

OFFICIALS

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



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

Planning & Zoning Commission Meeting
AGENDA
Tuesday January 25, 2022

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 ITEMS LISTED 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.

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated January 11, 2022
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz
 - 2. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair
 - 3. Case No. 21-11-DR (Design Review) for Commercial Tire
 - 4. 21-33-DR (Design Review) Modification for Athleta Townhomes
 - 5. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) for Falcon Crest Golf Villages

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

- A. *Tabled from December 14, 2021* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zone.

Staff requests this item be tabled to a date certain of February 08, 2022, pending critical reports from Ada County Highway District and Idaho Transportation Department.

- B.** Case No. 21-05-CPF (Combination Preliminary & Final Plat) Zatica Subdivision No. 1 & No. 2 – Doug Hanson, Planner II

Ron Isackson, on behalf of Albertson's LLC, requests approval for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).

4. BUSINESS ITEMS:

- A.** Case No. 21-30-DR (Design Review) for Heartland Dental – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Jeff Likes of ALC Architecture, on behalf of his client Rocky Mountain Companies, requests Design Review approval for an approx. 4,200 SF dental office, associated parking lot & landscaping. The subject site is located at 1097 N Jacksonmill Ave (APN: R0539771340) with a C-1 (Neighborhood Commercial) zone.

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
AGENDA
Tuesday January 11, 2022

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 Tyson Garten – In Person
Vacant

CITY STAFF PRESENT:

Matt Johnson, City Attorney – In Person
Morgan Treasure, Economic Development Director – In Person
Jace Hellman, Planning and Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:00:38)

1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021
2. Findings of Fact & Conclusions of Law
 1. Case No. 21-07-AN (Annexation) for Ledgestone South

(Timestamp 00:00:42)

Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:02)

- A.** *Continued from December 14, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:01:40)

Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:02:07)

- B.** Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

(Timestamp 00:02:30)

Planner II Doug Hanson presented an overview of the Case.

(Timestamp 00:03:38)

Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

(Timestamp 00:05:15)

Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

(Timestamp 00:06:10)

Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

(Timestamp 00:11:00)

Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

(Timestamp 00:11:58)

Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over \$400,000. Mr. Craig stood for questions.

(Timestamp 00:13:52)

Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

(Timestamp 00:14:17)

Chairman Young opened the Public Hearing.

Support:

1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:

None

Against:

None

(Timestamp 00:14:17)

As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

(Timestamp 00:15:14)

Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

(Timestamp 00:16:10)

Chairman Young closed the hearing and the Commission proceeded into their discussion.

(Timestamp 00:16:34)

Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

(Timestamp 00:18:35)

Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

(Timestamp 00:19:14)

Motion To: Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:19:50)

Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

(Timestamp 00:21:20)

C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

(Timestamp 00:21:45)

Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

(Timestamp 00:23:17)

Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

(Timestamp 00:24:42)

Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

(Timestamp 00:25:52)

Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

(Timestamp 00:26:34)

Vice Chairman opened the hearing.

Support:

None

Neutral:

None

Against:

None

(Timestamp 00:27:00)

As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:24)

Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

(Timestamp 00:29:05)

Motion To: Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

(Timestamp 00:29:40)

Motion To: Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

(Timestamp 00:30:14)

Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

(Timestamp 00:30:50)

D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

(Timestamp 00:31:08)

Motion To: Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

4. BUSINESS ITEMS:

(Timestamp 00:31:30)

A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

(Timestamp 00:31:45)

Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

(Timestamp 00:34:12)

David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

(Timestamp 00:39:38)

As there were no questions from the Commission, they moved into deliberation.

(Timestamp 00:39:46)

Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

(Timestamp 00:40:46)

Vice Chairman Hennis appreciated the appealing design and various materials used.

(Timestamp 00:41:15)

Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

(Timestamp 00:41:35)

Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 0

(Timestamp 00:42:05)

Chairman Young asked staff if there were any other items to address.

