

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner



CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday May 25, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated May 11, 2021

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

A. *Continued from May 11, 2021* Case No. 21-01-OA (Ordinance Amendment) Required Public Improvements Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC) – Jace Hellman, Planning & Zoning Director **ACTION ITEM**

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Public Hearing opened May 11, 2021.

Procedure:

Receive testimony.

Close receipt of testimony, close Public Hearing & proceed into deliberation.

Potential Motions:

Consideration to either:

Option 1: Recommend Approval to City Council of Case No. 21-01-OA (Ordinance Amendment) Required Public Improvements Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC).

Option 2: Remand Case No. 21-01-OA (Ordinance Amendment) Required Public Improvements Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC), for additional changes.

Option 3: Recommend Denial to City Council of Case No. 21-01-OA (Ordinance Amendment) Required Public Improvements Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC).

4. BUSINESS ITEMS:

- A. Case No. 21-06-DR (Design Review) Kuna Baptist Church Metal Building – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Applicant Justin Touchstone, on behalf of Kuna Baptist Church, requests Design Review approval for a 40'x60' metal building to be constructed near the southwest corner of their property located at 1250 N Linder Road (APN: S132422333), Section 24, Township 2 North, Range 1 West.

5. ADJOURNMENT:

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner



CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday May 11, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:

Jace Hellman, Planning & Zoning Director – In Person
Bill Gigray, City Attorney – Via Zoom
Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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- A. Regular Planning and Zoning Commission Meeting Minutes Dated April 27, 2021
- B. Findings of Fact and Conclusions of Law
 - 1. Case No. 21-02-AN (Annexation) Markovetz – Jessica Reid, Planning Services Specialist **ACTION ITEM**
 - 2. 21-04-DR (Design Review) Pet Care Clinic of Kuna – Jessica Reid, Planning Services Specialist **ACTION ITEM**
 - 3. Case No. 21-01-AN (Annexation) Coffelt – Doug Hanson, Planner II **ACTION ITEM**

(Timestamp 00:00:52)

Motion To: Remove Item No. 1, Case No. 21-02-AN (Annexation) for Markovetz, and move to Regular Agenda.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Hennis

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

(Timestamp 00:01:24)

Motion To: Approve Consent Agenda.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

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(Timestamp 00:01:46)

Chairman Young addressed the Findings for Case No. 21-02-AN (Annexation) Markovetz and asked for a Motion approving the Findings as amended.

(Timestamp 00:02:20)

Motion To: Approve the Findings for Case No. 21-02-AN (Annexation) Markovetz properties as amended.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Hennis

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

(Timestamp 00:02:50)

- A. *Continued from April 27, 2021* Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) and 20-25-DR (Design Review) Arrowwood Heights Subdivision Findings of Fact and Conclusions of Law – Doug Hanson, Planner II **ACTION ITEM**

Closed Public Hearing: Commission deliberation of Findings of Fact and Conclusions of Law.

(Timestamp 00:02:55)

Chairman Young reminded the Commissioners the Public Hearing had been closed but the Cases were on this Agenda to offer additional opportunity for Commission deliberation.

(00:03:33)

Motion To: Approve the Findings for Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat), and 20-25-DR (Design Review) for Arrowwood Heights Subdivision.

Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 5-0-0

(Timestamp 00:04:05)

- B.** Case No. 21-01-OA (Ordinance Amendment) Required Public Improvements Standards: An Ordinance of the City Council of Kuna, Idaho, Repealing and Amending Kuna City Code (KCC) – Jace Hellman, Planning and Zoning Director **ACTION ITEM**

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:04:18)

Planning and Zoning Director Jace Hellman presented an overview of the proposed Ordinance repeal and amendment. Mr. Hellman notified the Commission he had been in receipt of comments from Ada County Highway District (ACHD) as of that afternoon. Due to this additional information, Mr. Hellman requested the Case be continued to the next regularly scheduled Planning and Zoning Commission meeting on May 25, 2021 so the comments from ACHD could be incorporated. Mr. Hellman explained that per advisement from City Attorney Bill Gigray on procedure, the Public Hearing be opened to provide the opportunity for individuals present to provide testimony that evening if they weren't able to attend the next meeting (there were no persons present to testify); he then closed and stood for questions.

(Timestamp 00:07:10)

Chairman Young opened the Public Hearing; Commissioner Hennis confirmed there were no individuals on the sign-up sheet to testify as Chairman Young was attending via Zoom. Chairman Young proceeded to confirm there were no individuals present to testify via Zoom; Planning Services Specialist Jessica Reid stated there were none.

(Timestamp 00:07:50)

Motion To: Table Case No. 21-01-OA (Ordinance Amendment) to May 25, 2021.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None

Absent: 0

Motion Passed: 5-0-0

(Timestamp 00:08:18)

Commissioner Gealy requested staff provide the Commissioners with a redline copy of the Ordinance Amendment at the May 25, 2021 meeting. Mr. Hellman asked a clarifying question then confirmed a redline version and a final version would be provided.

4. BUSINESS ITEMS:

5. ADJOURNMENT:

(Timestamp 00:09:20)

Motion To: Adjourn

Motion By: Commissioner Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department



751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov
EXHIBIT CHECKLIST



Case Name: Ordinance No. 2021-07
Case No.(s): 21-01-OA (Ordinance Amendment)

EXHIBITS	Pg No.
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Request for Agency Comment	20
Ada County Highway District Comments	22
Kuna Melba News Legal Publication proof	24



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 Numbers: 21-01-OA – Repealing and Amending 6-4-2
Subdivision Improvement Standards (Ordinance No. 2021 -07)

Planner: Jace Hellman, Planning and Zoning Director

Hearing Date: May 11, 2021
Continued To: **May 25, 2021**

Applicant: City of Kuna, Planning and Zoning
751 W. 4th St
Kuna, ID 83634
208.922.5274
jhellman@kunaid.gov

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| A. Course of Proceedings | E. Applicable Standards |
| B. Project Request | F. Proposed Findings of Fact |
| C. Agency Responses | G. Commission’s Recommendation |
| D. Staff Analysis | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states ordinance amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

a. Notifications

- | | |
|---------------------------|----------------|
| i. Agency Comment Request | April 15, 2021 |
| ii. Kuna Melba Newspaper | April 21, 2021 |
| iii. Kuna Melba Newspaper | April 28, 2021 |

B. Project Request:

Consideration from the Planning and Zoning Commission of an Ordinance for the City of Kuna, Idaho, Repealing Section 2 of Chapter 4 of Title 6 Kuna City Code; and amending Chapter 4 of Title 6 Kuna City Code by the addition of a new Section 2 providing subdivision public improvement standards including definitions, standards for access, bike lanes, curb and gutter, fencing, fiber optic conduit, final lot grade, irrigation systems, irrigation ditches, landscape, open space and park areas, parking lots, sanitary sewer, school bus staging areas, sidewalks, stormwater drainage, streets and alleys, street lighting, survey monuments, traffic calming, utilities and water supply system; and providing a severability clause; and directing the City Clerk; and providing an effective date.

C. Agency Responses:

Request for agency comments was sent on April 15, 2021. Meridian Fire and the Kuna Rural Fire District provided technical corrections regarding Idaho Fire Code that have been incorporated into this proposed Ordinance Amendment. On May 11, 2021, Ada County Highway District provided comments regarding *Access, Bike Facilities* and *Curb and Gutter*. The comments from ACHD have been incorporated.

D. Staff Analysis:

Ordinance 2019-44, which amended several sections of code referring to useable open space and fencing, was adopted on January 21, 2020. However, due to the way the language with the ordinance was written, the required

improvement standards listed in Section 2 of Chapter 4 of Title 6 were unintentionally reduced Section 2 of Chapter 4 of Title 6 from Subsection's "A" through "X" to "A" through "I". In an effort to correct this error and get required improvements that were up to current standards reincorporated into Kuna City Code, Planning and Zoning Staff has been working Public Works, Parks and Recreation, Ada County Highway District, the Kuna Rural Fire District and Meridian Fire Department to modify, add and make technical corrections to the proposed improvement standards required for all subdivisions.

Due to the number of corrections, additions and modifications that occurred throughout this process, the proposed ordinance amendment seeks to repeal the current Section 2 of Chapter 4 of Title 6 within Kuna City Code, and provide a new Section 2 of Chapter 4 of Title 6. Within this proposed ordinance amendment, Staff has provided for new definitions and standards for access, bike lanes, curb and gutter, fencing, fiber optic conduit, final lot grade, landscaping, open spaces and park spaces, parking lots, sewer, school bus staging areas, sidewalks, streets and alleys, street lighting, survey monuments, traffic calming and utilities.

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 Findings of Fact

1. 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: In lieu of a mailed notice, two notices of the time, place of the hearing and summary of the proposal was published in the Kuna Melba News. The legal notices were published on April 21, 2021 and April 28, 2021.

2. In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.

Staff Finding: Applicable agencies were notified on and asked to provide comment on April 15, 2021. Staff received comments from Ada County Highway District, the Meridian Fire Department and Kuna Rural Fire District regarding technical corrections to Access, Bike Facilities, Curb and Gutter and Idaho Fire Code.

G. Commission's Recommendation:

Note: These motions are for the recommendation of approval, conditional approval or denial of the Ordinance Amendment 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 No. 21-01-OA (*Ordinance Amendment*), a request to repeal Section 2 of Chapter 4 of Title 6 Kuna City Code; and amend Chapter 4 of Title 6 Kuna City Code by the addition of a new Section 2.

DATED this 25th day of May, 2021.

**ORDINANCE NO. 2021-07
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE;
AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE
ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC
IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS,
STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER,
FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION
SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND
PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS
STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS
AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC
CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 2 of Title 6 Kuna City Code be and the same is hereby repealed.

