:** *Correspondence from Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

**Staff Finding:** *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

**Staff Finding:** *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment.

**Staff Finding:** *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

9. All private landowners *have* consented to annexation.

**Staff Finding:** *An affidavit of legal interest was signed by Arnold C & Delores Watkins Trust, ACME, LLC, to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

**Staff Finding:** *The parcel is contiguous with City limits to the north, west, and south.*

11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

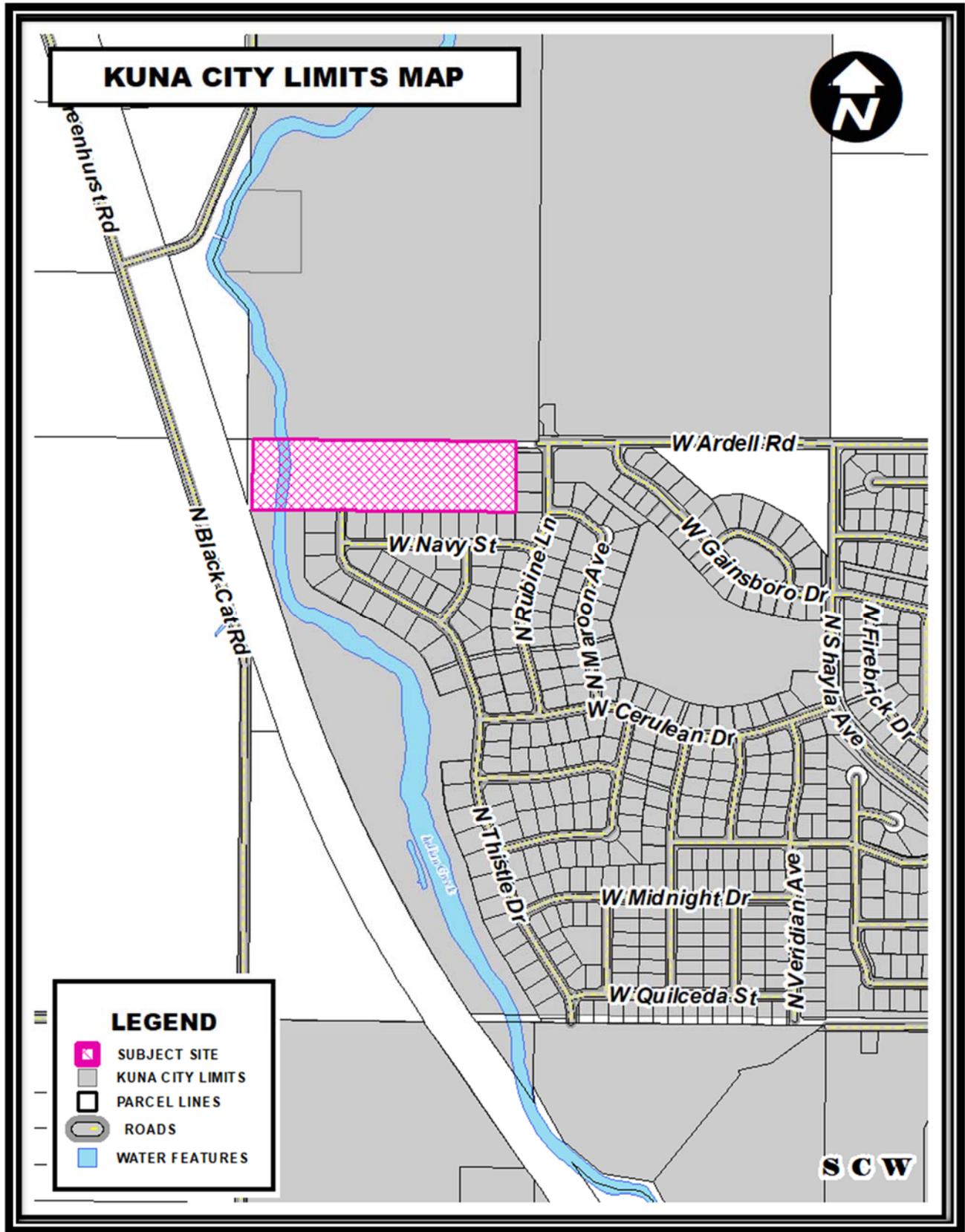
**Staff Finding:** *Per the submitted landscape plan, the applicant is proposing a 1.8-acre landscape buffer around the western property line, and several internal landscape buffers ranging from five feet to 25 feet throughout the development. A six-foot vinyl fence is proposed along the northern property line and a portion of the southern property lines. Existing fencing will remain along the remainder of the southern property line and the eastern property line.*

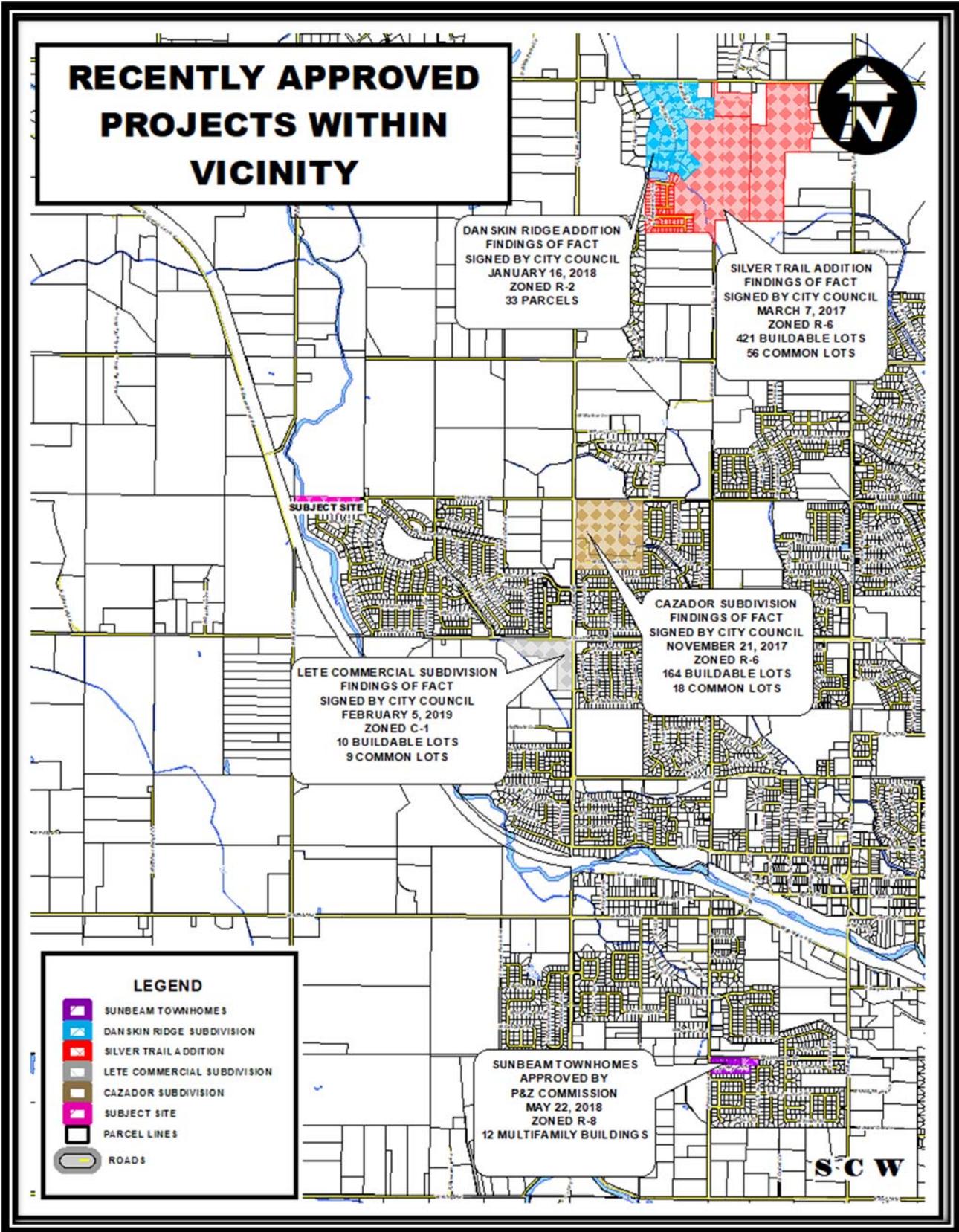
**DATED** this 24th day of September, 2019.

\_\_\_\_\_  
Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

\_\_\_\_\_  
Troy Behunin, Planner III  
Kuna Planning and Zoning Department







# City of Kuna

## Planning and Zoning Commission

### Findings of Fact and Conclusions of Law

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

**To:** Planning and Zoning Commission

**Case Numbers:** 19-09-AN  
**BLM – 600 Acres**  
**(Kuna Mora & Cole) Annexation**

**Site Locations:** Near SW Corner of West Kuna Mora & South Cole Road

**Planner:** Sam Weiger, Planner I

**Hearing Date:** September 10, 2019  
**Findings:** **September 24, 2019**

**Owners:** **Bureau of Land Management**  
 Four Rivers Field Office  
 3948 Development Avenue  
 Boise, ID 83705  
 208.384.3309  
[tsburke@blm.gov](mailto:tsburke@blm.gov)

**Applicant:** **City of Kuna**  
 751 West Fourth Street  
 Kuna, ID 83634



**Table of Contents:**

- |                          |   |
|--------------------------|---|
| A. Process and Noticing  | F. Comprehensive Plan Analysis                              |
| B. Applicant’s Request   | G. Kuna City Code Analysis                                  |
| C. General Project Facts | H. Decision and Order by the Planning and Zoning Commission |
| D. Staff Analysis        |   |
| E. Applicable Standards  |   |

**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. 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          | July 15, 2019   |
| ii. Agency Comment Request       | July 15, 2019   |
| iii. 300’ Property Owners Notice | July 16, 2019   |
| iv. Kuna, Melba Newspaper        | August 7, 2019  |
| v. Site Posted                   | August 30, 2019 |

**B. Applicant’s Request:**

The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning districts. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road. (APNs S2101212400 & S2102110000)

**C. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 280.8-acre parcel and 320-acre parcel as federal land.



**2. Surrounding Land Uses:**

<b>North</b>	RP	Rural Preservation – Ada County
	RR	Rural Residential – Ada County
<b>South</b>	RP	Rural Preservation – Ada County
<b>East</b>	RP	Rural Preservation – Ada County
<b>West</b>	RP	Rural Preservation – Ada County
	A	Agricultural – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Bureau of Land Management	280.8 acres	RP, Ada County	S2101212400
Bureau of Land Management	320 acres	RP, Ada County	S2102110000
<b>Total acres: 600.8 acres</b>			

4. **Services:**

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

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

The 320-acre parcel and 280.8-acre parcel consist of low vegetation. The sites are relatively flat with average soil slopes of 0-3 percent, and bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

6. **Transportation/Connectivity:**

The 320-acre parcel and 280.8-acre parcel are currently accessed via West Kuna Mora Road.

7. **Environmental Issues:**

A 100-year floodplain runs through the southern boundary of both subject sites.

8. **Agency Responses:** The following responding agency comments are included as Exhibits with this case file:

- Kuna City Engineer - Exhibit B-1
- GIS Manager – Exhibit B-2
- Community Planning Association of Southwest Idaho - Exhibit B-3
- Ada County Highway District – Exhibit B-4

**D. Staff Analysis:**

The City of Kuna held a neighborhood meeting for residents within 300’ of the exterior boundaries of the subject site on July 15, 2019. A recap of the neighborhood meeting can be found within the applicant’s neighborhood meeting certification (Exhibit A2h).

Staff has determined that the property is eligible for annexation into Kuna City limits. The Bureau of Land Management (BLM) consented to the annexation. The property is contiguous, or has its touch, to Kuna City limits situated to the west of the subject site.

The subject site will remain under the BLM’s control and no development is anticipated. The sole purpose of this annexation is to provide for an annexation pathway to the parcels east of the subject site. The area to the east of the subject site is proposed to be an industrial area according to Kuna’s Future Land Use Map.

Staff has been informed that firearms are discharged at the subject sites. According to Kuna City Code 10-5-2, “It shall be unlawful to discharge a firearm within City limits.” Staff has determined that cattle ranchers discharging firearms to defend their property are exempt from this section of code.

This project is adjacent to West Kuna Mora Road. Kuna’s Street Circulation Map identifies a proposed minor collector running along the subject sites’ southern property lines, the shared north-south border between the two parcels, and east-west through both parcels.

The subject parcels are located within an identified Special Flood Hazard Area. Staff notes, if a future development occurs on the subject parcels, the applicant shall obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA).

Staff has determined the application to be compliant with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § Title 67, Chapter 65, and the goals and policies set forth in Kuna’s Comprehensive Plan.

**E. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, § 50-222 and § Title 67, Chapter 65

**F. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the sites *is* consistent with the following Comprehensive Plan components as described below:

**Chapter 1 – Kuna will be economically diverse and vibrant**

- **Goal 1.A – Ensure land use in Kuna will support economic development**
  - Objective 1.A.3 – Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
    - *Policy 1.A.3.f: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City’s public facilities, utilities and services.*

**Chapter 3 – Kuna’s land use will support a desirable, district and well-designed community**

- **Goal 3.A – Ensure community design directs growth and implements sustainable land use patterns**
  - Objective 3.A.1 - Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- **Goal 3.G – Respect and protect private property rights**
  - Objective 3.G.1 – Ensure land use policies, restrictions, and fees do not violate private property rights.
    - *Policy 3.G.1.c: Ensure land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.*

**G. Kuna City Code Analysis:**

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

**Comment:** *The proposed applications adhere to the applicable requirements of KCC Title 5.*

2. This application *is not* likely to cause adverse public health problems.

**Comment:** *The project does not include an application for development, therefore eliminating the possibility of an occurrence of adverse public health problems.*

**H. Decision and Order by the Planning and Zoning Commission:**

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 19-09-AN (Annexation), an annexation request from the City of Kuna, to annex approximately 600.8 acres into Kuna City limits.

**DATED:** This 24<sup>th</sup> day of September, 2019



*City of Kuna*  
Planning and Zoning Commission  
Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 19-09-AN (annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-09-AN, a request the City of Kuna to annex approximately 600 acres into Kuna City limits with a P (Public) zoning district.

1. Based on the evidence contained in Case No. 19-09-AN, this proposal *does* generally comply with the City Code.

**Staff Finding:** *A complete application was submitted, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

2. The public notice requirements *have* been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** *The neighborhood meeting was conducted on July 15, 2019. Neighborhood notices were mailed to residents within 300-ft of the proposed project site on August 14, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 14, 2019. The applicant posted a sign on the property on August 30, 2019.*

3. Based on the evidence contained in Case No. 19-09-AN, this proposal *does* generally comply with the Comprehensive Plan.

**Staff Finding:** *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning district is P (Public). The Comprehensive Plan Map designates this property as federal land.*

4. The landowner *has* consented to annexation.

**Finding:** *The Bureau of Land Management signed a letter of consent, giving the City of Kuna permission to annex the subject sites.*

5. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

**Staff Finding:** *The 320-acre parcel is contiguous with City limits to west, and the 280.8-acre parcel is adjacent to the 320-acre parcel.*

**DATED:** This 24<sup>th</sup> day of September, 2019.

---

Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

---

Sam Weiger, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

## Planning and Zoning Commission

### Findings of Fact and Conclusions of Law

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

**To:** Planning and Zoning Commission

**Case Numbers:** 19-02-ZC (Rezone)  
**Stadnitsky Rezone**

**Site Location:** 252 N. Meridian Road,  
Kuna, ID 83634

**Planner:** Doug Hanson, Planner I

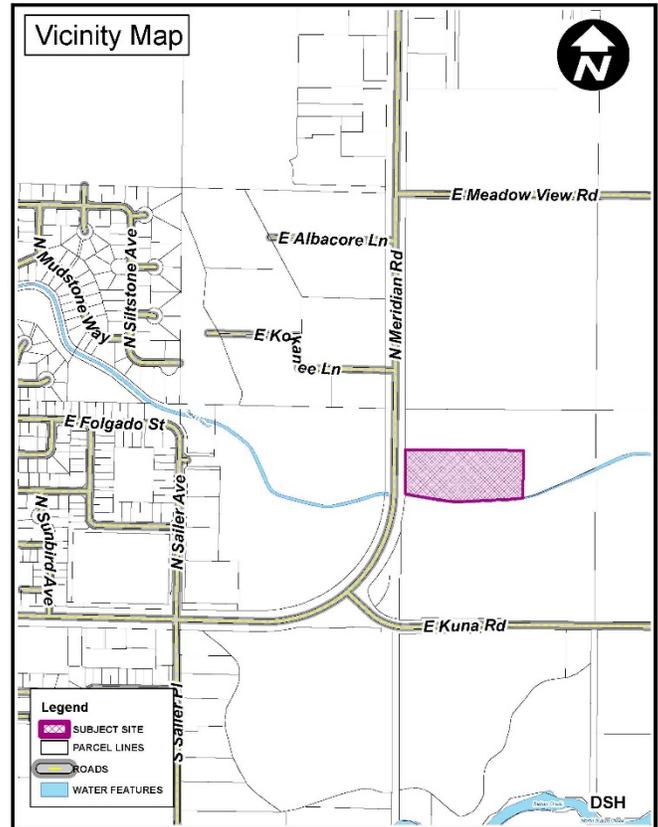
**Hearing Date:** September 10, 2019

**Findings:** **September 24, 2019**

**Applicant / Owner:** Sergey Stadnitsky  
6402 Cherry Ln.  
Nampa, ID 83687  
208.906.5422  
[Stadnitsky@yahoo.com](mailto:Stadnitsky@yahoo.com)

**Table of Contents:**

- A. Process and Noticing
- B. Applicants Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Comprehensive Plan Analysis
- H. Kuna City Code Analysis



I. Commission's Recommendation

**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezone applications are designated as a public hearing, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. 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          | March 23, 2019 (No attendees)            |
| ii. Agency Comment Request       | July 18, 2019, August 14, 2019 (Amended) |
| iii. 450' Property Owners Notice | August 15, 2019                          |
| iv. Kuna Melba Newspaper         | August 21, 2019                          |
| v. Site Posted                   | August 20, 2019                          |

**B. Applicant's Request:**

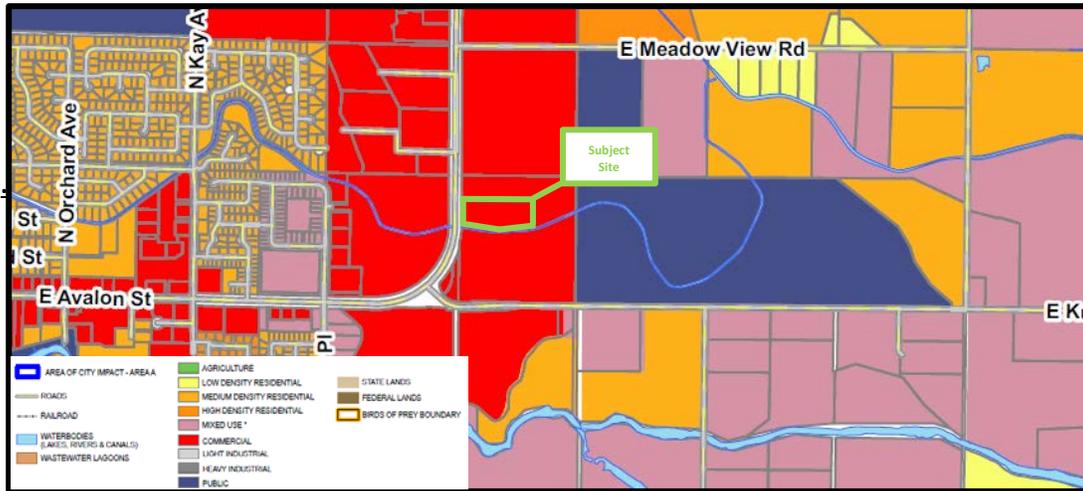
Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) to "C-2" (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

**C. Site History:**

The site was most recently used as a dog kenneling business, Gem State Kennels. Historically the site has been used as a residence and for farming.

**D. General Projects Facts:**

- Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. This site is identified as having a Commercial zoning designation.



**2. Surrounding Land Uses:**

<b>North</b>	C-2	Area Commercial – Kuna City
<b>South</b>	RUT	Rural-Urban Transition – Ada County
<b>East</b>	C-2	Area Commercial – Kuna City
<b>West</b>	C-1	Neighborhood Commercial – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Sergey Stadnitsky	5.00-acres	A (Agriculture)	S1419333450

**4. Services:**

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

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

Currently, the site has a 1,920 square foot, two story residential single-family dwelling with a 240 square foot detached garage and a 3,920 square foot accessory building. Vegetation on site consists of grass and weeds. The site is relatively flat with an estimated average slope of 1% to 1.4%.

**6. Transportation / Connectivity:**

The site is currently accessed via an existing driveway onto Meridian Road.

**7. Environmental Issues:**

Staff is unaware of any environmental issues surrounding the subject site.

8. **Agency Responses:** The following agency comments are included as exhibits with this case file:

- Boise Project Board of Control ..... Exhibit B-1
- Kuna City Engineer ..... Exhibit B-2
- Idaho Transportation Department ..... Exhibit B-3
- Kuna Rural Fire District ..... Exhibit B-4

**E. Staff Analysis:**

The applicant is requesting to rezone approximately 5.00 acres from an “A” (Agriculture) zoning designation to a “C-2” (Area Commercial) zone. There is no development associated with this application. The Comprehensive Plan’s Future Land Use Map has identified this parcel as commercial. A rezone, if granted, would not require a comprehensive map amendment. Sergey Stadnitski held a neighborhood meeting with residents within 300 feet of the subject site on March 23, 2019. According to the applicants “Neighborhood Meeting Certification”, there were no attendees.

The Idaho Transportation Department may request a Traffic Impact Study at the time of future development on the subject site due to increased traffic movements to the immediate area accompanying a commercial use.

Staff has determined the applicant’s rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna’s Comprehensive Plan. Staff forwards a recommendation to the Planning and Zoning Commission to recommend approval to City Council, subject to the conditions of approval listed in section “I” of this report.

**F. Applicable Standards:**

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

**G. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and has determined the proposed rezone for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

**Goal Area 1: Kuna will be economically diverse and vibrant.**

- Goal 1.A: Ensure Land use in Kuna will support economic development.
  - Objective 1.A.2: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
    - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road.
    - Policy 1.A.2.d: Designate a sufficient quantity of land on the Future Land Use Map for commercial use.

**Goal Area 3: Kuna’s Land uses will support a desirable, distinctive and well-designed community.**

- Goal 3.A: Ensure community design directs growth and implements sustainable land use patterns.
  - Objective 3.A.1: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
    - Policy 3.A.1.b: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna’s outer areas and along the rail line.
- Goal 3.G: Respect and protect private property rights.

- Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
  - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

**H. Kuna City Code Analysis:**

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

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

2. The site *is* physically suitable for a commercial zoning designation.

**Comment:** *The 5.00-acre parcel is suitable to accommodate a commercial use.*

3. This application is *not* likely to cause substantial environmental damage or avoidable injury to wildlife or habitat.

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

4. This application is *not* likely to cause adverse public health problems.

**Comment:** *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

**I. Commission’s Recommendation**

Based on the facts outlined in the staff report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 19-02-ZC (*Rezone*); a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current “A” (Agriculture) zoning district to a “C-2” (Area Commercial) zoning district, subject to the following conditions of approval:

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. 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”.
  - d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

- g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities at the time of future development 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.
3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
6. 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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 24<sup>th</sup> day of September, 2019.



*City of Kuna*  
Planning and Zoning Commission  
Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 19-02-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby *approve* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-02-ZC, a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current "A" (Agriculture) zoning district to a "C-2" (Area Commercial) zoning district.

1. *Based on the evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the City Code.*

***Finding:*** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

***Finding:*** *Neighborhood notices were mailed to residents within 450-ft of the proposed project site on August 15, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 21, 2019. The applicant posted a sign on the property on August 30, 2019.*

3. Based on the evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the Comprehensive Plan.

***Finding:*** *The Comprehensive Plan has listed goals, objectives and policies for ensuring land use that will support economic development.*

4. Based on evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the Future Land Use Map.

***Finding:*** *The Future Land Use Map identifies the subject site as Commercial. The applicants proposed zoning designation of Commercial is in conformance with the City of Kuna's Future Land Use Map.*

**DATED** this 24<sup>th</sup> day of September, 2019.

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

---

Doug Hanson, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

## Planning and Zoning Commission

### 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:** 19-25-DR (Design Review) &  
 19-13-SN (Sign); Wendy's

**Location:** 871 North Meridian Road,  
 Kuna, ID 83634

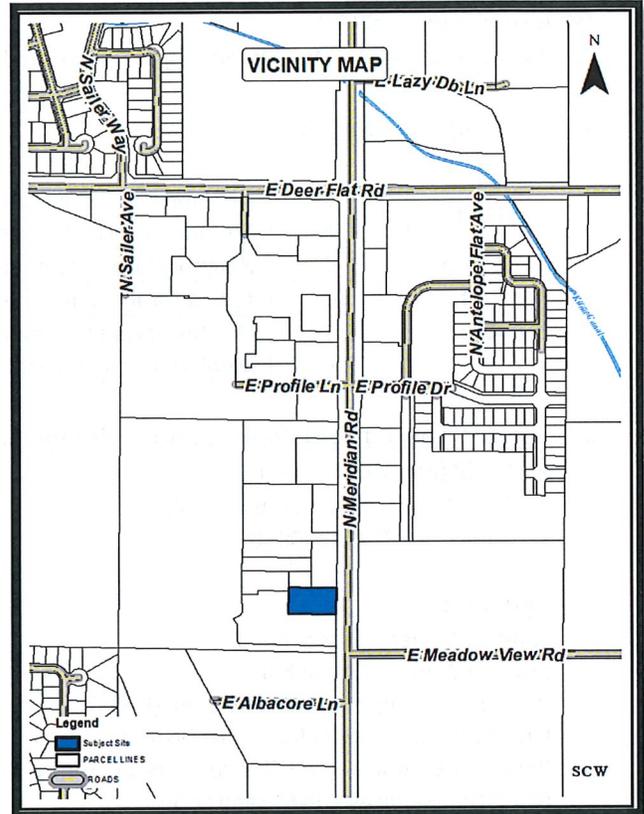
**Planner:** Sam Weiger, Planner I

**Meeting Date:** September 24, 2019

**Owner:** WT Garrity LLC  
 76 West 13775 S. Suite 2  
 Draper, UT 84020

**Applicant:** The Wendy's Company  
 12200 E Illiff Ave, Suite 208  
 Aurora, CO 80014  
 303.481.2534  
[dan.brubaker@wendys.com](mailto:dan.brubaker@wendys.com)

**Engineer:** Rennison Engineering  
 PO Box 1001  
 Eagle, ID 83616  
 208.938.2440



**Table of Contents:**

- A. Course Proceedings
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Proposed Decision by the Commission

**A. Process and Noticing:**

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

**a. Notifications**

- i. Completeness Letter August 29, 2019
- ii. Agency Notifications August 29, 2019
- iii. Agenda September 24, 2019



**B. Applicant's Request:**

The Wendy's Company requests approval of design review for an approximately 2,456 square-foot Wendy's restaurant including landscaping, lighting and a parking lot, within Ensign Subdivision No. 2, Lot 10 Block 1, at 871 North Meridian Road, Kuna, Idaho 83634.

**C. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this project location as Commercial.

2. **Surrounding Land Uses:**

<b>North</b>	C-1 R-6	Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City
<b>South</b>	C-1	Neighborhood Commercial – Kuna City
<b>East</b>	A	Agricultural – Kuna City
<b>West</b>	C-1 R-6	Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City

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

- 0.942 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R2404330080

4. **Services:**

- Sanitary Sewer – City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMIS)
- 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 site consists of a vacant lot with landscaping which was previously approved during the Ensign preliminary plat process.

6. **Transportation / Connectivity:**

The applicant proposes two driveway accesses from Parcel No. R2404320060 (the parcel north of the subject site) and Parcel No. S1324142230 (the parcel south of the subject site).

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.

**D. Staff Analysis:**

The driveway accesses to the subject site are not on the Wendy's lot. However, all cross accesses within Ensign Subdivision No. 2 were approved as a part of the preliminary plat application.

The submitted site plan and elevations indicate that the building will have one monument sign and four wall signs. Additionally, the applicant proposes a drive-thru lane for the restaurant. Staff would like to note that drive-up service menu board signs are also subject to design review approval. The monument signs and wall signs are in conformance with Kuna City Code 5-10-4. The monument signs, wall signs and drive-thru/drive-up menu board sign will require a Sign Permit. All illuminated signs will require an Electrical Permit.

Staff would like to note that the applicant will not be removing any existing landscaping approved with the Ensign Subdivision's preliminary plat application.

The applicant is subject to design review inspections and fees, for compliance verification of the building façade, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff forwards a recommendation of approval for Case Nos. 19-25-DR and 19-13-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in section "F" of this report.

**E. Applicable Standards:**

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

**F. Proposed Order of Decision by the Planning and Zoning Commission:**

*Note: This proposed motion is for (approval, conditional approval or denial) of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 19-25-DR and 19-13-SN, a design review request to construct a 2,456 (approximate) square-foot Wendy's restaurant, including landscaping, lighting and a parking lot, 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 all civil plans. 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 applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
  - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Public Works Department and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. 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. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired following design review approval, the applicant shall submit the revised landscape plan to Planning and Zoning staff. Staff will determine if the revised plan will receive administrative approval, or if an additional public meeting is required.
4. 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 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 a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.

6. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 24<sup>th</sup> day of September, 2019.

**received**  
08.26.19



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

### Commission & Council Review Application

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

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

**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)	19-25-DR 19-13-SN
Project name	Wendy's
Date Received	08.26.19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>WT Garrity LLC</u>	Phone Number: _____
Address: <u>76 West 13775 S. Suite 2</u>	E-Mail: _____
City, State, Zip: <u>Draper, UT 84020</u>	Fax #: _____
Applicant (Developer): <u>Dan Brubaker</u>	Phone Number: <u>303-4812534</u>
Address: <u>12200 E Illiff Ave, Suite 208</u>	E-Mail: <u>Dan.Brubaker@wendys.com</u>
City, State, Zip: <u>Aurora, CO 80014</u>	Fax #: _____
Engineer/Representative: <u>Rennison Engineering</u>	Phone Number: <u>208-938-2440</u>
Address: <u>PO BOX 1001</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>871 N Meridian Road</u>
Site Location (Cross Streets): <u>N Meridian Road &amp; E Deer Flat Road</u>
Parcel Number (s): <u>R2404330080</u>
Section, Township, Range: <u>LOT 10, Block 1 of Ensign Subdivision No 2</u>
Property size : <u>0.942</u>
Current land use: <u>vacant</u> Proposed land use: <u>Fast food restaurant</u>
Current zoning district: <u>C-1</u> Proposed zoning district: <u>C-1</u>



**Project Description**

Project / subdivision name: Wendy's

General description of proposed project / request: New construction Wendy's

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: 2456 SF Existing (if applicable): N/A

Hours of operation (days & hours): \_\_\_\_\_ Building height: 25' 10"

Total number of employees: 24 Max. number of employees at one time: 12

Number and ages of students/children: N/A Seating capacity: 42

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

Proposed Parking:

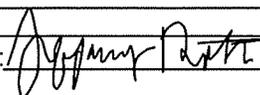
a. Handicapped spaces: 2 Dimensions: \_\_\_\_\_

b. Total Parking spaces: 46 Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: See attached photometric plan

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

Applicant's Signature:  Date: 08/26/2019



# City of Kuna Design Review Application

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

FILE NO.: 19-25-DR & 19-13-SN

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](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

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

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

## Application Submittal Requirements

Applicant  
Use

Staff  
Use

Date of pre- application meeting : \_\_\_\_\_

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

A complete Design Review Application form

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

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

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

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

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

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

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

- (1) 24" X 36" TO SCALE COPIES*
- (1) 11" X 17" REDUCTIONS*
- (1) 8 ½" x 11" REDUCTIONS*

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

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

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

### **Site Plan**

Applicant  
Use

Staff  
Use

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

## Landscape and Streetscape Plan

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

Applicant  
Use

Staff  
Use

North Arrow

To scale drawings

Boundaries, property lines and dimensions

Name of "Plan Preparer" with contact information

Name of project and date

Type and location of all plant materials and other ground covers.

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

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

Method of irrigation.

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

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

Sign locations

*Note: A separate sign application must be submitted with this application*

Locations and uses for open spaces

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

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

Location and designations of all sidewalks

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

## **Building Elevations**

Applicant  
Use

Staff  
Use

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

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

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

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

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

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

## **Lighting Plan**

Applicant  
Use

Staff  
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

## **Roof Plans**

Applicant  
Use

Staff  
Use

Size and location of all roof top mechanical units

# Design Review Application

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Owner  Representative Fax/Email: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

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

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

Represented By: *(if different from above)* \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

Address of Property: \_\_\_\_\_

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

Distance from Major Cross Street: \_\_\_\_\_ Street Name(s): \_\_\_\_\_

*Please check the box that reflects the intent of the application*

- BUILDING DESIGN REVIEW**
- SUBDIVISION / COMMON AREA LANDSCAPE**

- DESIGN REVIEW MODIFICATION**
- STAFF LEVEL APPLICATION**

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

1. Dimension of Property: \_\_\_\_\_

2. Current Land Use(s): \_\_\_\_\_

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

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

4. Is the project intended to be phased, if so what is the phasing time period? \_\_\_\_\_

Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: \_\_\_\_\_

6. Building heights: \_\_\_\_\_ Number of stories: \_\_\_\_\_

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](http://www.cityofkuna.com) under the City Code.*

**MATERIAL**

**COLOR**

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

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

% of Wood application: \_\_\_\_\_ / \_\_\_\_\_

% EIFS: \_\_\_\_\_ / \_\_\_\_\_  
*(Exterior Insulation Finish System)*

% Masonry: \_\_\_\_\_ / \_\_\_\_\_

% Face Block: \_\_\_\_\_ / \_\_\_\_\_

% Stucco: \_\_\_\_\_ / \_\_\_\_\_

& other material(s): \_\_\_\_\_ / \_\_\_\_\_

List all other materials: \_\_\_\_\_

Windows/Doors: \_\_\_\_\_ / \_\_\_\_\_  
*(Type of window frames & styles / doors & styles, material)*

Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_

Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

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

9. Please identify Mechanical Units: \_\_\_\_\_

Type/Height: \_\_\_\_\_

Proposed Screening Method: \_\_\_\_\_

10. Please identify trash enclosure: *(size, location, screening & construction materials)* \_\_\_\_\_

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? \_\_\_\_\_

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

Type: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*

13. Proposed method of On-site Drainage Retention/Detention: \_\_\_\_\_

14. Percentage of Site Devoted to Building Coverage: \_\_\_\_\_

% of Site Devoted to Landscaping: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
*(Including landscaped rights-of-way)*

% of Site that is Hard Surface: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
*(Paving, driveways, walkways, etc.)*

% of Site Devoted to other uses: \_\_\_\_\_

Describe: \_\_\_\_\_

% of landscaping within the parking lot (landscaped islands, etc.): \_\_\_\_\_

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

**48'-0" X 150'-0" Landscaped Borrow Ditch between SH-69 and Sidewalk**

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):*

17. Dock Loading Facilities:

Number of docking facilities and their location: \_\_\_\_\_

Method of screening: \_\_\_\_\_

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* \_\_\_\_\_

19. Setbacks of the proposed building from property lines:



## DESIGN REVIEW STANDARDS

Monday August 12, 2019

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

RE: Wendy's N. Meridian Rd (US HWY 69) & E Deer Flat RD. Kuna, ID 83634

Design is one of, if not the most, important aspects of the architecture discipline. One must take into consideration the atmosphere, styles, materials and more when designing to deliver the most sustainable and pleasing environment for the residents or visitors alike. In the City of Kuna, they are polite enough to provide a design book with guidelines to designing buildings within the city to the style of "Kuna Architecture". Here is how we follow these guidelines in the design of the proposed Wendy's.

Although we do not categorize as one of the architectural styles listed in your design book, there are multiple components that fall under various architectural styles listed in the architecture site and design book. Components used are rectangular dimensions of the building, use of natural materials, transom windows, A front patio, a trash enclosure with similar material of the main structure and more.

Material such as cultured stone, wall tile in various rooms of the restaurant and floor tile throughout the building create a pleasing and spacious interior environment.

EIFS on the exterior will be implemented and harmonious with adjacent buildings. A red blade accent wall with EIFS will be a component of the design of the exterior façade to help contrast the other colors of the structure. Storefront windows and transom windows allow for an abundance of natural lighting and visibility.

After reviewing the adjacent buildings to the proposed site, we can determine that the style of our Wendy's coordinates with adjacent buildings in the immediate vicinity. For more information on the design and style of our Wendy's, please review our plans to immerse yourself into our interpretation and application of "Kuna Architecture".