(Timestamp 00:42:22)

Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

5. **ADJOURNMENT:**

(Timestamp 00:43:36)

Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Damron

Further Discussion: None
Voting No: None
Absent: 0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

IN FAVOR

NEUTRAL

IN OPPOSITION

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CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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IN FAVOR

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2.11	Neighborhood Meeting Certification			X
2.12	Commitment to Property Posting			X
2.13	Agency Transmittal Letter			X
2.14	Ada County Development Services			X
2.15	Boise Project Board of Control			X
2.16	Nampa & Meridian Irrigation District			X
2.17	Central District Health Department			X
2.18	Ada County Highway District			X
2.19	City Engineer			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	P&Z Commission Proof of Property Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on January 11, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on January 25, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's January 11, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Chase Craig, 1065 S Allante Place, Boise, ID 83709

1.3.2.3 Appearing in Favor:
Michael Smith, 3521 E King Road, Kuna, ID 83634 – Testified
Kathryn Rainwater, 145 S Marko Lane, Kuna ID 83634 - Not Testify
Dennis Rainwater, 145 S Marko Lane, Kuna, ID 83634 – Not Testify
Norm Krueger, 41 S Marko Lane, Kuna, ID 83634 – Not Testify

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
None

**II
DECISION**

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 11, 2022 hearing on the Boise Basin – Markovetz Annexation in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	December 22, 2021

3.1.2.2 Notice for the January 11, 2022 hearing containing the legal description of the property proposed to be Annexed was mailed on December 21, 2021, to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 11, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on December 29, 2021. A Proof of Property Posting was provided to staff on December 29, 2021.

3.1.2.4 Notice for the January 11, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed Annexation is comprised of two (2) parcels totaling approximately 51.67 acres. The parcels are as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
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Boise Basin Development LLC	22.28	RR (Ada County)	S1428223050
Donald Markovetz	29.40	RR (Ada County)	R5462680100

3.2.2 The landowners of the parcels at issue did not oppose Annexation.

3.2.3 The existing land uses and zoning districts for lands surrounding the subject parcels are as follows:

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

3.2.4 5055 E Kuna Road has a 924 square foot manufactured home with a 64 square foot shed; TBD E Kuna Road has no existing structures. Vegetation on the subject properties is consistent with that of agricultural uses.

3.2.5 The properties have an estimated average slope of 0.9% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches, and greater than 60 inches.

3.2.6 A portion of the subject site lies within the 100 Year Floodplain Area; beyond this, Staff is not aware of any other environmental issues, health or safety conflicts.

3.2.7 The Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

3.2.8 The proposed project takes frontage on E Kuna Road and S Terben Lane. Kuna Road is identified on the City of Kuna Street Circulation Map as a Minor Arterial, is improved with twotransport lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. S Terben Lane is currently a private road, identified on the City of Kuna Street Circulation Map as a proposed Minor Collector. As part of a future development application, the Applicant will be required to improve E Kuna Road and S Terben Lane in accordance with ACHD policy and KCC standards.

3.2.9 5055 E Kuna Road (S1428223050) is currently accessed via an unimproved driveway located approximately 1,100 feet east of the Eagle Road and Kuna Road intersection. TBD E Kuna Road (R5462680100) is accessed via an unimproved driveway located approximately 845 feet south of the E Kuna Road and S Terben Lane intersection.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated January 11, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on September 8, 2021; there were fourteen (14) attendees. The meeting minutes have been included as a part of this application.

3.3.1.2 The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The Applicant is proposing to Annex the approximately 51.67-acres with a R-4 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits to the East, which makes it eligible for consideration of Annexation; the property owners are consenting to the Annexation. Idaho Statute §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.

3.3.1.3 The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District; they also note that high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal easement of 35-feet East of the water's edge, and 20-feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal, no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off this easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.