Section 2: That Chapter 4 of Title 6 Kuna City Code be and the same is hereby amended by the addition thereto of a new Section 2 to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:

A. Definitions: For purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

1. For purposes of this Chapter, the terms or words, as defined in Kuna City Code section 5-1-6-2, are herein adopted and included by reference in this section; and any definitions not found herein this section, the city staff shall use and rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

2. ACHD: Ada County Highway District
3. Fire District: Kuna Rural Fire District or Meridian Rural Fire Protection District depending upon the location of the subdivision.
4. IDAPA: Idaho Administrative Code
5. ISPWC: Idaho Standards for Public Works Construction
6. ITD: Idaho Transportation Department
7. School District: Joint School District No. 2 Ada and Canyon Counties State of Idaho [know as West Ada School District] and Joint School District No. 3 Ada and Canyon Counties State of Idaho [known as the Kuna School District] depending upon the location of the subdivision.

B. Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications of this chapter:

1. *Access:* Subdivisions containing greater than 30 single-family dwelling units shall provide at minimum two public access points for ingress and egress, unless every residence constructed has fire sprinklers installed. The two access points shall be separated by no less than ½ of the diagonal measurement of the full development as set forth in International Fire Code, unless otherwise approved by the Fire District and ACHD. Subdivisions containing greater than 100 multi-family dwelling units shall provide at minimum two public access points for ingress and egress at the locations requested by the Fire District and approved by ACHD. Multi-family projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with the International Fire Code. Alternatively, in lieu of a second public access, secondary emergency or temporary access points may be utilized on a case-by-case basis as approved by the Fire District and ACHD.
2. *Bike ~~lanes~~facilities:* Bike ~~lanes~~facilities shall be installed in accordance with the City's Pathways Master Plan. Sidewalks shall not substitute for bike ~~lanes~~facilities. However, shared detached bike facilities may be installed along functionally classified arterial and collector roadways with approval from the Planning and Zoning Director and ACHD. A roadway's functionality shall be determined by the City's adopted Street Circulation Map. , rather the bike lane shall be included as a feature of the street section or located in an ACHD Right-of-Way. Bike ~~lane~~facility specifications shall be according to shall be in accordance with ~~city~~City and ACHD standards.

3. *Curb and gutter*: Vertical curb and gutter shall be constructed on all functionally classified collector ~~and arterial streets/roadways~~. ~~The street's functionality shall be determined based on the city's adopted functionally classified roadmap. With the exception of arterial roadways, o~~Other ~~street roadway~~ classifications may feature rolled or vertical curbs, and supporting stormwater devices.
- a. ~~Vertical curb and gutter may be constructed on functionally classified arterial roadways with approval from ACHD. The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.~~
 - b. ~~The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.~~
 - bc. Curb cuts for access, including driveways, constructed according to the City, ITD and ACHD's current access management standards. Placement, alignment, width and apron features shall be designed and constructed according to standards established by the authority with jurisdiction over the subject roadway. All curb returns shall be constructed with a minimum twenty-eight (28) foot curb return radius, or as determined by the Fire District).
4. *Fencing*: Fencing shall be installed according to Kuna City Code sections 5-4-6 and 5-5-5. With the exception of commercial or industrial subdivisions, and public open space, subdivisions shall feature permanent fencing along its outer perimeter behind all required landscape buffers. Chain-link fencing is not permitted in residential subdivisions, except for school and City facilities. The City and School District may rely upon a powder coated or galvanized chain-link fencing for security related purposes.
5. *Fiber Optic Conduit*: The Developer is required to place one (1) - four (4) inch conduit with three (3) – 1-1/4 inch innerduct along all mile and mid-mile section roads. Said innerduct shall be placed with the proper amount of handholes, as determined by the City Engineer or their Designee, at road and canal crossings. Innerduct shall consist of (1) Orange, one (1) Blue and one (1) Green in accordance with the current City Fiber Optic Detail. Conduit shall be turned over to the City at time of final platting or otherwise approved by the Public Works Director, City Engineer or designee.
6. *Final Lot Grade*: The final grade of any lots within a subdivision shall not exceed a 1:4 ratio in the rear of a lot or 1:3 on the sides of lots. Any lot with a slope exceeding six (6) feet in height shall include a retaining wall with drainage designed by an Idaho registered Professional Engineer.

7. *Fire hydrants:* Fire hydrants shall be installed in accordance with the current City Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a minimum clearance of ten (10) feet on either side and three (3) feet to the front and rear. Fire hydrants shall not be connected to water mains smaller than six (6) inches in diameter, and fire hydrants shall not be installed unless sufficient fire flow is provided. Unless otherwise determined by the Fire District, fire hydrants shall have a Storz Large Diameter Hose (LDH) Connection in place of the 4 ½ inch outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 ½ inch outlet. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle and shall not have any vertical obstructions to outlets within ten (10) feet. Fire hydrant locations shall be approved by the Public Works Department and the Fire District. Locations shall be shown on all of the final approved construction drawings and record drawings.

8. *Flag lot(s) and Private Driveway(s):* A flag lots shall utilize a private driveway that connects with a public street for access. For multiple lots within a flag lot configuration, a private common (or shared) driveway shall be relied upon to access and shall only serve a maximum of three (3) lots. All private driveways shall not extend more than one hundred fifty (150) feet from the public street right-of-way. All private driveways shall have a minimum frontage of thirty (30) feet along roadways and be constructed with a minimum twenty (20) foot wide curb cut and shall be paved the entire width and length. The area for private driveways shall be exclusive of each lot's minimum square footage. An agreement for common driveway care and maintenance shall be recorded with each lot utilizing the private driveway for access.
 - a. When required by the Fire District, all common driveways shall be signed, "No Parking Fire Lane" per appendix D of the 2018 International Fire Code. No other signs shall be approved.

9. *Irrigation System:* The Municipal Pressurized Irrigation System, including pumps and ponds, shall be constructed in accordance to the City's adopted Master Plan, unless otherwise approved by the Public Works Director, City Engineer or Designee. The extension and relocation of irrigation systems provided by the City shall be at the subdivider's expense. The Public Works Director, City Engineer or Designee shall determine the required percentage of surface or ground irrigation water rights needed to connect to the Municipal Pressurized Irrigation System. The developer shall bring the irrigation system to and through the proposed subdivision to facilitate connection to surrounding users. Potable water shall not be used for irrigation purposes unless approved by the Public Works Director, City Engineer or designee.
 - a. In the event that there are not adequate surface or ground irrigation water rights, connection to the Municipal Pressurized Irrigation System shall not be permissible, and the developer shall be required to design and construct a private pressurized irrigation system. Private

pressurized irrigation systems shall be constructed in accordance with the City's adopted Master Plan, subject to City Engineer, or designee approval.

10. *Irrigation Ditches:* The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways unless otherwise approved by the Public Works Director or City Engineer, in consultation with the irrigation water purveyor. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.
11. *Landscape, Open Space and Park areas:* The subdivision's landscape, open space and park areas shall be designed and constructed according to the approved landscape plan, subject to the provisions of Chapters 4 and 17 of Title 5 Kuna City Code. For residential subdivisions, a minimum of one (1), two (2) inch caliper, tree shall be planted by the subdivider on each lot within the subdivision. No tree shall be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities. Landscaping within the public right-of-way requires a license agreement with the ACHD and/or ITD. All landscape, open space and park areas shall be serviced by pressurized irrigation. The subdivider shall add provisions to the subdivisions CC&R's identifying who will be responsible for the care and maintenance of the landscape, open space and private park areas.
12. *Parking Lots:* The placement, layout and construction of off-street parking facility(s) shall be in accordance with Kuna City Code Sections 5-9-1 through 5-9-5.
13. *Pathways:* Required pathways shall conform to the City's Pathways Master Plan. All pathways shall be designed and constructed in accordance with Kuna City Code 5-17-14 and 7-3A-8, or as otherwise approved by the Parks and Recreation Director, or their designee.
14. *Sanitary Sewer:* Subdivisions are required to connect to the City's sanitary sewer system. The extension and relocation of sanitary sewer provided by the City shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the City's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the City Engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the City's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.

15. *School Bus Staging Area:* The subdivider shall coordinate with the Kuna School District and City Staff to provide areas where children will assemble for transporting to school via school buses. The sites shall be centrally located, highly visible, well-lit and relatively accessible to bus drivers with minimal transportation interference. The sites are subject to design review. The sites shall be landscaped and the homeowner association CC&Rs should identify who will maintain them.
16. *Sidewalk:* Sidewalks shall be constructed in accordance with Kuna City Code Section 5-17-13.
17. *Stormwater Drainage:* The subdivider shall install the subdivision's stormwater system according to the City Engineer's stormwater management standards. Subdivisions utilizing off-street parking facilities shall have all storm drainage plans and supporting calculations reviewed and approved by the Public Works Director, City Engineer or designee.
18. *Streets and Alleys:* All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD, ITD and the Fire District. Street functionality shall be determined according to the City's adopted Street Circulation Map. The street Right-of-Way widths shall be in accordance to the street typologies identified in Kuna City Code Section 6-3-4. Required landscape buffers based on roadway classification shall comply with Kuna City Code Section 5-17-13. Subdivisions incorporating private streets shall comply with Kuna City Code Section 5-18-1.
 - a. *Naming and Street Traffic Signs:* Subdivision names and street names shall stay consistent throughout the procedures for preliminary plat, design process, and final plat unless approval has been received by all approving agencies. Subdivision traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards. Proposed street names shall be submitted to the Ada County Street Naming Committee for their review and approval.
19. *Street Lighting:* Ornamental street lights (non-standard lights) shall not be maintained or energized by City of Kuna. Street lights shall comply with the City's current Street Light Details. Street lights shall be installed within the subdivision at intersections, cul-de-sacs and other types of turn around, pedestrian shelters, bus stops and within close proximity, but no closer than ten (10) feet on the side and three (3) feet in the front and rear of fire hydrants. The subdivider shall place lighting facilities at a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision.