Sincerely,  
Angelina Talamantes

Rogue Architects  
817-529-6872  
Angelina@roguearchitects.com

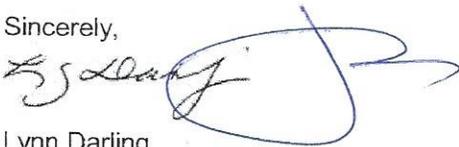
Bradley Helsten  
WT Garrity, LLC  
C/o Mountain West Wendy's, 76 West 13775  
South, Ste. 2  
Draper, UT 84020

**Date:** August 15, 2019  
**Order No.:** 34601809449-LD  
**Buyer(s):** WT Garrity, LLC  
**Seller(s):** Lesley Properties LLC  
**Property:** 871 N Meridian Rd  
Kuna, ID 83634

Please find enclosed the Owners Policy of Title Insurance and the original recorded Warranty Deed.

Thank you for allowing us to be of service.

Sincerely,



Lynn Darling  
AVP/Senior Advisory Title Officer  
Lynn.Darling@fnf.com

Escrow No.: 34601809449-KY

## WARRANTY DEED

### FOR VALUE RECEIVED

**Lesley Properties LLC, an Oregon Limited Liability Company**

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**WT Garrity, LLC, a Utah limited liability company**

GRANTEE(S), whose current address is: **C/o Mountain West Wendy's, 76 West 13775 South, Ste. 2, Draper, UT 84020**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

Lot 10 in Block 1 of Ensign Subdivision No. 2 according to the official plat thereof, filed in Book 116 of Plats at Pages 17463 through 17465, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

## WARRANTY DEED

### FOR VALUE RECEIVED

**Lesley Properties LLC, an Oregon Limited Liability Company**

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**WT Garrity, LLC, a Utah limited liability company**

GRANTEE(S), whose current address is: **C/o Mountain West Wendy's, 76 West 13775 South, Ste. 2, Draper, UT 84020**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

Lot 10 in Block 1 of Ensign Subdivision No. 2 according to the official plat thereof, filed in Book 116 of Plats at Pages 17463 through 17465, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 31<sup>st</sup> day of July, 2019 .

Lesley Properties LLC

BY: \_\_\_\_\_

James S Lesley  
Member

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 31<sup>st</sup> day of July, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared James S Lesley, known or identified to me to be the person whose name is subscribed to the within instrument, as the Member of Lesley Properties LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

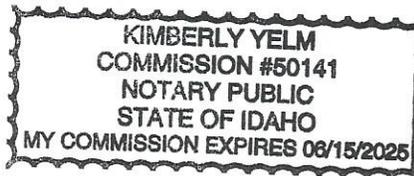
Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(SEAL)





TRACTOR SUPPLY Co.

DOLLAR TREE

SMOKY MOUNTAIN PIZZA

TACO BELL

N. MERIDIAN ROAD (STATE HIGHWAY 69)

O'REILLY AUTO PARTS

PROPOSED SITE



SCALE: 1" = 300'

SITE NUMBER	1786
BASE MODEL	SMART 40 - SQUARE 2018
ASSET TYPE	PLAN
CLASSIFICATION	NEW
OWNER	BROWCO BUILDERS
BAE VERSION	2017
UPGRADE CLASSIFICATION	NEW BUILD
PROJECT YEAR	2019
FURNITURE PACKAGE	2019 V3
DRAWING RELEASED	FEB 2019

**DON J. RORSCHACH,**  
AIA, NCARB

513 MAIN STREET SUITE 200  
FORT WORTH TX 76102

PROJECT TYPE: NEW  
SMART 40 - SQUARE

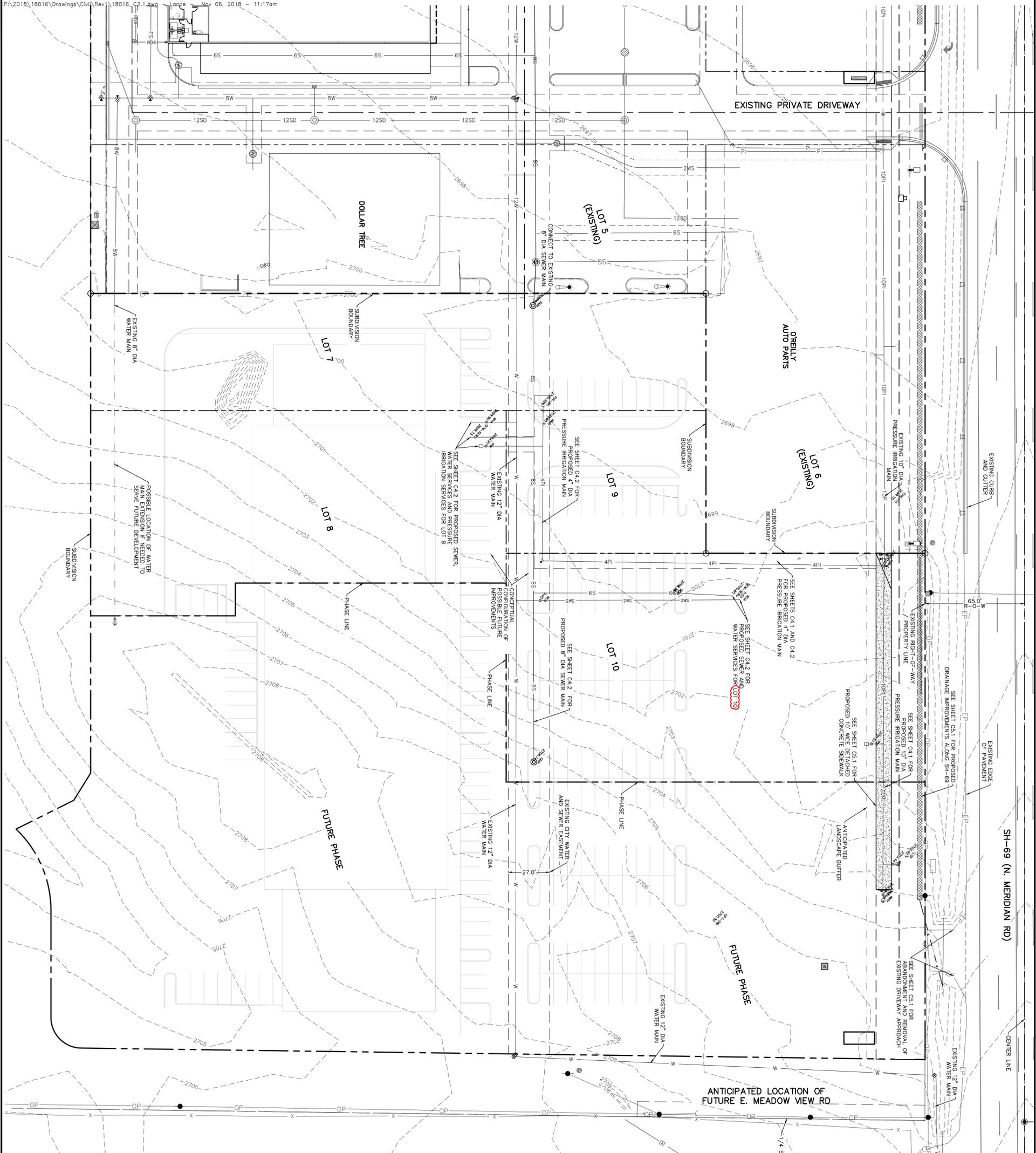


N. MERIDIAN RD (US HWY 69) &  
E. DEER FLAT RD.  
KUNA, ID. 83634

DATE	02/20/2019
BY	DAVID BROWN
FOR	PROJECT NUMBER 1786
SCALE	
DATE	
BY	
FOR	
SCALE	
DATE	
BY	
FOR	
SCALE	

VICINITY MAP

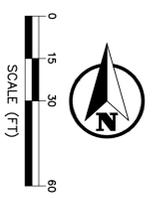




**RECORD DRAWING**

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, USING INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

- NOTES**
1. SEE SHEET C11 FOR ADDITIONAL NOTES AND LEGEND.
  2. CONSTRUCTION SHALL PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT THE LOCATION OF THE CONTRACTOR.
  3. COORDINATE WITH LANDSCAPERS AND LANDSCAPE PLAN FOR LOCATION OF STEVES FOR ON-SITE PRESSURE IRRIGATION DISTRIBUTION SYSTEM. CONTRACTOR SHALL INSTALL STEVES PRIOR TO PAVING AND CONCRETE. COORDINATE ROUTING OF DRY UTILITIES (POWER, GAS, PHONE, CABLE, ETC) WITH CONTRACTOR AND APPLICABLE UTILITY COMPANIES.
  4. LOTS 5, 6, 7, 8, 9, 10 WILL ALL CONTAIN SEWER, WATER AND PRESSURE IRRIGATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES THAT AS THESE LOTS DEVELOP IN THE FUTURE WITH SERVICES. SHALL BE INDIVIDUAL, SEWER, WATER AND PRESSURE IRRIGATION TO PRESSURE IRRIGATION SERVICES FOR LOTS 5, 6, 7, 8, 9, 10. SHALL NOT BE CONSTRUCTED AS PART OF THESE PROPOSED SUBDIVISION IMPROVEMENTS.
  5. ANY FIRE HYDRANTS REQUIRED IN THE FUTURE TO SERVE FUTURE BUILDINGS SHALL BE INSTALLED BY THE INDIVIDUAL LOT DEVELOPERS AT THE TIME OF CONSTRUCTION OF THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES THAT AS THESE LOTS DEVELOP IN THE FUTURE WITH SERVICES. SHALL BE INDIVIDUAL, SEWER, WATER AND PRESSURE IRRIGATION TO PRESSURE IRRIGATION SERVICES FOR LOTS 5, 6, 7, 8, 9, 10. SHALL NOT BE CONSTRUCTED AS PART OF THESE PROPOSED SUBDIVISION IMPROVEMENTS.
  6. ANY FIRE HYDRANTS REQUIRED IN THE FUTURE TO SERVE FUTURE BUILDINGS SHALL BE INSTALLED BY THE INDIVIDUAL LOT DEVELOPERS AT THE TIME OF CONSTRUCTION OF THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES THAT AS THESE LOTS DEVELOP IN THE FUTURE WITH SERVICES. SHALL BE INDIVIDUAL, SEWER, WATER AND PRESSURE IRRIGATION TO PRESSURE IRRIGATION SERVICES FOR LOTS 5, 6, 7, 8, 9, 10. SHALL NOT BE CONSTRUCTED AS PART OF THESE PROPOSED SUBDIVISION IMPROVEMENTS.



SHEET <b>C2.1</b> 3 of 9	OVERALL CIVIL SITE PLAN	PROJECT 18016	DATE 11/06/2018	DRAWN LBW	SCALE SHOWN	DEVELOPER LESLEY PROPERTIES, LLC 7551 S. FLAT LN KUNA, IDAHO 83634 CONTACT: JIM LESLEY 541-944-0565	REGISTERED PROFESSIONAL ENGINEER State of Idaho 10077 11/06/2018 LANCE WARNICK	REVISIONS 1 11/06/18 - RECORD
		CHECKED LBW	REVISION 1	ENSIGN SUBDIVISION NO. 2 821 N. Meridian Rd Kuna, Idaho 83634		ASPEN ENGINEERS 1619 N. Linder Rd, Suite 110 - Kuna, Idaho 83634 Phone: 208-466-8181 • www.AspenEngineers.com		



**RENNISON ENGINEERING**  
 PO Box 100 | Eagle, Idaho 83616 | P: 208-938-2440

SITE NUMBER:	12595
BASE I.D.C. SMART 40 - SQUARE 2018	
ASSET TYPE:	FRAN
CLASSIFICATION:	NEW
OWNER:	BRONCO BURGERS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	
NEW BUILD:	
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2018 V3
DRAWING RELEASE:	AUG 2019

**DON J. RORSCHACH,**  
 AIA, NCARB

513 MAIN STREET SUITE 200  
 FORT WORTH TX 76102  
 PROJECT TYPE: NEW  
 SMART 40 - SQUARE

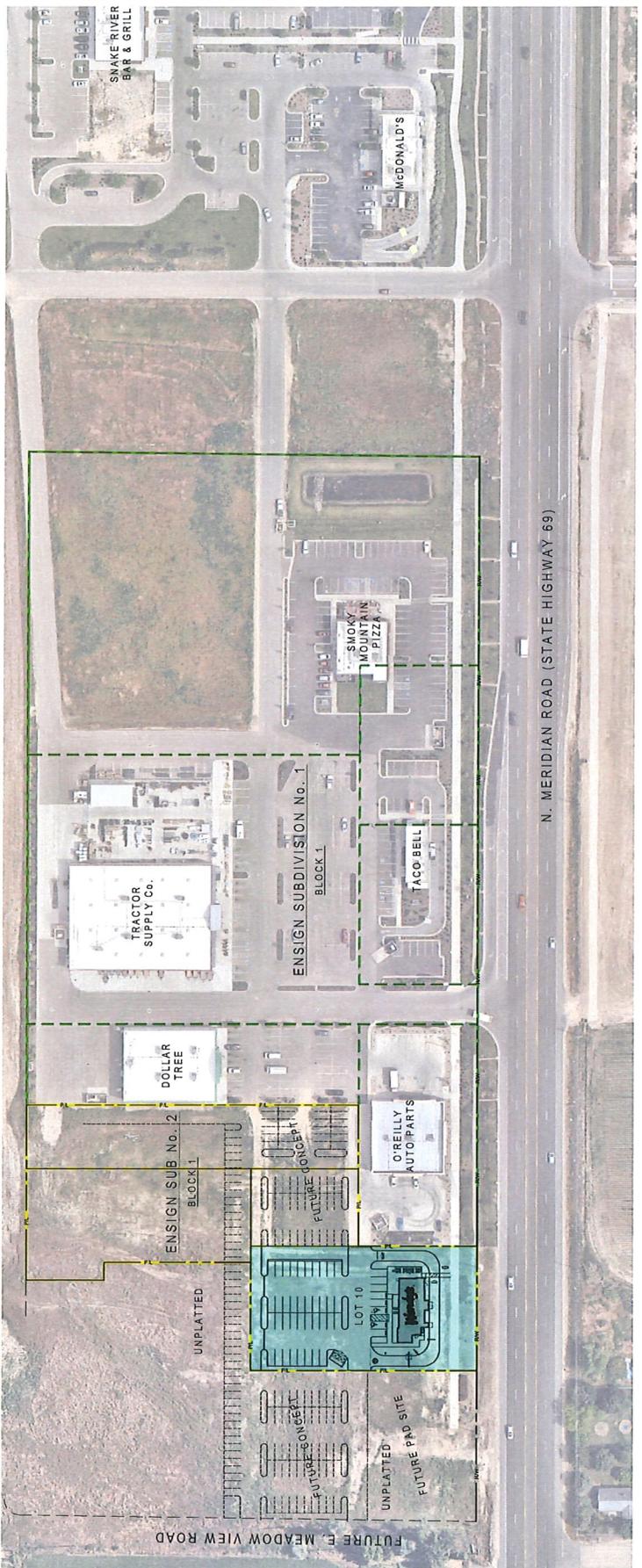
**Wendy's**  
 N. MERIDIAN RD (US HWY 69) &  
 KUNA, ID, 83634

DATE:	
PROJECT NUMBER:	
ISSUE:	
DATE:	
PROJECT NUMBER:	
ISSUE:	
DATE:	
PROJECT NUMBER:	
ISSUE:	
DATE:	



DESIGN REVIEW  
 SUBDIVISION SITE PLAN

**C1.0**



**SUBDIVISION SITE PLAN**

24" x 36" PLAN SHEET SCALE: 1" = 60'  
 12" x 18" PLAN SHEET SCALE: 1" = 120'

Exhibit  
**A2**







SITE NUMBER: 12983  
 BASE MDL: SMART 40 - SQUARE 2018  
 ASSET TYPE: FRAN  
 CLASSIFICATION: NEW  
 OWNER: BRONCO BURGERS  
 BASE VERSION: 2017  
 UPGRADE CLASSIFICATION: NEW BUILD  
 PROJECT YEAR: 2019  
 FURNITURE PACKAGE: 2016 V3  
 DRAWING RELEASE: FEB 2019

**DON J. RORSCHACH,**  
 AIA, NCARB

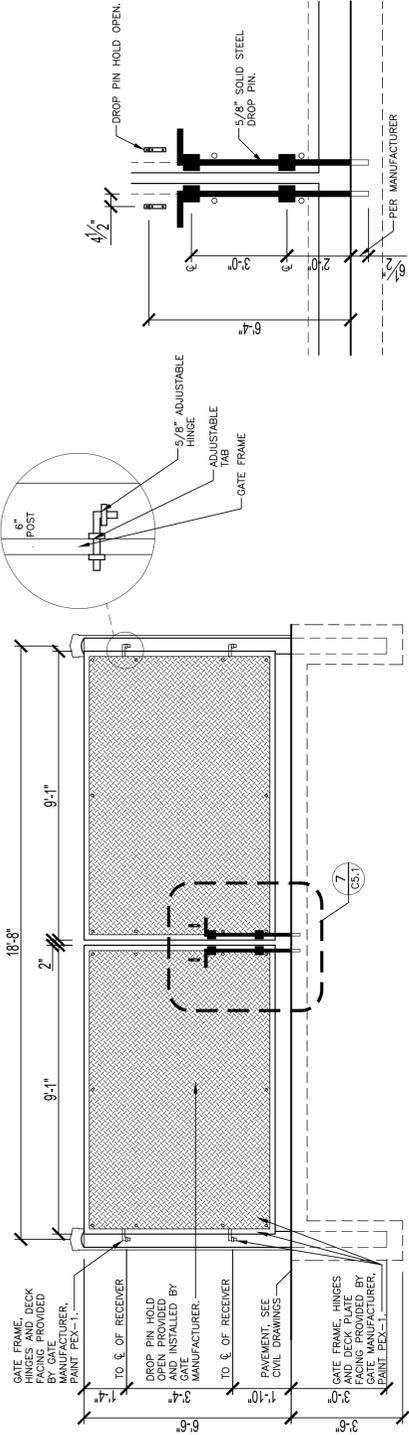
513 MAIN STREET SUITE 200  
 FORT WORTH TX 76102  
 PROJECT TYPE: NEW  
 SMART 40 - SQUARE

**Wendy's**  
 N. MERIDIAN RD (US HWY 69) &  
 E. DEER FLAT RD.  
 KUNA, ID. 83634

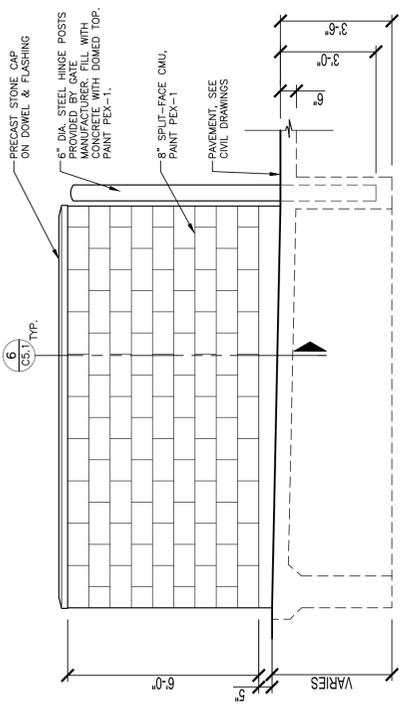
REV. DATE DESCRIPTION  
 SHEET NUMBER: 050519  
 PROJECT NUMBER: 19-1048  
 DRAWN BY: JAY  
 CHECKED BY: JAY  
 SEAL

SHEET NAME  
**MASONRY TRASH  
 ENCLOSURE DETAILS**

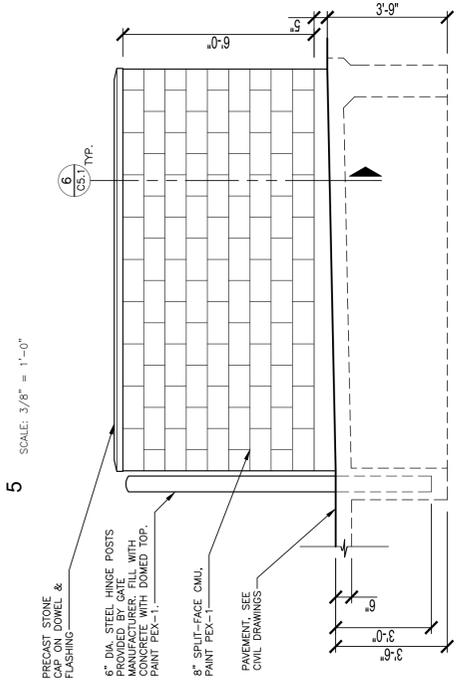
SHEET NUMBER  
**C5.1**



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



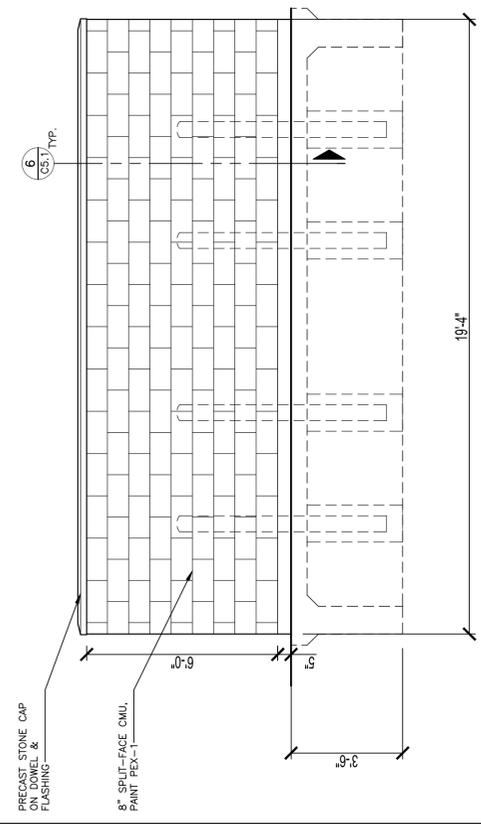
4 SCALE: 3/8" = 1'-0"



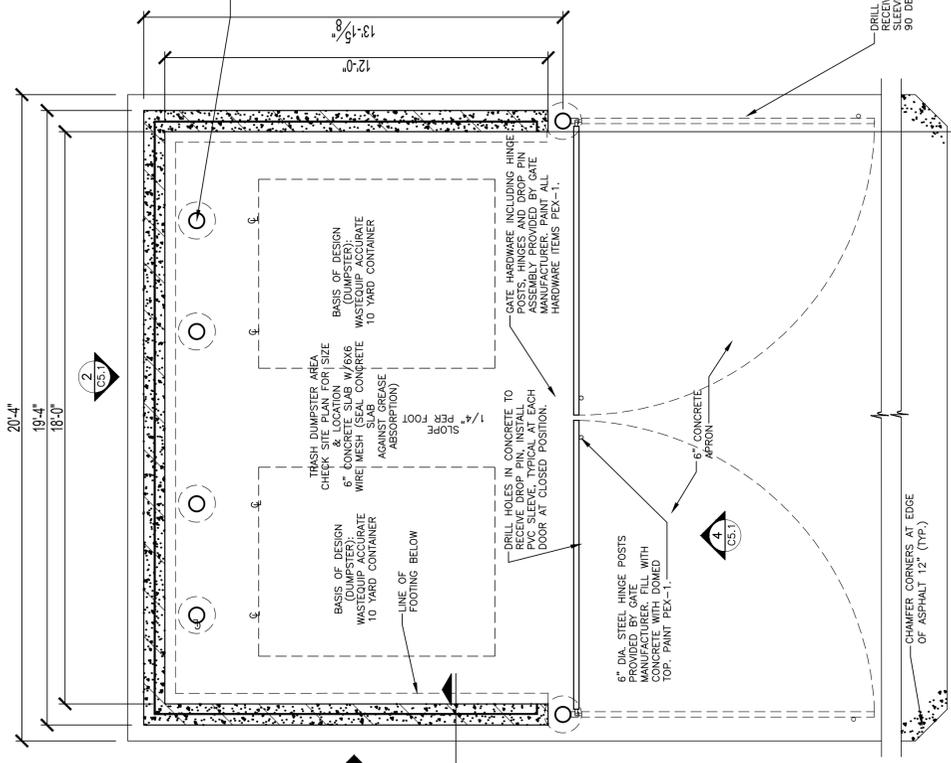
5 SCALE: 3/8" = 1'-0"



3 SCALE: 3/8" = 1'-0"



2 SCALE: 3/8" = 1'-0"



1 SCALE: 3/8" = 1'-0"

**OPTIONAL CONCRETE SLAB SPEC:**  
 CONCRETE SEALER: "SCOPE" CEMENTONE CLEAR SEALER, APPLY PER MANUFACTURER'S RECOMMENDATIONS.  
 CONCRETE COLOR HARDENER: "SCOPE" LITHOCHROME, A33 "CLASSIC GREY"  
 APPLY PER MANUFACTURER'S RECOMMENDATIONS.



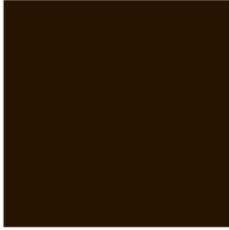




# MATERIAL BOARD

Wendy's #12993

N. Meridian RD (US Hwy 69) & E Deer Flat RD. Kuna, ID. 83634



SF - 1: STORE FRONT - "DARK BRONZE".  
PUW - PICK UP WINDOW TO MATCH STOREFRONT



E-2: EIFS- "WENDY'S RED".  
LOCATION: RED BLADE WALL



PEX-2: PAINT - "WENDY'S RED"  
LOCATION: RED BLADE WALL



M-3: EXCEPTIONAL METALS - "BRIGHT RED".  
LOCATION: RED BLADE WALL METAL CAP



E-7: EIFS - "DARK GREY".  
LOCATION: DRIVE THROUGH TOWERS



PEX-3: PRE-FINISHED "DARK BRONZE"  
LOCATION: SIGN CABINETS (TO MATCH PEX-1)



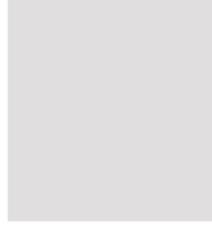
M-4: EXCEPTIONAL METALS - "SILVER METALLIC".  
LOCATION: CORNICE/EAST/NORTH ELEVATION METAL CAP



E-8: - "TAN".  
LOCATION: EXTERIOR WALLS



PEX-6: PRE-FINISHED WALK-IN FREEZER / COOLER "DARK BRONZE"  
LOCATION: FREEZER/COOLER, CO2 TANK ENCLOSURE.



M-5: BREAK METAL - "CLEAR ANNOXIDIZED".  
LOCATION: WINDOW AREA AND STORE ENTRANCE



BL-1: BOLLARD SLEEVE- "YELLOW".  
LOCATION: WEST ELEVATION



PEX-9: EXTERIOR PAINT - "SILVER"  
LOCATION: DOWNSPOUTS



M-7: EXCEPTIONAL METALS - "CUSTOM DARK GREY".  
LOCATION: DRIVE THROUGH TOWER METAL CAP



PEX-1: PAINT - "DARK BRONZE".  
LOCATION: ELECTRICAL CABINET, REAR DOOR AND TRIM.



PEX-10: PAINT/ POWDER COAT - "BLACK"  
LOCATION: ROOF ACCES LADDER, RAILING.



### EXTERIOR FINISHES LEGEND

01	PAINT	EXTERIOR WALLS - "SMART 40" COLLECTION
02	PAINT	EXTERIOR WALLS - "SMART 40" COLLECTION
03	EXTERIOR METALS	"SMART 40"
04	EXTERIOR METALS	"SMART 40"
05	EXTERIOR METALS	"SMART 40"
06	EXTERIOR METALS	"SMART 40"
07	EXTERIOR METALS	"SMART 40"
08	EXTERIOR METALS	"SMART 40"
09	EXTERIOR METALS	"SMART 40"
10	EXTERIOR METALS	"SMART 40"
11	EXTERIOR METALS	"SMART 40"
12	EXTERIOR METALS	"SMART 40"
13	EXTERIOR METALS	"SMART 40"
14	EXTERIOR METALS	"SMART 40"
15	EXTERIOR METALS	"SMART 40"
16	EXTERIOR METALS	"SMART 40"
17	EXTERIOR METALS	"SMART 40"
18	EXTERIOR METALS	"SMART 40"
19	EXTERIOR METALS	"SMART 40"
20	EXTERIOR METALS	"SMART 40"
21	EXTERIOR METALS	"SMART 40"
22	EXTERIOR METALS	"SMART 40"
23	EXTERIOR METALS	"SMART 40"
24	EXTERIOR METALS	"SMART 40"
25	EXTERIOR METALS	"SMART 40"
26	EXTERIOR METALS	"SMART 40"
27	EXTERIOR METALS	"SMART 40"
28	EXTERIOR METALS	"SMART 40"
29	EXTERIOR METALS	"SMART 40"
30	EXTERIOR METALS	"SMART 40"
31	EXTERIOR METALS	"SMART 40"
32	EXTERIOR METALS	"SMART 40"
33	EXTERIOR METALS	"SMART 40"
34	EXTERIOR METALS	"SMART 40"
35	EXTERIOR METALS	"SMART 40"
36	EXTERIOR METALS	"SMART 40"
37	EXTERIOR METALS	"SMART 40"
38	EXTERIOR METALS	"SMART 40"
39	EXTERIOR METALS	"SMART 40"
40	EXTERIOR METALS	"SMART 40"
41	EXTERIOR METALS	"SMART 40"
42	EXTERIOR METALS	"SMART 40"
43	EXTERIOR METALS	"SMART 40"
44	EXTERIOR METALS	"SMART 40"
45	EXTERIOR METALS	"SMART 40"
46	EXTERIOR METALS	"SMART 40"
47	EXTERIOR METALS	"SMART 40"
48	EXTERIOR METALS	"SMART 40"
49	EXTERIOR METALS	"SMART 40"
50	EXTERIOR METALS	"SMART 40"
51	EXTERIOR METALS	"SMART 40"
52	EXTERIOR METALS	"SMART 40"
53	EXTERIOR METALS	"SMART 40"
54	EXTERIOR METALS	"SMART 40"
55	EXTERIOR METALS	"SMART 40"
56	EXTERIOR METALS	"SMART 40"
57	EXTERIOR METALS	"SMART 40"
58	EXTERIOR METALS	"SMART 40"
59	EXTERIOR METALS	"SMART 40"
60	EXTERIOR METALS	"SMART 40"
61	EXTERIOR METALS	"SMART 40"
62	EXTERIOR METALS	"SMART 40"
63	EXTERIOR METALS	"SMART 40"
64	EXTERIOR METALS	"SMART 40"
65	EXTERIOR METALS	"SMART 40"
66	EXTERIOR METALS	"SMART 40"
67	EXTERIOR METALS	"SMART 40"
68	EXTERIOR METALS	"SMART 40"
69	EXTERIOR METALS	"SMART 40"
70	EXTERIOR METALS	"SMART 40"
71	EXTERIOR METALS	"SMART 40"
72	EXTERIOR METALS	"SMART 40"
73	EXTERIOR METALS	"SMART 40"
74	EXTERIOR METALS	"SMART 40"
75	EXTERIOR METALS	"SMART 40"
76	EXTERIOR METALS	"SMART 40"
77	EXTERIOR METALS	"SMART 40"
78	EXTERIOR METALS	"SMART 40"
79	EXTERIOR METALS	"SMART 40"
80	EXTERIOR METALS	"SMART 40"
81	EXTERIOR METALS	"SMART 40"
82	EXTERIOR METALS	"SMART 40"
83	EXTERIOR METALS	"SMART 40"
84	EXTERIOR METALS	"SMART 40"
85	EXTERIOR METALS	"SMART 40"
86	EXTERIOR METALS	"SMART 40"
87	EXTERIOR METALS	"SMART 40"
88	EXTERIOR METALS	"SMART 40"
89	EXTERIOR METALS	"SMART 40"
90	EXTERIOR METALS	"SMART 40"
91	EXTERIOR METALS	"SMART 40"
92	EXTERIOR METALS	"SMART 40"
93	EXTERIOR METALS	"SMART 40"
94	EXTERIOR METALS	"SMART 40"
95	EXTERIOR METALS	"SMART 40"
96	EXTERIOR METALS	"SMART 40"
97	EXTERIOR METALS	"SMART 40"
98	EXTERIOR METALS	"SMART 40"
99	EXTERIOR METALS	"SMART 40"
100	EXTERIOR METALS	"SMART 40"

SITE NUMBER: 12003  
 BASE MDL: SMART 40 - SQUARE 2018  
 FRAM: FRAM  
 CLASSIFICATION: NEW  
 OWNER: BRINCO BUILDERS  
 BASE VERSION: 2017  
 UPGRADE CLASSIFICATION: NEW BUILD  
 PROJECT YEAR: 2019  
 FURNITURE PACKAGE: 2018 V2  
 DRAWING RELEASE: FEB 2019

**DON J. RORSCHACH,**  
**AIA, NCARB**

513 MAIN STREET SUITE 200  
 FORT WORTH TX 76102  
 NEW PROJECT TYPE  
 SMART 40 - SQUARE

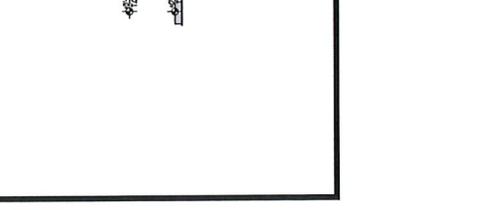
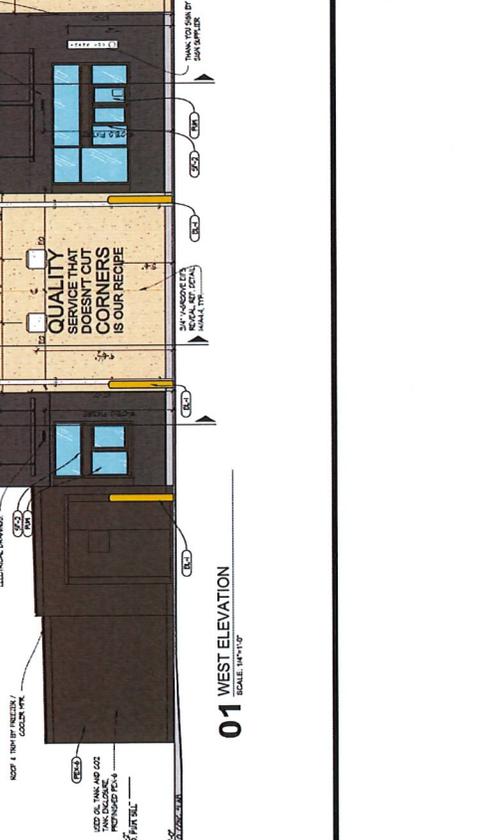
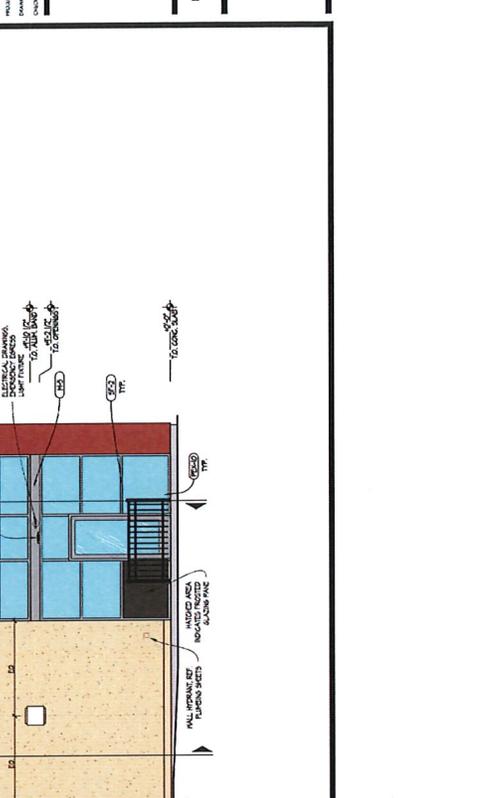
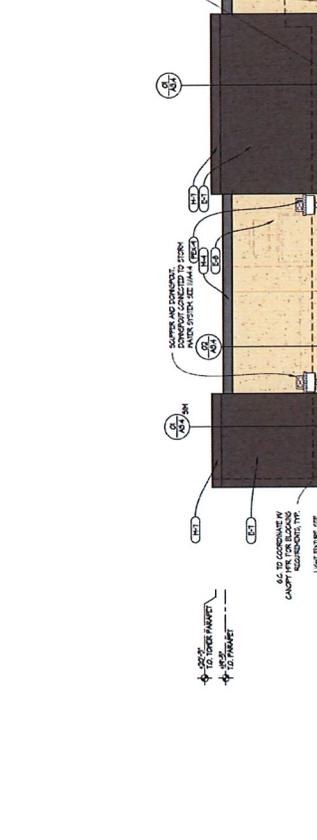
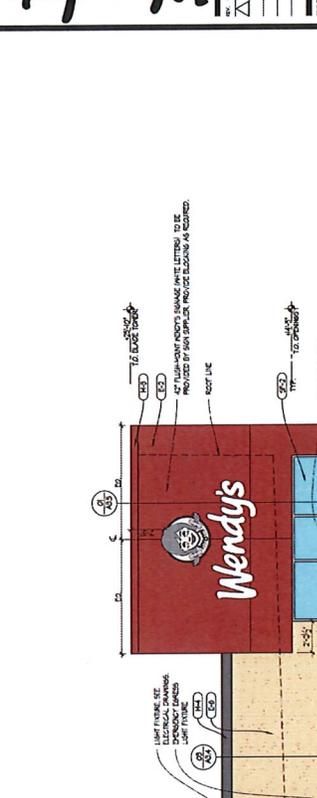
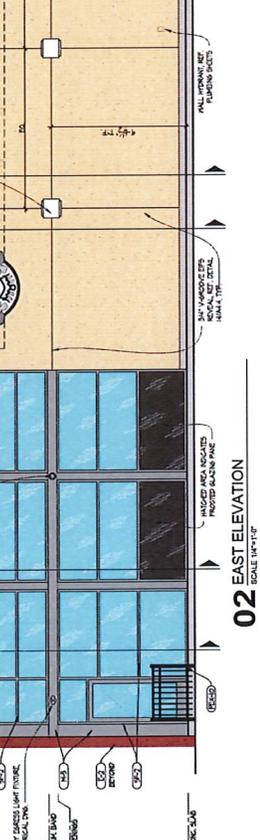
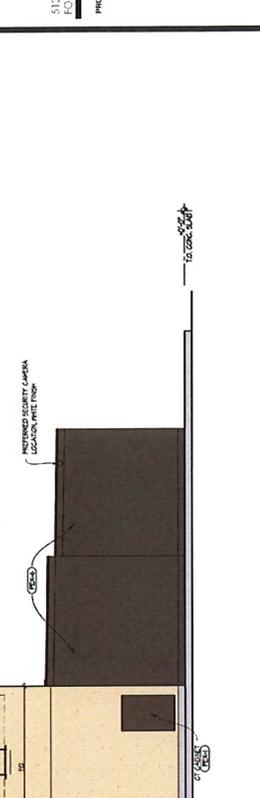
KUNA, ID, 83634  
 N. MERIDIAN RD (US HWY 69) &  
 M. DEER FLAT RD.