3.3.1.4 This request is limited to the Annexation of the land into Kuna City Limits, no development is associated with this application.

3.3.1.5 Staff has determined the Applicant's Annexation request is in compliance with Idaho Statute §50-222 and the goals and policies set forth in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends Approval to the City Council, that the Applicant be subject to the Conditions of Approval listed in section

“3.3.2” of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends Approval of Case No. 21-12-AN (Annexation), the Applicant be subject to the following Conditions of Approval:

3.3.2.1 Upon development the Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer connections.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.

3.3.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

3.3.2.1.5 The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.3.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

- 3.3.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3** Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.
- 3.3.2.5** The Applicant/Developer/Owner, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- 3.3.2.6** The Applicant/Developer/Owner shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 3.3.2.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 3.3.2.8** The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 3.3.2.9** The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4 Other Testimony

- 3.4.1** 1/11/2022 Public Hearing – Chase Craig, 1065 S Allante Place, Boise, ID 83709, discussed that they chose to propose an R-4 zone to meet the desires of the neighboring property owners and the Comprehensive Plan. He assured the Commission the private septic system of the property owners on Marko Lane would not be impacted by future development. It is intent of the Applicant to place larger lots adjoining the lots on Marko Lane to create natural transitions and be good neighbors when future development occurs.

- 3.4.2** 1/11/2022 Public Hearing – Michael Smith, 3521 E King Road, Kuna, Idaho 83634, stated that he owns several properties in the general vicinity of the proposed Annexation. He is in favor of parcels that are not irrigatable farmland to be Annexed into Kuna City Limits to create nice neighborhoods.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR ANNEXATION

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. §50-222.
- 5.2** I.C. §50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

- 5.3** The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowners of the parcels at issue have consented to the proposed Annexation.
- 5.4** The Annexation, proposed by the application for Case No. 21-12-AN, would constitute an orderly development and would not contribute to urban sprawl of the City of Kuna.

VI

ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record,

having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 Recommend Approval to City Council of Case No. 21-12-AN (Annexation).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 21-06-AN (Annexation)**
))
EMMETT PARTNERS, LLC) **FINDINGS OF FACT,**
) **CONCLUSIONS OF LAW, AND**
) **ORDER OF RECCOMENDED**
) **APPROVAL OF REZONE AND**
*For an autobody repair shop at 997 N) **APPROVAL OF SPECIAL USE***
Meridian Road.) **PERMIT APPLICATIONS.**

THESE MATTERS came before the Planning and Zoning Commission for public hearing on January 11, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Rezone Application			X
2.3	Special Use Permit Application			X
2.4	Narrative			X
2.5	Aerial Map			X
2.6	Vicinity Map			X
2.7	Legal Description			X

2.8	Affidavit of Legal Interest			X
2.9	Warranty Deed			X
2.10	Neighborhood Meeting Certification			X
2.11	Commitment to Property Posting			X
2.12	Agency Transmittal Letter			X
2.13	Idaho Transportation Department			X
2.14	Boise Project Board of Control			X
2.15	Ada County Highway District			X
2.16	Department of Environmental Quality			X
2.17	Nampa & Meridian Irrigation District			X
2.18	City Engineer			X
2.19	P&Z Commission Proof of Property Posting			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on January 11, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on January 25, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's January 11, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Craig Kulchak, 4839 Mountain View Drive, Boise, ID 83704

1.3.2.3 Appearing in Favor:
None

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
None

**II
DECISION**

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 11, 2022 hearing on the application for 997 N Meridian Road in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	December 22, 2021

3.1.2.2 Notice for the January 11, 2022 hearing containing the legal description of the property proposed to be annexed was mailed on December 22, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 11, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on December 17, 2021. A Proof of Property Posting was provided to staff on December 17, 2021.