- a. The City of Kuna shall not own or maintain street lights within gated communities. All street lights in a gated community shall be owned, maintained and powered by the subdivision's homeowner's association.
20. *Survey Monuments:* Monuments shall be set in accordance with I.C. §50-1303. Monuments that are disturbed or destroyed during construction of the subdivision shall be reset in accordance with the standards of I.C. §50-1303.
21. *Traffic Calming:* All traffic calming shall be approved by the City of Kuna, the Fire District and ACHD.
22. *Utilities:* The subdivision's public or private utilities shall be placed underground unless otherwise approved by the Public Works Director, City Engineer or designee. The extension and relocation of power, telephone, communication, television and similar utilities provided by the City or other utility purveyor shall be at the subdivider's expense. Utilities shall be designed, constructed and placed with capacity to service adjoining lands.
23. *Water supply system:* Subdivisions are required to connect to the City's municipal water supply system. Each subdivision's public water supply system shall be constructed as an extension of the City's public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the City shall be at the subdivider's expense. The water supply system shall be designed and constructed in accordance to the City's adopted Master Plan and water supply system details, unless otherwise approved by the City Engineer. Potable water service lines for buildable lots shall be capable of supplying sufficient volume and pressure for domestic use. Fire flow shall be capable of supplying sufficient volume and pressure in accordance to National Fire Protection Association (NFPA) and International Fire Code (IFC), as determined by the Fire District. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the City in sufficient water quantities to offset the subdivision's potential water demands as determined by the Public Works Director, City Engineer or designee. The subdivision's water rights shall not be sold, abandoned, or transferred outside the City or its Area of City Impact. All dwelling units shall be individually metered, unless otherwise approved by the City Engineer. IC §50-1326 requires all water plans to be submitted to the DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the City's water plan submittals.

Section 3: Severability Provision

- 3.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall

continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 4: Directing the City Clerk

4.1 The City Clerk is directed to file this Ordinance in the official records of the City and to provide a conformed copy to the Planning and Zoning Director.

Section 5: Effective Date

5.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this ____ day of _____, 2021.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2021-07
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE;
AND**
- **AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE
ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC
IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS,
STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER,
FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION
SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND
PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS
STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS
AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC
CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 2 of Title 6 Kuna City Code be and the same is hereby repealed.

Section 2: That Chapter 4 of Title 6 Kuna City Code be and the same is hereby amended by the addition thereto of a new Section 2 to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:

A. Definitions: For purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

1. For purposes of this Chapter, the terms or words, as defined in Kuna City Code section 5-1-6-2, are herein adopted and included by reference in this section; and any definitions not found herein this section, the city staff shall use and rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

2. ACHD: Ada County Highway District
3. Fire District: Kuna Rural Fire District or Meridian Rural Fire Protection District depending upon the location of the subdivision.
4. IDAPA: Idaho Administrative Code
5. ISPWC: Idaho Standards for Public Works Construction
6. ITD: Idaho Transportation Department
7. School District: Joint School District No. 2 Ada and Canyon Counties State of Idaho [know as West Ada School District] and Joint School District No. 3 Ada and Canyon Counties State of Idaho [known as the Kuna School District] depending upon the location of the subdivision.

B. Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications of this chapter:

1. *Access:* Subdivisions containing greater than 30 single-family dwelling units shall provide at minimum two public access points for ingress and egress, unless every residence constructed has fire sprinklers installed. The two access points shall be separated by no less than ½ of the diagonal measurement of the full development as set forth in International Fire Code, unless otherwise approved by the Fire District and ACHD. Subdivisions containing greater than 100 multi-family dwelling units shall provide at minimum two public access points for ingress and egress at the locations requested by the Fire District and approved by ACHD. Multi-family projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with the International Fire Code. Alternatively, in lieu of a second public access, secondary emergency or temporary access points may be utilized on a case-by-case basis as approved by the Fire District and ACHD.
2. *Bike facilities:* Bike facilities shall be installed in accordance with the City's Pathways Master Plan. Sidewalks shall not substitute for bike facilities. However, shared detached bike facilities may be installed along functionally classified arterial and collector roadways with approval from the Planning and Zoning Director and ACHD. A roadway's functionality shall be determined by the City's adopted Street Circulation Map. Bike facility specifications shall be in accordance with City and ACHD standards.
3. *Curb and gutter:* Vertical curb and gutter shall be constructed on all functionally classified collector roadways. With the exception of arterial roadways, other

roadway classifications may feature rolled or vertical curbs, and supporting stormwater devices.

- a. Vertical curb and gutter may be constructed on functionally classified arterial roadways with approval from ACHD.
 - b. The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless otherwise determined by the Public Works Director, City Engineer or designee.
 - c. Curb cuts for access, including driveways, constructed according to the City, ITD and ACHD's current access management standards. Placement, alignment, width and apron features shall be designed and constructed according to standards established by the authority with jurisdiction over the subject roadway. All curb returns shall be constructed with a minimum twenty-eight (28) foot curb return radius, or as determined by the Fire District).
4. *Fencing*: Fencing shall be installed according to Kuna City Code sections 5-4-6 and 5-5-5. With the exception of commercial or industrial subdivisions, and public open space, subdivisions shall feature permanent fencing along its outer perimeter behind all required landscape buffers. Chain-link fencing is not permitted in residential subdivisions, except for school and City facilities. The City and School District may rely upon a powder coated or galvanized chain-link fencing for security related purposes.
5. *Fiber Optic Conduit*: The Developer is required to place one (1) - four (4) inch conduit with three (3) – 1-1/4 inch innerduct along all mile and mid-mile section roads. Said innerduct shall be placed with the proper amount of handholes, as determined by the City Engineer or their Designee, at road and canal crossings. Innerduct shall consist of (1) Orange, one (1) Blue and one (1) Green in accordance with the current City Fiber Optic Detail. Conduit shall be turned over to the City at time of final platting or otherwise approved by the Public Works Director, City Engineer or designee.
6. *Final Lot Grade*: The final grade of any lots within a subdivision shall not exceed a 1:4 ratio in the rear of a lot or 1:3 on the sides of lots. Any lot with a slope exceeding six (6) feet in height shall include a retaining wall with drainage designed by an Idaho registered Professional Engineer.
7. *Fire hydrants*: Fire hydrants shall be installed in accordance with the current City Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a minimum clearance of ten (10) feet on either side and three (3) feet to the front and rear. Fire hydrants shall not be connected to water mains smaller than six (6) inches in diameter, and fire hydrants shall not be installed unless sufficient fire flow is provided. Unless

other determined by the Fire District, fire hydrants shall have a Storz Large Diameter Hose (LDH) Connection in place of the 4 ½ inch outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 ½ inch outlet. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle and shall not have any vertical obstructions to outlets within ten (10) feet. Fire hydrant locations shall be approved by the Public Works Department and the Fire District. Locations shall be shown on all of the final approved construction drawings and record drawings.

8. *Flag lot(s) and Private Driveway(s):* A flag lots shall utilize a private driveway that connects with a public street for access. For multiple lots within a flag lot configuration, a private common (or shared) driveway shall be relied upon to access and shall only serve a maximum of three (3) lots. All private driveways shall not extend more than one hundred fifty (150) feet from the public street right-of-way. All private driveways shall have a minimum frontage of thirty (30) feet along roadways and be constructed with a minimum twenty (20) foot wide curb cut and shall be paved the entire width and length. The area for private driveways shall be exclusive of each lot's minimum square footage. An agreement for common driveway care and maintenance shall be recorded with each lot utilizing the private driveway for access.

- a. When required by the Fire District, all common driveways shall be signed, "No Parking Fire Lane" per appendix D of the 2018 International Fire Code. No other signs shall be approved.

9. *Irrigation System:* The Municipal Pressurized Irrigation System, including pumps and ponds, shall be constructed in accordance to the City's adopted Master Plan, unless otherwise approved by the Public Works Director, City Engineer or Designee. The extension and relocation of irrigation systems provided by the City shall be at the subdivider's expense. The Public Works Director, City Engineer or Designee shall determine the required percentage of surface or ground irrigation water rights needed to connect to the Municipal Pressurized Irrigation System. The developer shall bring the irrigation system to and through the proposed subdivision to facilitate connection to surrounding users. Potable water shall not be used for irrigation purposes unless approved by the Public Works Director, City Engineer or designee.

- a. In the event that there are not adequate surface or ground irrigation water rights, connection to the Municipal Pressurized Irrigation System shall not be permissible, and the developer shall be required to design and construct a private pressurized irrigation system. Private pressurized irrigation systems shall be constructed in accordance with the City's adopted Master Plan, subject to City Engineer, or designee approval.

10. *Irrigation Ditches:* The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways unless otherwise

approved by the Public Works Director or City Engineer, in consultation with the irrigation water purveyor. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.

11. *Landscape, Open Space and Park areas:* The subdivision's landscape, open space and park areas shall be designed and constructed according to the approved landscape plan, subject to the provisions of Chapters 4 and 17 of Title 5 Kuna City Code. For residential subdivisions, a minimum of one (1), two (2) inch caliper, tree shall be planted by the subdivider on each lot within the subdivision. No tree shall be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities. Landscaping within the public right-of-way requires a license agreement with the ACHD and/or ITD. All landscape, open space and park areas shall be serviced by pressurized irrigation. The subdivider shall add provisions to the subdivisions CC&R's identifying who will be responsible for the care and maintenance of the landscape, open space and private park areas.
12. *Parking Lots:* The placement, layout and construction of off-street parking facility(s) shall be in accordance with Kuna City Code Sections 5-9-1 through 5-9-5.
13. *Pathways:* Required pathways shall conform to the City's Pathways Master Plan. All pathways shall be designed and constructed in accordance with Kuna City Code 5-17-14 and 7-3A-8, or as otherwise approved by the Parks and Recreation Director, or their designee.
14. *Sanitary Sewer:* Subdivisions are required to connect to the City's sanitary sewer system. The extension and relocation of sanitary sewer provided by the City shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the City's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the City Engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the City's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.
15. *School Bus Staging Area:* The subdivider shall coordinate with the Kuna School District and City Staff to provide areas where children will assemble for transporting to school via school buses. The sites shall be centrally located, highly visible, well-lit and relatively accessible to bus drivers with minimal transportation interference.