WENDY'S  
 N. MERIDIAN RD (US HWY 69) &  
 M. DEER FLAT RD.

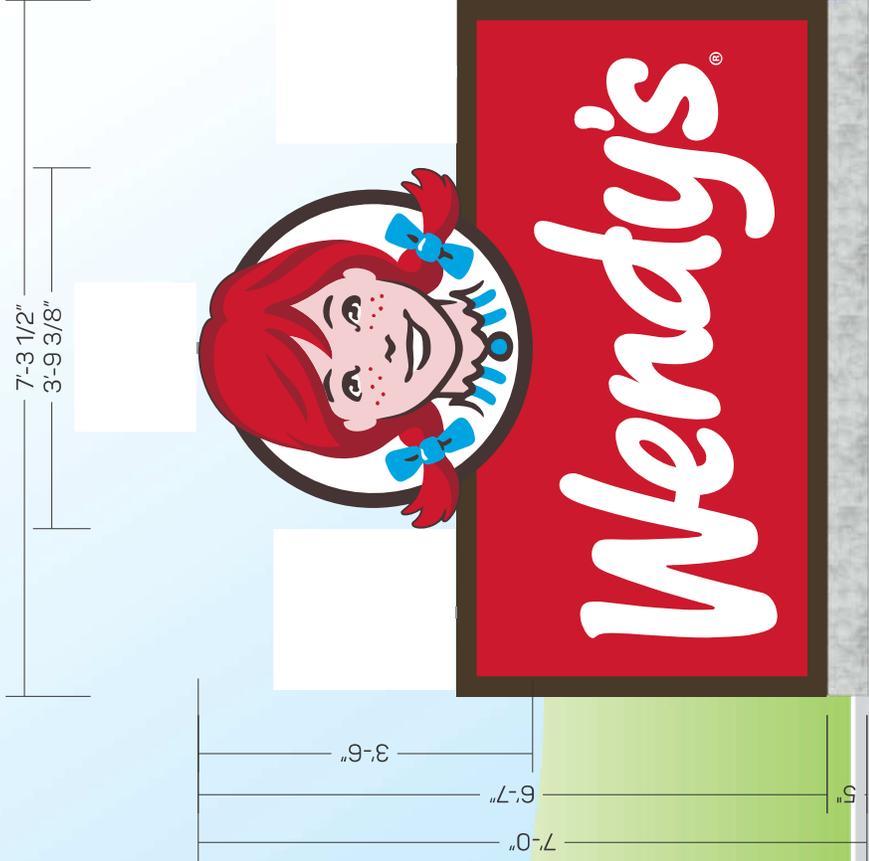
WENDY'S  
 N. MERIDIAN RD (US HWY 69) &  
 M. DEER FLAT RD.

WENDY'S  
 N. MERIDIAN RD (US HWY 69) &  
 M. DEER FLAT RD.

WENDY'S  
 N. MERIDIAN RD (US HWY 69) &  
 M. DEER FLAT RD.



WENDY'S  
 N. MERIDIAN RD (US HWY 69) &  
 M. DEER FLAT RD.



Boxed square feet-48(not including base)  
 Internally LED illuminated sign-7100K GE LED PowerMax Modules @ 12" On Center ; 1.1 AMP

MONUMENT SIGN  
 SCALE: 1/2" = 1'-0"

concrete base

<b>APPROVAL BOX - PLEASE INITIAL</b>	
CUSTOMER APPROVAL	Date

**NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.**

Customer: <b>WENDY'S</b>	Date: <b>04SEP19</b>	Prepared By: <b>SC</b>	<small>NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>KUNA, ID</b>	File Name: <b>192026 - KUNA, ID</b>	Eng: <b>-</b>	

**persona**  
 SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
 700 21st Street Southwest  
 PO Box 210  
 Watertown, SD 57201-0210  
 1.800.843.9888 • www.personasigns.com

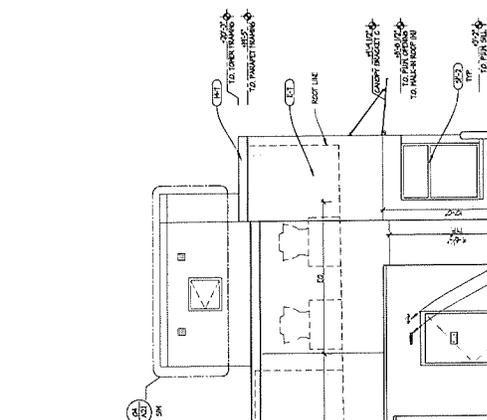
### EXTERIOR FINISHES LEGEND

PKG	DESCRIPTION
M1	FIELD FINISH TO MATCH EXTERIOR
M2	EXCEPTIONAL METALS - "BRASS" FINISH
M3	EXCEPTIONAL METALS - "SILVER" FINISH
M4	EXCEPTIONAL METALS - "COPPER" FINISH
M5	EXCEPTIONAL METALS - "GOLD" FINISH
M6	EXCEPTIONAL METALS - "NICKEL" FINISH
M7	EXCEPTIONAL METALS - "CUSTOM DARK BRASS"
M8	EXCEPTIONAL METALS - "CUSTOM SILVER"
M9	EXCEPTIONAL METALS - "CUSTOM GOLD"
M10	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M11	EXCEPTIONAL METALS - "CUSTOM BRASS"
M12	EXCEPTIONAL METALS - "CUSTOM SILVER"
M13	EXCEPTIONAL METALS - "CUSTOM GOLD"
M14	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M15	EXCEPTIONAL METALS - "CUSTOM BRASS"
M16	EXCEPTIONAL METALS - "CUSTOM SILVER"
M17	EXCEPTIONAL METALS - "CUSTOM GOLD"
M18	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M19	EXCEPTIONAL METALS - "CUSTOM BRASS"
M20	EXCEPTIONAL METALS - "CUSTOM SILVER"
M21	EXCEPTIONAL METALS - "CUSTOM GOLD"
M22	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M23	EXCEPTIONAL METALS - "CUSTOM BRASS"
M24	EXCEPTIONAL METALS - "CUSTOM SILVER"
M25	EXCEPTIONAL METALS - "CUSTOM GOLD"
M26	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M27	EXCEPTIONAL METALS - "CUSTOM BRASS"
M28	EXCEPTIONAL METALS - "CUSTOM SILVER"
M29	EXCEPTIONAL METALS - "CUSTOM GOLD"
M30	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M31	EXCEPTIONAL METALS - "CUSTOM BRASS"
M32	EXCEPTIONAL METALS - "CUSTOM SILVER"
M33	EXCEPTIONAL METALS - "CUSTOM GOLD"
M34	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M35	EXCEPTIONAL METALS - "CUSTOM BRASS"
M36	EXCEPTIONAL METALS - "CUSTOM SILVER"
M37	EXCEPTIONAL METALS - "CUSTOM GOLD"
M38	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M39	EXCEPTIONAL METALS - "CUSTOM BRASS"
M40	EXCEPTIONAL METALS - "CUSTOM SILVER"
M41	EXCEPTIONAL METALS - "CUSTOM GOLD"
M42	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M43	EXCEPTIONAL METALS - "CUSTOM BRASS"
M44	EXCEPTIONAL METALS - "CUSTOM SILVER"
M45	EXCEPTIONAL METALS - "CUSTOM GOLD"
M46	EXCEPTIONAL METALS - "CUSTOM NICKEL"
M47	EXCEPTIONAL METALS - "CUSTOM BRASS"
M48	EXCEPTIONAL METALS - "CUSTOM SILVER"
M49	EXCEPTIONAL METALS - "CUSTOM GOLD"
M50	EXCEPTIONAL METALS - "CUSTOM NICKEL"

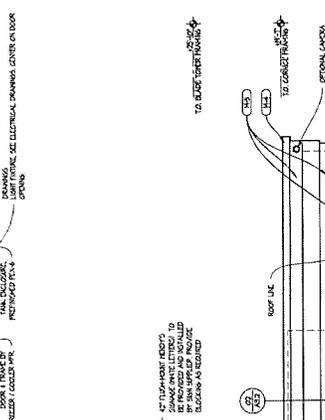
SITE NUMBER: 2020  
 BASE NO.: SMART 40 - SQUARE 201  
 ASSET TYPE: FRAM  
 CLASSIFICATION: NEW  
 OWNER: BRENCO BUSINESS  
 BASE VERSION: 2017  
 UPGRADE CLASSIFICATION: NEW/BUILD  
 PROJECT NAME: DON J. RORSCHACH, AIA, NCARB  
 FURNITURE PACKAGE: 2020 V2  
 DRAWING RELEASE: FEB 2019

113 MAIN STREET SUITE 200  
 SUITE 200  
 KUNA, ID 83634  
 PROJECT TYPE: NEW  
 PRODUCT TYPE: SMART 40 - SQUARE

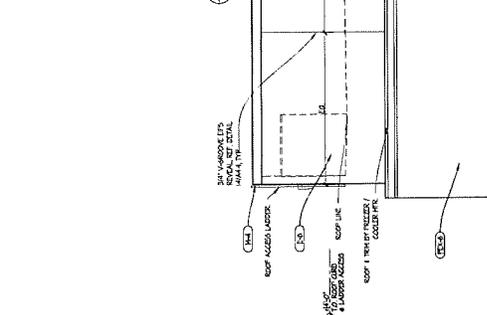
WENDY'S  
 N. MERIDIAN RD (US HWY 69) R  
 IN DEER FLAT RD  
 KUNA, ID. 83634



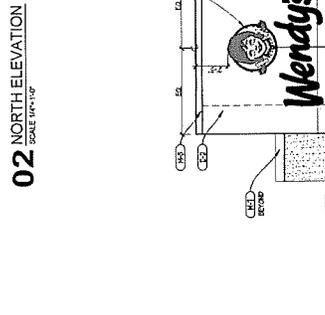
**02 NORTH ELEVATION**  
SCALE 1/4"=1'-0"



**01 SOUTH ELEVATION**  
SCALE 1/4"=1'-0"



**04 TYPICAL BLADE WALL DETAIL**  
SCALE 1/4"=1'-0"



**03 REAR DRIVE THRU ELEVATION**  
SCALE 1/4"=1'-0"

### EXTERIOR ELEVATIONS

SHEET NUMBER: A2.1  
 DATE: 02/19/19

WENDY'S  
 N. MERIDIAN RD (US HWY 69) R  
 IN DEER FLAT RD  
 KUNA, ID. 83634

WENDY'S  
 N. MERIDIAN RD (US HWY 69) R  
 IN DEER FLAT RD  
 KUNA, ID. 83634

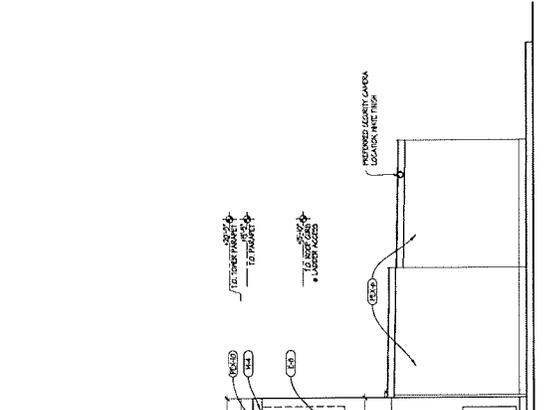
WENDY'S  
 N. MERIDIAN RD (US HWY 69) R  
 IN DEER FLAT RD  
 KUNA, ID. 83634

**EXTERIOR FINISHES LEGEND**

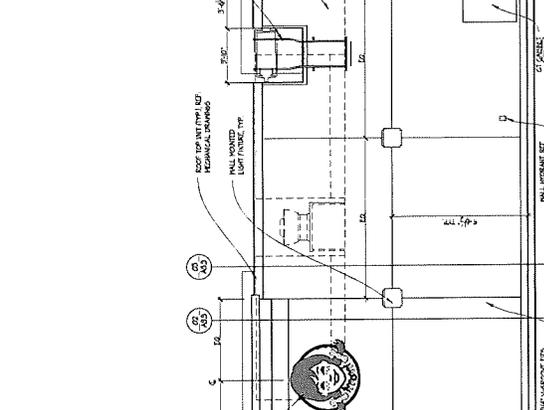
FIN	DESCRIPTION
1	EXTERIOR FINISHES TO MATCH EXISTING
2	EXTERIOR FINISHES TO MATCH EXISTING
3	EXTERIOR FINISHES TO MATCH EXISTING
4	EXTERIOR FINISHES TO MATCH EXISTING
5	EXTERIOR FINISHES TO MATCH EXISTING
6	EXTERIOR FINISHES TO MATCH EXISTING
7	EXTERIOR FINISHES TO MATCH EXISTING
8	EXTERIOR FINISHES TO MATCH EXISTING
9	EXTERIOR FINISHES TO MATCH EXISTING
10	EXTERIOR FINISHES TO MATCH EXISTING
11	EXTERIOR FINISHES TO MATCH EXISTING
12	EXTERIOR FINISHES TO MATCH EXISTING
13	EXTERIOR FINISHES TO MATCH EXISTING
14	EXTERIOR FINISHES TO MATCH EXISTING
15	EXTERIOR FINISHES TO MATCH EXISTING
16	EXTERIOR FINISHES TO MATCH EXISTING
17	EXTERIOR FINISHES TO MATCH EXISTING
18	EXTERIOR FINISHES TO MATCH EXISTING
19	EXTERIOR FINISHES TO MATCH EXISTING
20	EXTERIOR FINISHES TO MATCH EXISTING
21	EXTERIOR FINISHES TO MATCH EXISTING
22	EXTERIOR FINISHES TO MATCH EXISTING
23	EXTERIOR FINISHES TO MATCH EXISTING
24	EXTERIOR FINISHES TO MATCH EXISTING
25	EXTERIOR FINISHES TO MATCH EXISTING
26	EXTERIOR FINISHES TO MATCH EXISTING
27	EXTERIOR FINISHES TO MATCH EXISTING
28	EXTERIOR FINISHES TO MATCH EXISTING
29	EXTERIOR FINISHES TO MATCH EXISTING
30	EXTERIOR FINISHES TO MATCH EXISTING
31	EXTERIOR FINISHES TO MATCH EXISTING
32	EXTERIOR FINISHES TO MATCH EXISTING
33	EXTERIOR FINISHES TO MATCH EXISTING
34	EXTERIOR FINISHES TO MATCH EXISTING
35	EXTERIOR FINISHES TO MATCH EXISTING
36	EXTERIOR FINISHES TO MATCH EXISTING
37	EXTERIOR FINISHES TO MATCH EXISTING
38	EXTERIOR FINISHES TO MATCH EXISTING
39	EXTERIOR FINISHES TO MATCH EXISTING
40	EXTERIOR FINISHES TO MATCH EXISTING
41	EXTERIOR FINISHES TO MATCH EXISTING
42	EXTERIOR FINISHES TO MATCH EXISTING
43	EXTERIOR FINISHES TO MATCH EXISTING
44	EXTERIOR FINISHES TO MATCH EXISTING
45	EXTERIOR FINISHES TO MATCH EXISTING
46	EXTERIOR FINISHES TO MATCH EXISTING
47	EXTERIOR FINISHES TO MATCH EXISTING
48	EXTERIOR FINISHES TO MATCH EXISTING
49	EXTERIOR FINISHES TO MATCH EXISTING
50	EXTERIOR FINISHES TO MATCH EXISTING
51	EXTERIOR FINISHES TO MATCH EXISTING
52	EXTERIOR FINISHES TO MATCH EXISTING
53	EXTERIOR FINISHES TO MATCH EXISTING
54	EXTERIOR FINISHES TO MATCH EXISTING
55	EXTERIOR FINISHES TO MATCH EXISTING
56	EXTERIOR FINISHES TO MATCH EXISTING
57	EXTERIOR FINISHES TO MATCH EXISTING
58	EXTERIOR FINISHES TO MATCH EXISTING
59	EXTERIOR FINISHES TO MATCH EXISTING
60	EXTERIOR FINISHES TO MATCH EXISTING
61	EXTERIOR FINISHES TO MATCH EXISTING
62	EXTERIOR FINISHES TO MATCH EXISTING
63	EXTERIOR FINISHES TO MATCH EXISTING
64	EXTERIOR FINISHES TO MATCH EXISTING
65	EXTERIOR FINISHES TO MATCH EXISTING
66	EXTERIOR FINISHES TO MATCH EXISTING
67	EXTERIOR FINISHES TO MATCH EXISTING
68	EXTERIOR FINISHES TO MATCH EXISTING
69	EXTERIOR FINISHES TO MATCH EXISTING
70	EXTERIOR FINISHES TO MATCH EXISTING
71	EXTERIOR FINISHES TO MATCH EXISTING
72	EXTERIOR FINISHES TO MATCH EXISTING
73	EXTERIOR FINISHES TO MATCH EXISTING
74	EXTERIOR FINISHES TO MATCH EXISTING
75	EXTERIOR FINISHES TO MATCH EXISTING
76	EXTERIOR FINISHES TO MATCH EXISTING
77	EXTERIOR FINISHES TO MATCH EXISTING
78	EXTERIOR FINISHES TO MATCH EXISTING
79	EXTERIOR FINISHES TO MATCH EXISTING
80	EXTERIOR FINISHES TO MATCH EXISTING
81	EXTERIOR FINISHES TO MATCH EXISTING
82	EXTERIOR FINISHES TO MATCH EXISTING
83	EXTERIOR FINISHES TO MATCH EXISTING
84	EXTERIOR FINISHES TO MATCH EXISTING
85	EXTERIOR FINISHES TO MATCH EXISTING
86	EXTERIOR FINISHES TO MATCH EXISTING
87	EXTERIOR FINISHES TO MATCH EXISTING
88	EXTERIOR FINISHES TO MATCH EXISTING
89	EXTERIOR FINISHES TO MATCH EXISTING
90	EXTERIOR FINISHES TO MATCH EXISTING
91	EXTERIOR FINISHES TO MATCH EXISTING
92	EXTERIOR FINISHES TO MATCH EXISTING
93	EXTERIOR FINISHES TO MATCH EXISTING
94	EXTERIOR FINISHES TO MATCH EXISTING
95	EXTERIOR FINISHES TO MATCH EXISTING
96	EXTERIOR FINISHES TO MATCH EXISTING
97	EXTERIOR FINISHES TO MATCH EXISTING
98	EXTERIOR FINISHES TO MATCH EXISTING
99	EXTERIOR FINISHES TO MATCH EXISTING
100	EXTERIOR FINISHES TO MATCH EXISTING

SHEET NUMBER: 1000  
 BASE NO.: SMART 40 - SQUARE 2017  
 CLASSIFICATION: FINAL  
 OWNER: BIRNCO BURGERS  
 BASE VERSION: BIRNCO BURGERS 2017  
 UPGRADE CLASSIFICATION: NEW/BUILD  
 PROJECT YEAR: 2017  
 FURNITURE PACKAGE: 2018 V2  
 DIAMOND RELEASE: FEB 2019  
 DON J. RORSCHACH,  
 AIA, NCARB

31 TAMAR GREEN SUITE 200  
 FORT WORTH TX 76102  
 PROJECT TYPE: NEW  
 SMART 40 - SQUARE  
 N. MERIDIAN RD (US HWY 69) &  
 F1 DEER FLAT RD  
 KUNA, ID. 83634  
 WENDY'S



**02 EAST ELEVATION**  
SCALE 1/4"=1'-0"



**01 WEST ELEVATION**  
SCALE 1/4"=1'-0"

SHEET NUMBER: 1000  
 BASE NO.: SMART 40 - SQUARE 2017  
 CLASSIFICATION: FINAL  
 OWNER: BIRNCO BURGERS  
 BASE VERSION: BIRNCO BURGERS 2017  
 UPGRADE CLASSIFICATION: NEW/BUILD  
 PROJECT YEAR: 2017  
 FURNITURE PACKAGE: 2018 V2  
 DIAMOND RELEASE: FEB 2019  
 DON J. RORSCHACH,  
 AIA, NCARB

31 TAMAR GREEN SUITE 200  
 FORT WORTH TX 76102  
 PROJECT TYPE: NEW  
 SMART 40 - SQUARE  
 N. MERIDIAN RD (US HWY 69) &  
 F1 DEER FLAT RD  
 KUNA, ID. 83634  
 WENDY'S

**EXTERIOR ELEVATIONS**

SHEET NUMBER: 1000  
 SHEET TITLE: 01 WEST ELEVATION  
 SHEET SCALE: 1/4"=1'-0"

**A2.2**

SITE NUMBER: 1000  
 PROJECT NAME: SMART 40 - SQUARE 20E  
 PROJECT TYPE: FOOD  
 CLIENT: NEWY  
 OWNER: BIRCHARD BARBERS  
 DESIGNER: DON J. RORSCHACH  
 PROJECT CLASSIFICATION: NEWY  
 PROJECT TYPE: SMART 40 - SQUARE  
 PROJECT CLASSIFICATION: NEWY

PROJECT NAME: REVISED  
 PROJECT TYPE: 2000  
 PROJECT CLASSIFICATION: 2000  
 PROJECT TYPE: 2000  
 PROJECT CLASSIFICATION: 2000  
 PROJECT TYPE: 2000  
 PROJECT CLASSIFICATION: 2000

DON J. RORSCHACH,  
 AIA, NCARB

515 W. MAIN STREET SUITE 300  
 CHARLOTTE, NC 28202

PROJECT TYPE: NEWY  
 PROJECT CLASSIFICATION: SMART 40 - SQUARE

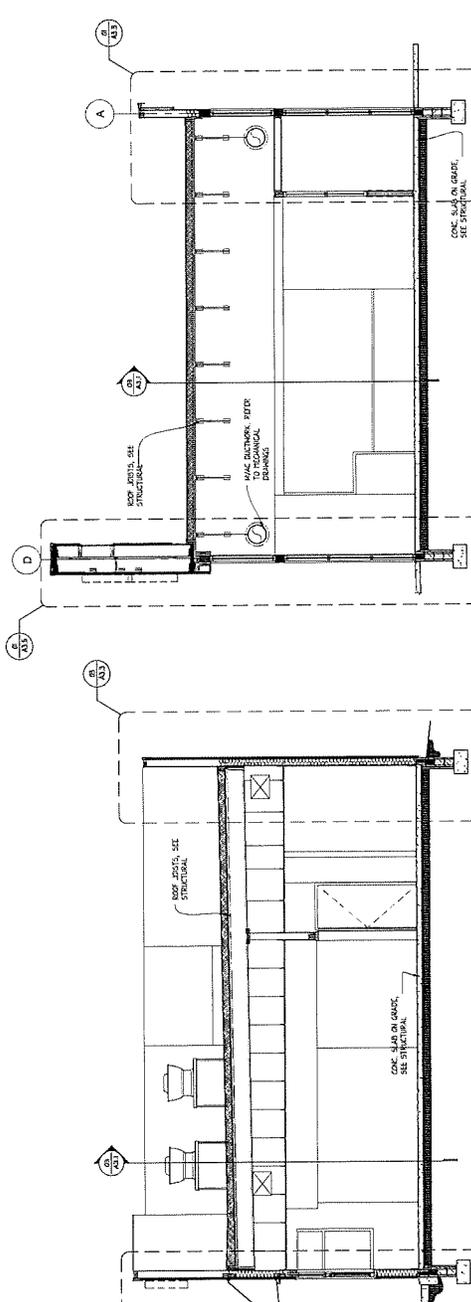
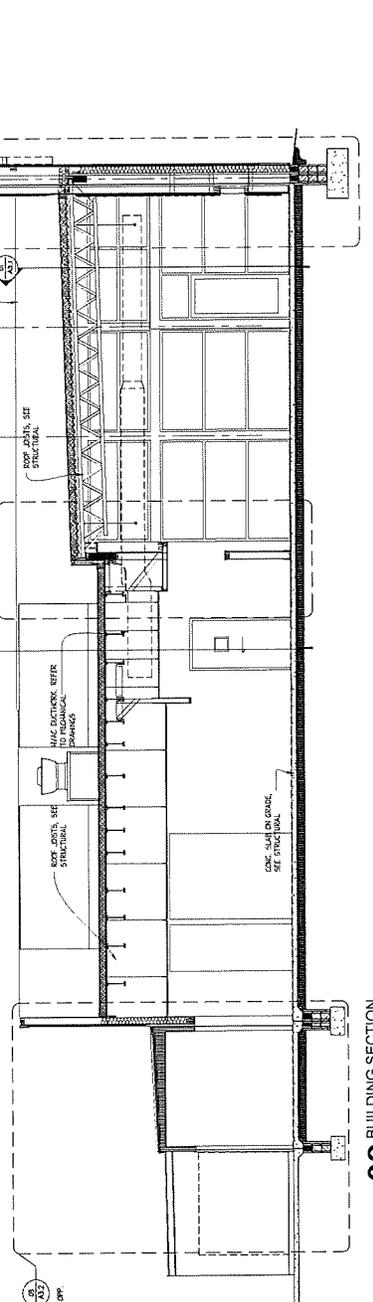
N. MERIDIAN RD (US HWY 69) R  
 KUNA, ID, 83634

**Wendy's**

SHEET NUMBER: 1000  
 PROJECT NAME: SMART 40 - SQUARE 20E  
 PROJECT TYPE: FOOD  
 CLIENT: NEWY  
 OWNER: BIRCHARD BARBERS  
 DESIGNER: DON J. RORSCHACH  
 PROJECT CLASSIFICATION: NEWY  
 PROJECT TYPE: SMART 40 - SQUARE  
 PROJECT CLASSIFICATION: NEWY

BUILDING SECTIONS  
 A3.1

**GENERAL NOTES**  
 1. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL ECTION DESIGN MANUAL, PART 13, AND THE AISC STEEL ECTION DESIGN MANUAL, PART 14. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED FOR THE FULL SERVICE LIFE OF THE BUILDING. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED FOR THE FULL SERVICE LIFE OF THE BUILDING. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED FOR THE FULL SERVICE LIFE OF THE BUILDING.  
 2. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 3. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 4. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 5. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 6. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 7. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 8. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 9. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.  
 10. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS INTERIOR AND EXTERIOR FINISHES UNLESS OTHERWISE NOTED.



SITE NUMBER: 1050  
 DATE: 02/20/2019  
 CLIENT: SMART 40 - 2020/2019  
 PROJECT TYPE: PERM  
 CLASSIFICATION: NEW  
 OWNER: WISCONSIN BIODIGESTERS  
 PROJECT ADDRESS: 1050  
 URBAN CLASSIFICATION:

PROJECT YEAR: NEWFIELD  
 PROJECT PACKAGE: 2019 03  
 DRAWN/RELEASE: FEB 2019

**DON J. RORSCHACH,**  
 AIA, NCARB

1050 MAIN STREET, SUITE 300  
 EAST WISCONSIN, WI 53520

PROJECT TYPE: NEW  
 SMART 40 - SQUARE

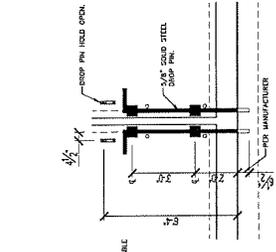
N. MERIDIAN RD (US HWY 69) &  
 E. DER FLAT RD.  
 KUNA, ID. 83634



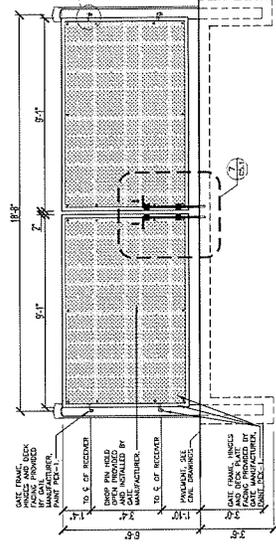
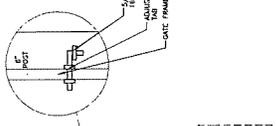
PROJECT NUMBER: 1050  
 SHEET: 20  
 DATE: 02/20/2019

MASONRY TRASH ENCLOSURE DETAILS

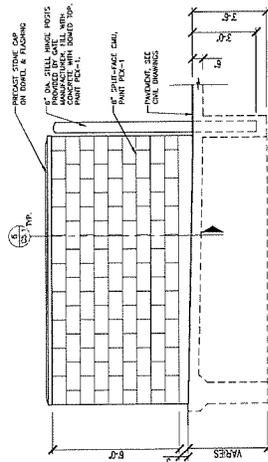
**C5.1**



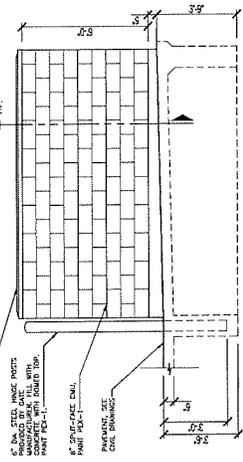
7 SCALE: 3/4" = 1'-0"



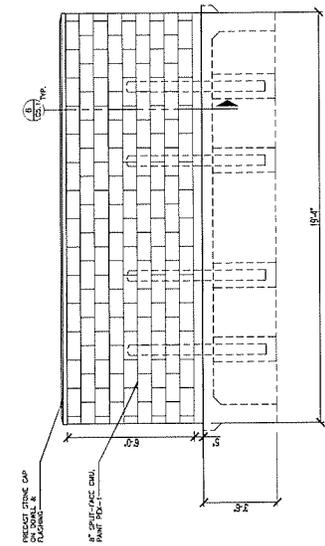
4 SCALE: 3/8" = 1'-0"



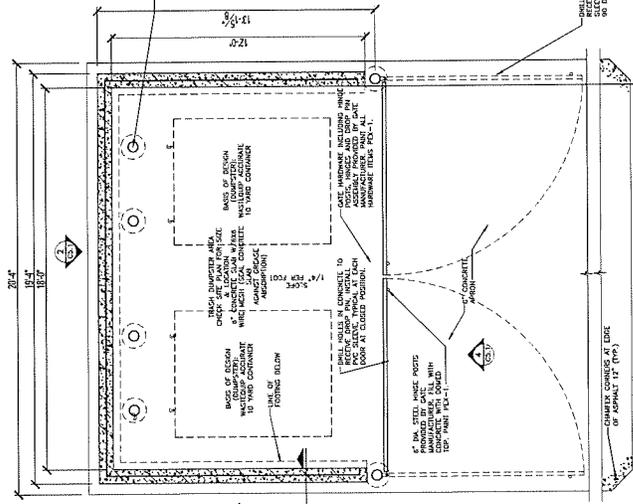
5 SCALE: 3/8" = 1'-0"



3 SCALE: 3/8" = 1'-0"

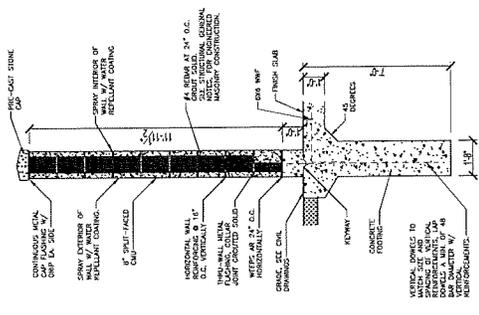


2 SCALE: 3/8" = 1'-0"



1 SCALE: 3/8" = 1'-0"

OPTIONAL CONCRETE SLAB SPEC:  
 A. CONCRETE SLAB: "SERIALS" CONCRETE CLEAR SHADE APPLY PER MANUFACTURER'S  
 B. OPTIONAL CONCRETE COLOR HARDWARE: "SERIALS" UNIFORMITY, A33 "CLASSIC GREY"  
 C. APPLY PER MANUFACTURER'S RECOMMENDATIONS



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

**Luminaire Schedule**

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
□	4	T-4ME 1	SINGLE	1.000	22330	166	OSC-A-NM-4ME-T-57K-UL-BZ w/OSQ-DABZ
□	1	T-4ME 2@90	2 @ 90	1.000	22330	166	OSC-A-NM-4ME-T-57K-UL-BZ w/OSQ-DABZ
□	5	T-4ME 2	BACK-BACK	1.000	22330	166	OSC-A-NM-4ME-T-57K-UL-BZ w/OSQ-DABZ

**Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)**

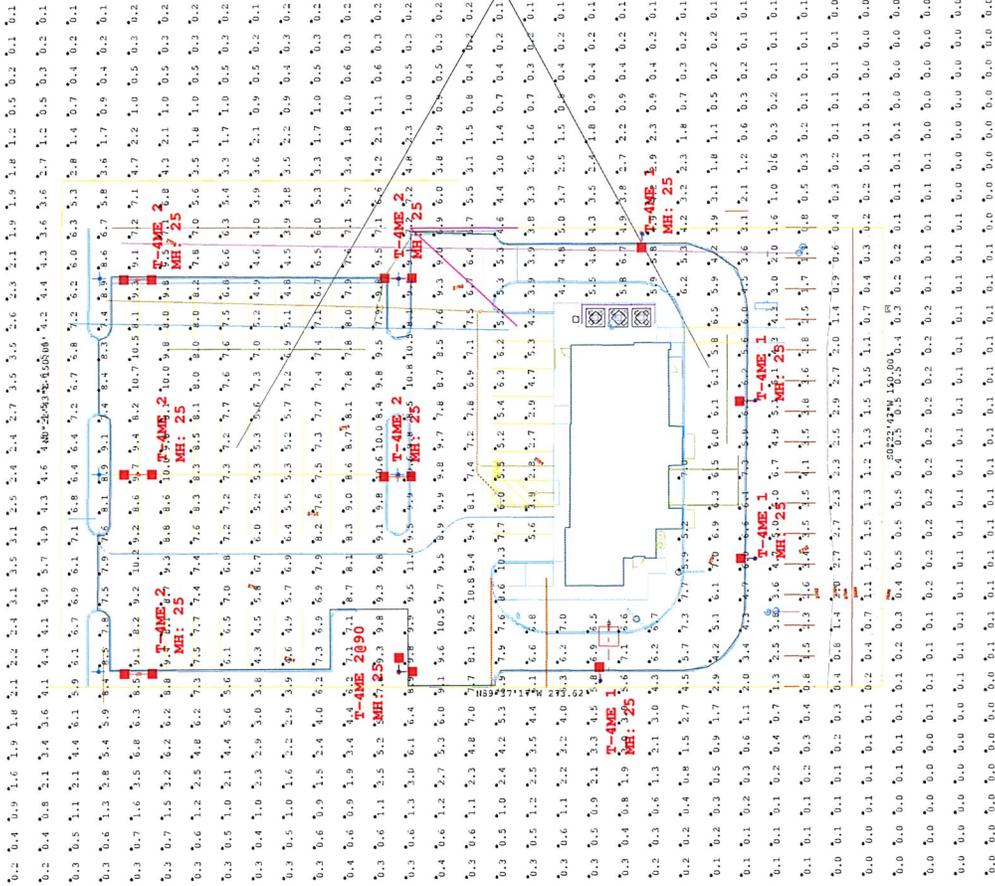
Label	Units	Avg	Min	Max
All Calc Points	Fc	3.45	0.0	N.A.
Paved Parking	Fc	7.31	2.7	4.07

Pole Schedule  
 (4) CL-SSP-0411-24-D1-BZ (24" X 4" STEEL SQUARE POLE)  
 (1) CL-SSP-0411-24-D3-BZ (24" X 4" STEEL SQUARE POLE 2@90)  
 (4) CL-SSP-0411-24-D2-BZ (24" X 4" STEEL SQUARE POLE 2@180)

Proposed poles meet 120 MPH sustained winds.

Additional Equipment:  
 (16) OSC-DABZ (DIRECT ARM MOUNT)

\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*



Paved Parking

Illuminance (Fc)  
 Average = 7.31  
 Maximum = 11.0  
 Minimum = 2.7  
 Avg/Min Ratio = 2.71  
 Max/Min Ratio = 4.07



A COMPANY OF IDEAL INDUSTRIES, INC.