3.1.2.4 Notice for the January 11, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Rezone and Special Use Permit

3.2.1 The land for proposed Rezone is comprised of one (1) parcel totaling approximately 1.60 acres. The parcel is as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Emmett Partners, LLC	1.60 acres	C-1 (Neighborhood Commercial)	R2404320014

3.2.2 The landowners of the parcel at issue did not oppose Rezoning.

3.2.3 The existing land uses and zoning districts for lands surrounding the subject parcel is as follows:

North	R-6 C-1	Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-6	Medium Density Residential – Kuna City

3.2.4 There are no existing structures on the subject property. The property has been cleared of vegetation in preparation for construction.

3.2.5 The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

3.2.6 The Ada County Highway District (ACHD) reviewed the submitted application and determined that there are no improvements required to adjacent streets.

3.2.7 The Idaho Transportation Department (ITD) confirmed that trips generated by this application were already accounted for in a previous Traffic Impact Study for the Ensign Subdivision. ITD does not anticipate any significant impact to the State Highway system from this development.

3.2.8 The site can be accessed from the north via two (2) fully improved driveways on Profile Lane, or from the south via internal roadways from a full access on N Meridian Road.

3.2.9 An autobody repair shop is an allowed in a C-3 (Service Commercial) zone when granted a Special Use Permit by the Planning and Zoning Commission.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated January 11, 2022 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.3.1.1** The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on March 12, 2021, there were three (3) attendees. The meeting minutes have been included as a part of this application.
- 3.3.1.2** Craig Kulchak, on behalf of Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).
- 3.3.1.3** Per City Engineer's comments (Exhibit 2.18), Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.
- 3.3.1.4** This request is limited to the Rezone of the of the property and Special Use Permit Approval, no development is associated with this application. The Applicant will be required to return for Design Review Approval at a later date before construction of the automobile repair shop may commence.
- 3.3.1.5** Staff has determined the Applicant's Rezone and Special Use Permit request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission approved the Special Use Permit and recommends approval of the Rezone to the City Council, that the applicant be subject to the Conditions of Approval listed in section "IX" of the staff report, as well as any additional Conditions designated by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends approval of Case No. 21-02-ZC (Rezone) and approves Case No. 21-02-SUP (Special Use Permit), the applicant be subject to the following conditions of approval:

- 3.3.2.1** Upon development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- 3.3.2.1.1** The City Engineer shall approve the sewer connections.

- 3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- 3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
- 3.3.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 3.3.2.1.5 The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.3.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3 Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.
- 3.3.2.5 The Applicant/Developer/Owner, and any future assigns having an interest in the subject property, shall fully comply with all conditions of

development as approved by the City Council, or seek amending them through public hearing processes.

- 3.3.2.6** The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.
- 3.3.2.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 3.3.2.8** The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.
- 3.3.2.9** The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 3.3.2.10** The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4 Other Testimony

- 3.4.1** 1/11/2022 Public Hearing – Craig Kulchak 4839 Mountain View Drive, Boise, ID 83704, confirmed that no development is associated with this application, at this point the property owners are just requesting the Rezone and Special Use Permit Approval. Mr. Kulchak understands that he will be required to return for Design Review is the application is approved by the City Council.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code 1-14-3.
- 4.3** The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

- 5.1** The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.
- 5.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 5.3** The Rezone, proposed by the Rezone Application in Case No. 21-01-ZC, would comply with the Comprehensive Plan.

VI
CONCLUSIONS OF LAW
RE: SPECIAL USE PERMIT

- 6.1** Kuna City Code §5-6 provides that:

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use must be considered individually.

The Planning and Zoning Commission shall hold a public hearing on each special use permit application as specified in the official schedule of district regulations. The Commission may approve, conditionally approve or deny a special use permit under the conditions as herein specified and considering such additional safeguards as will uphold the intent of this title.