The sites are subject to design review. The sites shall be landscaped and the homeowner association CC&Rs should identify who will maintain them.

16. *Sidewalk*: Sidewalks shall be constructed in accordance with Kuna City Code Section 5-17-13.

17. *Stormwater Drainage*: The subdivider shall install the subdivision's stormwater system according to the City Engineer's stormwater management standards. Subdivisions utilizing off-street parking facilities shall have all storm drainage plans and supporting calculations reviewed and approved by the Public Works Director, City Engineer or designee.

18. *Streets and Alleys*: All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD, ITD and the Fire District. Street functionality shall be determined according to the City's adopted Street Circulation Map. The street Right-of-Way widths shall be in accordance to the street typologies identified in Kuna City Code Section 6-3-4. Required landscape buffers based on roadway classification shall comply with Kuna City Code Section 5-17-13. Subdivisions incorporating private streets shall comply with Kuna City Code Section 5-18-1.

a. *Naming and Street Traffic Signs*: Subdivision names and street names shall stay consistent throughout the procedures for preliminary plat, design process, and final plat unless approval has been received by all approving agencies. Subdivision traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards. Proposed street names shall be submitted to the Ada County Street Naming Committee for their review and approval.

19. *Street Lighting*: Ornamental street lights (non-standard lights) shall not be maintained or energized by City of Kuna. Street lights shall comply with the City's current Street Light Details. Street lights shall be installed within the subdivision at intersections, cul-de-sacs and other types of turn around, pedestrian shelters, bus stops and within close proximity, but no closer than ten (10) feet on the side and three (3) feet in the front and rear of fire hydrants. The subdivider shall place lighting facilities at a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision.

a. The City of Kuna shall not own or maintain street lights within gated communities. All street lights in a gated community shall be owned, maintained and powered by the subdivision's homeowner's association.

20. *Survey Monuments:* Monuments shall be set in accordance with I.C. §50-1303. Monuments that are disturbed or destroyed during construction of the subdivision shall be reset in accordance with the standards of I.C. §50-1303.
21. *Traffic Calming:* All traffic calming shall be approved by the City of Kuna, the Fire District and ACHD.
22. *Utilities:* The subdivision's public or private utilities shall be placed underground unless otherwise approved by the Public Works Director, City Engineer or designee. The extension and relocation of power, telephone, communication, television and similar utilities provided by the City or other utility purveyor shall be at the subdivider's expense. Utilities shall be designed, constructed and placed with capacity to service adjoining lands.
23. *Water supply system:* Subdivisions are required to connect to the City's municipal water supply system. Each subdivision's public water supply system shall be constructed as an extension of the City's public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the City shall be at the subdivider's expense. The water supply system shall be designed and constructed in accordance to the City's adopted Master Plan and water supply system details, unless otherwise approved by the City Engineer. Potable water service lines for buildable lots shall be capable of supplying sufficient volume and pressure for domestic use. Fire flow shall be capable of supplying sufficient volume and pressure in accordance to National Fire Protection Association (NFPA) and International Fire Code (IFC), as determined by the Fire District. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the City in sufficient water quantities to offset the subdivision's potential water demands as determined by the Public Works Director, City Engineer or designee. The subdivision's water rights shall not be sold, abandoned, or transferred outside the City or its Area of City Impact. All dwelling units shall be individually metered, unless otherwise approved by the City Engineer. IC §50-1326 requires all water plans to be submitted to the DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The City Engineer, or their designee, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the City's water plan submittals.

Section 3: Severability Provision

- 3.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 4: Directing the City Clerk

4.1 The City Clerk is directed to file this Ordinance in the official records of the City and to provide a conformed copy to the Planning and Zoning Director.

Section 5: Effective Date

5.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this ____ day of _____, 2021.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Jace Hellman

From: Jace Hellman
Sent: Thursday, April 15, 2021 10:07 AM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Beky Rone (Kuna USPS Addressing); Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Catherine Feistner; Central District Health Department; Charlie Butterfield (Meridian Rural Fire District); Chief Fratusco; COMPASS; David Reinhart; DEQ; Eric Adolfson; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; Jace Hellman; Joe Bongiorno (Meridian Deputy Fire Marshall); Judy Gerhart; Julie Stanley (Regional Address Management); Krystal Hinkle; Lisa Holland; Marc Boyer (Kuna Postmaster); Marci Horner (West Ada School District); Megan Leatherman; Nampa Meridian Irrigation District ; New York Irrigation; Paris Dickerson; Paul Stevens; Phil Roberts; Planning Manager (Ada County Development Services); Reggie Edwards; Robie Reno
Subject: Request for Agency Comment - 21-01-OA - Subdivision Public Improvement Standards (6-4-2)
Attachments: 6-4-2 Draft 4.11.21 CLEAN .pdf

Agency Transmittal

April 15, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	21-01-OA (Ordinance Amendment) – Subdivision Public Improvement Standards
Project Description	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:</p> <ul style="list-style-type: none">• REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND• AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND• PROVIDING A SEVERABILITY CLAUSE; AND• DIRECTING THE CITY CLERK; AND• PROVIDING AN EFFECTIVE DATE.

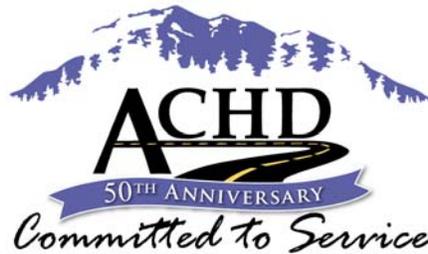
Applicant	Jace Hellman – City of Kuna Planning and Zoning Department 751 W 4 th St Kuna, ID 83634 208-922-5274 jhellman@kunaid.gov
Tentative Public Hearing Date	Tuesday, May 11, 2021 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Jace Hellman, Planning and Zoning Director jhellman@kunaid.gov 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. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. 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>	

Best,

Jace Hellman

Planning & Zoning Director
 751 W 4th St
 Kuna, ID 83634
 Office: 208.922.5274
 Cell: 208.204.4752
 Email: jhellman@kunaid.gov





Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

May 11, 2021

To: Jace Hellman, Planning and Zoning Director
City of Kuna
751 W 4th Street
Kuna, ID 83634

Subject: 21-01-OA Subdivision Public Improvement Standards

Thank you for transmitting proposed modifications to Chapter 4 Title 6 of the Kuna City code. After review of the proposed modification ACHD staff has the following comment, as not all of the proposed changes are consistent with ACHD policy and may create difficult situations for applicants.

6-4-2: Required Improvement Standards:

Section B

1. Access: This section notes that for subdivision phases with 30 or more single family building lots or 100 multi-family units a minimum of two public access points are required. It is not clear how public access is defined, but not all parcels will have enough frontage to allow for two new public street intersection or driveways to provide access to the site and access may be restricted or limited to what is needed to serve a site based on the functional classification of the roadway and function. It is recommended that this be expanded to allow for secondary emergency access or temporary access which could be closed in the future once alternative access becomes available.

2. Bike Lane: This section notes that *“Sidewalks shall not substitute for bike lanes, rather the bike lane shall be included as a feather of the street section or located in an ACHD Right-of-Way.”* At the direction of the ACHD Board of Commissions all ACHD projects, on arterial and collector roadways, will be designed with detached shared pedestrian/bikeways, typically 10 to 12-feet in width. This is intended to remove the bike lane from the roadway creating a safer and more comfortable riding environment for all cyclist. ACHD is in the process of drafting an interim policy which would require the construction of a 12-foot wide shared asphalt pathway on roadways which are scheduled for improvements in ACHD’s Capital Improvement Plan, though the development process. The City of Kuna will be provided an opportunity to review and provide comments on the draft interim policy.

The proposed language in the ordinance could be interpreted to be in direct conflict with the direction of ACHD’s projects and development services policies and practices putting applicants in a difficult situation. It is recommended that section of the ordinance be modified to allow for flexibility and to consider the use of shared detached bike facilities on arterial and collector roadways.

3. Curb and Gutter: This section notes that *“Vertical curb and gutter shall be constructed on functionally classified collector and arterial streets.”* ACHD policy requires the construction of vertical curb and gutter on collector roadways, but does not on arterial roadways, as those improvements are impact fee eligible and are constructed by ACHD as part of roadway and intersection projects.

The City of Kuna currently requires the construction of vertical curb and gutter on some arterial roadways and ACHD cannot always allow it to be constructed. This creates a conflict and difficulties for applicants in the development process. Additionally, most vertical curb and gutter that is constructed on arterial roadways in Kuna is removed and reconstructed as part of ACHD projects creating additional costs.

It is recommended that this be revised to note that *“Vertical curb and gutter may be constructed on arterial roadways with approval from ACHD.”* ACHD’s Planning Review staff should also be made aware of the request for the construction of curb and gutter prior to plan submittal.

Please let me know if you have any questions.