9201 Washington Ave. Racine, WI 53406 https://creelighting.com - (800) 256-6800

Illuminance results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with Luminaire test procedures conducted under laboratory conditions. The customer is responsible for verifying the accuracy of the design parameters used in this design. The customer is responsible for verifying dimensional accuracy along with confirming applicable electrical requirements.

Wendy's #12993 Kuna, ID

Footcandles calculated at grade

Layout By:  
Linda Schaller

Date: 8/9/2019

Scale 1" = 80'



## Sam Weiger

---

**From:** Chad Gordon <chad.gordon@jmsanitation.com>  
**Sent:** Thursday, September 5, 2019 2:57 PM  
**To:** Tiffany Roth  
**Cc:** Sam Weiger; Rosa Morquecho  
**Subject:** Re: FW: Wendy's DRC Submittal

Tiffany,

Thanks for getting that sent over. Everything looks good for our needs.

Thanks,

On Thu, Sep 5, 2019 at 2:22 PM Tiffany Roth <[tiffany@roguearchitects.com](mailto:tiffany@roguearchitects.com)> wrote:

Hi Chad –

Please see attached for the Wendy's new construction project, per your request to Sam.



**Tiffany (Chalupa) Roth**

Studio Lead

513 Main Street Ste. 200

Fort Worth, TX 76102

Direct • 817.529.6853 | Main • 817.820.0433

---

**From:** Angelina Talamantes <[angelina@roguearchitects.com](mailto:angelina@roguearchitects.com)>  
**Sent:** Thursday, September 5, 2019 3:20 PM  
**To:** Tiffany Roth <[tiffany@roguearchitects.com](mailto:tiffany@roguearchitects.com)>  
**Cc:** Rosa Morquecho <[rosa@roguearchitects.com](mailto:rosa@roguearchitects.com)>  
**Subject:** RE: Wendy's DRC Submittal

Hi Tiffany,

That is odd. The trash enclosure was submitted for DRC. Either way I have attached a copy for your use.

Thank you,

Angelina



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Paul A. Stevens, P.E.  
Kuna City Engineer  
208-287-1727

## DESIGN REVIEW MEMORANDUM

**Date:** 18 September 2019  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** STELCO, LLC 689 E. ACCESS STREET 19-25-DR

---

The Wendy's Company design review application dated 26 August 2019 has been reviewed. The following narrative is limited to the design review request. Items such as number of parking spaces, sufficiency of Handicapped facilities and landscaping are not a function of Public Works. Comments regarding landscaping, parking and associated facilities will be generated from the respective disciplines.

### 1. General

- a. Street lights were installed along E. Meridian Road during a previous development phase of this project. Street lights appear evenly spaced and adequate for E. Meridian Road.
- b. Additional lighting may be needed at the proposed facility entrances and parking area.
- c. Parking is shown within the property lines of the proposed development site.
- d. All connections to City utilities (pressurized irrigation, sewer, water) shall adhere to the City of Kuna standards in effect at the time of construction.
- e. Coordinate connection to City utilities with the City of Kuna Public Works department.

### 2. On Site Stormwater Retention

- a. The Design Review Application provides a site plan showing two subsurface seepage beds. The civil drawings do not provide on-site storm water retention design or supporting calculations.
  - i. Provide the subsurface seepage bed design with supporting calculations to the City Engineer's office for review & approval before commencing construction.
  - ii. The City of Kuna's storm water retention policy complies with the ACHD storm water manual. The ACHD storm water manual is available from the ACHD web site.

### 3. Irrigation

- a. Pressurized irrigation is available along the northern and eastern lot boundaries.
- b. Connection to potable water for irrigation is not allowed.

### 4. Sewer

- a. A sewer mainline of sufficient capacity to service this property is available on the Western lot boundary.

- b. Two sewer connections are shown. The northern connection presumably is separate from the southern connection. It is assumed, based on the drawings (plan view), that the northern sewer connection will manage normal waste flows and that the southern sewer connection will manage waste flows from the kitchen and any other areas that generate oil and grease.
- c. Provide a statement explaining the dual sewer services.

**5. Water**

- a. A water mainline of sufficient capacity to service this property exists along the West side of the lot.
- b. Sheet C4.0 shows two 2" diameter water supplies to the new facility. The northern 2" diameter supply line is shown within the northern storm water retention and infiltration system.
  - i. Eliminate the conflict between the storm water retention basin and the water supply line.
- c. The northern 2" diameter line stops in the parking lot and is not shown connecting to the building.
  - i. Provide supporting information for the second 2" diameter water supply line.



# City of Kuna

## Planning and Zoning Commission

### Staff Report

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

**To:** Planning and Zoning Commission

**Case:** 18-17-SN-A (Sign Modification);  
 18-33-DR-A (Design Review Modification); **Winfield Springs Monument Sign Modifications**

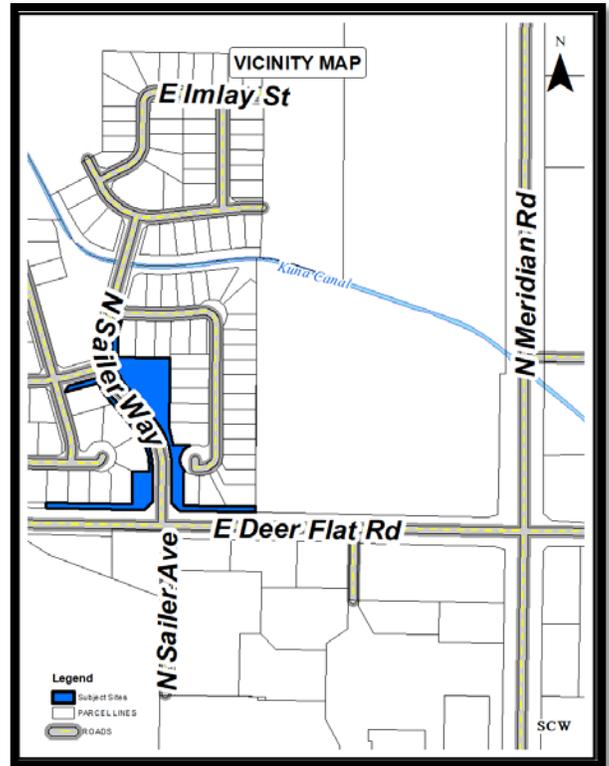
**Site Location:** North Sailer Way, Kuna, ID 83634

**Planner:** Sam Weiger, Planner I

**Meeting Date:** September 24, 2019

**Owner/Applicant:** Toll Brothers, Coleman Homes  
 3103 West Sheryl Dr. #100  
 Meridian, ID 83642

**Representative:** Apex Sign Company  
 PO Box 2002  
 Eagle, ID 83616  
 208-871-6103  
[apexsignsboise@gmail.com](mailto:apexsignsboise@gmail.com)



**Table of Contents:**

- A. Process and Noticing
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Proposed Decision by the Commission

**A. Process and Noticing:**

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

**B. Applicant's Request:**

On behalf of Toll Brothers (Coleman Homes), Apex Sign Company requests design review approval for two 5-ft tall (approximate) illuminated monument signs for Winfield Springs Subdivision. The subject sites are located at North Sailer Way, Kuna, ID 83634. (APNs# R9466230700 & R9466230020).

**C. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	RUT	Rural-Urban Transition – Ada County
	C-1	Neighborhood Commercial – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Toll Brothers (Coleman Homes)	0.5 acres	R-6 – Kuna City	R9466230700
Toll Brothers (Coleman Homes)	1.2 acres	R-6 – Kuna City	R9466230020

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

The subject sites feature two existing monument signs (received design review approval in November 2018). Additionally, the subject sites feature landscaping associated with subdivision common lots.

4. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

**D. Staff Analysis:**

The applicant, Apex Sign Company is proposing to construct two new onsite monument signs for Toll Brothers (Coleman Homes), located at 1800 North Siltstone Way. The proposed monument signs will replace the existing monument signs at the entrance of Winfield Springs Subdivision, adjacent to Deer Flat Road. The proposed monument signs stand approximately five feet high and 20 feet across at its widest point. The total sign area is approximately 110 square feet, which includes a 40 square-foot (approximate) sign copy. The sign east of North Sailer Way is proposed to be built approximately 27 feet from North Sailer Way and approximately 28 feet from East Deer Flat Road. The sign east of North Sailer Way is proposed to be built approximately 30 feet from North Sailer Way and approximately 26 feet from East Deer Flat Road. The proposed monument sign locations meet the city’s clear vision triangle standards.

The applicant indicated on the vicinity map that the existing monument signs will be removed and relocated to an entryway adjacent to the northern property boundary of Winfield Springs Subdivision. The proposed sign relocations comply with KCC 5-10-4.

Kuna City Code 5-10-4 states that subdivision sign area shall not exceed 40 square feet per side. Staff would like to note that the sign area is referring to the sign copy area, or the combined area of the sign’s logo and emblem, rather than the entire structure.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “F” of this report and any additional conditions requested by the Planning and Zoning Commission.

**E. Applicable Standards:**

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

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

*Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to change specific parts of this request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 18-17-SN-A (Sign) & 18-33-DR-A (Design Review), a request from Apex Sign Company for design review approval for two monument signs, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. All electrical components of sign shall obtain a building permit with the City of Kuna. All work shall be inspected by Kuna City inspectors.
3. Any footings and foundations shall obtain a building permit with the City of Kuna. All work shall be inspected by Kuna City inspectors.
4. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

**DATED this 24<sup>th</sup> day of September, 2019.**

**received**  
8.20.19



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)	19-33-DR-A 18-17-SN-A
Project name	Winfield Springs Monument Sign Modification
Date Received	8.20.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

**Contact/Applicant Information**

Owners of Record: <u>TOLL BROTHERS, COLEMAN HOMES</u>	Phone Number: <u>208.424.0020</u>
Address: <u>3103 W. BENEYLA DR. #100</u>	E-Mail: <u>BSITANTON@TOLLBROTHERS.COM</u>
City, State, Zip: <u>MERIDIAN, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>APEX SIGN COMPANY</u>	Phone Number: <u>208.871.6103</u>
Address: <u>P.O. Box 2002</u>	E-Mail: <u>APEXSIGNS2012@GMAIL.COM</u>
City, State, Zip: <u>ENGLE, ID 83616</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

**Subject Property Information**

Site Address: <u>1200 N. SILVERSTONE WAY KUNA, ID 83634</u>
Site Location (Cross Streets): _____
Parcel Number (s): <u>R9466230700</u>
Section, Township, Range: <u>WINFIELD SPRINGS SUB LOT 1 BLK 02</u>
Property size : _____
Current land use: _____ Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: _____

Exhibit  
A1

**Project Description**

Project / subdivision name: STERLING RANCH / WINFIELD  
General description of proposed project / request: REMOVE TWO (2) EXISTING MONUMENT DISPLAYS AND REINSTALL IN PHASE 5. MFG AND INSTALL TWO (2) LARGER MONUMENT DISPLAYS  
Type of use proposed (check all that apply): ON E. DEER FLAT RD AND N. SAULSBURY WAY  
 Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_  
Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

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

**Non-Residential Project Summary (if applicable)**

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

Applicant's Signature: [Signature] Date: 8.16.19



# 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.: <u>18-33-DR-A</u>
CROSS REF.: <u>18-17-SN-A</u>
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 documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 751 W 4<sup>th</sup> 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 type="checkbox"/> Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>		<input type="checkbox"/>
<input checked="" type="checkbox"/> A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>		<input 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 <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.		<input 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**

N/A

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Property lines	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input 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 type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations (a separate sign application must be submitted with this application)	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines (if applicable)	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input 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 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 type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

N/A

**Building Elevations**

Applicant  
Use

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

Staff  
Use

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

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

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

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

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

N/A

**Lighting Plan**

Applicant  
Use

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

Staff  
Use

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

**Roof Plans**

Applicant  
Use

Size and location of all roof top mechanical units

Staff  
Use

# Design Review Application

Applicant: WINFIELD SPRINGS / STERLING RANCH Phone: \_\_\_\_\_

Owner

Representative

Fax/Email: \_\_\_\_\_

Applicant's Address: 1800 N. SILTSTONE WAY

KUNA, ID

Zip: 83634

Owner: TOLL BROTHERS Phone: 208.912.5698

Owner's Address: 3103 W. SHERYL DR. #100 Email: BSTANTON@TOLLBROTHERS.COM

MERIDIAN, ID

Zip: 83642

Represented By: (if different from above) APEX SIGN COMPANY Phone: 208.871.6103

Address: P.O. Box 2002 Email: APEXSIGNSBOISE@GMAIL.COM

EAGLE, ID

Zip: 83616

Address of Property: 1800 N. SILTSTONE WAY

KUNA, ID

Zip: 83634

Distance from Major Cross Street: 40' Street Name(s): DEER FLAT

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW  
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION  
 STAFF LEVEL APPLICATION

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

MFG AND INSTALL 2 MONUMENT ENTRY SIGNS

1. Dimension of Property: \_\_\_\_\_

2. Current Land Use(s): RESIDENTIAL

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

North: RESIDENTIAL

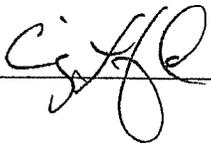
South: FARMING

East: FARMING

West: RESIDENTIAL

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

Please explain: \_\_\_\_\_

Signature of Applicant  Date 8.20.19

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

Signature of receipt by City Staff \_\_\_\_\_ Date \_\_\_\_\_

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

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



# City of Kuna SIGN PERMIT APPLICATION

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

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

## SUBMIT

SUBMITTAL FEE: \$30

- ✓ Completed & signed Sign Permit application..
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: \_\_\_\_\_ Zone \_\_\_\_\_

Site Address: 1800 N. SILSTONE WAY KUNA, ID 83634 (STERLING RANCH SUB DIVISION)

Applicant's Name: APEX SIGN COMPANY Phone: 208.871.6103

Applicant's Address: PO BOX 2002 City: EAGLE Zip: 83616

Contact's Email: APEXSIGNSBOISE@GMAIL.COM RCE# 23494

Note: The following information must be completed in entirety. For additional signs, please attach information to application

**SIGN #1**

Type of Sign: PROPOSED  EXISTING \_\_\_\_\_ OFF PREMISES \_\_\_\_\_ ON PREMISE \_\_\_\_\_

Sign Dimensions: Freestanding \_\_\_\_\_ Wall \_\_\_\_\_ Ground Monument

Length 20' Width 7' HEIGHT Square Feet \_\_\_\_\_

Building Lineal Foot (space of which is occupied by enterprise) \_\_\_\_\_

**SIGN #2**

Type of Sign: PROPOSED  EXISTING \_\_\_\_\_ OFF PREMISES \_\_\_\_\_ ON PREMISE \_\_\_\_\_

Sign Dimensions: Freestanding \_\_\_\_\_ Wall \_\_\_\_\_ Ground Monument

Length 20' Width 5'-6" HEIGHT Square Feet \_\_\_\_\_

Building Lineal Foot (space of which is occupied by enterprise) \_\_\_\_\_

**Note:** Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2006 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: [Signature] Date: 8.5.19

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/



August 5, 2019

To Whom it May Concern:

APEX Sign Company on behalf of Toll Brothers, Inc. is seeking sign permits to remove two (2) existing signs and manufacture and install two (2) s/f illumination 5' x 20' monument displays for Sterling Ranch Subdivision.

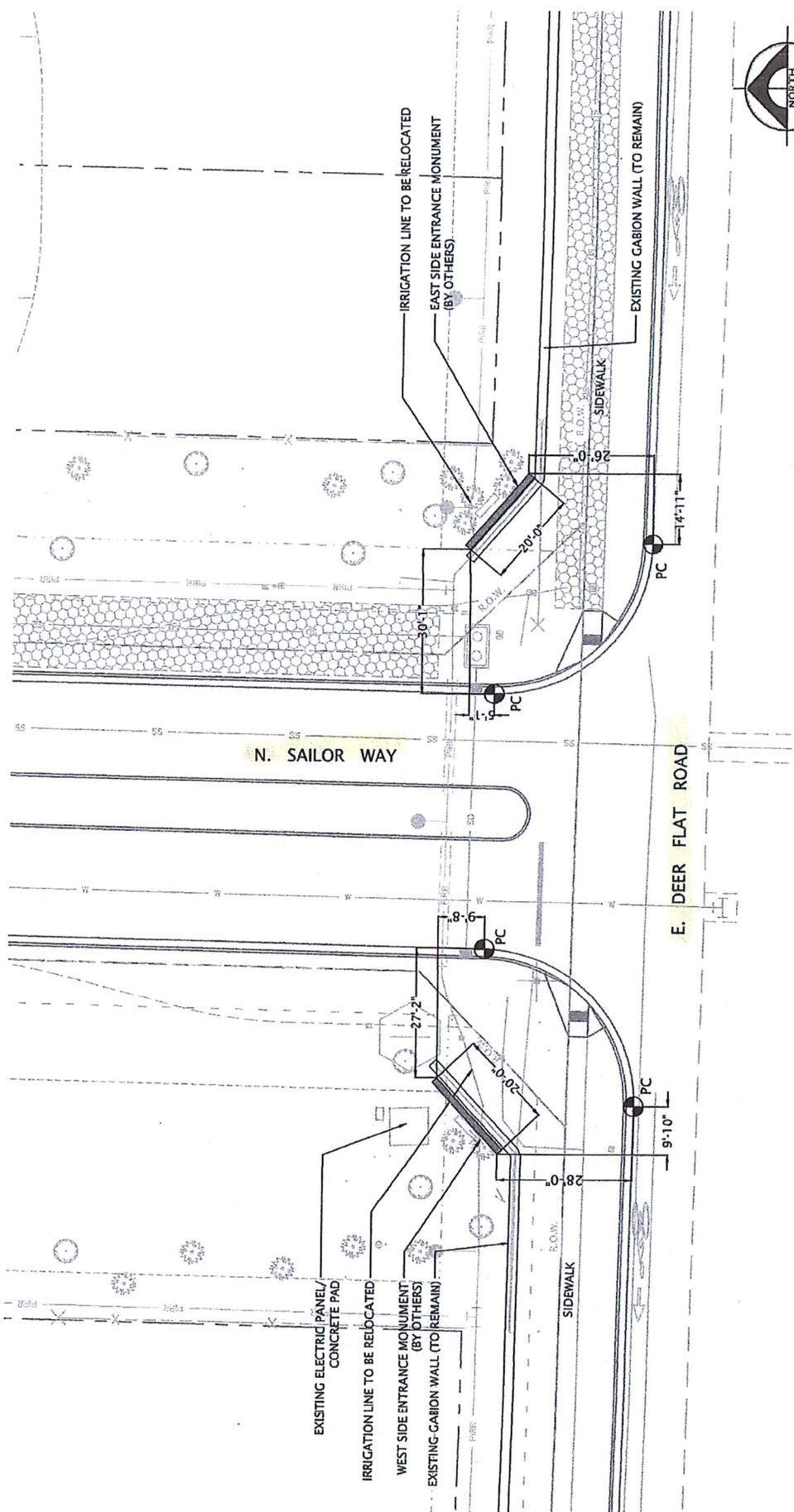
Respectfully,

A handwritten signature in black ink, appearing to read "Craig Lunsford".

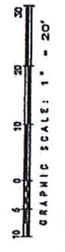
Craig Lunsford <><

APEX Sign Company





**STERLING RANCH**  
**ENTRY MONUMENT LOCATION PLAN**  
 KUNA, ADA COUNTY, IDAHO  
 SCALE: 1" = 20' DATE: 8/1/2018 DRAWN BY: LAC

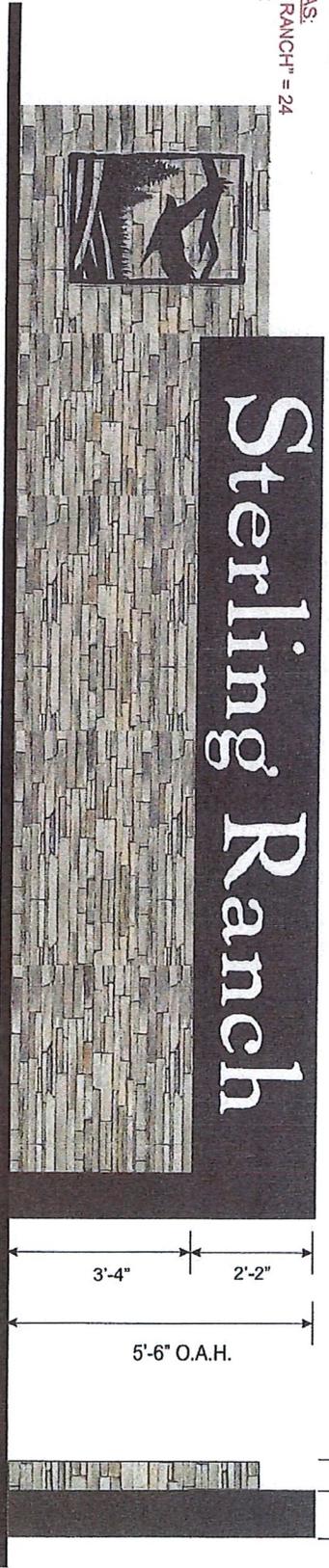


**ESE**  
 PLANNING

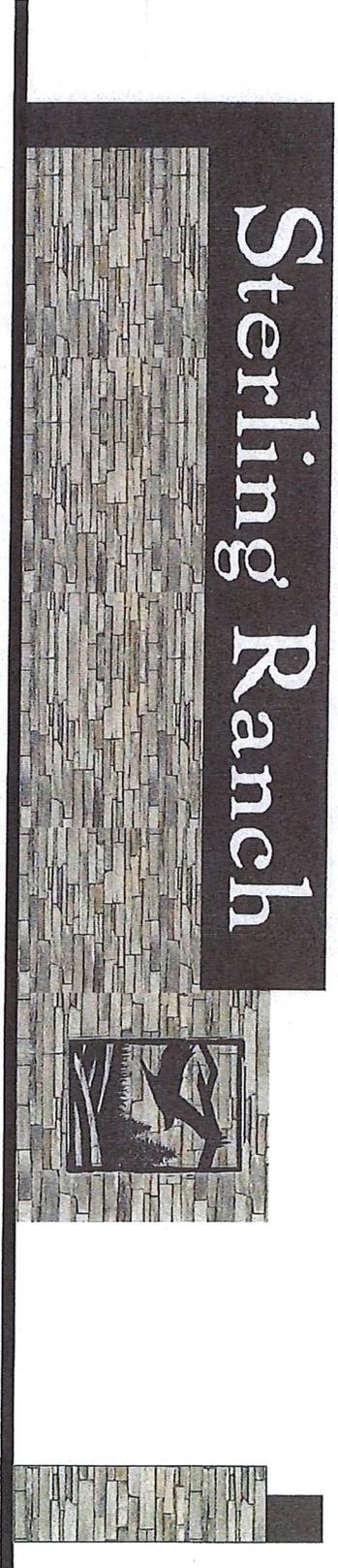
Exhibit  
 A2

TOTAL SQ. FT. = 110  
COPY AREAS:  
"STERLING RANCH" = 24  
LOGO = 12

20'-0" 6" 10"



SCALE 1/2" = 1'-0"



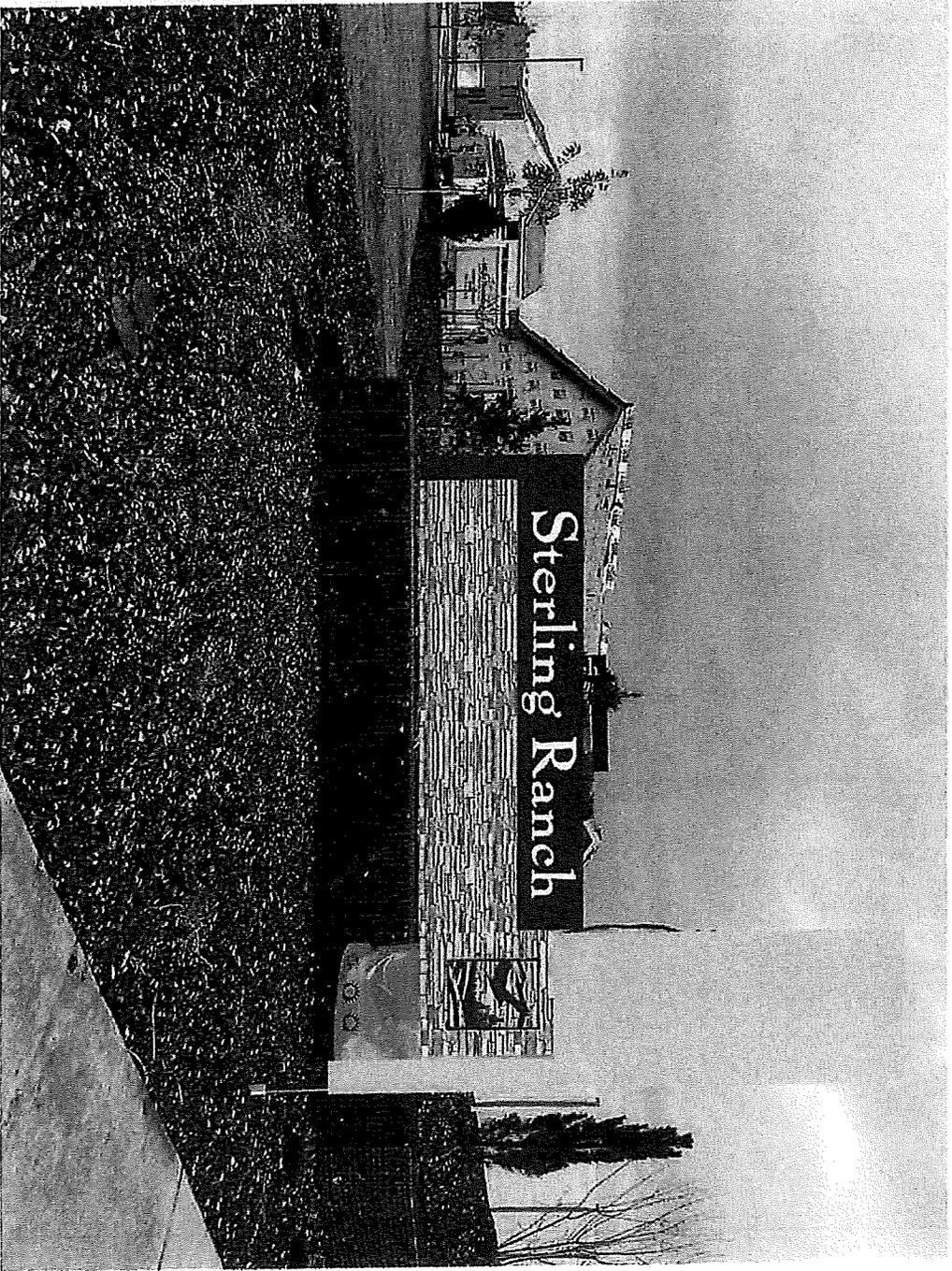
(2) EACH - SINGLE FACE ILLUMINATED MONUMENT ENTRY SIGNS

STRUCTURE - ANGLE IRON WITH OSB UNDERLAY, MASONRY BY OTHERS

STERLING RANCH - .063 ALUMINUM CABINET, ROUTED-OUT COPY BACKED WITH WHITE ACRYLIC, INTERNALLY ILLUMINATED

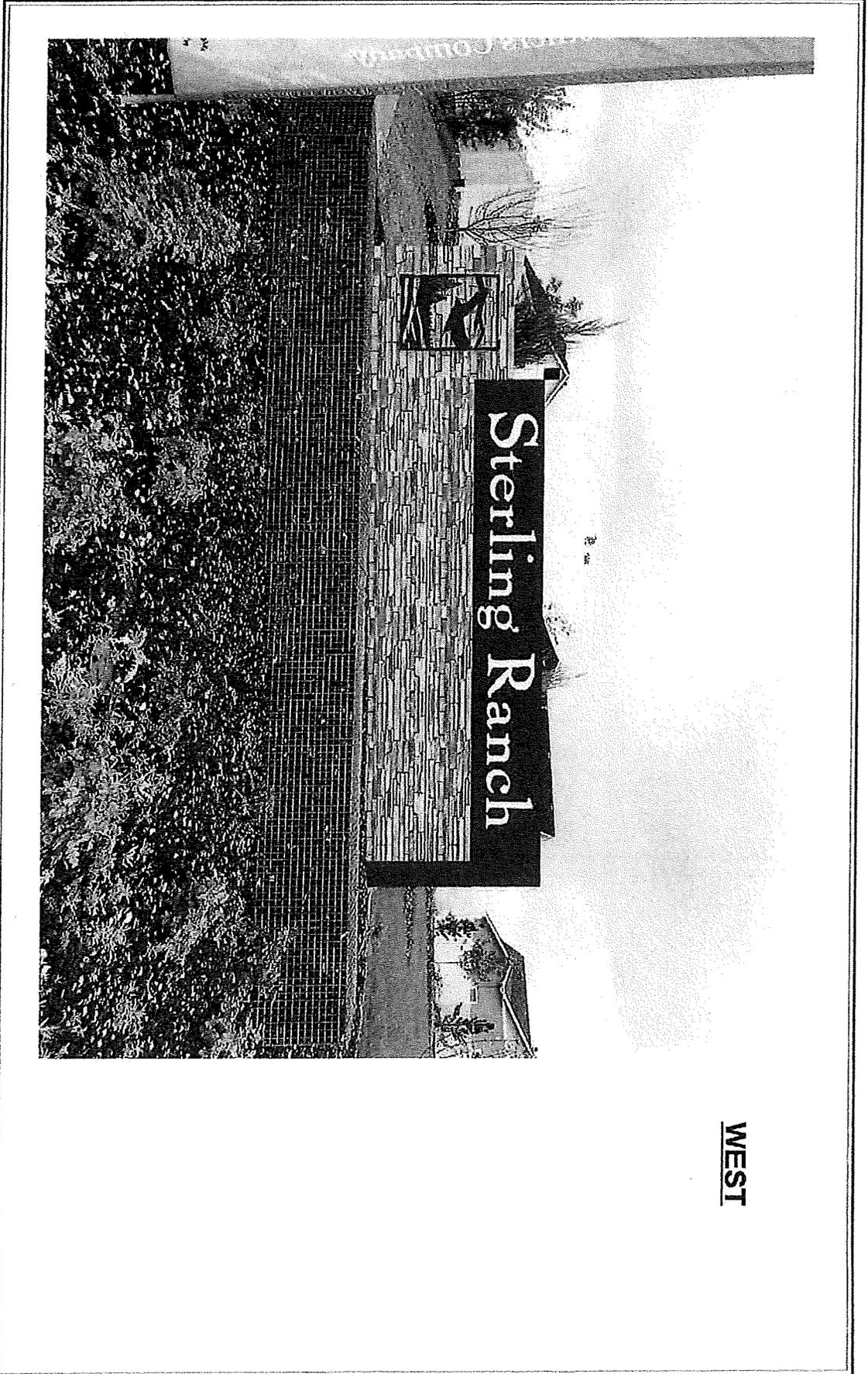
LOGO - 1/8" ALUMINUM, LED BACKLIT WITH DARK BRONZE FINISH

A ③



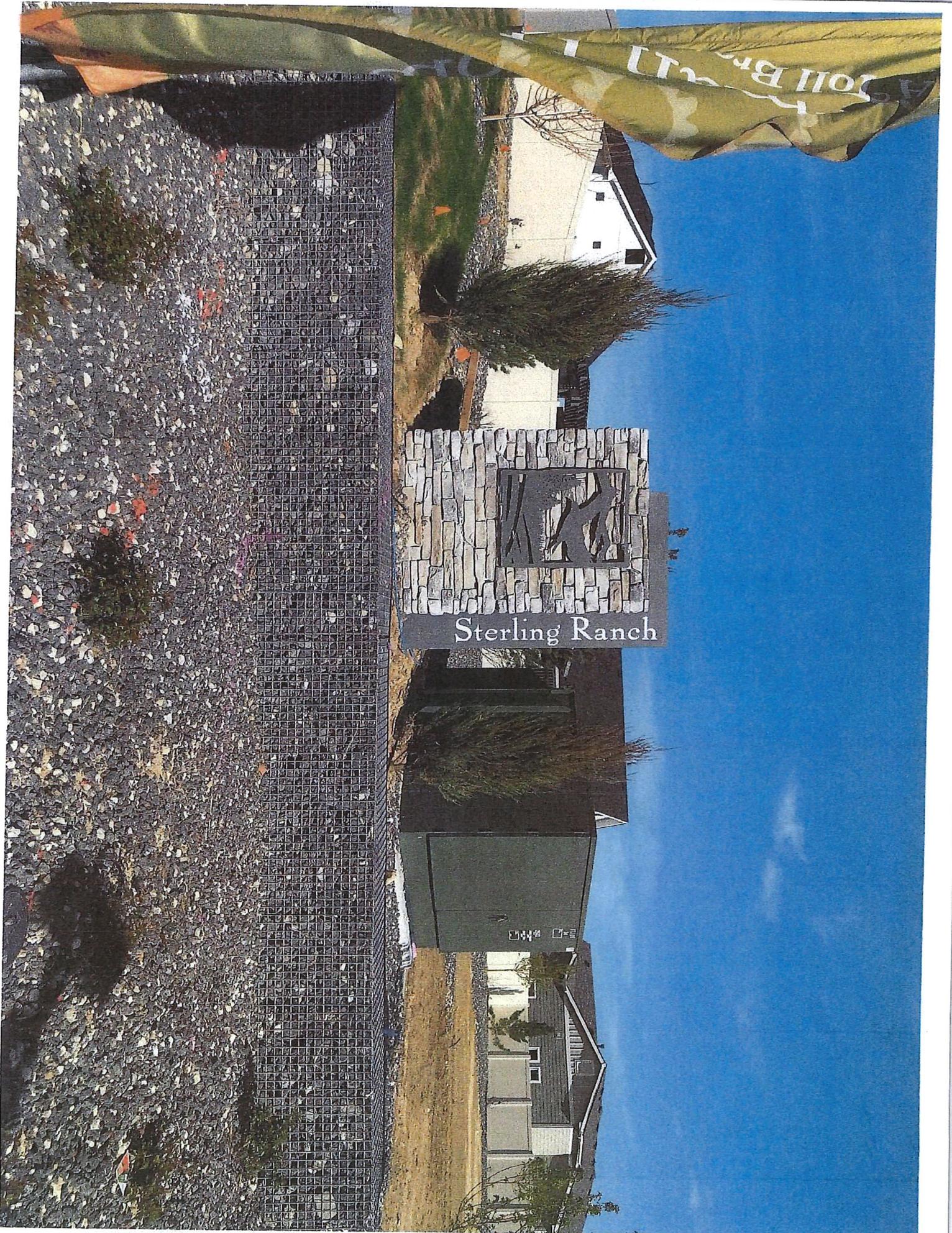
EAST

A(2)



WEST





Sterling Ranch

2011 Br...



# City of Kuna

## Planning and Zoning Commission

### Staff Report

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

**To:** Planning and Zoning Commission

**Case Numbers:** 19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review) **Chotika Subdivision**

**Site Location:** 642 S. Ash St and S. Ash St., Kuna, ID 83634

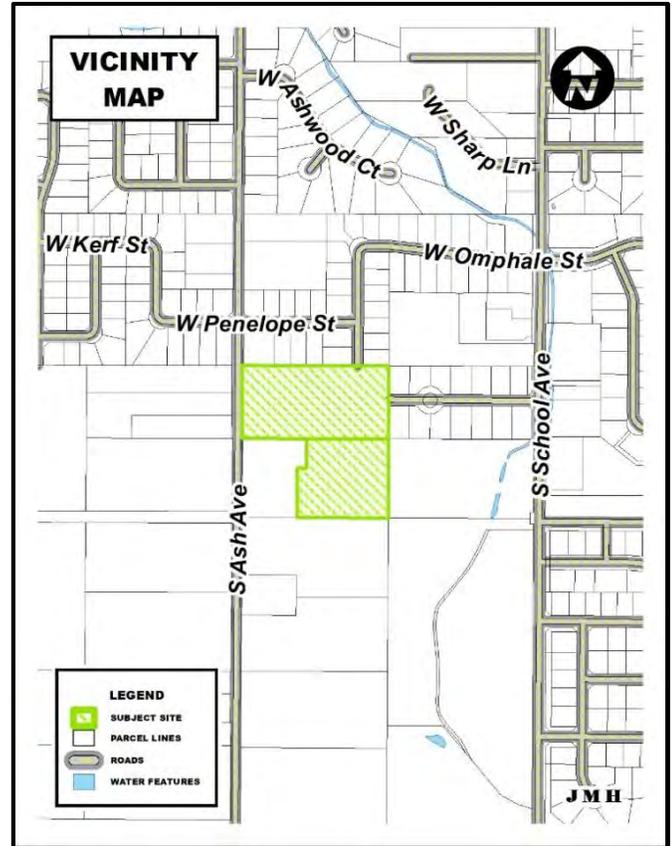
**Planner:** Jace Hellman, Planner II

**Hearing Date:** September 24, 2019

**Owner:** Don Veasey  
 31045 Temecula Parkway #201  
 Temecula, CA 92592  
 951.970.9191  
[don@kalpacific.com](mailto:don@kalpacific.com)

**Applicant:** Crystal McDaniel, Accurate Surveyors  
 1602 W Hays St, Suite 306  
 Boise, ID 83702  
 208.488.4227  
[crystal@accuratesurveyors.com](mailto:crystal@accuratesurveyors.com)

**Representative:** Roger Smith  
 1693 S. Coronado Ave  
 Boise, ID 83709  
 208-870-1015  
[Roger-j-smith@msn.com](mailto:Roger-j-smith@msn.com)



**Table of Contents:**

- |                          |   |
|--------------------------|---|
| A. Process and Noticing  | F. Applicable Standards                 |
| B. Applicants Request    | G. Proposed Comprehensive Plan Analysis |
| C. Site History          | H. Proposed Kuna City Code Analysis     |
| D. General Project Facts | I. Commission’s Recommendation          |
| E. Staff Analysis        |   |

**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

**a. Notifications**

- i. Neighborhood Meeting March 27, 2019 (10 people attended)
- ii. Agency Comment Request June 18, 2019
- iii. 400' Property Owners Notice September 4, 2019
- iv. Kuna Melba Newspaper September 4, 2019
- v. Site Posted September 13, 2019

**B. Applicant's Request:**

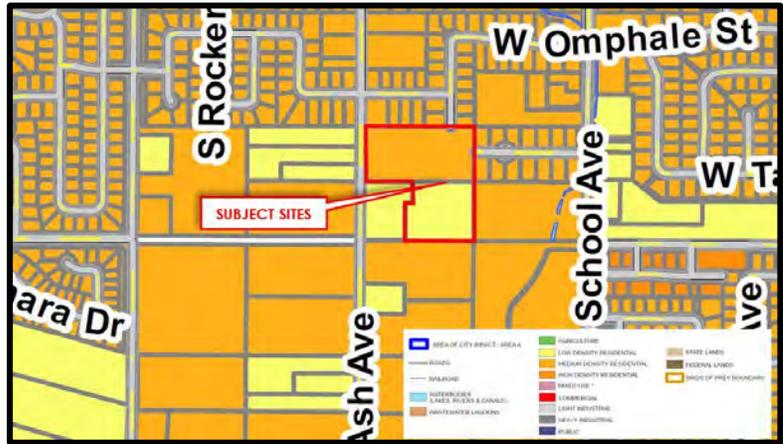
On behalf of Don Veasey (owner), Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (thirty-three (33) buildable lots, five (5) common lots). The subject sites are located at 642 S. Ash St. and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).

**C. Site History:**

Both parcels are currently zoned Rural Urban Transition (RUT) within unincorporated Ada County. Historically these parcels have served as farmland.

**D. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 7.67-acre site as Medium Density Residential and Low-Density Residential.



2. **Recreation and Pathways Map:**

The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site.

**3. Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	RUT	Rural Urban Transition – Ada County
<b>East</b>	RUT R-4	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
<b>West</b>	RUT R1	Rural Urban Transition – Ada County Estate Residential – Ada County

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Don Veasey	7.67 acres	RUT (Rural Urban Transition)	R5070503050 & R5070502835

**5. Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMIS)

Fire Protection – City of Kuna (KRFD)  
Police Protection – Kuna Police (Ada County Sheriff’s office)  
Sanitation Services – J & M Sanitation

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

The proposed project sites contain one single-family home and two (2) outbuildings. vegetation on-site is consistent with that of crop fields. The sites have an estimated average slope of 2% to 3%. Bedrock depth is estimated to be greater than 60 inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

The applicant proposes connections to existing public streets in three locations, including the projects main ingress/egress onto South Ash Avenue. Additionally, an extension of a section of Sunbeam Street (mid-mile collector) is proposed along the southern boundary of the proposed property.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Central District Health Department ..... Exhibit C-2
- Boise Project Board of Control ..... Exhibit C-3
- Department of Environmental Quality ..... Exhibit C-4
- Nampa & Meridian Irrigation District ..... Exhibit C-5
- Idaho Transportation Department ..... Exhibit C-6
- Ada County Highway District ..... Exhibit C-7
- Kuna City Engineer ..... Exhibit C-8

E. **Staff Analysis:**

The applicant proposes to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification and to subdivide the 7.67 acres into 38 total lots (33 buildable lots, five (5) common lots). On May 23, 2019, Staff held a pre-application meeting with the applicant, Public Works, Kuna School District, and Kuna Rural Fire District to discuss the project. The applicant held a neighborhood meeting with residents within 400 ft of the subject site on March 27, 2019. There were 10 residents who attended the meeting. A recap of the neighborhood meeting was provided as a part of the application.

The first preliminary plat that was submitted with this application consisted of 37 lots (34 buildable and three (3) common lots), however this plat did not include the construction of a mid-mile collector section (Sunbeam Street) and appropriate buffer widths along the future mid mile collector. Additionally, the initial preliminary plat only included 1.8% useable open space. The applicant was instructed by staff from the City and Ada County Highway District to re-draw the plat to include the mid mile collector, buffers and increase the amount of usable open space.

The project proposes to take its main access from Ash Avenue. Additionally, the applicant proposes connections into existing stub streets (W. Recess Way and S. Cassandra Avenue). the property’s southern border aligns with the mid-mile collector, Sunbeam Street. Typically, this would indicate the applicant would be responsible for the dedication of proper right-of-way and the construction of half of a 36-ft street section with vertical curb, gutter, 8-ft wide detached sidewalk, plus 12-ft of additional pavement widening, 3-ft wide shoulder and borrow ditch abutting the site. However, Sunbeam is currently not constructed to the east and west of the site. Ada County Highway District (ACHD) has recommended that the applicant be required to provided sufficient right-of-way along the south property line abutting the site, and provide ACHD with road trust funds for the future improvements to

Sunbeam Street abutting the site. Staff would support ACHD's recommendation. Cassandra Avenue will stub into what will be Sunbeam Street, the applicant will be required to install a sign at the terminus of each of the roads stating these roads will continue in the future. Staff will defer the applicant to comments provided by ACHD for preferred language.

There is an existing home on the subject site that will remain as a part of this subdivision. The home currently takes driveway access onto Ash Avenue. However, the applicant has proposed and is required to improve Ash Avenue with vertical curb, gutter and a five-foot wide attached sidewalk. These improvements will close the existing driveway's onto Ash Avenue, and the existing home will have to take access from W. Recess Way.

Under the notes listed on the preliminary plat, note number no. 6 designates which lots are considered common lots. The applicant currently lists "lot 1, block 2 is designated as a common area". However, lot 1, block 2, according to the preliminary plat, is a buildable lot. Staff will require the applicant to adjust the note to include the correct lot and block of the useable open space, as well as the additional common lots used as landscape buffers fronting South Ash Avenue and West Sunbeam Street.

The installation of streetlights are a required public improvement (Kuna City Code 6-4-2). The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of 250 feet along the site's frontage. The locations of street lights will be approved at the time of construction document review. Staff would note that these street lights must be designed and installed according to "Dark skies" standards and Kuna City Code.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Additionally, the City attempts to balance all housing types within the City. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report.

A design review application for common area landscaping and open space was included as a part of the overall application. As mentioned previously, the first preliminary plat and landscape, only contained approximately 1.8% open space for the 7.67-acre site. Following conversation with staff, the applicant has proposed approximately 3.6% useable open space. 6.25% (including useable open space) has been dedicated to landscaping. For all useable open space, Kuna City Code 5-17-12 requires a minimum of one (1) deciduous shade tree per thousand square feet of the site identified as open space. According the applicants landscape plan (dated 08/09/2019), there are no trees identified within the useable open space lot (lot 3 Block 1). Staff will require the applicant to comply with Kuna City Code 5-17-12 and install one deciduous shade tree per thousand square feet. Additionally, Staff will require the applicant to use the same sod as identified in the landscape buffers within the useable open space. The applicant will be required to provide staff with an updated landscaping plan showing the above-mentioned improvements. Apart from the additional requirements listed above, staff finds the remaining proposed landscaping and buffers to be in compliance with Kuna City Code. Staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities.

A monument sign for the subdivision has been included in this application (exhibit B3). The sign measures approximately 3-ft high, 6-ft wide. Staff notes that this sign in conformance with Kuna City Code 5-10. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has determined the preliminary plat and design review generally complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. Staff recommends that if the Planning and Zoning Commission recommends approval of case nos. 19-03-AN (Annexation) and 19-02-S (Preliminary Plat) and approves case no. 19-09-DR (Design Review), the applicant be

subject to the conditions of approval listed in section "I" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

**F. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**G. Proposed Comprehensive Plan Analysis:**

Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed annexation and preliminary plat requests for the site (*are/are not*) consistent with the following Comprehensive Plan components as described below:

**Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.**

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

**Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.**

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
  - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
    - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
    - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

**H. Proposed Kuna City Code Analysis:**

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

**Comment:** *The proposed applications (adhere/do not adhere) to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site (*is/is not*) physically suitable for the proposed development.

**Comment:** *The 7.67-acre (approximate) site (does/does not) appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications (*are/are not*) likely to cause adverse public health problems.

**Comment:** *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City) and rural urban transition (Ada County).*

6. The existing and proposed street and utility services in proximity to the site are suitable or adequate for a commercial development.

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project, however, per Kuna City Engineer comments (exhibit C8), a commensurate impact of City services will result with this development.*

#### **I. Commission's Recommendation:**

*Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval, conditional approval or denial of the annexation and preliminary plat applications to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case Nos. 19-03-AN (*Annexation*) and 19-02-S (*Preliminary Plat*), a subdivision request from Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (thirty-three (33) buildable lots, five (5) common lots); AND (*approves/conditionally approves/denies*) Case No. 19-09-DR (*Design Review*), subject to 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. 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".
  - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

- e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. 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**.
  3. 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.
  4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
  6. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17.
  7. Preliminary Plat note no. 6 shall be amended to include all common lots' lots and blocks. A revised preliminary plat shall be submitted to the Planning and Zoning Department.
  8. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
  9. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
  10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
  11. 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.
  12. Applicant shall comply with Kuna City Code 5-17-12 and install on deciduous shade tree per thousand square feet of useable open space (Lot 3, Block 1). The applicant shall provide staff with an amended landscape plan.
  13. Applicant shall install the same turf on the useable open space (Lot 3, Block 1) as identified on the submitted landscape plan within the landscape buffers. The applicant shall provide staff with an amended landscape plan.
  14. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
  15. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
  16. 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.
  17. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
  18. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 24<sup>th</sup> day of September, 2019.



# City of Kuna

## Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case Nos. 19-03-AN, 19-02-S and 19-09-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby (approves/conditionally approves/denies) Case No. 19-09-DR and recommends (*approval/denial*) of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-AN and 19-02-S, a request from Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (thirty-three (33) buildable lots, five (5) common lots).

*If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. *Based on the evidence contained in Case Nos. 19-03-AN, 19-02-S and 19-09-DR, this proposal does generally comply with the City Code.*

**Staff Finding:** *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on September 4, 2019 and a legal notice was published in the Kuna Melba Newspaper on September 4, 2019. The applicant posted sign on the property on September 13, 2019.*

3. *Based on the evidence contained in Case Nos. 19-03-AN, 19-02-S and 19-09-DR, this proposal does generally comply with the Comprehensive Plan.*

**Staff Finding:** *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-6 (Medium Density Residential). The Comp Plan Map designates the northern property as Medium Density and the southern parcel as low density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

**Staff Finding:** *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

**Staff Finding:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project. It should be noted that installation of this project will place a commensurate impact on City services.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

**Staff Finding:** *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

**Staff Finding:** *Throughout the development of the project and beyond, connection fees, impact fees (Fire, police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment.

**Staff Finding:** *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

9. All private landowners *have* consented to annexation.

**Staff Finding:** *An affidavit of legal interest was signed by THREEHOUSEASHPONDNORTHVIEWGALLAHAD-GRANGERGRANGER, LLC. and TWOPDXMOORESTATEELDORADO34, LLC. allowing Accurate Surveyors to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

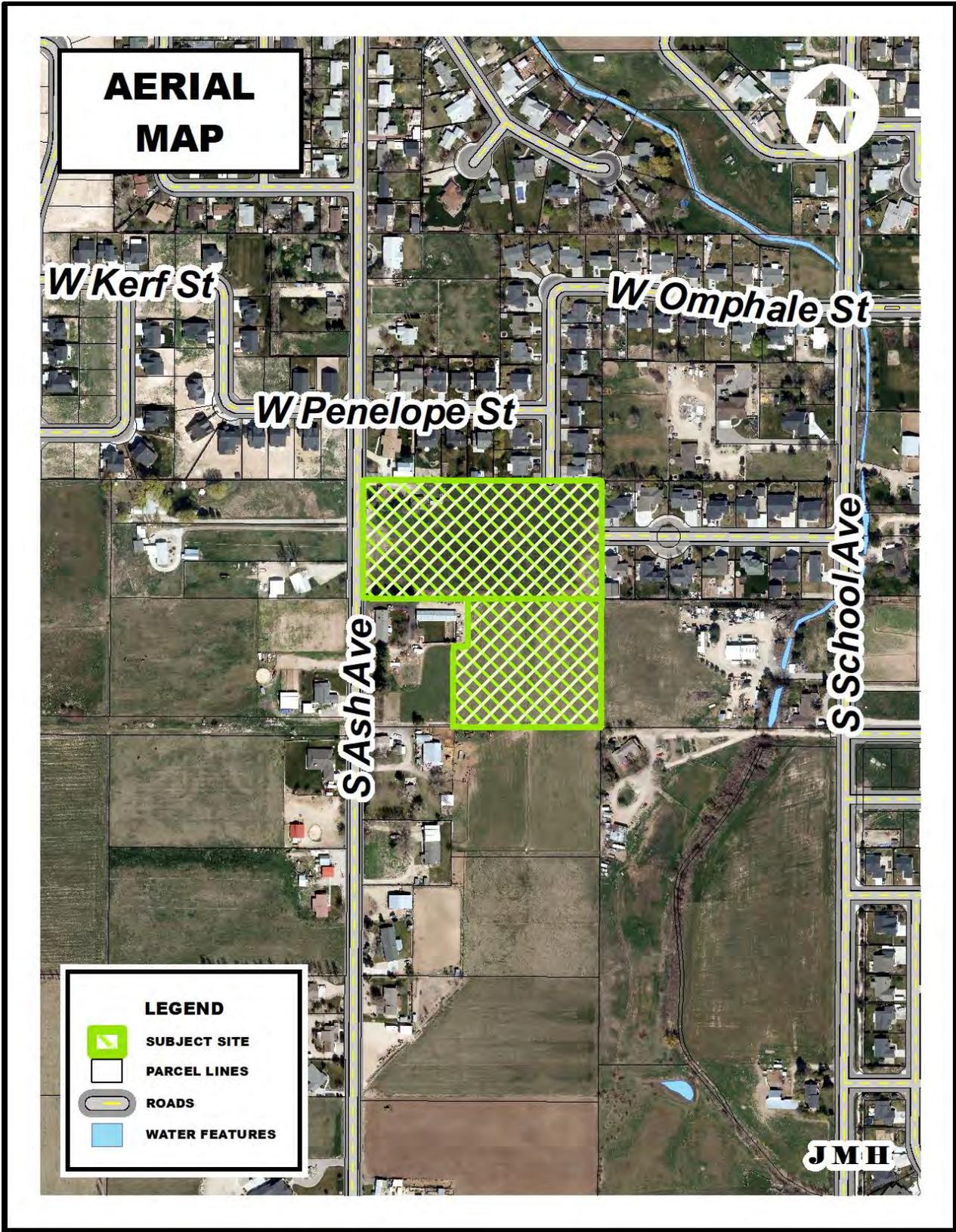
10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

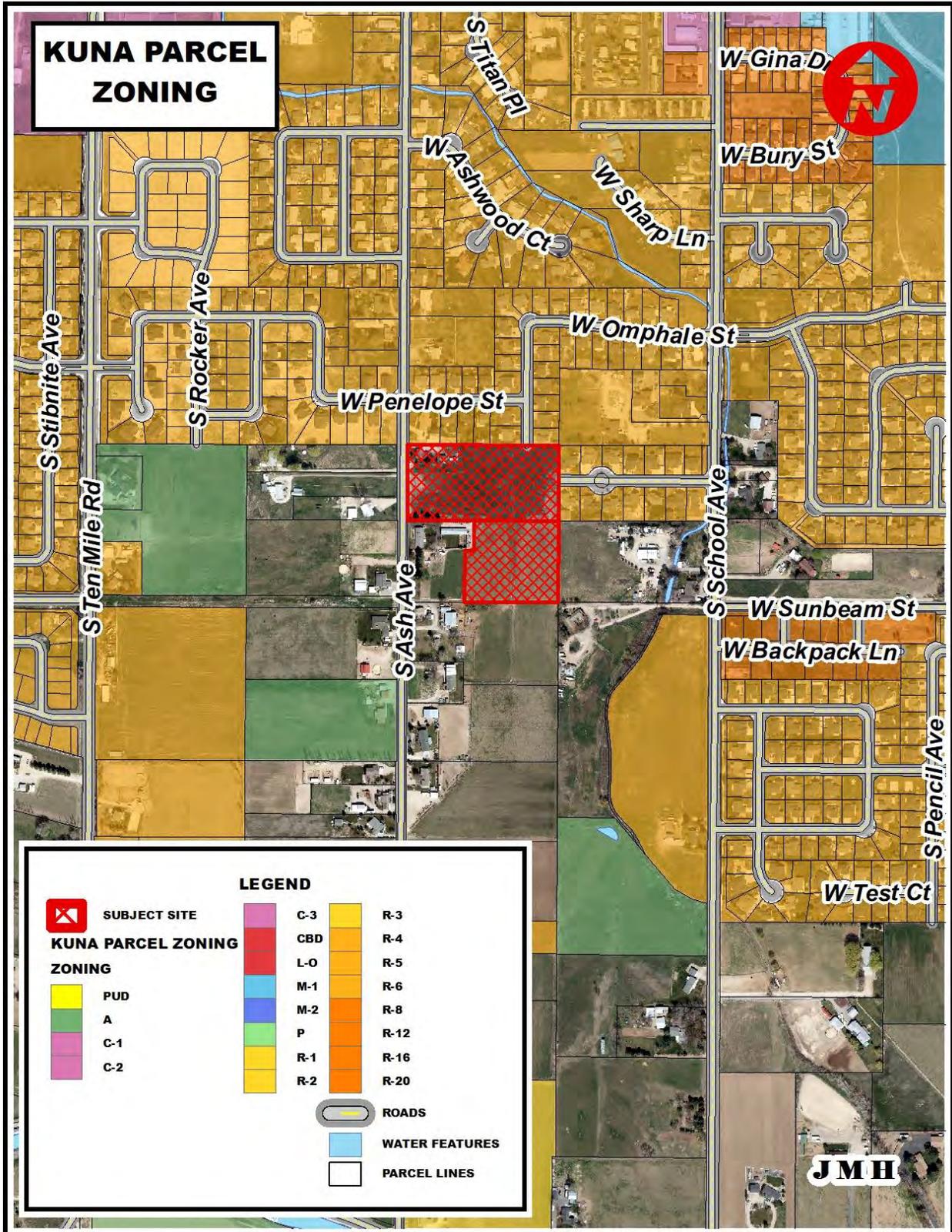
**Staff Finding:** *The parcel is contiguous with City limits to the north and east.*

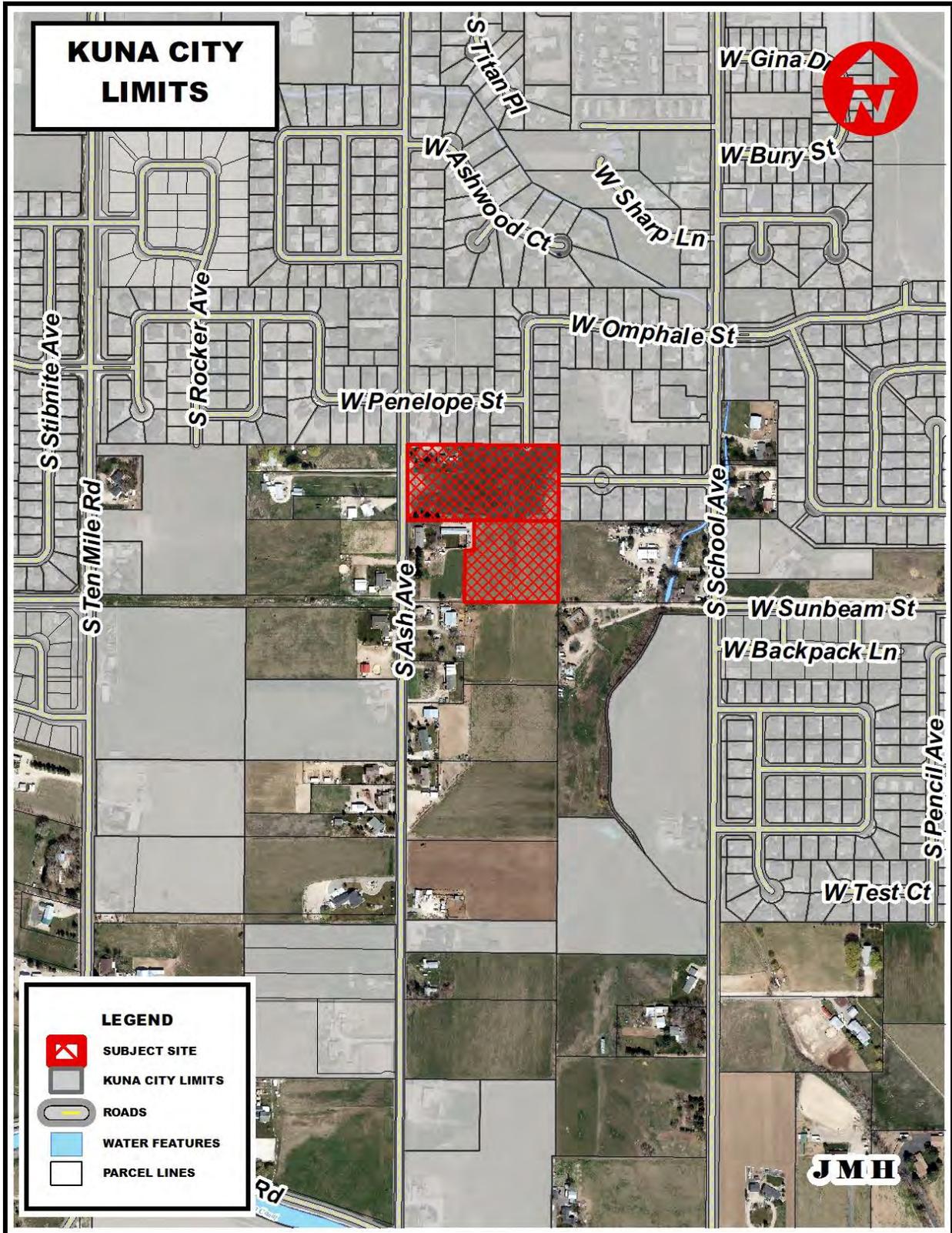
11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

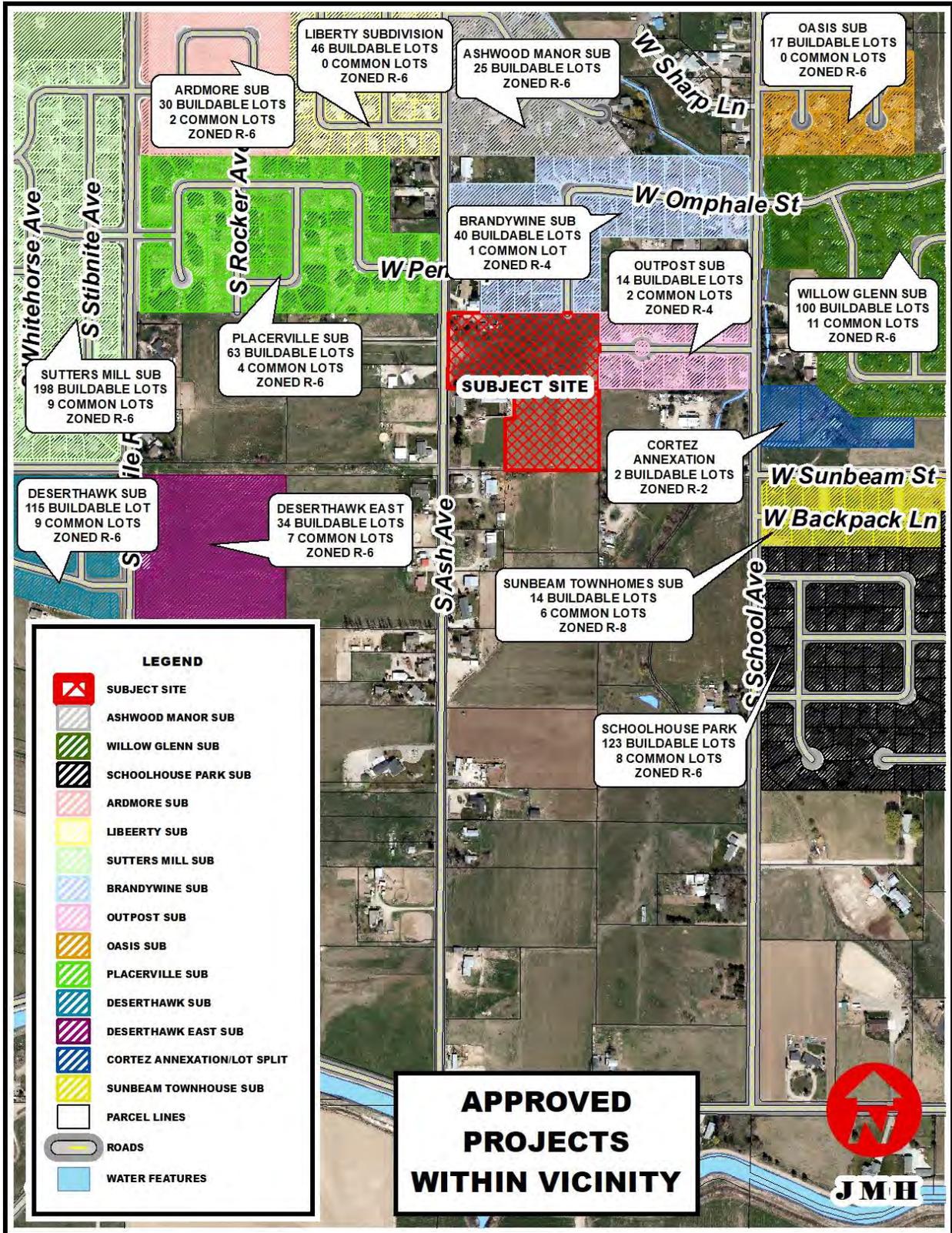
**Staff Finding:** *Per the submitted landscape Plan, the applicant is proposing a 15-foot landscape buffer along Ash Avenue, a 20-foot landscape buffer along the proposed road section of Sunbeam Street. A six-foot vinyl fence is proposed around the entire project.*

**DATED** this 24<sup>th</sup> day of September, 2019.

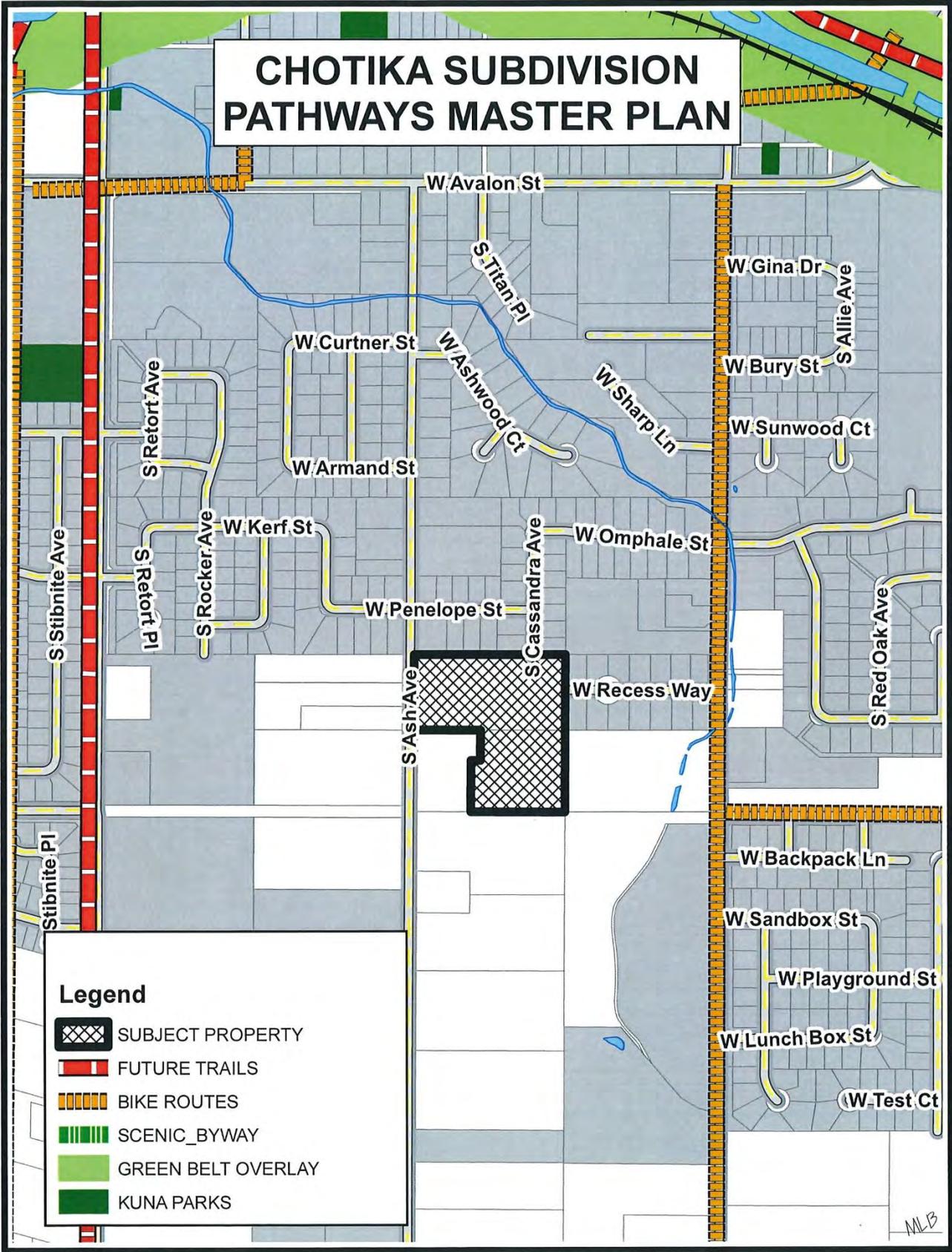








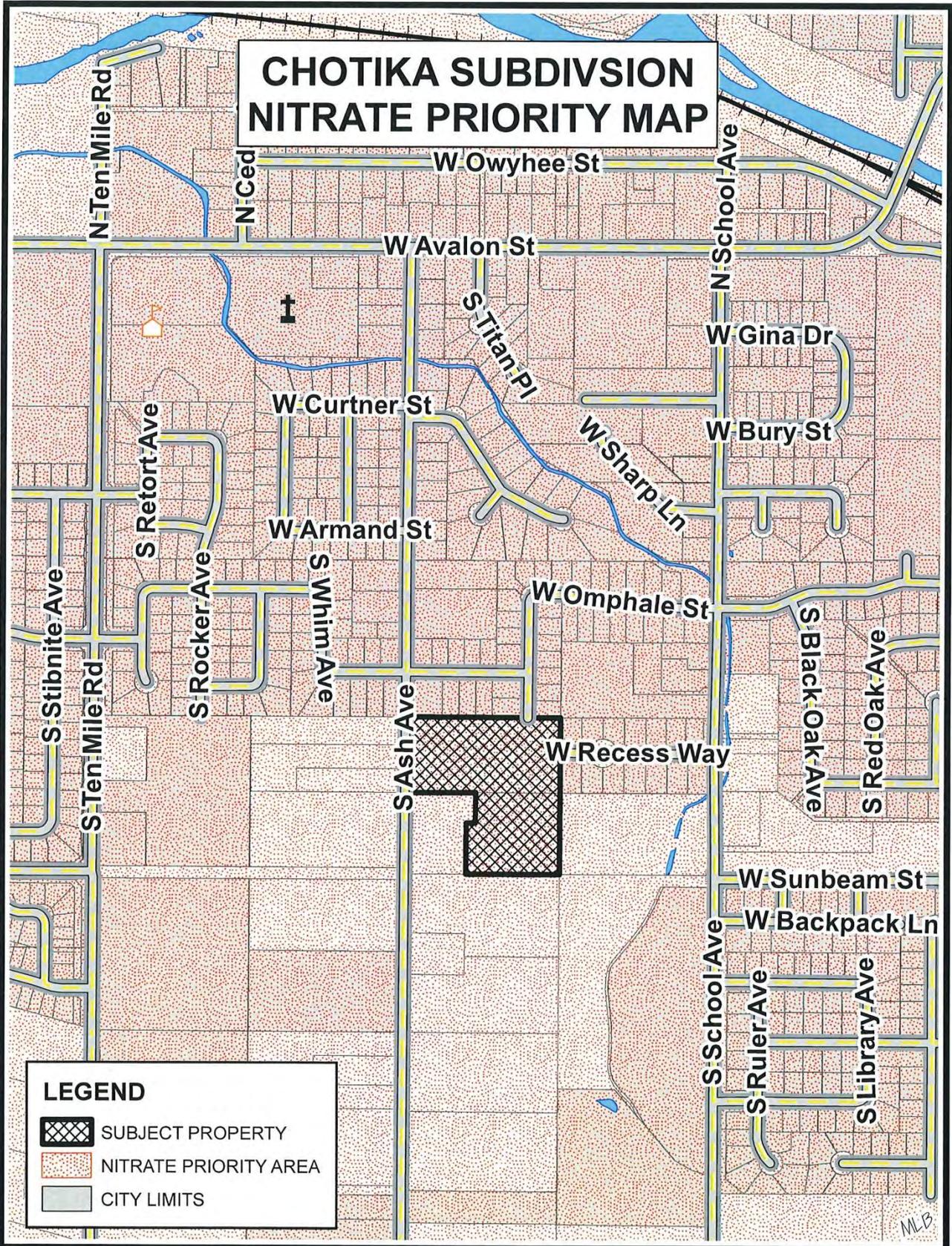
# CHOTIKA SUBDIVISION PATHWAYS MASTER PLAN



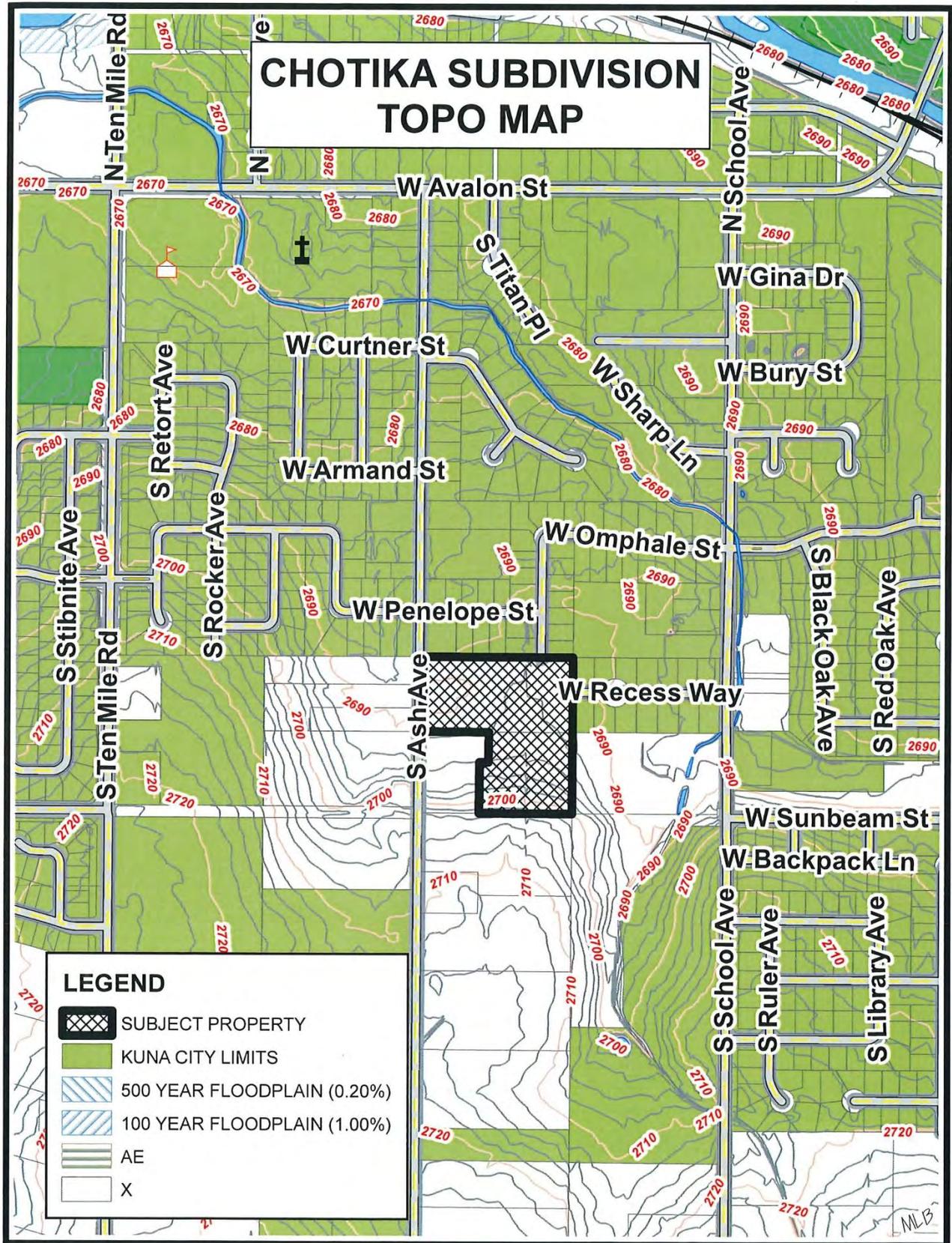
## Legend

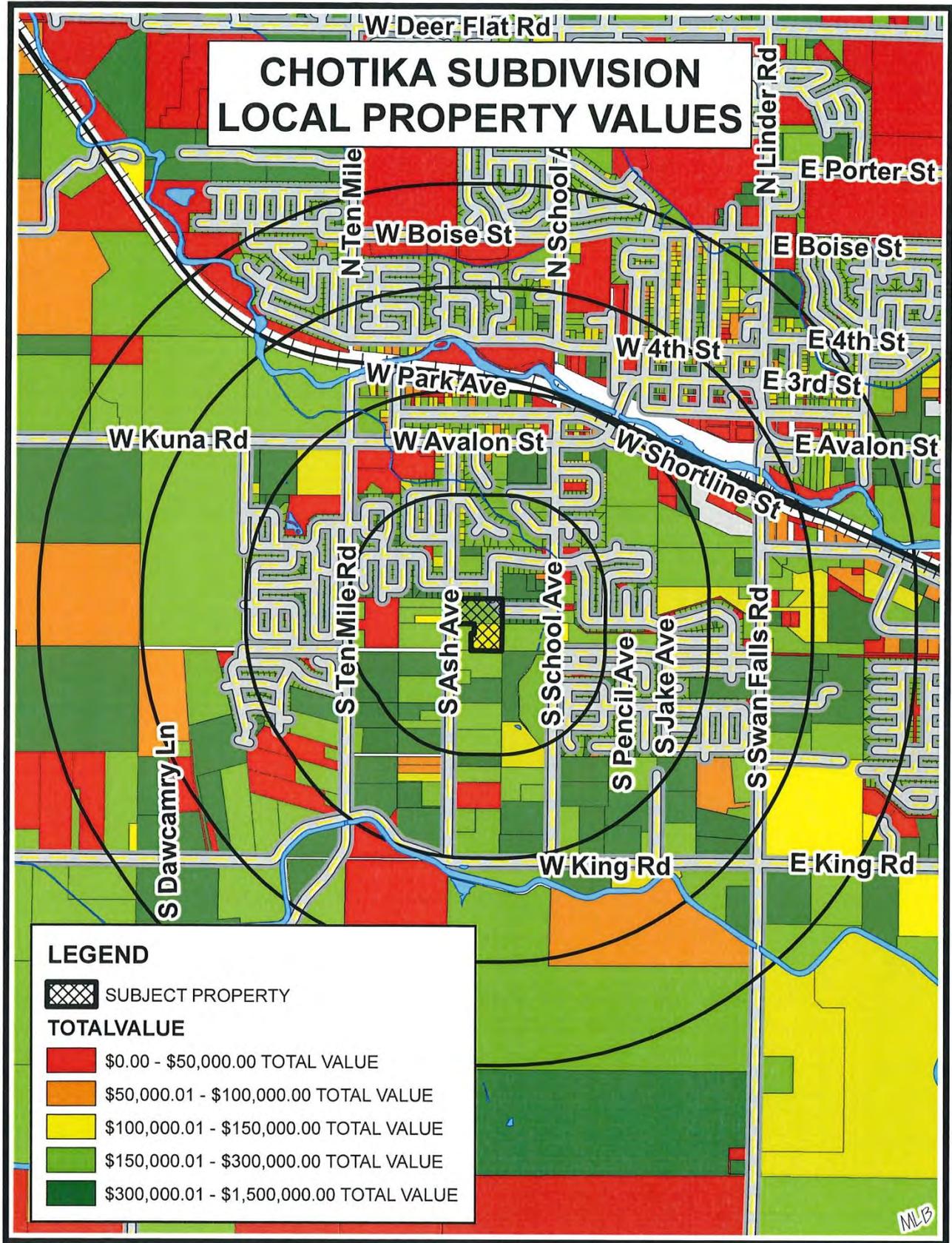
-  SUBJECT PROPERTY
-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC\_BYWAY
-  GREEN BELT OVERLAY
-  KUNA PARKS