Mindy



Mindy Wallace, AICP
Planning Review Supervisor
Development Services
208-387-6178



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1618 N Midland Blvd, 83651,
Nampa, ID 83652
Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/16/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
91031	21-01-OA	04/21/21	04/28/21	2	\$172.76

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$172.76
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$172.76

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LEGAL NOTICE

**Case No. 21-01-OA: Repealing and Amending
Title 6, Chapter 4, Section 2 of Kuna City Code;
Ordinance Amendment.**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing May 11, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Ordinance Amendment request for Title 6 Subdivision Regulations, Chapter 4 Improvement Standards, Section 2 Required Public Improvements. The Public Hearing is for the purpose of gaining community input on the following:

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENT STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

April 21, 28, 2021

91031



751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov
EXHIBIT CHECKLIST



Case Name: Kuna Baptist Church Metal Building
Case No.(s): 21-06-DR (Design Review)

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14	Assistant City Engineer, Catherine Feistner Comments	27



City of Kuna

Planning & Zoning Commission

Staff Report

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

To: Kuna Planning and Zoning Commission

File Numbers: 21-06-DR (Design Review) Kuna Baptist Church Metal Building

Location: 1250 N Linder Road
Kuna, ID 83634

Planner: Jessica Reid
Planning Services Specialist

Meeting Date: May 25, 2021

Owner: Kuna Baptist Church
1250 N Linder Road
Kuna, ID 83634
208.922.1124
office@kunabaptistchurch.org

Applicant: Justin Touchstone
2053 W Seldovia Street
Kuna, ID 83634
208.283.4749
justin.touchstone@gmail.com

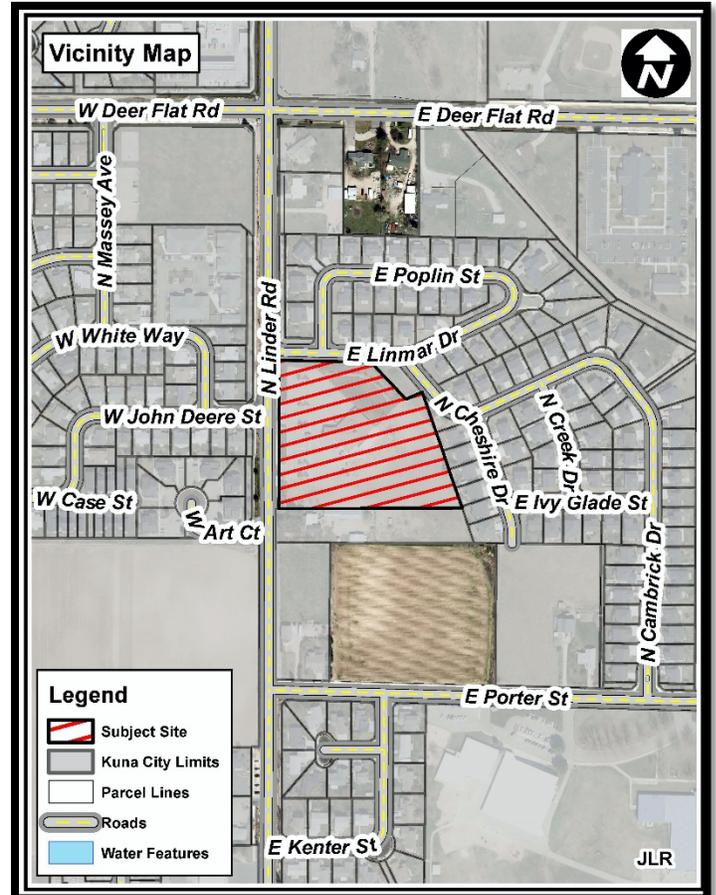


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| A. Course Proceedings | E. Applicable Standards |
| B. Applicants Request | F. Proposed Findings |
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A. Course of Proceedings:

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

a. Notifications

- | | |
|---------------------------------|--------------|
| i. Completeness Letter | May 4, 2021 |
| ii. Agency Notifications | May 4, 2021 |
| iii. Agenda | May 25, 2021 |

B. Applicants Request:

Justin Touchstone, on behalf of Kuna Baptist Church, requests Design Review approval for a 2,400 square foot metal building to be constructed near the southwest corner of the subject site located at 1250 N Linder Road (APN: S132422333), Section 24, Township 2 North, Range 1 West.

C. General Projects Facts:

1. Surrounding Land Uses:

North	R-8	Medium/High Density Residential – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	R-8	Medium/High Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City
	R-16	High Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 4.77 acres
- Zoning: R-4 (Low Density Residential)
- Parcel No. S132422333

3. Services:

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

4. Existing Structures, Vegetation and Natural Features:

The subject site contains an existing church building and associated parking lot, including a lawn/dirt area on the east, southeast portion of the parcel. In addition, the subject site has an estimated bedrock depth of greater than 60 inches, and an average slope of 1.0% to 1.4%

5. Transportation / Connectivity:

Two existing ingress/egress points provide access to N Linder Road, with the main ingress/egress being adjacent to W John Deere Street.

6. Environmental Issues:

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

D. Staff Analysis:

The proposed metal building will total 2,400 SF with 1,200 SF (A) being an enclosed storage area, and 1,200 SF (B) as a covered, open-air picnic space facing the existing grass area. The building will total 14’ 8” in height, have a concealed fastener system and the anodized metal walls will be finished in Light Stone with a Red wainscot accent, matching the color scheme of the existing church building.

The enclosed portion will provide storage and replace the existing wood storage building currently on-site. One (1) 36”x96” man door and two (2) 8’x10’ roll-up doors will be finished in Light Stone and provide access. The anodized metal roof will be finished in Red and will be supported by metal pillars in the open-air picnic space; the picnic space faces east.

The building is proposed to be placed near the southwest corner of the subject site, setback 54 feet from the southern property line and 98’ 6” from the western property line. In an attempt to limit the impact of

the building on adjacent properties, it is proposed to have one of its shortest sides (40 feet) adjacent to N Linder Road; in addition, the building will be partially screened by trees within the existing landscaping.

Though the building placement will cause two (2) standard parking stalls to be lost, the remaining 59 standard stalls and five (5) ADA stalls are adequate to meet the parking standards listed in Kuna City Code (KCC) 5-9. There are no proposed changes to the existing church building or landscaping.

Per City Engineer comments, a fire line sprinkler connection may be required to provide adequate fire suppression; Fire Suppression must be shown on all plans and approved by the Kuna Rural Fire District (KRFD). In addition, the Deputy Fire Marshal, or it's representative, must approve fire access to the project before, during, and after construction.

Upon review, staff finds the application to be in compliance with Kuna City Code Title 5, Chapter 4 Design Review Overlay District, Comprehensive Plan, and Idaho Code §67-65.

E. Applicable Standards:

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

F. Proposed Findings:

Based upon the record contained in Case No. 21-06-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby (*approves/approves conditionally/denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 21-06-DR (Design Review), a request for Design Review approval for a 2,400 square foot metal building to be constructed near the southwest corner of the subject site located at 1250 N Linder Road.

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 No. 21-06-DR, the building design, including building mass, proportion of building, relationship of exterior materials, and relationship of openings in the building 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 listed in Kuna City Code Title 5.

2. The contents of the proposed Design Review application contain all of the necessary requirements as listed in KCC 5-4-9: - Design Review Application Required.

Staff Finding: Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in Kuna City Code 5-4-9 were provided.

3. The overall proposed project is appropriate for the proposed site selection.

Staff Finding: Upon review, staff finds the proposed facility is an appropriate fit for the property's zoning designation and use.

4. The orientation of the building and its design minimizes the impact on adjacent properties, and is cohesive with the overall design of buildings on the subject site.

Staff Finding: The buildings placement with substantial setbacks, the narrowest side of the building being parallel with N Linder Road, screening provided by existing landscaping, and the color scheme matching the existing church all assists in reducing the utilitarian look of the proposed building.

5. The surrounding parking lot, though affected, remains in compliance with Kuna City Code 5-9.

Staff Finding: *Per the standards listed in Kuna City Code 5-9, institutions such as churches, require one (1) parking stall for each five (5) seats. The 250 seats provided in the sanctuary of Kuna Baptist Church, divided by five (5) would equal fifty (50) parking stalls are required, with at least two (2) ADA stalls; 59 standard stalls and five (5) ADA stalls remain on-site.*

G. Proposed Decision by the Commission:

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

The decision is based on the facts outlined in the staff report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby *approves/denies* Case No. 21-06-DR, a Design Review request by Justin Touchstone, on behalf of Kuna Baptist Church, for a forty (40) foot x sixty (60) foot metal building to be constructed near the southwest corner of the subject site located at 1250 N Linder Road (APN: S132422333), with the following Conditions of Approval:

1. The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The Applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
 - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The City shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District/Impact Fees, if any, shall be paid *prior to issuance* of building permits.
3. This development is subject to Architectural Compliance Design Review Inspections *prior* to receiving a Certificate of Occupancy. Design Review Inspection fees shall be paid prior to requesting staff inspection.
4. If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire Department.
5. Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street.
6. The Landowner/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 Planning and Zoning Commission, or seek amending them through the Design Review process.
7. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
8. Applicant shall comply with all local, state and federal laws.

DATED this 25th day of May, 2021.