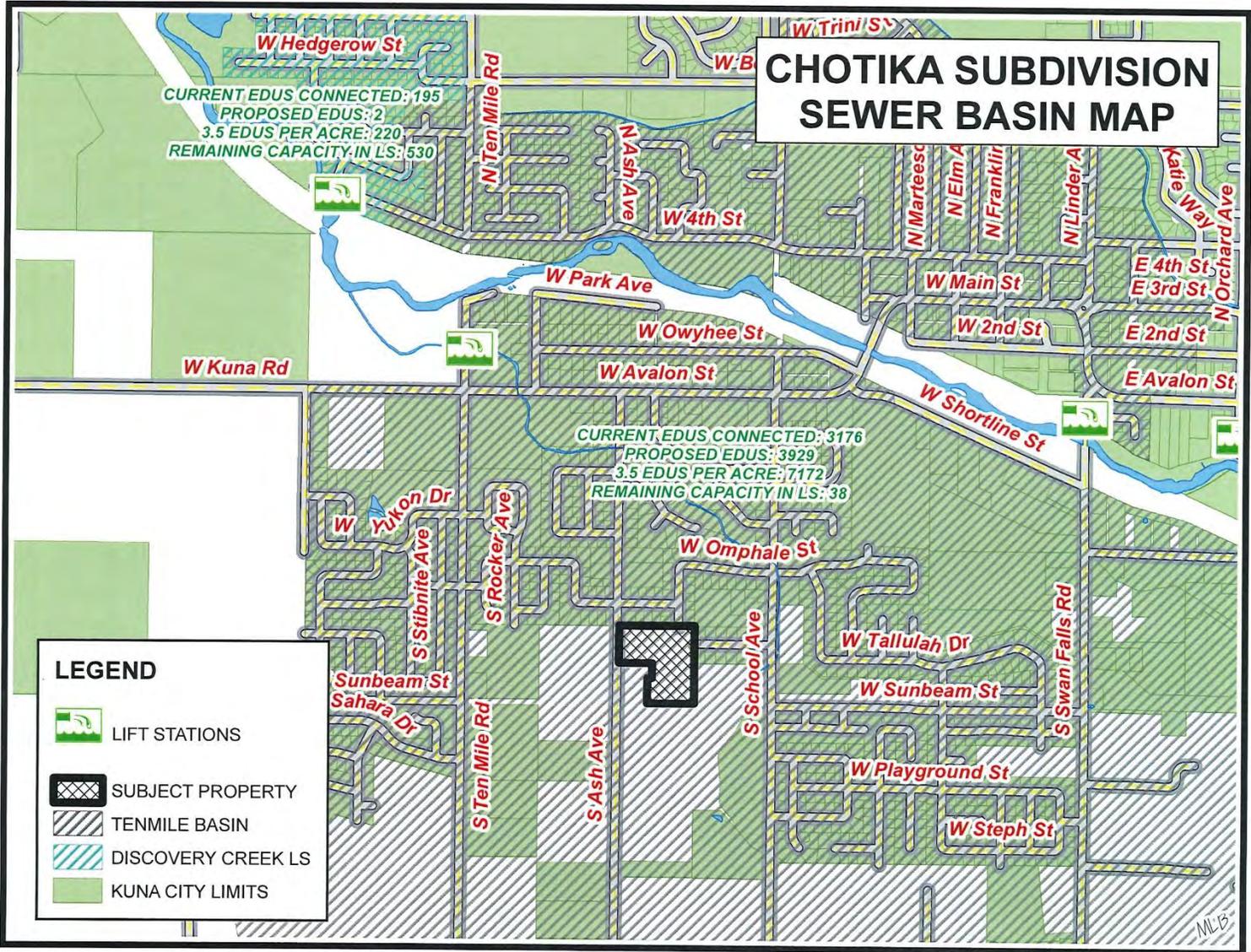
MLB



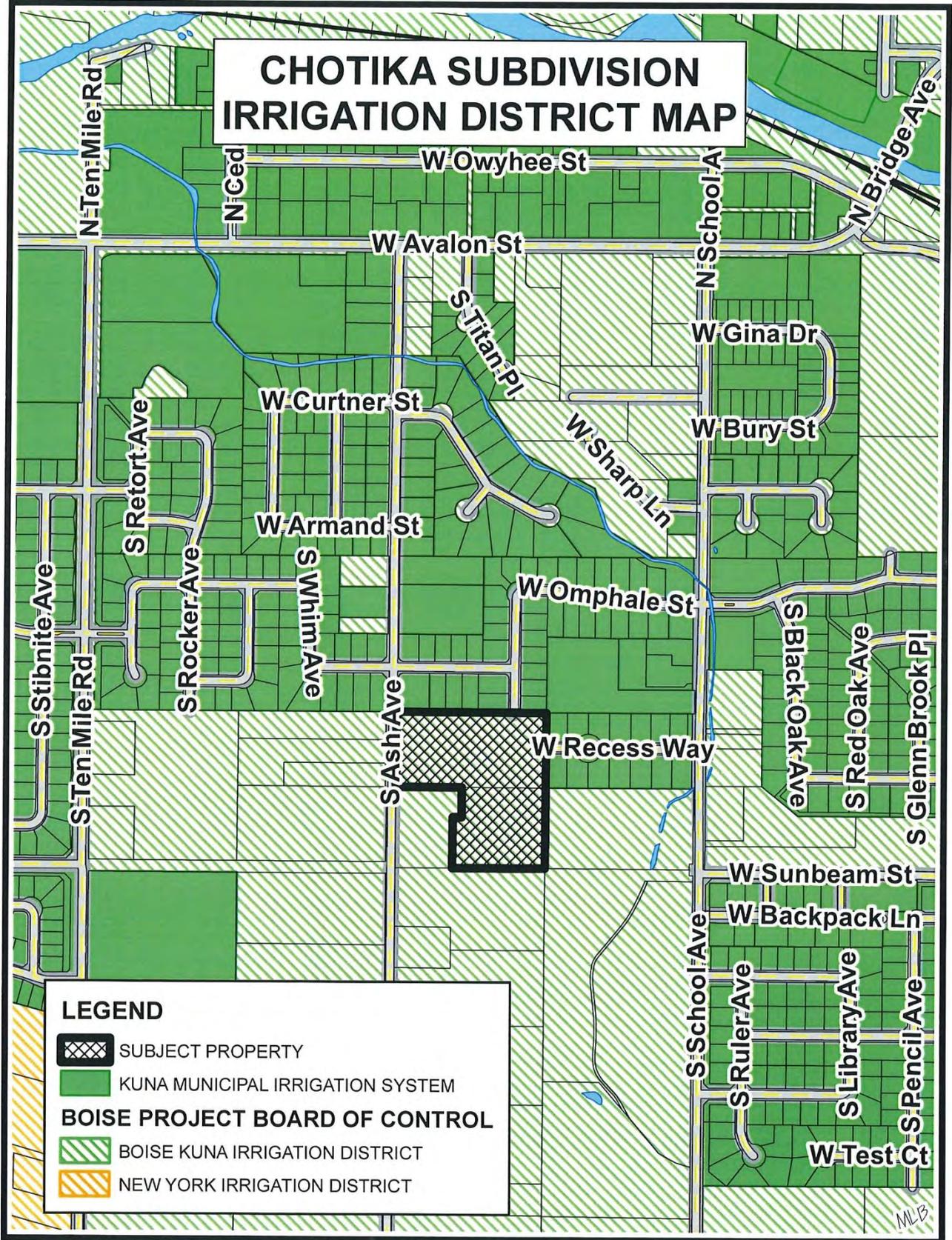
MLB

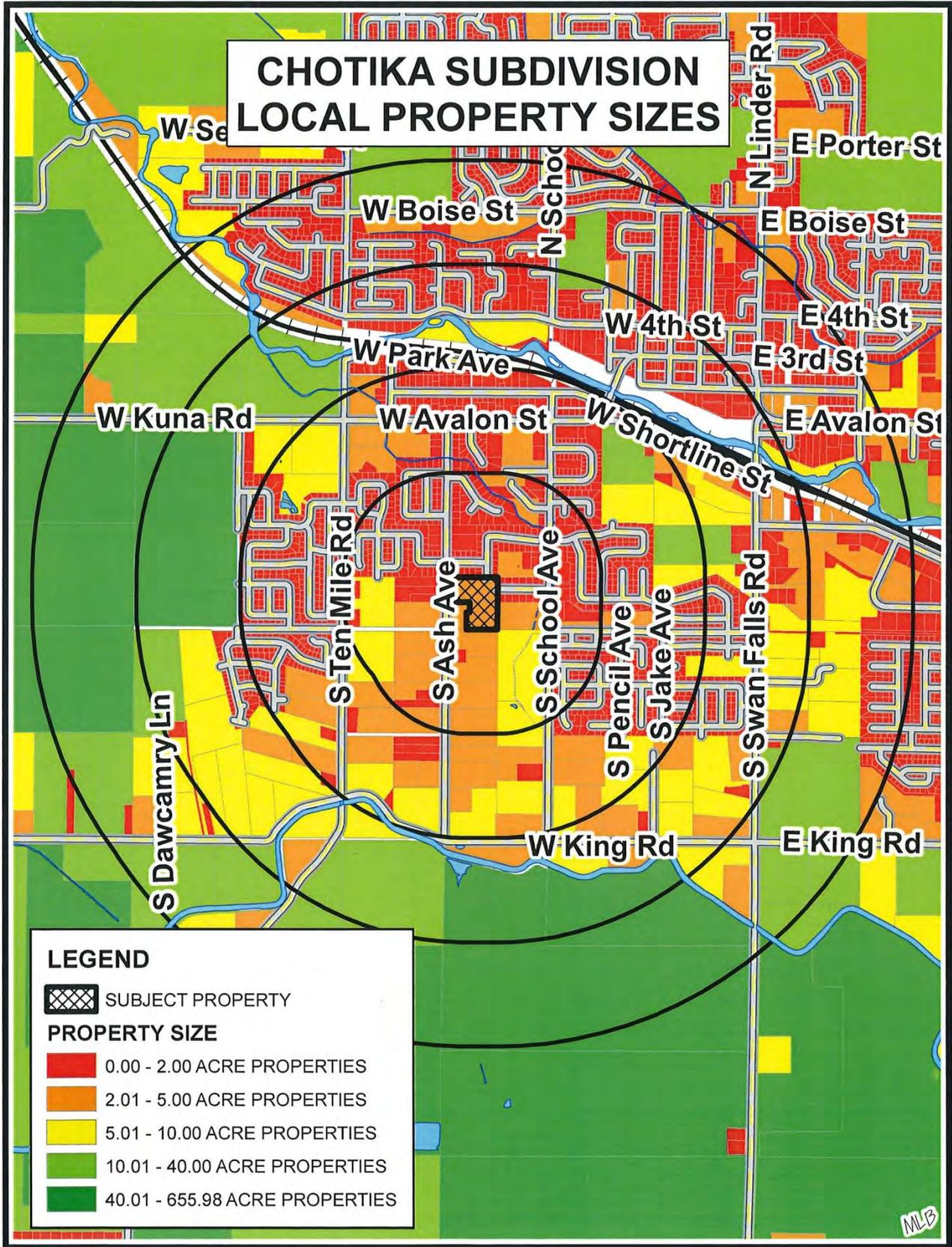






# CHOTIKA SUBDIVISION IRRIGATION DISTRICT MAP





MLB



City of Kuna  
 Planning & Zoning  
 Department  
 PO. Box 13  
 Kuna, ID 83634  
 208.922.5274  
 www.kunacity.id.gov

## Preliminary Plat Checklist

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

<b>Project Name:</b> Chotika Subdivision	<b>Applicant:</b> Crystal McDaniel
--	------------------------------------

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

NA  
 NA  
 NA

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Electronic copy of all required submittal items.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Homeowner's maintenance agreement for the care of landscaped common areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Letter of intent indicating reasons and details for preliminary plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	If preliminary plat includes 100 lots or more, please submit a traffic impact study.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Phasing Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape plan for subdivision entrances, buffers, common areas, etc.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 proposed preliminary plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> <li>◇ Topography at two-foot (2') intervals</li> <li>◇ Land uses (location, layout, types &amp; dimensions): residential, commercial &amp; industrial land uses.</li> <li>◇ Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.</li> <li>◇ Easements/common space: utility easements, parks, community spaces</li> <li>◇ Lots: layout and dimensions of lots</li> <li>◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.</li> </ul>	<input checked="" type="checkbox"/>

*NOTE: One copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a public hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*





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

## Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

<b>Project name:</b> Chotika Subdivision	<b>Applicant:</b> Crystal McDaniel
---	---------------------------------------

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

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	✓
X	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	✓
X	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
X	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Recorded warranty deed for the property.	✓
X	Proof of ownership—A copy of your deed <b>and</b> Affidavit of Legal Interest (All parties involved)	✓
NA	Development Agreement & Development Agreement Checklist	
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



**City of Kuna**  
**Planning & Zoning**  
**Department**  
 PO. Box 13  
 Kuna, ID 83634  
 208.922.5274  
 www.kunacity.id.gov

## Preliminary Plat Checklist

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

<b>Project Name:</b> Chotika Subdivision	<b>Applicant:</b> Crystal McDaniel
--	------------------------------------

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

NA

NA

NA

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Electronic copy of all required submittal items.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Homeowner's maintenance agreement for the care of landscaped common areas.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Letter of intent indicating reasons and details for preliminary plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	If preliminary plat includes 100 lots or more, please submit a traffic impact study.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Phasing Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape plan for subdivision entrances, buffers, common areas, etc.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 proposed preliminary plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> <li>◇ Topography at two-foot (2') intervals</li> <li>◇ Land uses (location, layout, types &amp; dimensions): residential, commercial &amp; industrial land uses.</li> <li>◇ Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.</li> <li>◇ Easements/common space: utility easements, parks, community spaces</li> <li>◇ Lots: layout and dimensions of lots</li> <li>◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.</li> </ul>	<input checked="" type="checkbox"/>

*NOTE: One copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a public hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



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

## Commission & Council Review Application

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

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

For Office Use Only	
File Number (s)	19-02-S, 19-03-AV 19-09-DR
Project name	Chotiva Subdivision
Date Received	6.17.19
Date Accepted/ Complete	8.15.19
Cross Reference Files	
Commission Hearing Date	9/24/19
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>Don Veasey</u>	Phone Number: <u>951-970-9191</u>
Address: <u>31045 Temecula Parkway, #201</u>	E-Mail: <u>don@kalpacific.com</u>
City, State, Zip: <u>Temecula, CA 92592</u>	Fax #: _____
Applicant (Developer): <u>Crystal McDaniel</u>	Phone Number: <u>208-488-4227</u>
Address: <u>1602 W Hays St, Suite 306</u>	E-Mail: <u>crystal@accuratesurveyors.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____
Engineer/Representative: <u>Roger Smith</u>	Phone Number: <u>208-870-1015</u>
Address: <u>1693 S Coronado Ave</u>	E-Mail: <u>roger-j-smith@msn.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: _____

### Subject Property Information

Site Address: <u>642 S Ash St, Kuna, ID</u>
Site Location (Cross Streets): <u>W Penelope St and S Cassandra Ave</u>
Parcel Number (s): <u>R5070503050 and R5070502835</u>
Section, Township, Range: <u>Section 26, T2N, R1W</u>
Property size : <u>7.665 acres</u>
Current land use: <u>Residential</u> Proposed land use: <u>Subdivision</u>
Current zoning district: <u>RUT</u> Proposed zoning district: <u>R6</u>



**Project Description**

Project / subdivision name: <u>Chotika</u>
General description of proposed project / request: <u>Preliminary Plat Application for proposed subdivision</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential <u>Subdivision for single family homes</u> <input type="checkbox"/> Commercial _____ <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>Common space</u>

**Residential Project Summary (if applicable)**

Are there existing buildings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: <u>One house and 2 sheds</u>
Any existing buildings to remain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: <u>33</u> Number of building lots: <u>33</u>
Number of common and/or other lots: <u>5</u>
Type of dwellings proposed: <input checked="" type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>Minimum lot size is 4,911± S.F</u>
Gross density (DU/acre-total property): <u>4.305</u> Net density (DU/acre-excluding roads): <u>5.817</u>
Percentage of open space provided: <u>6.25%</u> Acreage of open space: <u>0.479± Acre</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscaping and common space</u>

**Non-Residential Project Summary (if applicable) Not 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: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">a. Handicapped spaces: _____</td> <td style="width: 40%;">Dimensions: _____</td> </tr> <tr> <td>b. Total Parking spaces: _____</td> <td>Dimensions: _____</td> </tr> <tr> <td>c. Width of driveway aisle: _____</td> <td></td> </tr> </table>	a. Handicapped spaces: _____	Dimensions: _____	b. Total Parking spaces: _____	Dimensions: _____	c. Width of driveway aisle: _____	
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: *Cynthia Donald* Date: 8/12/19

# Accurate Surveying & Mapping



*A Professional Corporation*

1602 W. Hays St., Suite 306  
Boise, ID 83702  
www accuratesurveyors.com

08/12/2019

Dear Planning & Development Services Officials,

We are submitting a Preliminary Plat on behalf of our client, Don Veasey, as part of the process to develop a subdivision located at 642 S. Ash St., Kuna, Idaho. It will be annexed into the City of Kuna and follow Kuna's standards and guidelines for the proposed R6 zoning. The total property size is 7.665± acres. The subdivision will contain 33 single family lots. The smallest lot being 4,911± S.F.; the largest lot being 15,525± S.F. The property owner intends to build on some of the lots. Others may be sold to select builders, depending on availability.

The subdivision will also have 1 common space lot (lot 3 in block 1) and 4 landscape buffers (lot 1 in block 1, lot 1 in block 3, lot 21 in block 3 and lot 9 in block 4). The HOA will employ a landscaping service to maintain these areas. There will be CC&Rs developed that will meet city standards. The common space will contain open grass for resident use. The landscape will meet Kuna KCC 5-17 requirements with the following plants per one hundred (100) linear feet: Two (2) shade trees, three (3) evergreen trees and twelve (12) shrubs.

City water and sanitation services are being extended for subdivision access. Pressure irrigation will be provided as required by state code. The irrigation ditch running North and South of the easterly side of the plat will be piped. Two fire hydrants are being added: one on S. Cassandra Ave., in block 4, by lot 1 and one on S. Cassandra Ave. in block 3 by lot 14. All storm drainage will be retained on site per city and ACHD standards.

Public streets will meet city and ACHD standards. Existing streets Recess Way and Cassandra Ave. are being extended from surrounding subdivisions. A new cul-de-sac is being added from Cassandra Ave in block 3.

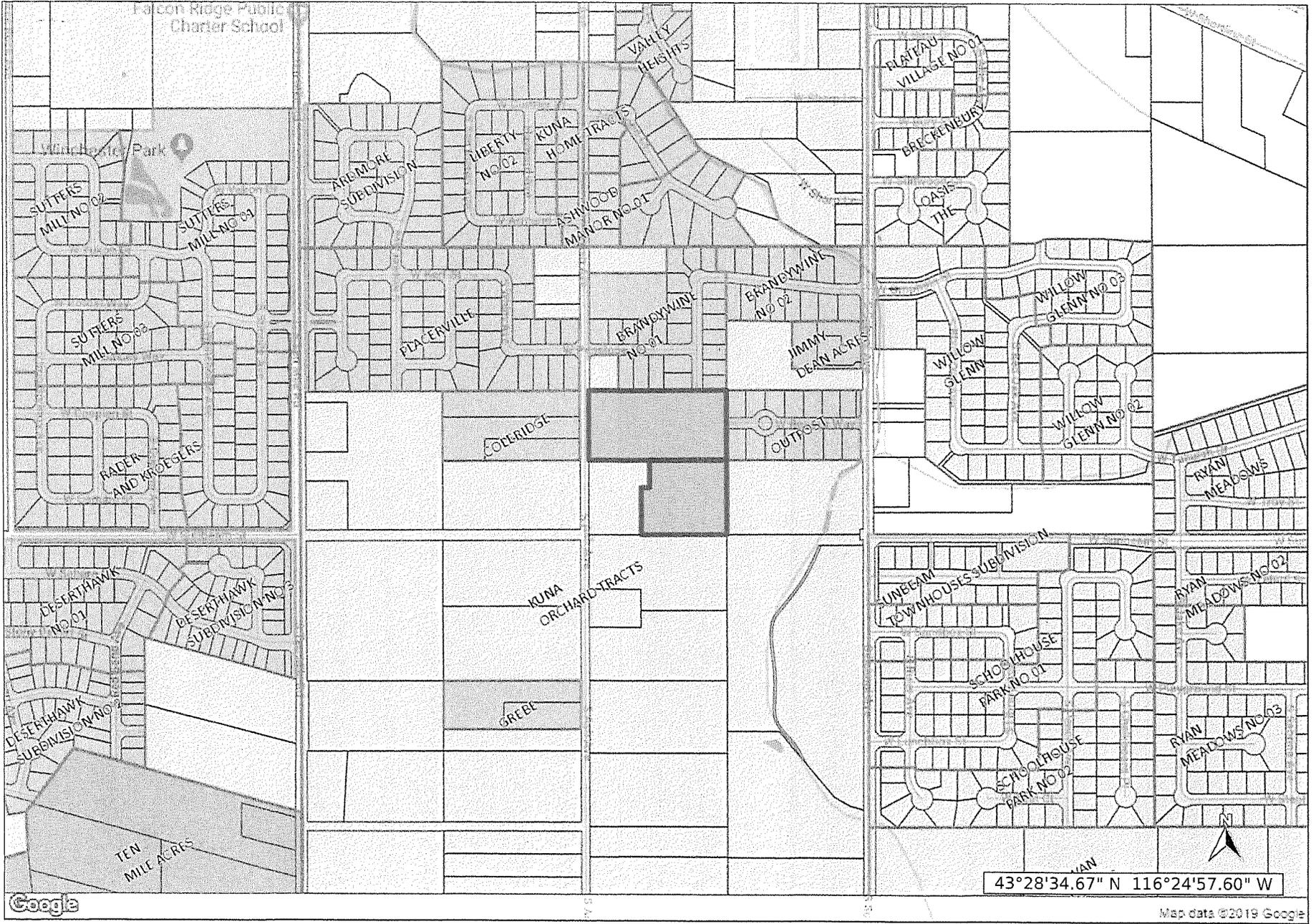
Please let me know if you need anything else in order to accept this application.

Sincerely,

Crystal McDaniel; Office Manager  
Accurate Surveying and Mapping



# landproDATA PDF



# Accurate Surveying & Mapping



*A Professional Corporation*

1602 W. Hays St., Suite 306

Boise, ID 83702

www accuratesurveyors.com

## Land Description

A portion of Lot 18 in Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291, Records of Ada County, and a portion of the Southeast Quarter of the Northwest Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found 5/8<sup>th</sup> inch diameter iron pin with a aluminum cap labeled PLS 7015 at the Center Quarter corner of said Section 26, from which the found aluminum cap monument in asphalt at the West Quarter corner of said Section 26 bears N 89° 48' 48" W a distance of 2630.79 feet; thence N 89° 48' 48" W along the center section line for a distance of 657.75 feet to a point witnessed by a set 5/8<sup>th</sup> inch diameter iron with a 2-inch aluminum cap labeled PLS 11463 which bears N 00° 16' 33" E a distance of 3.00 feet, said point being the **REAL POINT OF BEGINNING**;

Thence continuing N 89° 48' 48" W along the center section line for a distance of 395.75 feet to a set 5/8<sup>th</sup> iron pin with a 2-inch aluminum cap labeled PLS 11463;

Thence N 00° 18' 02" E for a distance of 216.32 feet to a set 5/8<sup>th</sup> iron pin with a 2-inch aluminum cap labeled PLS 11463;

Thence S 89° 48' 48" E for a distance of 39.01 feet to a set 5/8<sup>th</sup> iron pin with a 2-inch aluminum cap labeled PLS 11463;

Thence N 00° 18' 02" E for a distance of 127.05 feet to a set 5/8<sup>th</sup> iron pin with a 2-inch aluminum cap labeled PLS 11463;

Thence N 89° 49' 34" W for a distance of 281.01 feet to a set 5/8<sup>th</sup> iron pin with a 2-inch aluminum cap labeled PLS 11463;

Thence N 00° 18' 02" E for a distance of 318.30 feet to a set 5/8<sup>th</sup> iron pin with a 2-inch aluminum cap labeled PLS 11463; the southwest corner of Kuna Orchard Tracts;

Thence S 89° 50' 18" E along the south line of said Tracts for a distance of 657.46 feet to a found 5/8<sup>th</sup> inch diameter iron pin labeled PLS 4347 at the corner common to Lots 23, 24, 17 and 18 of said Tracts;

Thence S 00° 16' 33" W along the line common to said Lots 17 and 18 for a distance of 661.88 feet to the **REAL POINT OF BEGINNING**.

Land area is 7.665 acres, more or less.





EXHIBIT "A"

PARCEL I

All of the North half of Lot 18 of KUNA ORCHARD TRACTS, according to the official plat thereof, filed in Book 6 of Plats at Page 291, records of Ada County, Idaho.

EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of said North half of Lot 18; thence South and parallel to the East boundary of said Lot 18, 120 feet; thence East and parallel to the North boundary of said Lot 18, 154 feet; thence North and parallel to the East boundary of said Lot 18, 120 feet; thence West along the North boundary of said Lot 18, 154 feet to the POINT OF BEGINNING.

PARCEL II

A parcel of land situated in the North half of Lot 18 of KUNA ORCHARD TRACTS, according to the official plat thereof, filed in Book 6 of Plats at Page 291, records of Ada County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said North half of Lot 18; thence South and parallel to the East boundary of said Lot 18, 120 feet; thence East and parallel to the North boundary of said Lot 18, 154 feet; thence North parallel to the East boundary of said Lot 18, 120 feet; thence West along the North boundary of said Lot 18, 154 feet to the POINT OF BEGINNING.

RR.  
JMR





*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, ID 83634  
208.922.5274  
www.kunacity.id.gov

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

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

*Ugoth Daniel*

Applicant/agent signature

3/27/19

Date



Crystal McDaniel &lt;crystal@accuratesurveyors.com&gt;

**Fwd: Chotika Subdivision Name Reservation**

1 message

**Nathan Dang** <nathan@accuratesurveyors.com>  
To: Crystal McDaniels <crystal@accuratesurveyors.com>

Thu, Apr 4, 2019 at 5:04 PM

----- Forwarded message -----

From: **Sub Name Mail** <subnamemail@adacounty.id.gov>  
Date: Tue, Feb 19, 2019 at 2:26 PM  
Subject: RE: Chotika Subdivision Name Reservation  
To: Nathan Dang <nathan@accuratesurveyors.com>

February 19, 2019

Nathan Dang, Accurate Surveying &amp; Mapping

RE: Subdivision Name Reservation: **CHOTIKA SUBDIVISION**

At your request, I will reserve the name **Chotika Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Glen Smallwood**  
*Surveying Technician*

**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 office  
(208) 287-7909 fax

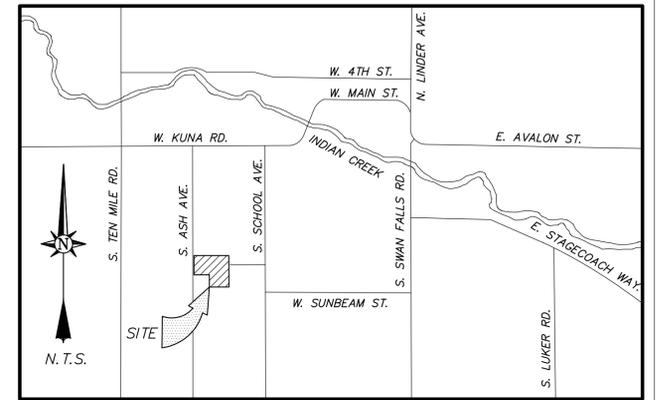
**From:** Nathan Dang [mailto:nathan@accuratesurveyors.com]  
**Sent:** Tuesday, February 19, 2019 12:39 PM  
**To:** Sub Name Mail  
**Subject:** Re: [EXTERNAL] Re: Subdivision Name Reservation

Exhibit  
A2j

# PRELIMINARY PLAT

THE PROPOSED CHOTIKA SUBDIVISION  
 A PORTION OF LOT 18, BLOCK 1 THE KUNA ORCHARD TRACTS,  
 BOOK 6 OF PLATS, PAGE 291, ADA COUNTY RECORDS  
 LYING WITHIN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T.2N., R.1W., B.M.  
 CITY OF KUNA — COUNTY OF ADA — STATE OF IDAHO

## VICINITY MAP



**OWNER/DEVELOPER**  
 3 VALLEY DEVELOPMENT LLC.  
 DON VEASY  
 31045 TEMECULA PARKWAY, #201  
 TEMECULA, CA 92592  
 (951) 970-9191

**SURVEYOR**  
 NATHAN J. DANG  
 ACCURATE SURVEYING  
 AND MAPPING, P.C.  
 1602 W. HAYS ST., SUITE 306  
 BOISE, ID 83702  
 208-488-4227

**ZONING AND SETBACKS**

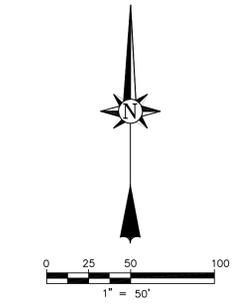
EXISTING ZONING DESIGNATION: - RUT  
 PROPOSED ZONING DESIGNATION: - R6  
 MINIMUM LOT SIZE: - 5,373 S.F.

SETBACKS: FRONT YARD/SIDEYARD, STREET - 20 FEET  
 SIDE YARD, INTERIOR - 5 FEET  
 REAR YARD - 15 FEET

**GENERAL SITE NOTES:**

PROPERTY SIZE: 333,887± S.F.  
 7.665± ACRES  
 INTENDED USE: RESIDENTIAL  
 SITE ADDRESS: 642 S. ASH AVE.  
 PARCEL ID NO: R5070502835/R5070503050  
 GROSS DENSITY (DU/ACRE-TOTAL PROPERTY): 4.305± ACRES  
 NET DENSITY (DU/ACRE-EXCLUDING ROADS): 5.817± ACRES

- NOTES:**
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
  2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE KUNA CITY ZONING ORDINANCE.
  3. THE EXTERIOR BOUNDARY OF THIS SUBDIVISION HAS A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
  4. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY BOISE-KUNA IRRIGATION DISTRICT.
  5. DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH CITY OF KUNA ZONING ORDINANCE.
  6. LOT 1, BLOCK 2 IS DESIGNATED AS A COMMON AREA.
  7. LOT 16, BLOCK 3 CONTAINS A FIRE TURNAROUND.
  8. MAINTENANCE OF COMMON AREAS AND OPEN SPACE BY HOME OWNERS ASSOCIATION.



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - SECTION LINE
  - PARCEL LINE
  - LOT LINE
  - EASEMENT
  - SANITARY SEWER
  - WATER
  - PRESSURE IRRIGATION
  - SIDEWALK
  - EXISTING FENCE
  - OVERHEAD POWER
  - EXISTING EDGE OF PAVEMENT
  - EXISTING SANITARY SEWER
  - EXISTING TOP OF SLOPE
  - EXISTING BUILDING

- FOUND 2" ALUMINUM CAP IN ASPHALT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
- FOUND 1/2" IRON PIN, WITH PLASTIC CAP, AS NOTED
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- MONITORING WELL
- IRRIGATION MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER VALVE
- UTILITY POLE
- FIRE HYDRANT
- GAS MARKER WITH TYPE
- ELECTRIC METER
- TELEPHONE RISER
- MAIL BOX
- BENCHMARK
- CONCRETE PIPE
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- LOT NUMBER

- REFERENCES**
- R1 = THE KUNA ORCHARD TRACTS SUBDIVISION; BOOK 06 OF PLATS, PAGE 291, ADA COUNTY RECORDS
  - R2 = OUTPOST SUBDIVISION; BOOK 87 OF PLATS, PAGE 10,023, ADA COUNTY RECORDS
  - R3 = COLERIDGE SUBDIVISION; BOOK 70 OF PLATS, PAGE 7152, ADA COUNTY RECORDS
  - R4 = BRANDYWINE SUBDIVISION; BOOK 85 OF PLATS, PAGE 9437, ADA COUNTY RECORDS
  - R5 = RECORD OF SURVEY No. 9159

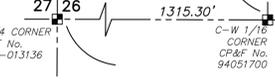
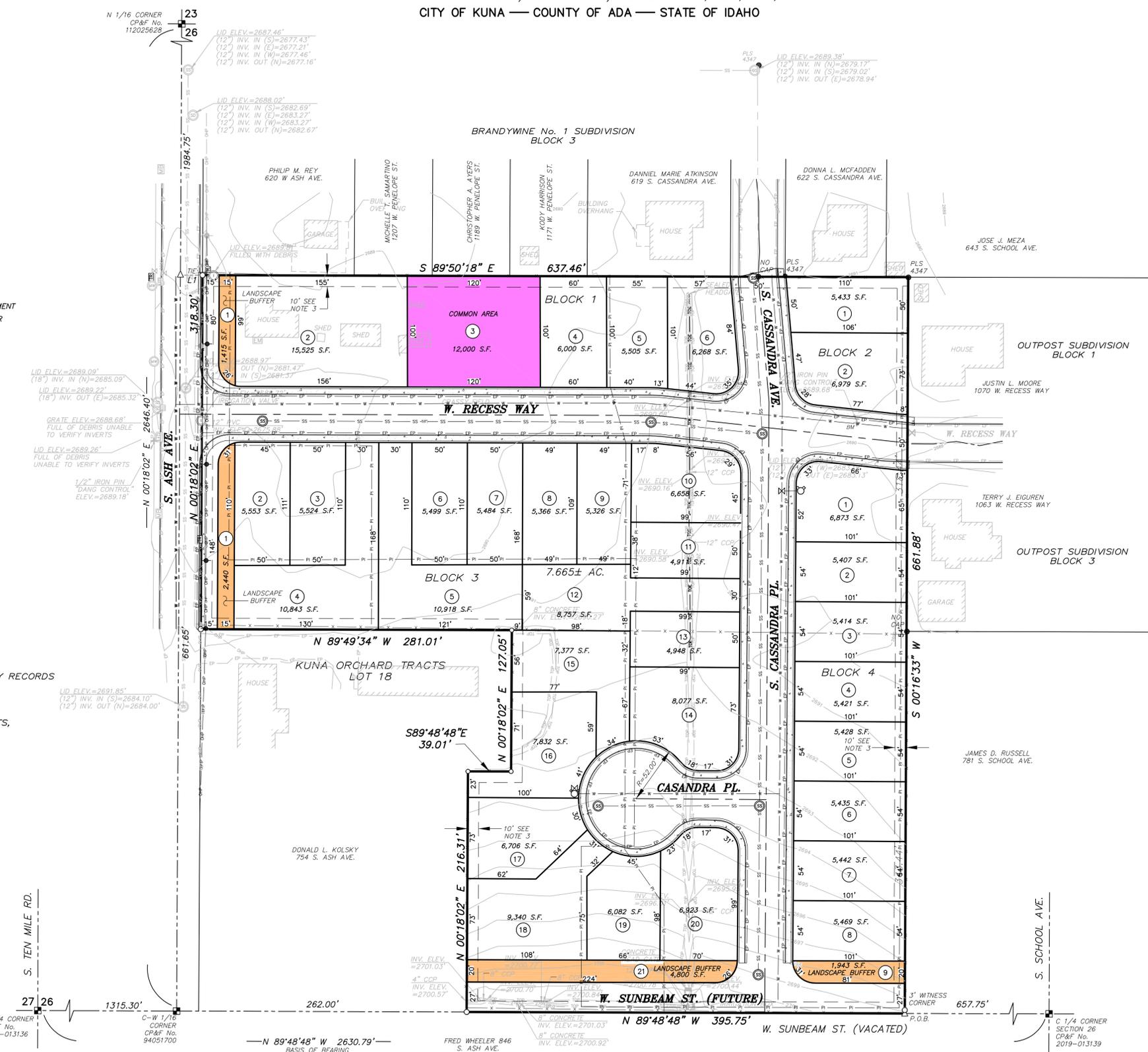
**BASIS OF BEARING**  
 N 89°48'48" W BETWEEN FOUND MONUMENTS AT THE CENTER QUARTER CORNER OF SECTION 26 AND THE QUARTER CORNER COMMON TO SECTIONS 26 AND 27.

**REVISION BLOCK**

DESCRIPTION	DATE
CITY COMMENTS	05/07/19
REDESIGN	07/30/19
CITY COMMENTS	08/28/19

**LINE TABLE**

LINE BEARING	DISTANCE
LT S 89°41'58" E	20.00'



Nathan J. Dang,  
 P.L.S. 11463



**Accurate Surveying & Mapping**

1602 W. Hays St., Suite 306  
 Boise, Idaho 83702  
 (208) 488-4227  
 www accuratesurveyors.com

JOB NO.	18-340
DRAWN BY:	PGL2
SHEET:	1 OF 1



# Neighborhood Meeting Certification

Received  
4.5.19

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: Chotika Subdivision to be located at 642 S. Ash St., Kuna, ID

Date and time of neighborhood meeting: 3/27/19, from 6:00 PM to 8:00 PM

Location of neighborhood meeting: Kuna Public Library, 457 N Locust Ave, Kuna, ID

## SITE INFORMATION:

Location: Quarter: NW Section: 26 Township: 2N Range: 1W Total Acres: 7.665

Subdivision Name: Chotika Lot: N1/2 18 Block: \_\_\_\_\_

Site Address: 642 S Ash St, Kuna, ID Tax Parcel Number(s): R5070503050 and  
R5070502835

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

## CURRENT PROPERTY OWNER:

Name: Don Veasy

Address: PO Box 140838 City: Garden City State: ID Zip: 83714

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

Name: Crystal McDaniel Business (if applicable): Accurate Surveying & Mapping

Address: 1602 W. Hays, Suite 306 City: Boise State: ID Zip: 83702

A2n

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

---

---

---

---

---

---

---

**APPLICANT:**

Name: Crystal McDaniel

Address: 1602 W Hays, Suite 306

City: Boise State: ID Zip: 83702

Telephone: 208-488-4227 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) *Crystal McDaniel* Date 3/28/19

# SIGN IN SHEET

**PROJECT NAME:** Chotika Subdivision

**Date:** 3/27/19

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Sharon Wheeler	846 S. ASH AVE	83634	922-4336
2	Fred Wheeler	"	"	"
3	William Busch	1198 W. Penelope St	83634	353-4785
4	Maria Klove	1022 W. Recess Way	83634	208-284-5209
5	Jeff Foster	805 S. School St	83634	208-870-7894
6	Jim Russell	781 SO. School Ave	83634	208 631-1119
7	Sheri Russell	781 S. School Ave	83634	" " "
8	Jim Porter	993 W RECESS WAY	83634	208 863-5621
9	Bryce & Latwene Baker	975 W Luce Way	83634	208-922-1391
10	LORNA KOLSKY	754 S. ASH AVE.	83634	208-249-8880
11				
12				
13	Jim Russell	<del>846 S. Ash Ave</del> Jnr Idaho @		Amaill.com
14				
15	Jim PORTER	Porter Investments @		gmail.com
16				
17	Fred Wheeler	wheels44@msn.com		
18	LORNA KOLSKY	lkolsky@yahoo.com		
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 3/27/19 Number of Attendees: 12

Meeting Location: Kuna Public Library, 457 N Locust Ave, Kuna, ID 83634

**Description of Project Presented:**

Preliminary platting application for the proposed Chotika Subdivision located at 642 S Ash Ave, Kuna, Idaho

**Attendee's comments:**

Question: Who are the subdivision builders. Answer: That hasn't been decided.

Ash Ave is narrow. There is poor visibility at the Ash Ave and Avalon St. intersection. There is a bottleneck

at Ash and Avalon. There is concern that overflow traffic will go to Recess Way. There is also concern about

slowing down emergency vehicle responses with more traffic congestion.

Does fencing go up first? There is concern about debris from construction. Also, stated that vinyl fence

doesn't work well when bordered with neighbors with livestock. May need to set back fence from hot wire

fence.

Common area is in wrong place. Would be better in the middle of the subdivision.

Comments are continued on 2nd page

I hereby certify that the above information is complete and correct to the best of my knowledge.

Crystal McDaniel

Printed Name



Signature

3/28/19

Date

### **Continuation of Comments**

Question: What zone will the subdivision be in? There is concern about population density and they don't want R8. They prefer R4, but no higher than R6.

Question: What is the city going to do about the pressurized irrigation system low pressure problem? It is already an issue that will only get worse with more users.

Question: Are the HOA CC&Rs available for public review?

The neighbors would like socials with pie to get acquainted with the new neighbors. Something like this was done before.



# 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 documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 751 W 4<sup>th</sup> 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>5/23/19</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input 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 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 type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input 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

North Arrow

Staff  
Use

To scale drawings

Property lines

Name of "Plan Preparer" with contact information

Name of project and date

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

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

Drainage location and method of on-site retention / detention

Location of public restrooms

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

Location and width of easements, canals and drainage ditches

Location and dimension of off-street parking

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

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

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

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

Locations and uses of ALL open spaces

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

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

Locations of subdivision lines *(if applicable)*

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

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

Roofline and foundation plan of building, location on the site

Location and designations of all sidewalks

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

## 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.</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"/>
N/A <input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
N/A <input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
N/A <input 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"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

### **Building Elevations**

Applicant  
Use

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

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

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

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

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

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

Staff  
Use

### **Lighting Plan**

Applicant  
Use

Exterior lighting including 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: Crystal McDaniel Phone: 208-488-4227

Owner

Representative

Fax/Email: crystal@accuratesurveyors.com

Applicant's Address: 1602 W Hays St, Suite 306, Boise, ID

Zip: 83702

Owner: Don Veasey Phone: 951-970-9191

Owner's Address: 31045 Temecula Parkway, #201, Temecula, CA Email: don@kalpacific.com

Zip: 92592

Represented By: *(if different from above)* \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

Address of Property: 642 S Ash St, Kuna, ID

Zip: 83634

Distance from Major Cross Street: Abuts S Ash Ave Street Name(s): S Ash Ave

*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.)*

1. Dimension of Property: 7.665± acres

2. Current Land Use(s): Residential

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

North: Residential

South: Residential

East: Residential

West: Residential

4. Is the project intended to be phased, if so what is the phasing time period? No

Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Building heights: \_\_\_\_\_ Number of stories: \_\_\_\_\_

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](http://www.cityofkuna.com)) under the City Code.

**MATERIAL** **COLOR**

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

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

% of Wood application:	_____	/	_____
% EIFS: <small>(Exterior Insulation Finish System)</small>	_____	/	_____
% Masonry:	_____	/	_____
% Face Block:	_____	/	_____
% Stucco:	_____	/	_____
& other material(s):	_____	/	_____
List all other materials:	_____		
Windows/Doors: <small>(Type of window frames &amp; styles / doors &amp; styles, material)</small>	_____	/	_____
Soffits and fascia material:	_____	/	_____
Trim, etc.:	_____	/	_____
Other:	_____	/	_____

9. Please identify Mechanical Units: \_\_\_\_\_  
Type/Height: \_\_\_\_\_  
Proposed Screening Method: \_\_\_\_\_

10. Please identify trash enclosure: (size, location, screening & construction materials) \_\_\_\_\_

11. Are there any irrigation ditches/canals on or adjacent to the property? Yes \_\_\_\_\_  
If yes, what is the name of the irrigation or drainage provider? Boise Kuna Irrigation District \_\_\_\_\_

12. Fencing: (Please provide information about new fencing material as well as any exiting fencing material)  
Six feet tall vinyl fence on the perimeter  
Type: Vinyl

Size: \_\_\_\_\_

Location: \_\_\_\_\_

*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*

13. Proposed method of On-site Drainage Retention/Detention: \_\_\_\_\_

14. Percentage of Site Devoted to Building Coverage: 68%

% of Site Devoted to Landscaping: \_\_\_\_\_ Square Footage: 20,871  
*(Including landscaped rights-of-way)* 6.25%

% of Site that is Hard Surface: \_\_\_\_\_ Square Footage: 86,783  
*(Paving, driveways, walkways, etc.)* 26%

% of Site Devoted to other uses: \_\_\_\_\_

Describe: \_\_\_\_\_

% of landscaping within the parking lot (landscaped islands, etc.): \_\_\_\_\_

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

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

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

There are 4 coniferous trees and 1 deciduous tree. The trees are on the landscape plan.

17. Dock Loading Facilities:

Number of docking facilities and their location: \_\_\_\_\_

Method of screening: \_\_\_\_\_

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* None

19. Setbacks of the proposed building from property lines:

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

20. Parking requirements: \_\_\_\_\_

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

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

21. Is any portion of the property subject to flooding conditions?      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 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 *Christopher DeMuel* Date 8/12/19

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

Signature of receipt by City Staff \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADDITIONAL INFORMATION:**

(Please list page number and item in reference)

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

### Landscape Requirements:

AS IDENTIFIED IN THE KUNA, IDAHO CITY ORDINANCE:

#### LANDSCAPE BUFFER VEGETATIVE DENSITY (5-17-15)

TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND 12 SHRUBS EVERY 100 LINEAR FEET.

REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
W. ASH AVE. (272 L.F.)	6 SHADE TREES 9 EVERGREEN TREES 36 SHRUBS	6 SHADE TREES 9 EVERGREEN TREES 48 SHRUBS
W. SUNBEAM ST. (345 L.F.)	7 SHADE TREES 10 EVERGREEN TREES 41 SHRUBS	7 SHADE TREES 10 EVERGREEN TREES 42 SHRUBS

### Landscape Material Legend:

	80/20 BLUEGRASS/PERENNIAL RYE BLENDED TURF SOD		EXISTING DECIDUOUS TREE - RETAIN AND PROTECT
	EXISTING CONIFEROUS TREE - RETAIN AND PROTECT		

### Landscape Notes:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" DEPTH OF 1" MINUS BLACK AND TAN ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
  - 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
  - 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- NEW TREE PLANTING, SEE DETAIL 1 & 2/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E. FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- NEW SHRUB PLANTING, SEE DETAIL 3/L1.50.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1' (37.5 CF/ 1.5 CY).
  - APPLICATION RATES:
    - HUMIC ACID: 25 LBS PER TREE PIT
    - COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
    - PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
    - CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
  - SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/ 0.25 CY).
    - APPLICATION RATES:
      - HUMIC ACID: 2 LBS PER SHRUB PIT
      - COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
      - PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
      - CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOLDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

### Automatic Underground Irrigation Notes:

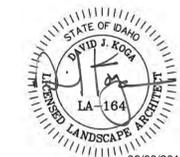
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN).
  - ELECTRONIC WATER DISTRIBUTION TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    - PRECISE INDIVIDUAL STATION TIMING
    - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

## CHOTIKA SUBDIVISION

642 S Ash Ave  
Kuna, Idaho 83634

Revisions

1.



08/09/2019

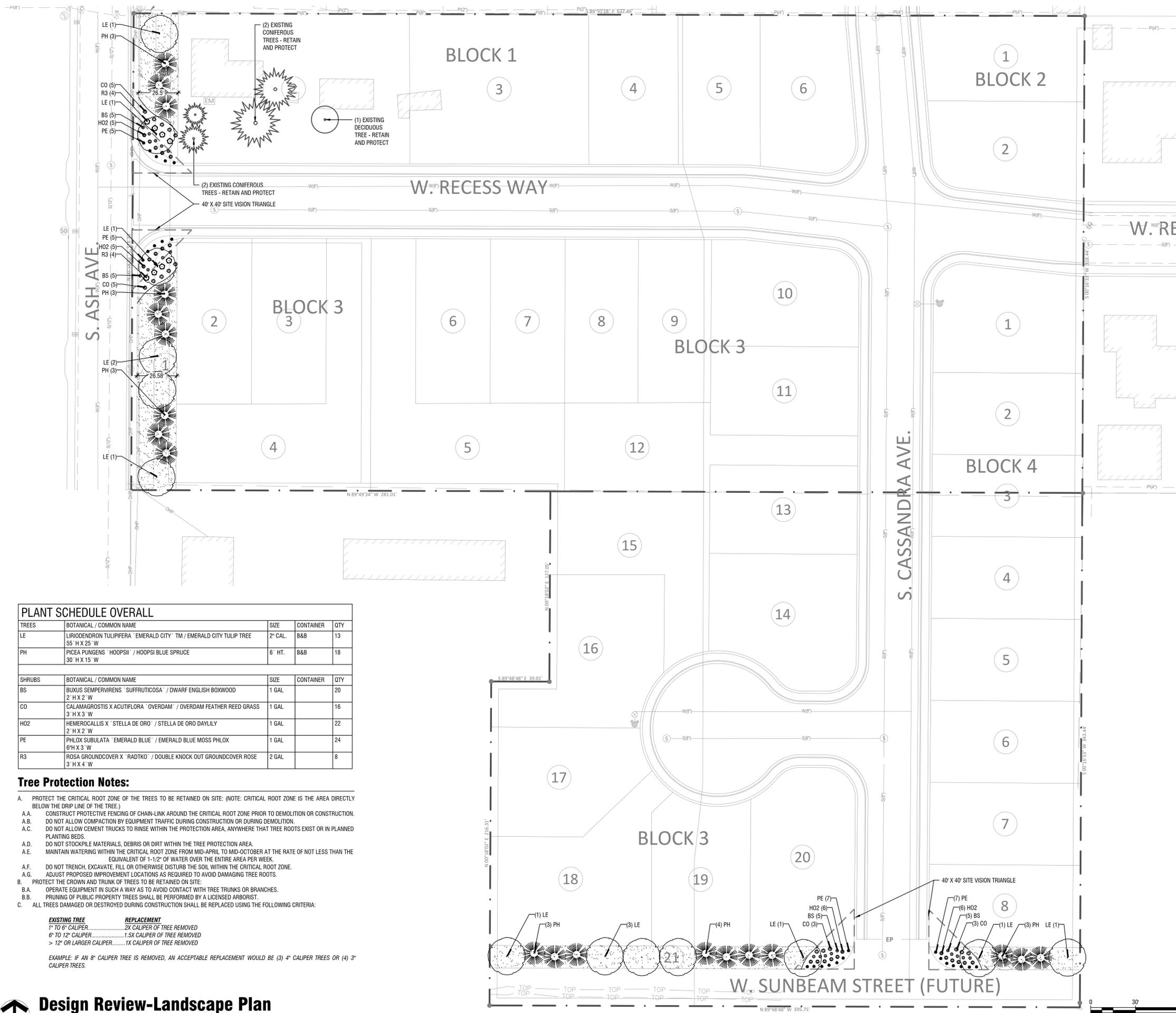
Project No.: 119020

Date of Issuance: 08/09/2019

Project Milestone: Design Review

Design Review Landscape Plan

L1.00



### PLANT SCHEDULE OVERALL

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL.	B&B	13
PH	PICEA PUNGENS 'HOOPSII' / HOOPSII BLUE SPRUCE	6" HT.	B&B	18
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
BS	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	1 GAL		20
CO	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL		16
HO2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL		22
PE	PHLOX SUBULATA 'EMERALD BLUE' / EMERALD BLUE MOSS PHLOX	1 GAL		24
R3	ROSA GROUNDCOVER X 'RADTKO' / DOUBLE KNOCK OUT GROUNDCOVER ROSE	2 GAL		8

### Tree Protection Notes:

- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
  - CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
  - DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
  - DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
  - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
  - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
  - DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
  - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
  - OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

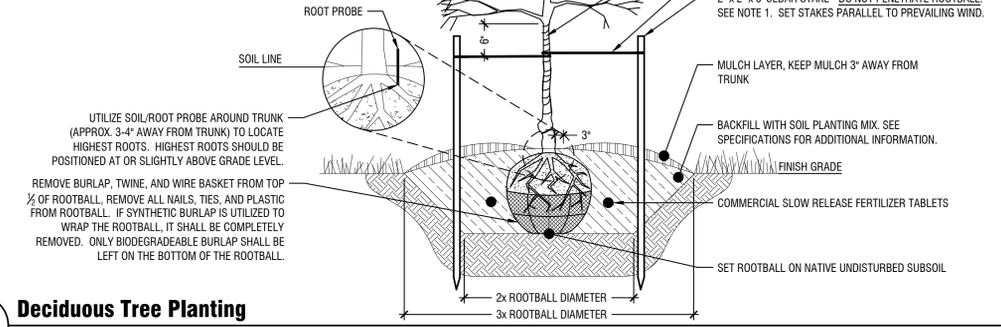
EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

## Design Review-Landscape Plan

Horizontal Scale: 1" = 30'

**NOTES:**

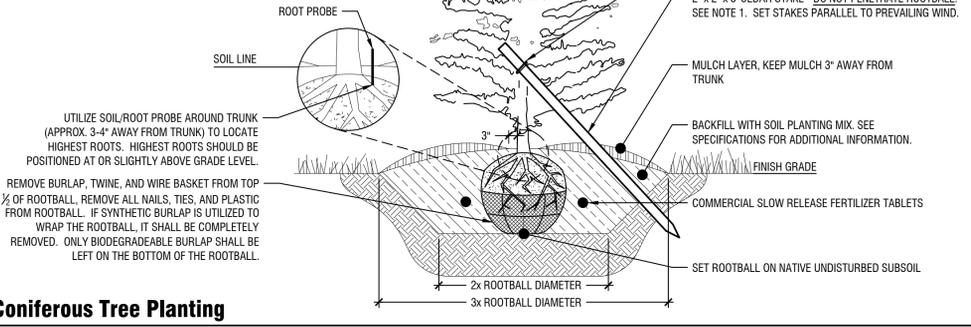
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



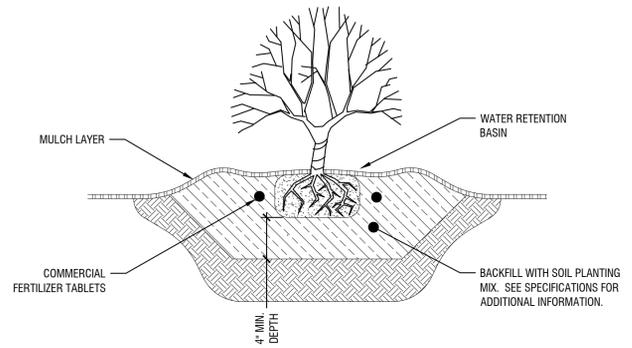
**1 Deciduous Tree Planting**  
Scale: NTS

**NOTES:**

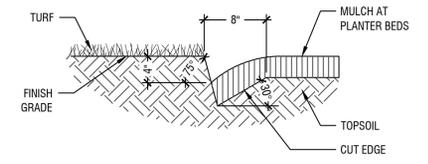
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



**2 Coniferous Tree Planting**  
Scale: NTS



**3 Shrub Planting**  
Scale: NTS



**4 Planter Edge Cut Edge**  
Scale: NTS

Revisions	
1.	



Project No.: 19020  
Date of Issuance: 08/09/2019  
Project Milestone: Design Review

**Design Review**  
**Landscape Details**

**L1.50**

LA 19020 08/09/2019 11:02 AM 11/02/2019 11:02 AM 11/02/2019 11:02 AM

# SANDSTONE SLAB

75" x 40" x 14"



FRONT VIEW

SIDE VIEW

Exhib.

B3

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Tuesday, June 18, 2019 12:32 PM  
**To:** ACHD; Ada County Engineer; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr. Ada County Development Services; Terry Gammel  
**Subject:** City of Kuna Request for Comment - Case Nos. 19-03-AN (Annexation) & 19-02-S (Preliminary Plat)  
**Attachments:** Chotika Subdivision Agency Packet.pdf

June 18, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Number &amp; Case Name:</b>	19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review) – Chotika Subdivision.
<b>Project Description</b>	On behalf of Don Veasey (owner), Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 37 total lots (thirty-four (34) buildable lots, three (3) common lots). The subject sites are located at 642 S. Ash St and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).
<b>Site Location</b>	642 S. Ash St. and S. Ash St., Kuna, ID 83634
<b>Applicant</b>	<b>Crystal McDaniel, Accurate Surveyors</b> 1602 W. Hays St, Suite 306 Boise, ID 83702 208-488-4227 Crystal@accuratesurveyors.com
<b>Representative</b>	<b>Roger Smith</b> 1693 S. Coronado Ave Boise, ID 83709 208-870-1015 roger-j-smith@msn.com



<b>Public Hearing Date</b>	Tuesday, <b>August 13, 2019</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaaid.gov">jhellman@kunaaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Thank you,

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaaid.gov](mailto:jhellman@kunaaid.gov)



## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Wednesday, August 14, 2019 11:32 AM  
**To:** Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcdaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Wendy  
**Subject:** Kuna Planning and Zoning Department, Request for Comment - Case Nos. 19-03-AN, 19-02-S & 19-09-DR  
**Attachments:** Chotika Subdivision Agency Packet.pdf

## Agency Transmittal (AMMENDED)

Hello,

The applicant has submitted a modified preliminary plat. If you have submitted comments previously on this application, and have no further comment, please let me know. Thank you.

August 14, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Number &amp; Case Name:</b>	19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review) – Chotika Subdivision.
<b>Project Description</b>	On behalf of Don Veasey (owner), Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 37 total lots (thirty-four (34) buildable lots, three (3) common lots). The subject sites are located at 642 S. Ash St and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).
<b>Site Location</b>	642 S. Ash St. and S. Ash St., Kuna, ID 83634
<b>Applicant</b>	<b>Crystal McDaniel, Accurate Surveyors</b> 1602 W. Hays St, Suite 306 Boise, ID 83702 208-488-4227 Crystal@accuratesurveyors.com

<b>Representative</b>	<b>Roger Smith</b> 1693 S. Coronado Ave Boise, ID 83709 208-870-1015 roger-j-smith@msn.com
<b>Public Hearing Date</b>	Tuesday, <b>September 24, 2019</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 19-03-AN/19-02-S/19-09-DR
Conditional Use #
Preliminary / Final / Short Plat
Chotika

RECEIVED
JUN 24 2019
CITY OF KUNA

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
waste flow characteristics
bedrock from original grade
other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage
community sewage system
community water well
interim sewage
central water
individual sewage
individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage
community sewage system
community water
sewage dry lines
central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment
swimming pools or spas
child care center
beverage establishment
grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. Reviewed By: Row Body
Date: 6/19/19

Exhibit C2

CLINTON C. PLINE  
CHAIRMAN OF THE BOARD

RON PLATT  
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER  
PROJECT MANAGER

THOMAS RITTHALER  
ASSISTANT PROJECT MANAGER

APRYL GARDNER  
SECRETARY-TREASURER

MARY SUE CHASE  
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

18 June 2019

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

RE: Roger Smith, Chotika Sub  
642 S Ash St., Kuna 83634  
Boise-Kuna Irrigation District  
Mora Canal 530+00B  
Sec. 26, T2N, R1W, BM.

**19-03-AN, 19-02-S, 19-09-DR**

BK-1300 Q1, 1300 Q

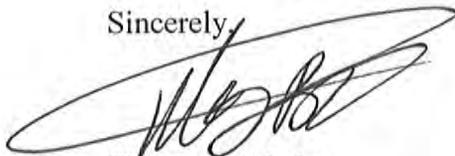
Jace Hellman, Planner:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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  
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore  
Lauren Boehlke  
File

Watermaster, Div; 3 BPBC  
Secretary – Treasurer, BKID

RECEIVED  
JUN 21 2019  
CITY OF KUNA

Exhibit

03



STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

## *DEQ Response to Request for Environmental Comment*

Date: June 28, 2019  
Agency Requesting Comments: City of Kuna  
Date Request Received: June 18, 2019  
Applicant/Description: Chotika Subdivision, 19-03-AN, 19-02-S, & 19-09-DR  
Robin Hood Subdivision 19-03-S & 19-14-DR

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

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

### **1. Air Quality**

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

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

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

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

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

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

*All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects*

*require separate permits as well.*

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

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

### **3. Drinking Water**

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

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

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

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

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

acre, a stormwater permit from EPA may be required.

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

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

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

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

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

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

*accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

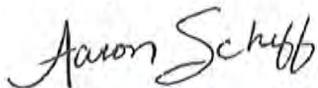
*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

**6. Additional Notes**

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

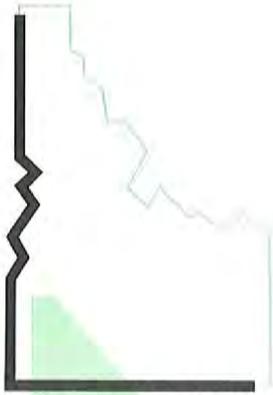
*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at 208-373-0550.*

Sincerely,



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

ec: CM#2019AEK114



ORGANIZED 1988

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

September 6, 2019

Jace Hellman, Planner II  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

RECEIVED  
SEP 09 2019  
CITY OF KUNA

**RE: 19-03-AN, 19-02-S & 19-09-DR/ Chotika Subdivision; 642 S. Ash St. & S. Ash St.**

Dear Jace:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/ gnf

Cc:

Office/ File  
T. Ritthaler, BPBOC



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000



## Jace Hellman

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Friday, August 23, 2019 10:25 AM  
**To:** Jace Hellman  
**Subject:** 19-03-AN, 19-02-S & 19-09-DR Chotika Subdivision

Good morning,  
ITD has received applications 19-03-AN, 19-02-S, 19-09-DR for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

**From:** Jace Hellman <jhellman@kunaID.gov>  
**Sent:** Wednesday, August 14, 2019 11:32 AM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>  
**Subject:** [EXTERNAL] Kuna Planning and Zoning Department, Request for Comment - Case Nos. 19-03-AN, 19-02-S & 19-09-DR

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

## Agency Transmittal (AMMENDED)

Hello,

The applicant has submitted a modified preliminary plat. If you have submitted comments previously on this application, and have no further comment, please let me know. Thank you.



August 14, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Number &amp; Case Name:</b>	19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review) – Chotika Subdivision.
<b>Project Description</b>	On behalf of Don Veasey (owner), Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 37 total lots (thirty-four (34) buildable lots, three (3) common lots). The subject sites are located at 642 S. Ash St and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).
<b>Site Location</b>	642 S. Ash St. and S. Ash St., Kuna, ID 83634
<b>Applicant</b>	<b>Crystal McDaniel, Accurate Surveyors</b> 1602 W. Hays St, Suite 306 Boise, ID 83702 208-488-4227 <a href="mailto:Crystal@accuratesurveyors.com">Crystal@accuratesurveyors.com</a>
<b>Representative</b>	<b>Roger Smith</b> 1693 S. Coronado Ave Boise, ID 83709 208-870-1015 <a href="mailto:roger-j-smith@msn.com">roger-j-smith@msn.com</a>
<b>Public Hearing Date</b>	Tuesday, <b>September 24, 2019</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634



Rebecca W. Arnold, President  
Mary May, 1<sup>st</sup> Vice-President  
Sara M. Baker, 2<sup>nd</sup> Vice-President  
Jim D. Hansen, Commissioner  
Kent Goldthorpe, Commissioner

August 19, 2019

To: Accurate Surveyors (via email)  
Crystal McDaniel  
1602 W Hays Street, Ste. 306  
Boise, ID 83702

Subject: Chotika Subdivision/ KPP19-0005/ 19-03-AN/ 19-02-S/ 19-09-DR  
642 S Ash Street  
Annexation and Rezone with preliminary plat consisting of 34 buildable lots  
and 3 common lots and a design review application on 7.67-acres.

On August 2, 2019, the Ada County Highway District approved Chotika Subdivision/ KPP-19-0005 for an annexation, rezone, preliminary plat and design review of a 37 total lot subdivision. The site-specific conditions of approval also apply to this application.

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

Sincerely,

Stacey Yarrington  
Planner III  
Development Services

cc: Project File  
City of Kuna (via email)  
Don Veasey (via email)  
Roger Smith (via email)

Attachment: Staff Report

### 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). Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
3. 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.
4. 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.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. 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.
7. 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.
8. 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.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. 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.
11. 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.



**Project/File:** Chotika/ KPP19-0005/ 19-02-S/ 19-03-AN/ 19-09-DR  
*This is an annexation with rezone to R-6, a preliminary plat consisting of 37 lots, and a design review on 7.7-acres.*

**Lead Agency:** City of Kuna

**Site address:** 642 S Ash Avenue

**Staff Approval:** August 2, 2019

**Applicant:** Don Veasey  
 31045 Temecula Parkway, #201  
 Temecula, CA 92592

**Representative:** Accurate Surveying & Mapping  
 Crystal McDaniel  
 1602 W Hays Street, Ste. 306  
 Boise, ID 83702

**Staff Contact:** Stacey Yarrington, Planner III  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)

## **A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of an annexation with rezone from RUT (Rural Urban Transition) to R-6 (Medium density Residential), a preliminary plat consisting of 34 buildable lots and 3 common lots, and a design review application. The site is located on 7.7-acres and the applicant's proposal is consistent with the City of Kuna's Future Land Use Map.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium density Residential	R-6
South	Rural Urban Transition (Ada County)	RUT
East	Medium density Residential	R-4
West	Estate Residential (Ada County)	R1

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
- Deserthawk 4, a 34 buildable lot development located southwest of the site, was approved by ACHD in July 2017.
5. **Transit:** Transit services are not available to serve this site.

- 6. **New Center Lane Miles:** The proposed development includes 0.26 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. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

**B. Traffic Findings for Consideration**

- 1. **Trip Generation:** This development is estimated to generate 312 additional vehicle trips per day (9 existing); 33 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.
- 2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road	0-feet	Minor Arterial	185	Better than "E"
School Avenue	0-feet	Collector	N/A	N/A
Ash Avenue	318-feet	Local	14	N/A

- \* Acceptable level of service for a two-lane minor arterial is "E" (575 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 Ten Mile Road south of Avalon Street was 3,230 on 05/15/2018.
  - The average daily traffic count for Ash Avenue north of King Road was 187 on 06/19/2019.
  - There are no current traffic counts for School Avenue.

**C. Findings for Consideration**

- 1. **Sunbeam Street (New Mid-Mile Collector)**
  - a. **Existing Conditions:** There are no existing roadways internal to the site.
  - 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.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalk 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.

**Half Street Policy:** District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-feet attached, or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Sunbeam Street on the west side of Ash Avenue and continue through the property stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Sunbeam Street abutting the site.
- d. **Staff Comments/Recommendations:** There is a new mid-mile collector designated on the MSM along the south property line of this site. The new collector will extend between School Avenue and Ash Avenue. Typically, the applicant would be required to construct Sunbeam Street along the site's south property line as ½ of a 36-foot street section with vertical curb, gutter, 7-foot wide attached (5-foot wide detached) concrete sidewalk, 12-feet of additional pavement widening, 3-foot wide shoulder, and borrow ditch abutting the site.

However, as Sunbeam Street is not currently constructed to the east and west, staff recommends that the applicant be required to provide 27-feet of right-of-way along the south property line abutting the site and provide the District with road trust funds for the future improvements to Sunbeam Street abutting the site.

The applicant should be required to provide the District with a road trust deposit in the amount of \$85,200. This amount is based on 18-feet of pavement, vertical curb, gutter, and 7-foot wide concrete sidewalk, plus 10% contingency.



## 2. Ash Avenue

- a. **Existing Conditions:** Ash Avenue is improved with 2-travel lanes, 30-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 45-feet of right-of-way for Ash Avenue (18-feet from centerline).

There are two unimproved residential driveways onto Ash Avenue from the site.

- b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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's Proposal:** The applicant is proposing to dedicate additional right-of-way to total 25-feet from centerline of Ash Avenue. The applicant is proposing to improve Ash Avenue with curb, gutter, and 5-foot wide attached sidewalk abutting the site that will close the two existing residential driveways onto Ash Avenue.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

### 3. Internal Local Streets

- a. **Existing Conditions:** There are no existing streets internal to the site.

Recess Way is stubbed at the site's east property line, 670-feet south of Omphale Street and Cassandra Avenue is stubbed at the site's north property line, 518-feet east of Ash Avenue.

- b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any

buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

**Stub Street Policy:** District policy 7206.2.4 (collector)/ 7207.2.4 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 (collector)/ 7207.2.5.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no

greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

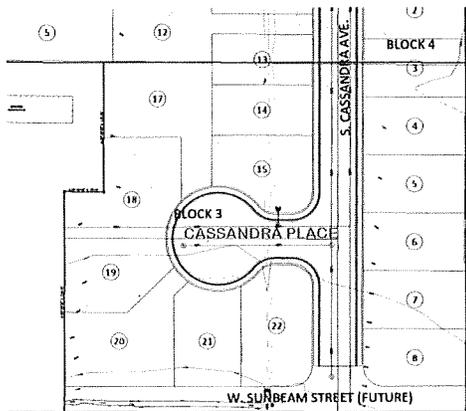
In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

- c. **Applicant's Proposal:** The applicant is proposing to extend Recess Way and Cassandra Avenue into the site and construct the internal local streets as 36-foot street sections with curb, gutter, and 5-foot wide attached sidewalk within 50-feet of right-of-way.

The applicant is proposing to terminate Cassandra Place with a cul-de-sac turnaround located approximately 120-feet west of Cassandra Avenue (measured centerline to centerline).

The applicant is proposing to stub Cassandra Avenue approximately 125-feet south of Cassandra Place. Cassandra Avenue will intersect, Sunbeam Street, which is the future collector 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 cul-de-sac turnaround with a minimum 45-foot turning radius.

The proposed stub street, Cassandra Avenue, is less than 150-feet in length, therefore, a temporary turnaround is not required.

The applicant should be required to install a sign at the terminus of the stub street, Cassandra Avenue, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

#### 4. Roadway Offsets

- a. **Existing Conditions:** There are no existing streets internal to the site.

b. **Policy:**

**Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant is proposing to construct a new local street, Recess Way, from the site to intersect Ash Avenue located 314-feet south of Penelope Street and 535-feet north of Sunbeam Street, a future collector street (measured centerline to centerline).

Cassandra Avenue is proposed to intersect Sunbeam Street, which is a future collector street, located 535-feet east of Ash Avenue (measured centerline to centerline).