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

File No.(s): 21-06-DR
Project Name: Kuna Baptist Church Metal Bldg.
Date Received: APR 14, 2021
Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: KUNA BAPTIST CHURCH
Address: 1250 LINDEZ ROAD KUNA ID 83634
Phone: 208-922-1124 Email: OFFICE@KUNABAPTISTCHURCH.ORG

Applicant (Developer) Information

Name: JUSTIN P TOUCHSTONE
Address: 2053 W SELDONIA ST KUNA ID 83634
Phone: 208-283-4744 Email: justin.touchstone@gmail.com

Engineer/Representative Information

Name: JUSTIN TOUCHSTONE
Address: 2053 W SELDONIA ST KUNA ID

received
APR 14 '21

Phone: 208-283-4749 Email: Justin.Louchstone@gmail.com

Subject Property Information

Site Address: 1250 LINDER ROAD KUNA ID 83634

Nearest Major Cross Streets: E DEER FLAT

Parcel No.(s): S132422333

Section, Township, Range: 2N 1W24

Property Size: 4.771

Current Land Use: Church Proposed Land Use: Church

Current Zoning: R-4 Proposed Zoning: R-4

Project Description

Project Name: KBC METAL STORAGE BUILDING

General Description of Project: 60' x 40' METAL BUILDING WITH A 30'x40' STORAGE SPACE AND 30'x40' PICNIC AREA FRINGING OUR SOFTBALL FIELD

Type of proposed use (check all that apply and provide specific density/zoning):

- Residential: R-2 (R-4) R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
 Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: NONE

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: EXISTING 14,732 SF CHURCH WITH A 900 SF DRIVE THRU

Will any existing buildings remain? (YES) NO

No. of Residential Units: 0 No. of Building Lots: 1

No. of Common Lots: — No. of Other Lots: —

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: NONE

Minimum square footage of structure(s): —

Gross Density (Dwelling Units ÷ Total Acreage): —

Net Density (Dwelling Units ÷ Total Acreage not including Roads): —

Percentage of Open Space provided: — Acreage of Open Space: —

Type of Open Space provided (i.e. public, common, landscaping): GRASS FIELD

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 Other lots: —

Gross floor area square footage: 14732 Existing (if applicable): 14732

Building height: — Hours of Operation: 8-5

Total no. of employees: 3 Max no. of employees at one time: 3

No. of and ages of students: — Seating capacity: —

Proposed Parking:

ADA accessible spaces: — Dimensions: —

Regular parking spaces: — Dimensions: —

Width of driveway aisle: —

Proposed lighting: —

Is lighting "Dark Sky" compliant? (YES) NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

EXISTING LANDSCAPING BERMS, BUFFERS, ENTRANCES,
PARKING AREAS TO REMAIN w/ NO CHANGES.

Applicant Signature: [Signature] Date: 3/18/2021



DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

Case No(s): 21-00-DR

Project Name: Kuna Baptist Church Metal Bldg.

Date of Pre-Application Meeting: N/A valid for three (3) months

Date Received: 4.14.21

Date Accepted as Complete: _____

The City of Kuna has adopted a Design Review Overlay District 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 Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

- ✍ Complete Planning & Zoning Application Coversheet
- ✍ Complete Design Review Application *(It is the applicant's responsibility to use the most current application.)*
- ✍ Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- ✍ Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- ✍ Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- ✍ Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- ✍ Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are 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 and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of all Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public rights-of-way.*)
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines (*if applicable*), property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

Applicant Information

Name: KUNA BAPTIST CHURCH

Address: 1250 LINDLER ROAD KUNA ID 83634

Phone: 208-922-1124 Email: JUSTIN.TOUCHSTONE@GMAIL.COM

Engineer/Representative

Name: JUSTIN TOUCHSTONE

Address: 2053 W SELDOVA ST
KUNA ID 83634

Phone: 208-283-4141 Email: JUSTIN TOUCHSTONE

Property Information

Address: 1250 LINDLER ROAD KUNA ID

Parcel No(s): S 132 4 22 333

Closest Major Cross Streets: LINDLER / DEERFLAT

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

- Building Design Review Design Review Modification
- Staff Level Application Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: HE WOULD LIKE TO ADD
A 60'x 40' METAL STORAGE BUILDING, WITH A
30x 40 STORAGE SPACE AND A 30' x 40 PICNIC AREA
IN THE SAME BUILDING

2. Dimension of property: 460' x 512'

3. Current land use(s): CHURCH

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

North: RESIDENTIAL South: RESIDENTIAL

East: RESIDENTIAL West: RESIDENTIAL

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

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- 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

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan (*pedestrian, vehicle, security, decoration, etc.*)
- Types and wattage of all light fixtures. (*NOTE: Lighting fixtures shall comply with "Dark Sky" policies.*)
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: KUNA BAPTIST CHURCH

Address: 1250 LINDSEY ROAD KUNA ID 83634

Phone: 208-283-4749 Email: Justin.Touchstone@gmcc.com

Fencing

Is there any existing fencing that will remain? NO

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? _____

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?	6%	
% of site devoted to landscaping? (Include landscaped rights-of-way)	71%	Square Footage: 154,959
% of site that is hard surface? (paving, driveways, walkways)	23%	Square Footage: 53,366
% of site devoted to other uses:		Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

ALL LANDSCAPING IS EXISTING 460' X 20' ALONG
UNDER

Are there any existing trees of 4" or greater in caliper on the property?

If Yes, what type, size and general location? (Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)

ALL EXISTING LANDSCAPING & TREES WILL BE PRESERVED

Dock Loading Facilities

Will there be any dock loading facilities? (If Yes, please continue; if No, please skip this section.)

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

6. Number and use(s) of all structures: 1 STORAGE BLDG (E) CHURCH

7. Building Height: 14'-6"

8. Number of Stories: 1

(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

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

6% OF THE TOTAL LOT FOR THE TWO BLDGS

Exterior Building Materials and Colors

	Material	Color
Roof:	METAL	RED
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:	—	
% EIFS: (Exterior Insulation Finish System)	—	
% Masonry:	—	
% Face Block:	—	
% Stucco:	—	
Other:	100% METAL	RED / LIGHT STONE
Windows/Doors:	METAL	LIGHT STONE
Soffits and Fascia:	METAL	RED
Trim, etc.:	METAL	RED

Mechanical Units

Please identify mechanical unit(s) size and placement: NONE

Proposed screening method? —

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: EXISTING

Irrigation Ditches/Canals

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

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? _____

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.)

If Yes, please indicate type, number of each type: _____

Parking

Total number of parking spaces? 64 Dimensions? 20' x 10'

Total number of ADA accessible spaces? 4 Dimensions? 20' x 10'

Total number of compact spaces (8' x 17')? NONE

Miscellaneous

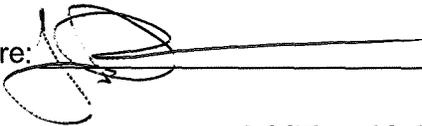
Will you be proposing setbacks different than those found in KCC 5-3-3?

If YES, please provide setbacks below, in feet:

Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature:  Date: 4/11/2021

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

October 3, 2002

Project: Kuna First Baptist Church

DESCRIPTION FOR KUNA BAPTIST CHURCH
LYING IN THE NORTHWEST QUARTER OF
SECTION 24
T.2N.,R.1W.,B.M.,
KUNA, ADA COUNTY, IDAHO

A parcel of land lying in the Northwest 1/4, of Section 24, T.2N.,R.1W.,B.M., Kuna, Ada County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the southwest corner of the Northwest 1/4, Section 24, T.2N.,R.1W.,B.M., Kuna, Ada County, Idaho;

thence North 0°19'04" West 89.55 feet along the westerly boundary of said Northwest 1/4, Section 24, which is also the centerline of North Linder Road to an iron pin, said iron pin being the REAL POINT OF BEGINNING;

thence continuing along said westerly boundary and centerline North 0°19'04" West 455.23 feet to a point;

thence leaving said westerly boundary and centerline South 89°12'47" East 35.00 feet to a point;

thence South 0°19'04" East 454.35 feet to a point;

thence South 89°21'00" West 35.00 feet to the point of beginning comprising 0.365 acres more or less.

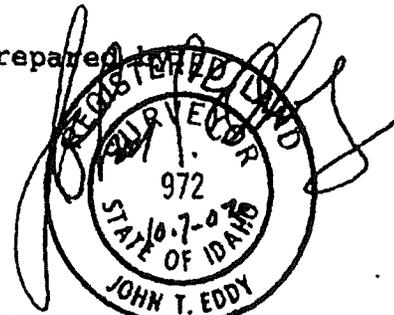
NOTE: The easterly 10.00 feet comprises 0.104 acres
The westerly 25.00 feet comprises 0.26 acres

SUBJECT TO:

All existing easements and road rights-of-way of record or appearing on the above described parcel of land.

This description was prepared from Record of Survey No. 5222, Instrument No. 100100629.

Prepared by



John T. (Tom) Eddy PLS 972



“Preaching
Unchanging Truth for
Changing Times”

Address:

1250 N. Linder Road,
Kuna, Idaho 83634

Web-Site:

kunabaptistchurch.org

Emails:

office@kunabaptistchurch.org
pastorscott@kunabaptistchurch.org

Phones:

(208) 922-1128 - Office
(208) 989-1683 - Cell

Pastor:

J. Scott Piper - Pastor

City of Kuna
Planning and Zoning
751 W 4th Street
Kuna, Idaho 83634

RE: Kuna Baptist Church – Storage building design review application

Dear Chairman and Board members,

This letter is in reference to the design review application for Kuna Baptist Church storage building project located at 1250 N Linder Road in Kuna Idaho. The proposed project is a 40' x 60' metal building with colored siding to match the color of the church with a dark red wainscot color around the entire building. The enclosed storage portion of the building is 40' x 30' with two 8' x 10' roll up doors and one 36"x96" man door. The other portion of the building is a 40' x 30' open picnic area facing the west grass area of our current lot. This building will allow us to store our lawn tractor and to remove the current wood storage building and in the future the truck trailer that is currently serving as our storage facility.