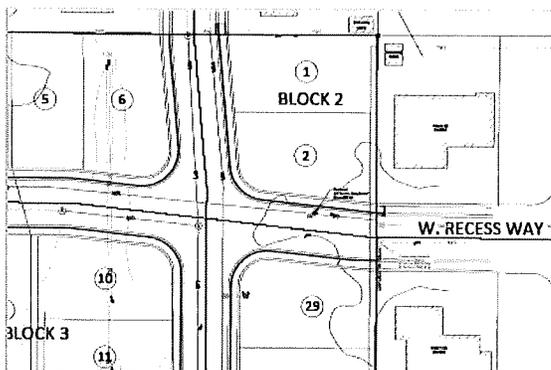
The applicant is proposing to off-set the local internal streets a minimum of 125-feet (measured centerline to centerline).

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new local street, Recess Way, from the site to intersect Ash Avenue located 314-feet south of Penelope Street and 535-feet north of Sunbeam Street, a future collector street meets District policy and should be approved, as proposed.

The applicant's proposal to provide a new local street, Cassandra Avenue, to intersect the future collector street, Sunbeam Street, meets District Offset policy and should be approved, as proposed.

The construct the internal local streets with a minimum 125-foot offset meets District policy and should be approved, as proposed.

The applicant should coordinate with ACHD staff on the tangent lengths at the Recess Way/ Cassandra Place intersection to ensure that adequate site lines are provided.



## 5. Tree Planters

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

## 6. Landscaping

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

## 7. Other Access

Ash Avenue and Sunbeam Street are classified as collector roadways. 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.

## **D. Site Specific Conditions of Approval**

1. Dedicate 27-feet of right-of-way along the site's south property line for Sunbeam Street, the future mid-mile collector street.
2. Provide the District with a road trust deposit in the amount of \$85,200.
3. Dedicate additional right-of-way to total 25-feet from centerline on Ash Avenue abutting the site.
4. Improve Ash Avenue with curb, gutter, and 5-foot wide attached sidewalk abutting the site and that will close the two existing residential driveways onto Ash Avenue.
5. Extend Recess Way and Cassandra Avenue into the site and construct the internal streets as 36-foot street sections with curb, gutter, and attached 5-foot wide sidewalk within 50-feet of right-of-way.
6. Terminate Cassandra Place with a cul-de-sac turnaround with a minimum 45-foot turning radius,
7. Install signage at the terminus of the stub street, Cassandra Avenue, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
8. Construct a new local street, Recess Way, to intersect Ash Avenue located 314-feet south of Penelope Street and 535-feet north of Sunbeam Street.
9. Cassandra Avenue to intersect Sunbeam Street, a future collector street, located 535-feet east of Ash Avenue is approved.
10. Construct the internal local streets with a minimum 125-foot offset.
11. Direct lot access to Ash Avenue and Sunbeam Street is prohibited and should be noted on the final plat.
12. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
13. Payment of impact fees is due prior to issuance of a building permit.
14. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

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

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

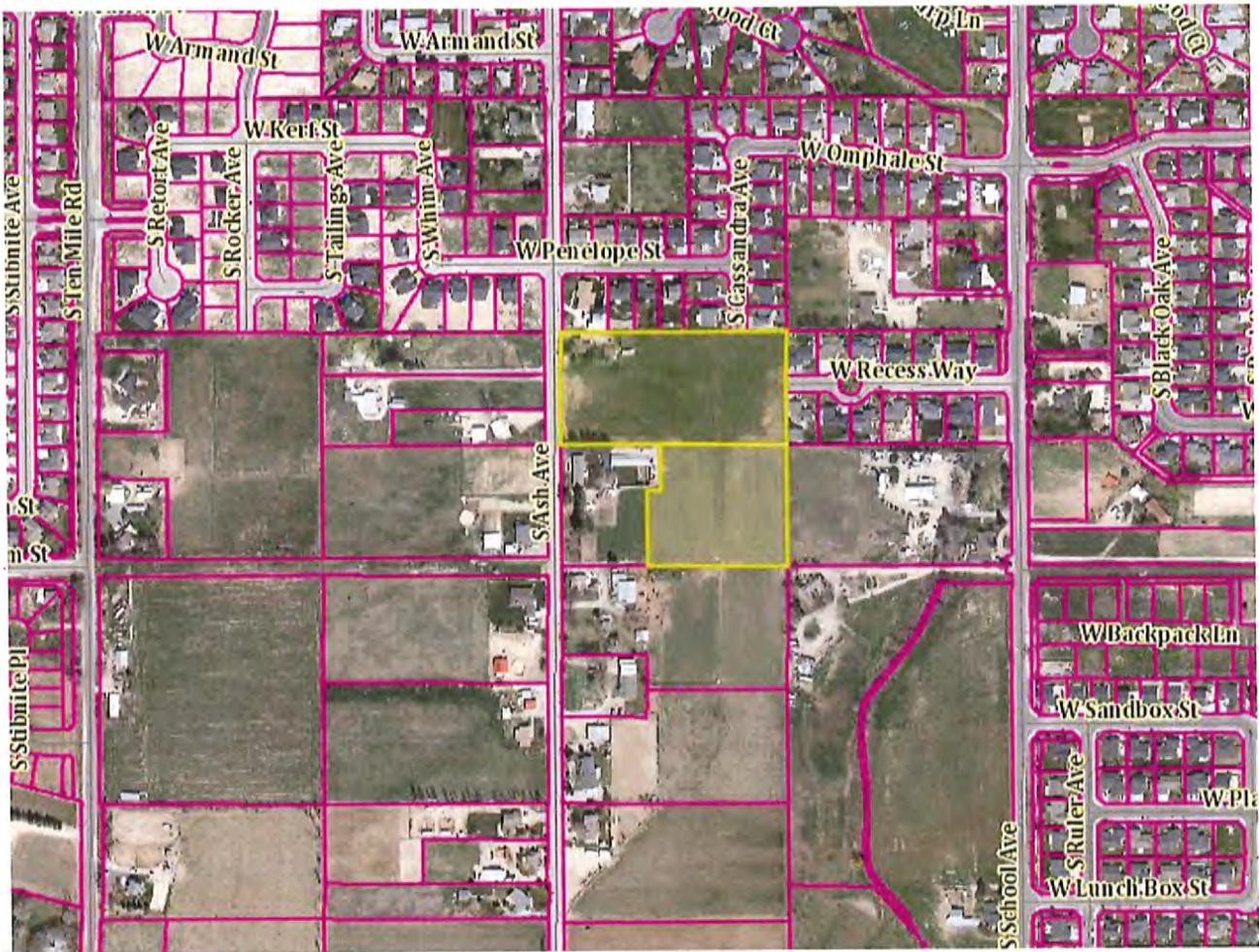
## **F. Conclusions of Law**

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

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP





# Ada County Utility Coordinating Council

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

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

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

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

# Development Process Checklist

## Items Completed to Date:

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

## **Items to be completed by Applicant:**

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

### DID YOU REMEMBER:

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

- Driveway or Property Approach(s)**
  - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
  - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
    - a) Traffic Control Plan
    - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

- Sediment & Erosion Submittal**
  - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
  - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Paul A. Stevens, P.E.  
Kuna City Engineer

## MEMORANDUM

**Date:** 12 July 2019  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Chotika Subdivision Preliminary Plat – 19-02-S, 19-03-AN Annexation, & Design Review 19-09-DR

The Chotika Preliminary Plat, annexation, and design review request dated 23 May 2019 has been reviewed. While the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone. These comments apply to the preliminary plat and do not address the landscaping design review request. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

Recommendation: proceed with the Preliminary Plat and annexation consistent with the enclosed comments. These comments may be expanded or refined based on future land-use actions. The following comments apply:

### 1. General

- a. Chotika Subdivision is zoned R6, contains 5.851 Acres, 3 common lots and 34 residential lots. A commensurate impact on the City of Kuna's pressurized irrigation, sewer, and water utilities will result.
- b. Access to Chotika Subdivision is from South Ash Avenue and an extension of West Recess Way.
- c. A plan approval letter will be required if this project affects any local irrigation districts.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e. State the vertical datum used for elevations on all drawings.
- f. Provide engineering certification on all final engineering drawings.

### 2. Inspection Fees

- a. An inspection fee will apply to City inspection of water, sewer and irrigation facilities construction associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.

- d. 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 of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- e. If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

**7. As-Built Drawings**

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

**8. Property Description**

- a. The applicant provided a preliminary plat and supporting documents as part of the application.



# City of Kuna PROOF OF PROPERTY POSTING

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83534

Phone: (208) 922-5274  
Fax: (208) 922-5089  
Web: www.kunacityid.gov

This notice shall confirm that the Public Hearing Notice for Chotika Sub  
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance  
5-1A-8. Sign posted 9/13/19 (DAY OF THE WEEK, MONTH,  
DATE AND YEAR). This form is required to be returned three (3) calendar days  
subsequent to posting and signs are to be removed from the site three (3) calendar  
days after the hearing.

DATED this 13 day of September, 2019.

Signature.

Premier Signs Inc on behalf of  
Owner/Developer Accurate Surveyors

STATE OF IDAHO )  
County of Ada ) : ss

On this 13 day of September, 2019, before me the  
undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner, Developer).

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

Notary Public  
Residing at 10411 W. State Dr. Boise ID 83709  
Commission Expires 3/30/2021



# **CITY OF KUNA PUBLIC HEARING NOTICE**

**Kuna Planning and Zoning Commission**

**THE CITY OF KUNA will hold a public hearing  
on September 24th, 2019 at 6:00 PM, at  
Kuna City Hall**

**PURPOSE:** Preliminary Plat, Annexation and Zoning - Chotika  
Subdivision, Approximately 7.66 acres, 33 single-family  
dwelling lots, 1 common area lot, Requested Zoning R6

**LOCATION:** 642 S. Ash Ave (parcel R5070502835) and  
(Parcel R5070503050) Kuna, Idaho

**APPLICATION BY:** Accurate Surveying & Mapping

**CONTACT:** Kuna Planning & Zoning at 208-922-5546



**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

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

**CERTIFICATE OF MAILING**

Date: 9/4/2019  
To:  400' Property Owners     Other \_\_\_\_\_  
Planner: Jace Hellman, Planner II  
Case Name: 19-02-S & 19-03-AN – Chotika Subdivision

I HEREBY CERTIFY that on this 4<sup>th</sup> day of September, 2019, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

\_\_\_\_\_  
Signature

Dawn Stephens  
Attest





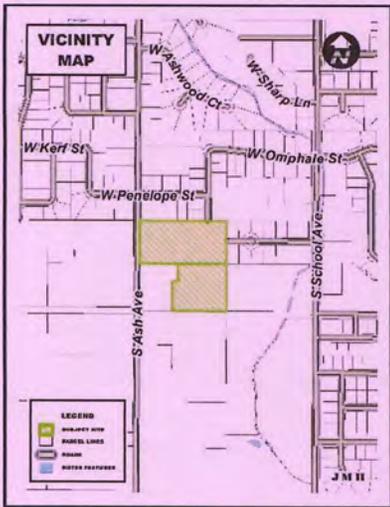
**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
 PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634  
 Phone (208) 922-5274 • Fax: (208) 922-5989  
 www.kunacity.id.gov

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.

Dear Property Owner:

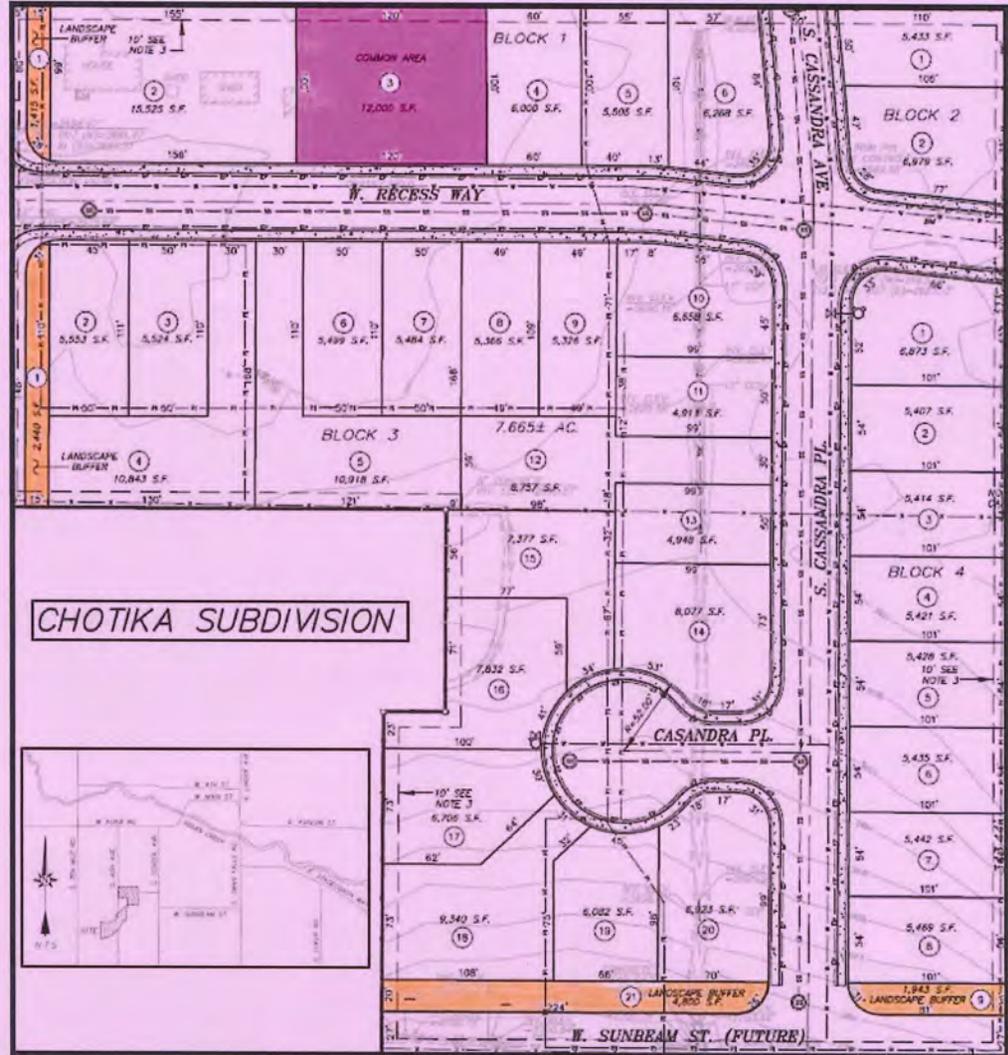
NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **September 24, 2019**, beginning at **6:00 pm** on the following case:



A request from Accurate Surveyors, on behalf of Don Veasey (owner), to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (thirty-three (33) buildable lots, five (5) common lots). The subject sites are located at 642 S. Ash St and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R50 70502835).

The hearing will be held at **6:00 PM** in the **Council Chambers at City Hall** located at **751 W. 4th Street, Kuna, Idaho**.

You are invited to provide oral or written comments. Written testimony received by the close of business on **September 17, 2019** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions (must submit eight (8) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person.



## Suggestions For Testifying at the Public Hearing:

### Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at <http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes>.

### Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

### Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. **The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

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

**Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing.** Late submissions must submit eight (8) copies, which will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

**NOTICE  
LEGISLATIVE**

CHARLES & CHRISTINE LITTLE  
1320 W PENELOPE ST  
KUNA, ID 83634

HEATHER MCARTHUR  
532 S CASSANDRA AVE  
KUNA, ID 83634

DONA & BRYON MCFADDEN  
622 S CASSANDRA AVE  
KUNA, ID 83634

SANDRA MCKEE  
1073 W OMPHALE ST  
KUNA, ID 83634

JOSE & ROSA MEZA  
328 S ROCKER AVE  
KUNA, ID 83634

ALAN MICHAELSON  
655 S ASH AVE  
KUNA, ID 83634

JACK & CAROL MILLER  
940 S ASH AVE  
KUNA, ID 83634

MICHAEL & LAURA MINEAR  
1180 W PENELOPE ST  
KUNA, ID 83634

JUSTIN & KRISTINE MOORE  
1070 W RECESS WAY  
KUNA, ID 83634

EDUARDO & SHAWNA MORENO  
1041 W RECESS WAY  
KUNA, ID 83634

DOUGLAS & PEGGY NEWMAN  
29776 DAVIS RD  
BRUNEAU, ID 83604

OUTPOST HOMEOWNERS ASSOCIATION  
PO BOX 214  
KUNA, ID 83634

ERNEST POGGETTI FAMILY TRUST  
AGREEMNT 7/1/2008  
ERNEST POGGETTI TRUSTEE  
484 S ASH AVE  
KUNA, ID 83634

MICHAEL & JANINE POPE  
1321 W PENELOPE ST  
KUNA, ID 83634

JAMES PORTER & BARBARA HEITHER  
993 W RECESS WAY  
KUNA, ID 83634

PTR HOLDINGS II  
9756 SUTHERLAND ST  
COWAN HEIGHTS, CA 92705

PHILIP & PEGGY REA  
620 S ASH AVE  
KUNA, ID 83634

RONALD & CLARABELLE ROSALES  
1308 W PENELOPE ST  
KUNA, ID 83634

JAMES & SHERI RUSSELL  
781 S SCHOOL AVE  
KUNA, ID 83634

MICHELLE & CHRISTOPHER SAMARTINO  
1207 W PENELOPE ST  
KUNA, ID 83634

THOMAS & NANCY SKANTER  
1046 W RECESS WAY  
KUNA, ID 83634

ROBERT & RYNDI SMITH  
900 S ASH AVE  
KUNA, ID 83634

VERA STRELCHIK  
YANA TERESHCHENKO  
599 S ASH AVE  
KUNA, ID 83634

HEATHER & JOHN TALBOT  
625 S ASH AVE  
KUNA, ID 83634

ROBERT THIGPEN  
1236 W PENELOPE ST  
KUNA, ID 83634

THREEHOUSEASHPONDNORTHVIEWGALLAHADGRANGERLLC  
PO BOX 140838  
GARDEN CITY, ID 83714

TWOPDXMOORESTATEEELDORADO34LLC  
PO BOX 140838  
GARDEN CITY, ID 83714

RUDY VILLARREAL  
FELIDA CARRILLO  
1039 W OMPHALE ST  
KUNA, ID 83634

FRED & SHARON WHEELER  
846 S ASH AVE  
KUNA, ID 83634

DALTON & KRISTAL WHITING  
998 W RECESS WAY  
KUNA, ID 83634

JOSHUA ALBERS  
604 S CASSANDRA AVE  
KUNA, ID 83634

KASEY & SHANNON ALDRICH  
1365 W PENELOPE ST  
KUNA, ID 83634

AMH 2015-1 BORROWER LLC  
30601 AGOURA RD STE 200  
AGOURA HILLS, CA 91301

ERMA ANDERSON  
1342 W PENELOPE ST  
KUNA, ID 83634

DANNIEL & STEPHANIE ATKINSON  
619 S CASSANDRA AVE  
KUNA, ID 83634

CHRISTOPHER & CELESTE AYER  
1189 W PENELOPE ST  
KUNA, ID 83634

BRYCE & KATHLEEN BAKER  
975 W RECESS WAY  
KUNA, ID 83634

RODNEY & HOLLY BETTIS  
1138 W PENELOPE ST  
KUNA, ID 83634

RONALD & KATHLEEN BOLLINGER  
980 W RECESS WAY  
KUNA, ID 83634

BRANDON & MELISSA DANIELS  
1364 W PENELOPE ST  
KUNA, ID 83634

JOHN & NATASHA DAVIS  
525 S CASSANDRA AVE  
KUNA, ID 83634

STEPHANIE & CHRISTOPHER DEANDRADE  
1021 W OMPHALE ST  
KUNA, ID 83634

DANIELLE DEMARCO  
3994 BELL CT  
NAMPA, ID 83686

JASON & TARA DOWNS  
1343 W PENELOPE ST  
KUNA, ID 83634

ANDY ECKENROED  
1019 W RECESS WAY  
KUNA, ID 83634

TERRY & TRUDY EIGUREN  
PO BOX 49  
KUNA, ID 83634

THOMAS & ALICIA FLAVEL  
1022 W RECESS WAY  
KUNA, ID 83634

JEFFERY & JANICE FOSTER  
805 S SCHOOL AVE  
KUNA, ID 83634

BART & LOUANN GEORGE  
1407 W PENELOPE ST  
KUNA, ID 83634

CHARLA HANEY  
566 S CASSANDRA AVE  
KUNA, ID 83634

KODY & AMANDA HARRISON  
1171 W PENELOPE ST  
KUNA, ID 83634

KODY & AMANDA HARRISON  
1171 W PENELOPE ST  
KUNA, ID 83634

TAUSHA HAUSDORF  
1162 W PENELOPE ST  
KUNA, ID 83634

ERICH HAWKES  
1198 W PENELOPE ST  
KUNA, ID 83634

DANIEL & JAMIE HENDERSON  
1309 W PENELOPE ST  
KUNA, ID 83634

MISTY & NOEL HUDON  
847 S ASH AVE  
KUNA, ID 83634

MICHAEL BRADLEY IHLI &  
LINDA MARLENE JOINT LIVING TRUST  
625 S SCHOOL AVE  
KUNA, ID 83634

ALLISON & MICHAEL JUDD  
543 S CASSANDRA AVE  
KUNA, ID 83634

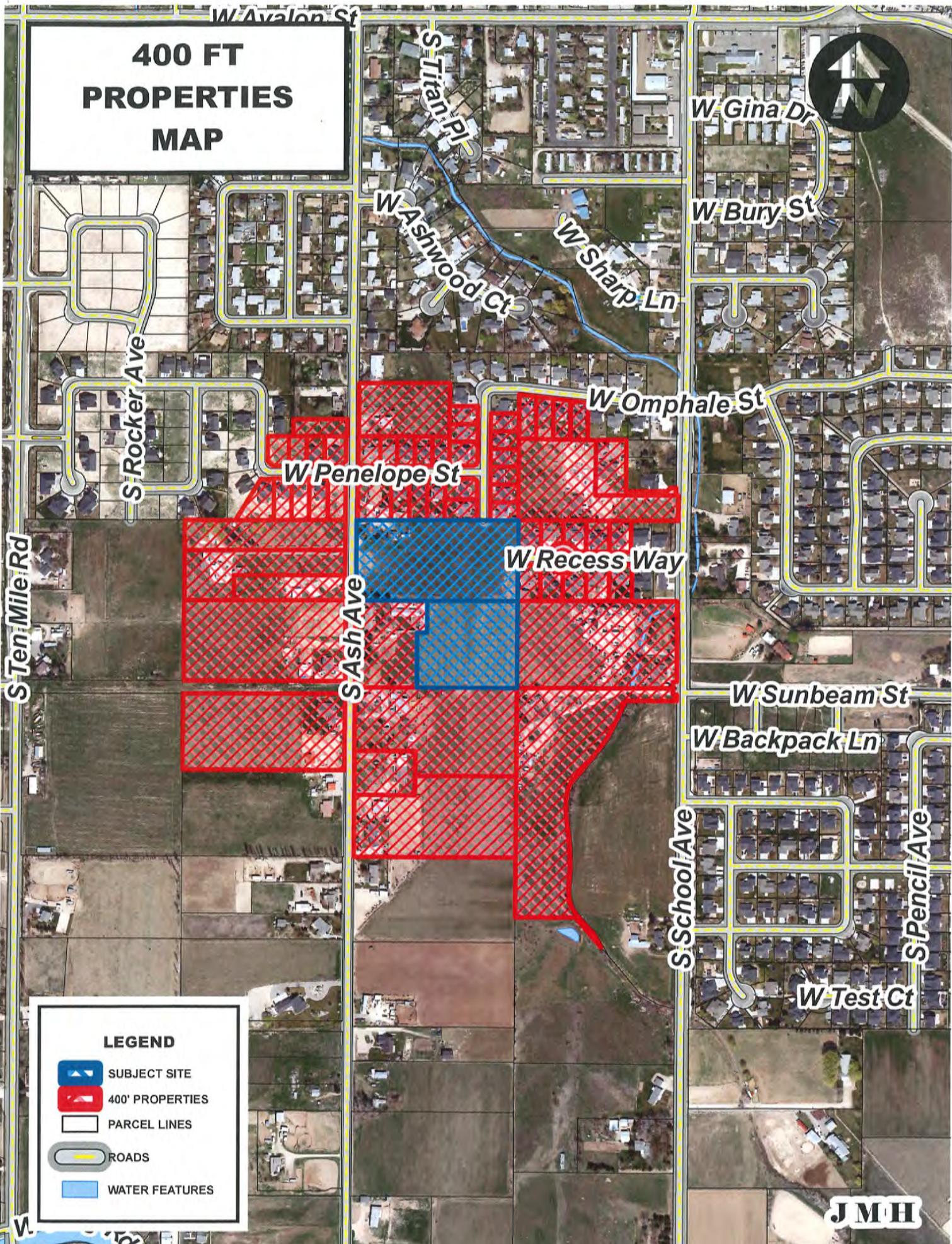
DONALD & LORNA KOLSKY  
754 S ASH AVE  
KUNA, ID 83634

RONALD LANDIS LIVING TRUST  
RONALD LANDIS LIVING TRUSTEE  
6212 SYLVAN DR  
SIMI VALLEY, CA 93063

DOUGLAS WIEBUSCH  
685 S ASH AVE  
KUNA, ID 83634

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
ALBERS JOSHUA		604 S CASSANDRA AVE	KUNA, ID 83634-0000
ALDRICH KASEY JENSEN	ALDRICH SHANNON MARIE	1365 W PENELOPE ST	KUNA, ID 83634-0000
AMH 2015-1 BORROWER LLC		30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301-0000
ANDERSON ERMA ELLEN		1342 W PENELOPE ST	KUNA, ID 83634-0000
ATKINSON DANNIEL MARIE	ATKINSON STEPHANIE D	619 S CASSANDRA AVE	KUNA, ID 83634-0000
AYERS CHRISTOPHER A	AYERS CELESTE DAWN	1189 W PENELOPE ST	KUNA, ID 83634-0000
BAKER BRYCE ROBERT	BAKER KATHLEEN B	975 W RECESS WAY	KUNA, ID 83634-0000
BETTIS RODNEY A	BETTIS HOLLY A	1138 W PENELOPE ST	KUNA, ID 83634-0000
BOLLINGER RONALD W	BOLLINGER KATHLEEN M	980 W RECESS WAY	KUNA, ID 83634-0000
DANIELS BRANDON	DANIELS MELISSA	1364 W PENELOPE ST	KUNA, ID 83634-0000
DAVIS JOHN L	DAVIS NATASHA D	525 S CASSANDRA AVE	KUNA, ID 83634-0000
DEANDRADE STEPHANIE	DEANDRADE CHRISTOPHER	1021 W OMPHALE ST	KUNA, ID 83634-0000
DEMARCO DANIELLE M		3994 BELL CT	NAMPA, ID 83686-0000
DOWNS JASON TIMOTHY	DOWNS TARA ROSE	1343 W PENELOPE ST	KUNA, ID 83634-0000
ECKENROED ANDY		1019 W RECESS WAY	KUNA, ID 83634-0000
EIGUREN TERRY J	EIGUREN TRUDY M	PO BOX 49	KUNA, ID 83634-0000
FLAVEL THOMAS J	FLAVEL ALICIA K	1022 W RECESS WAY	KUNA, ID 83634-0000
FOSTER JEFFERY L	FOSTER JANICE S	805 S SCHOOL AVE	KUNA, ID 83634-1745
GEORGE BART BOONE	GEORGE LOUANN	1407 W PENELOPE ST	KUNA, ID 83634-0000
HANEY CHARLA L		566 S CASSANDRA AVE	KUNA, ID 83634-0000
HARRISON KODY	HARRISON AMANDA	1171 W PENELOPE ST	KUNA, ID 83634-0000
HAUSDORF TAUSHA		1162 W PENELOPE ST	KUNA, ID 83634-0000
HAWKES ERICH D		1198 W PENELOPE ST	KUNA, ID 83634-0000
HENDERSON DANIEL D	HENDERSON JAMIE D	1309 W PENELOPE ST	KUNA, ID 83634-0000
HUDON MISTY D	HUDON NOEL T	847 S ASH AVE	KUNA, ID 83634-0000
IHLI MICHAEL BRADLEY & LINDA MARLENE JOINT LIVING TRUST		625 S SCHOOL AVE	KUNA, ID 83634-0000
JUDD ALLISON R	JUDD MICHAEL R	543 S CASSANDRA AVE	KUNA, ID 83634-0000
KOLSKY DONALD L	KOLSKY LORNA V	754 S ASH AVE	KUNA, ID 83634-2246
LANDIS RONALD J LIVING TRUST	LANDIS RONALD J TRUSTEE	6212 SYLVAN DR	SIMI VALLEY, CA 93063-0000
LITTLE CHARLES W	LITTLE CHRISTINE	1320 W PENELOPE ST	KUNA, ID 83634-0000
MCCARTHUR HEATHER R		532 S CASSANDRA AVE	KUNA, ID 83634-0000
MCFADDEN DONA L	MCFADDEN BRYON	622 S CASSANDRA AVE	KUNA, ID 83634-0000
MCKEE SANDRA ANN		1073 W OMPHALE ST	KUNA, ID 83634-0000
MEZA JOSE J	MEZA ROSA M	328 S ROCKER AVE	KUNA, ID 83634-0000
MICHAELSON ALAN M		655 S ASH AVE	KUNA, ID 83634-0000
MILLER JACK E	MILLER CAROL A	940 S ASH AVE	KUNA, ID 83634-1728
MINER MICHAEL J	MINER LAURA L	1180 W PENELOPE ST	KUNA, ID 83634-0000
MODRELL AARON		550 S CASSANDRA AVE	KUNA, ID 83634-0000
MOORE JUSTIN L	MOORE KRISTINE A	1070 W RECESS WAY	KUNA, ID 83634-0000
MORENO EDUARDO	MORENO SHAWNA NOEL	1041 W RECESS WAY	KUNA, ID 83634-0000
NEWMAN DOUGLAS A	NEWMAN PEGGY S	29776 DAVIS RD	BRUNEAU, ID 83604-5038
OUTPOST HOMEOWNERS ASSOCIATION		PO BOX 214	KUNA, ID 83634-0214
POGGETTI ERNEST A FAMILY TRUST AGREEMENT 7/1/2008	POGGETTI ERNEST A TRUSTEE	484 S ASH AVE	KUNA, ID 83634-0000
POPE MICHAEL	POPE JANINE	1321 W PENELOPE ST	KUNA, ID 83634-0000
PORTER JAMES	HEITHER BARBARA	993 W RECESS WAY	KUNA, ID 83634-0000
PTR HOLDINGS II		9756 SUTHERLAND ST	COWAN HEIGHTS, CA 92705-0000
REA PHILIP M	REA PEGGY S	620 S ASH AVE	KUNA, ID 83634-0000
ROSALES RONALD	ROSALES CLARABELLE	1308 W PENELOPE ST	KUNA, ID 83634-0000
RUSSELL JAMES D	RUSSELL SHERI J	781 S SCHOOL AVE	KUNA, ID 83634-0000
SAMARTINO MICHELLE T	SAMARTINO CHRISTOPHER	1207 W PENELOPE ST	KUNA, ID 83634-0000
SKANTER THOMAS R	SKANTER NANCY JO	1046 W RECESS WAY	KUNA, ID 83634-0000
SMITH ROBERT B	SMITH RYNDI S	900 S ASH AVE	KUNA, ID 83634-1728
STRELCHIK VERA	TERESHCHENKO YANA	599 S ASH AVE	KUNA, ID 83634-0000
TALBOT HEATHER LEA	TALBOT JOHN A	625 S ASH AVE	KUNA, ID 83634-0000
THIGPEN ROBERT		1236 W PENELOPE ST	KUNA, ID 83634-0000
THREEHOUSEASHPONDNORTHVIEWGALLAHADGRANGERLLC		PO BOX 140838	GARDEN CITY, ID 83714-0000
TWOPDXMOORESTATEELDORADO34LLC		PO BOX 140838	GARDEN CITY, ID 83714-0000
VILLARREAL RUDY M	CARRILLO FELIDA	1039 W OMPHALE ST	KUNA, ID 83634-0000
WHEELER FRED N	WHEELER SHARON L	846 S ASH AVE	KUNA, ID 83634-1728
WHITING DALTON R	WHITING KRystal L	998 W RECESS WAY	KUNA, ID 83634-0000
WIEBUSCH DOUGLAS		685 S ASH AVE	KUNA, ID 83634-0000

# 400 FT PROPERTIES MAP



### LEGEND

-  SUBJECT SITE
-  400' PROPERTIES
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

**JMH**

## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Tuesday, August 20, 2019 8:49 AM  
**To:** 'IDAHO PRESS-TRIBUNE'  
**Subject:** City of Kuna Request for Legal Publication  
**Attachments:** Chotika Legal Publication KMN 7.24.19.docx

Greetings:

We would like to request that you publish the attached legal notification in the September 4<sup>th</sup>, 2019 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #8931 (if you need it)  
Thank you!

Jace Hellman  
Planner II  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)



CITY OF KUNA  
PO Box 13 - Kuna, ID 83634  
Phone: 208.922.5274 - Fax: 208.922.5989

**File #'s 19-03-AN & 19-02-S, Chotika Subdivision**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, September 24, 2019 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St, Kuna, ID; in connection with an **Annexation (AN)** and **Preliminary Plat (S)** request for Chotika Subdivision. On behalf of Don Veasey (owner), Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (thirty-three (33) buildable lots, five (5) common lots). The subject sites are located at 642 S. Ash St and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).

The public is invited to present written or oral comments. Written testimony received by the close of business on **September 17, 2019** will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4<sup>th</sup> Street, Kuna, ID.

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

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

Kuna Planning & Zoning Department

---

*(No need to print this portion) Please publish one time on **September 4, 2019**.*

(Sent 8/20/2019)

Kuna P.O. #8931

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 08/22/19 09:42 by sje14

Acct #: 345222

Ad #: 1937556

Status: New HOLD

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

Start: 09/04/2019 Stop: 09/04/2019  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 72.00 Words: 294  
Total LEG 72.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 58.28  
# Affidavits: 1

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

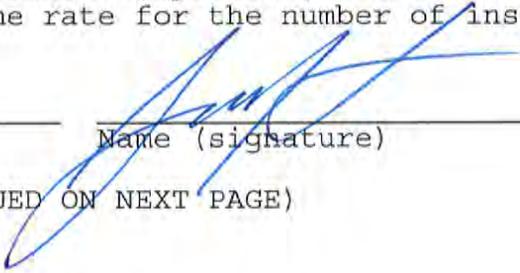
Ad Descrpt: 19-03-AN, 19-02-S  
Given by: JACE HELLMAN  
P.O. #:  
Created: sje14 08/22/19 09:35  
Last Changed: sje14 08/22/19 09:42

PUB ZONE EDT TP RUN DATES  
KMN A 96 S 09/04

AUTHORIZATION

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

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE  
EMMETT MERIDIAN KUNA BOISE WKLY  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 08/22/19 09:42 by sjel4

Acct #: 345222

Ad #: 1937556

Status: New HOLD CHOI

**LEGAL NOTICE**

File #'s 19-03-AN & 19-02-S  
Chotika Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, September 24, 2019 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an Annexation (AN) and Preliminary Plat (S) request for Chotika Subdivision. On behalf of Don Veasey (owner), Accurate Surveyors requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (thirty-three (33) buildable lots, five (5) common lots). The subject sites are located at 642 S. Ash St and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).

*Looks Great!*

The public is invited to present written or oral comments. Written testimony received by the close of business on September 17, 2019 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning  
Department

September 4, 2019  
1937556



September 17, 2019

Kuna City Council  
Kuna Planning and Zoning Department  
763 W Avalon St.  
Kuna, ID 83634

To Whom It May Concern:

My name is Donald Carlin. My address is 951 W Recess Way, Kuna ID 83634. My wife and I are retired schoolteachers. Before retiring, we decided we wanted to be near family, have room to do our hobbies and activities we had put off because of our jobs, and settle in a quiet neighborhood. We looked for three years before we finally found our perfect home five years ago. What could be more appropriate than retired school teachers living in a house on Recess Way, just off School Road?

This letter is to express our concern with the proposed medium density subdivision that is slated to go in adjacent to our subdivision. Our home, like the other homes in the Outpost subdivision, are built on quarter acre lots. The homes on Penelope and Cassandra in the Brandywine Subdivision, which is adjacent to the proposed a new subdivision, Chotika, are also quarter acre lots. In fairness to the residents in the Outpost Subdivision and Brandywine Subdivision, who purchased homes in this neighborhood because of their location in a quiet subdivision, I believe this standard should be maintained.

Ash Avenue and Recess Way cannot handle a large volume of traffic, which would result from Chotika Subdivision having eight units per acre.

We are at the end of the irrigation system. Occasionally, our water pressure drops because of high use up stream. I don't believe the irrigation system could handle the increased demand.

Because of the issues addressed above, I am respectfully requesting Kuna City Council limit the size of Chotika Subdivision to the same standards as Outpost and Brandywine Subdivisions, four homes per acre.

I am not opposed to Chotika Subdivision, and I am making this request in order to maintain the same standard of life for the residents in my neighborhood.

Thank you,



Donald Carlin  
951 W Recess Way  
Kuna, ID 83634