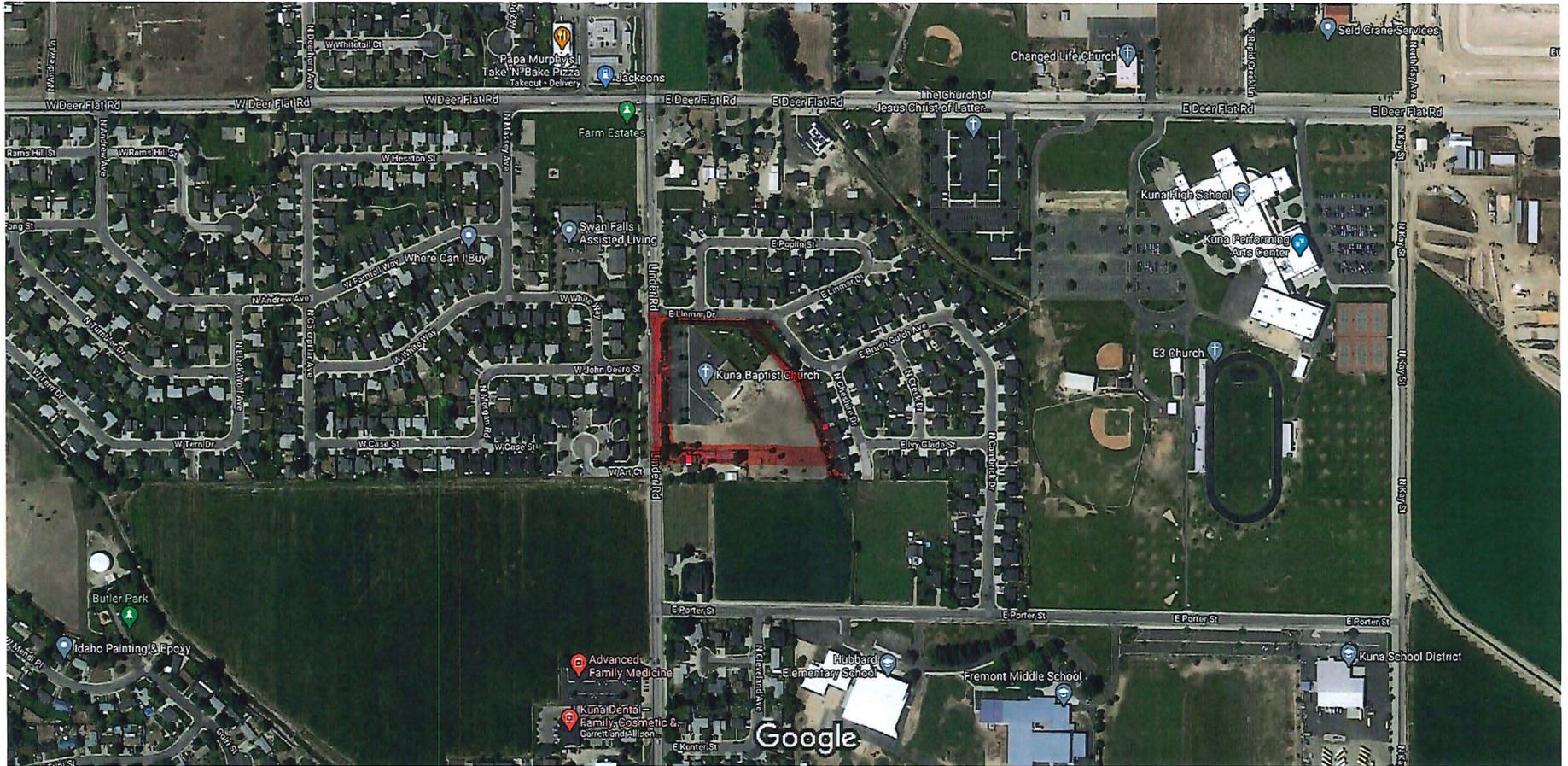
This project is in compliance with the height regulation found in city code 5-3-3 for an R-4 zone. Maximum allowable height 35' building height 14'-8". The proposed building is 98'-6" from the East property line and 54'-0" from the south property line. The proposed project will be constructed away from all existing landscaping and preserve all existing trees on the site.

The proposed building finishes will be anodized with a concealed fastener system. The main body will be a tan with red accents to match the existing color scheme of the church. The building is orientated to have its shortest dimension facing Linder to minimize the impact of the building on the street. The building will also be screened from the street with the existing landscaping. To minimize the utilitarian look of the metal building we are proposing a red wainscoting all the way around the building to help break up the elevations and to add some design interest to the elevation facing the street.

Thank you for your time and consideration of our design application.

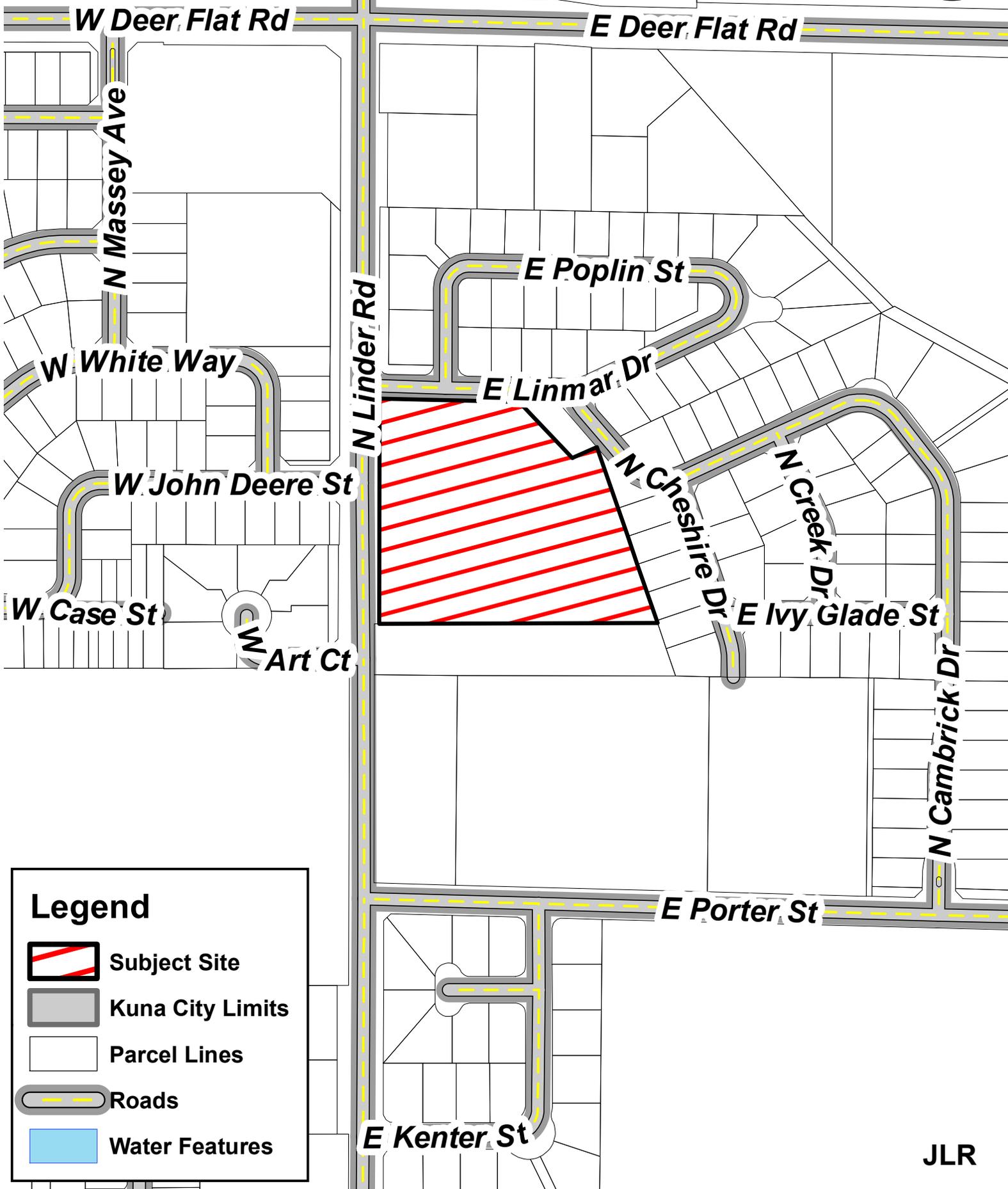
Sincerely,

Justin P Touchstone
Chairman of the Board



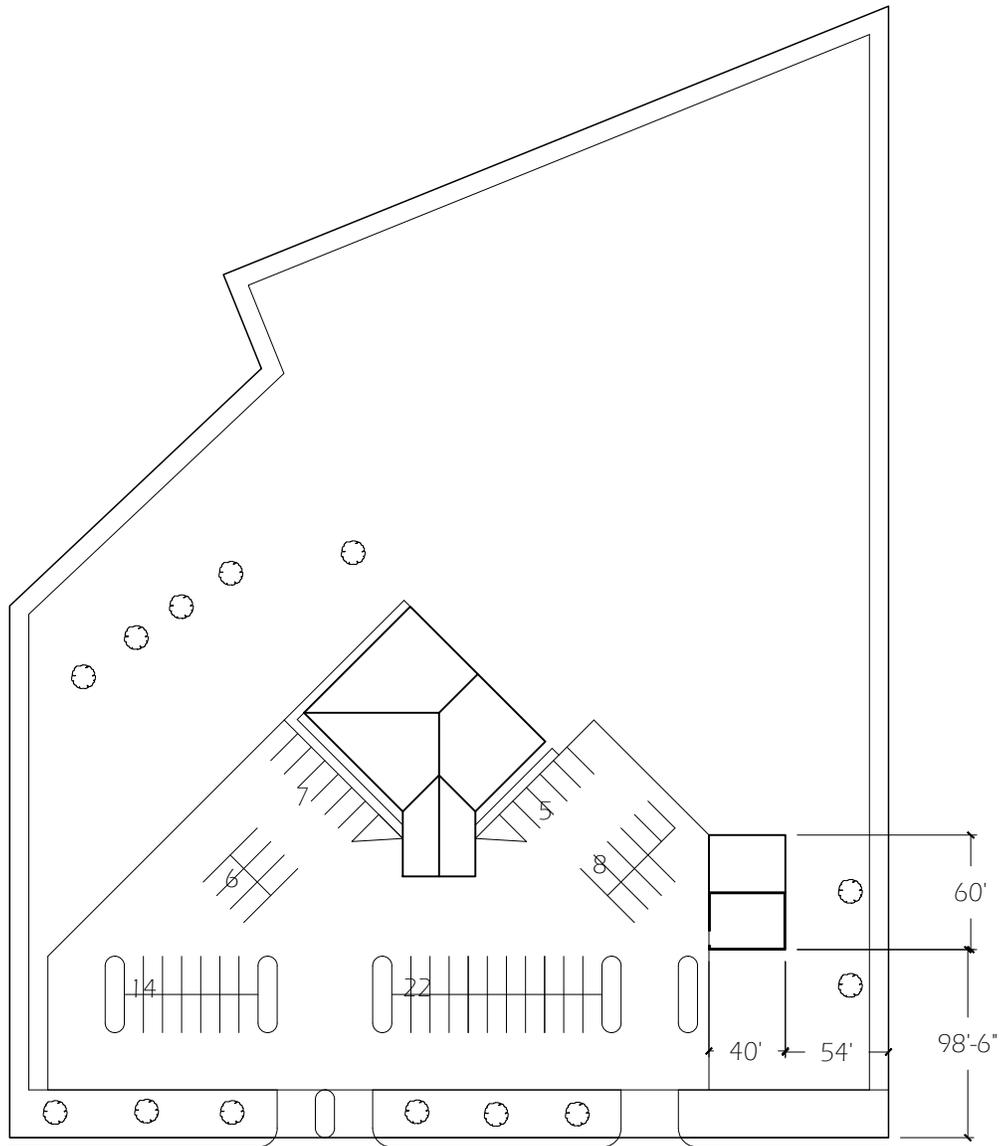
Imagery ©2021 Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

Vicinity Map



Legend

-  Subject Site
-  Kuna City Limits
-  Parcel Lines
-  Roads
-  Water Features

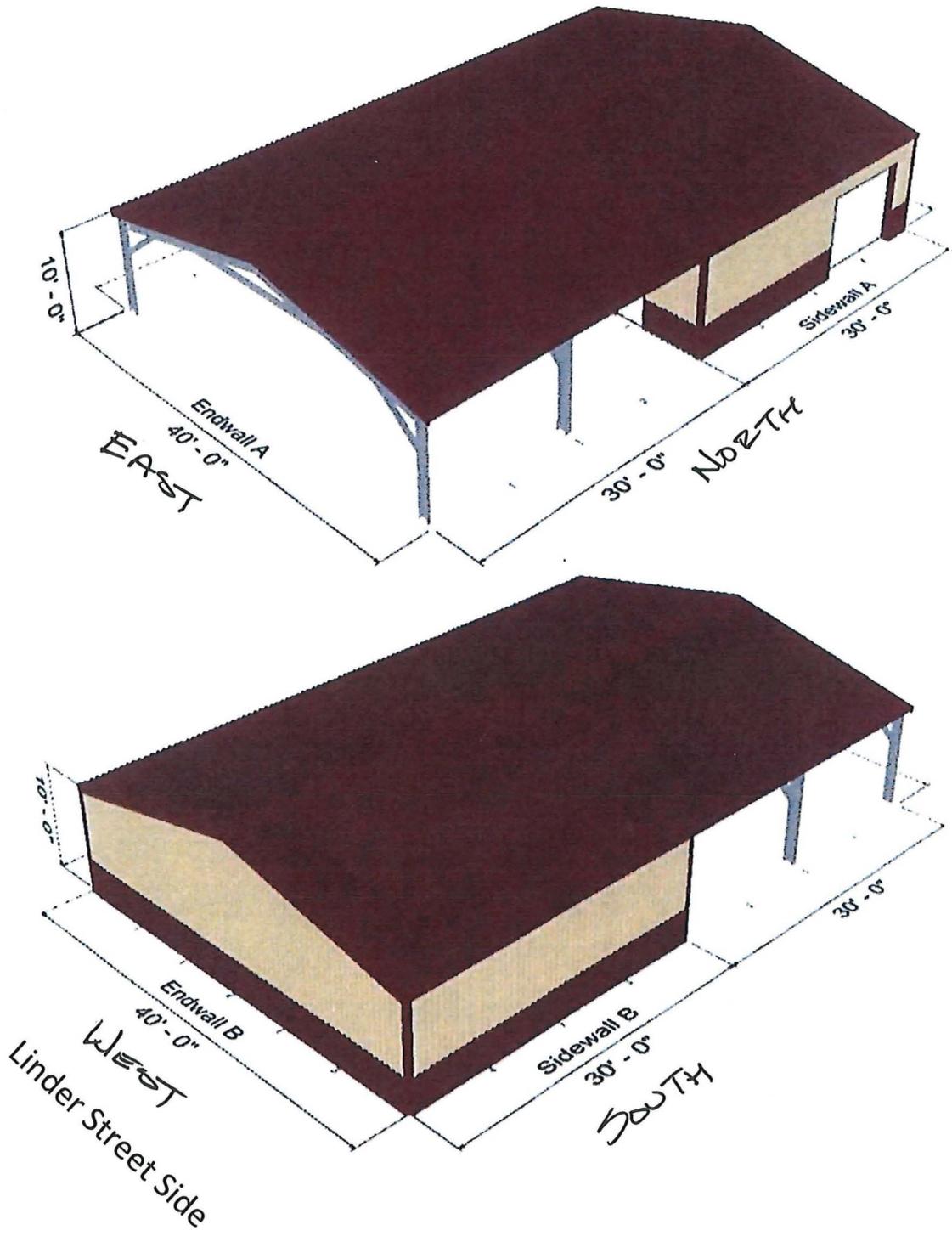


SCALE: 1" = 100'

KUNA BAPTIST CHURCH

12 APRIL 2021

Kuna Baptist Church – Metal storage building color rendering



MS Colorfast45® Paint System

			
Polar White (80) SR = 0.58 TE = 0.87 SRI = 68	Light Stone (63) SR = 0.50 TE = 0.88 SRI = 58	Mocha Tan (22) SR = 0.52 TE = 0.87 SRI = 60	Antique Bronze (D4) SR = 0.36 TE = 0.88 SRI = 39
			
Taupe (74) SR = 0.44 TE = 0.87 SRI = 49	Ash Grey (25) SR = 0.37 TE = 0.88 SRI = 40	Charcoal (17) SR = 0.30 TE = 0.87 SRI = 31	Brown (12) SR = 0.31 TE = 0.87 SRI = 32
			
Dark Brown (44) SR = 0.27 TE = 0.87 SRI = 27	Forest Green (26) SR = 0.27 TE = 0.87 SRI = 27	Fern Green (07) SR = 0.30 TE = 0.88 SRI = 31	Sierra Green (20) SR = 0.38 TE = 0.87 SRI = 41
			
Ocean Blue (35) SR = 0.30 TE = 0.88 SRI = 31	Red (24) SR = 0.30 TE = 0.86 SRI = 30	Acrylic Coated Galvalume® (41)¹ SR = 0.67 TE = 0.14 SRI = 56	

(Color Code) • SR = Initial Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index



All Colors Meet or Exceed ENERGY STAR® Steep Slope Requirements
¹ Non-Painted Finish

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26
WESTERN
GAUGE



City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Agency Transmittal

May 4, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	21-06-DR (Design Review) – Kuna Baptist Church Metal Building
PROJECT DESCRIPTION	Applicant Justin Touchstone, on behalf of Kuna Baptist Church, requests Design Review approval for a 40' x60' metal building to be constructed near the southwest corner of their property located at 1250 N Linder Road (APN: S132422333), Section 24, Township 2 North, Range 1 West.
SITE LOCATION	1250 N Linder Road, Kuna, Idaho, 83634
REPRESENTATIVE	Justin Touchstone 208.922.1124 justin.touchstone@gmail.com
SCHEDULED HEARING DATE	Tuesday, May 25, 2021 at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments no later than close of business Monday, April 19, 2021. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.



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

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

Design Review Memorandum

TO: Jace Hellman - Planning and Zoning Director
FROM: Catherine Feistner, E.I.T. - Assistant Kuna City Engineer
RE: Public Works Comments for Kuna Baptist Church
21-06-DR (Design Review)
DATE: 12 May 2021

The Kuna Baptist Church, located at 1250 N Linder Rd Design Review with Planning and Zoning acceptance date of May 4, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. Review of civil design drawings is accomplished separately, when received.

1. Inspection Fees

- a. If applicable, the Kuna Rural Fire District's current hydrant flow testing and plat base fees are \$300.00 and \$75.00 respectively for a total of \$375.00. Payment is due and payable in-person prior to the pre-construction meeting.

2. General

- a. The applicant requests a Design Review of a 60-ft by 40-ft square foot metal storage building.
- b. The storage building will not affect existing access points.
- c. Provide engineering certification on all final engineering drawings as applicable.
- d. Fire suppression must be shown and approved by KRFD. A fire line or sprinkler connection may be required to provide adequate fire suppression.
- e. Building official must review and approve all building plans.

3. Right-of-Way

- a. Not applicable.

4. Sanitary Sewer

- a. This property is already connected to City sewer facilities. The project is not expected to modify the current connection.

5. Potable Water

- a. This property is already connected to City water facilities. The project is not expected to modify the current connection.

- b. The KRFD Deputy Fire Marshal, or its representative, must approve fire access to the project before, during, and after construction.
- c. Fire suppression shall be approved by KRFD.

6. Pressurized Irrigation

- a. The applicant's property is connected to the City's pressurized irrigation system. The project is not expected to modify the current connection
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.

7. Grading and Storm Drainage

- a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- c. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the applicant'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.

9. Property Description

- a. The applicant provided a general plan and supporting documents as part of the application.