VII
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 7.1** Recommend Approval to City Council of the Rezone application (Case No. 21-02-ZC).
- 7.2** Approve Case No. 21-01-SUP (Special Use Permit).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission

1.2 Public Meeting

1.2.1 Planning and Zoning Commission heard this on January 11, 2022. The FCO's have been requested to go to the Commission January 25, 2011.

1.3 Testimony

1.3.1 Those who testified at the Commissions January 11, 2022 meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planning Services Specialist

1.3.1.2 Appearing for the Applicant:
David Blodgett, Rudeen Architects

II DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III FINDINGS OF FACT

3.1 Findings Regarding Design Review

3.1.1 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 (KCC) Title 5.

3.1.2 Review by staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.

3.1.3 The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently zoned as such and is to be developed following the designations permitted uses.

3.1.4 Upon review, staff finds the proposed facility is an appropriate fit for the property's zone and use.

3.1.5 The buildings placement and orientation, building elevations and colors, fencing materials, and landscaping all provide adequate mitigation of the impact on adjacent properties.

3.1.6 The proposed parking lot and the amount of regular and ADA parking spaces meets the requirements listed in KCC 5-9. Safe pedestrian access is provided via walkways immediately adjacent to the showroom entrances.

3.2 Testimony of City Staff

3.2.1 Conclusions: The Planning Services Specialist, in a staff report to the Planning and Zoning Commission dated January 11, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.2.1.1** This Application is a request for Approval of Design Review for a proposed building containing a 1,965 Square Foot mercantile space and a 10,022 Square Foot tire shop with storage. The mercantile space will also include an 800 Square Foot mezzanine level to house an employee break room, office and storage area but is not counted as part of the total building area. Additionally, there is a 3,266 square foot covered, open-air bay in which to service large trucks and equipment.
- 3.2.1.2** The proposed building lies central to the subject site with the main entrance facing south. The customer entrance to the main showroom provides a steel framed, glass man door and aluminum framed storefront windows with a metal awning and multiple pipe bollards. Additionally, there are six (6) overhead doors which provide vehicles entrance to the service floor.
- 3.2.1.3** The proposed building design, colors, materials and orientation appear to be in general compliance with Kuna City Code 5-4-6.
- 3.2.1.4** The proposed wall signage, as depicted within the provided building elevations, appear appropriate. Any and all signage for the project shall require a Sign Review application be submitted and approved prior to submitting for building permits.
- 3.2.1.5** The proposed trash enclosure design and location are appropriate for the site.
- 3.2.1.6** Proposed landscaping for the subject site includes the types of plantings listed within Kuna City Code 5-17, and more than the required amount has been provided. Additionally, a white six (6) foot vinyl fence along a portion of the west property line provides adequate screening between the subject site and the neighboring, undeveloped R-6 (Medium Density Residential) zone.
- 3.2.1.7** The proposed parking lot is accessed via previously fully developed drives within the Ensign No. 1 Subdivision. Per Kuna City Code 5-9-3(B)(1), two (2) parking stalls are required per each service bay, thus resulting in 14 total stalls with one (1) being ADA accessible. The Applicant has proposed a total of 23 standard stalls and (1) ADA stall which is above and beyond the requirements listed.
- 3.2.1.8** Per Public Works Memo, an oil water interceptor must be incorporated within the project design and a Stormwater Pollution Prevention Plan (SWPPP), as required by the Idaho Department of Environmental Quality (IDEQ) must be provided as the site is over one (1) acre in size. Additionally, the subject site must connect to city water, sewer and pressurized irrigation services, with utility line installation adhering to the city's "to and through" policy as listed in Kuna City Code 5-16-3(B)(2).

3.2.1.9 Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 21-11-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of the report.

3.2.2 Staff Recommendations: As a result of the review, Planning Services Specialist, Jessica Reid, recommended Approval of the application with the following Conditions:

3.2.2.1 The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2-B(9).

3.2.2.2 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:

3.2.2.2.1 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.

3.2.2.2.2 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.

3.2.2.2.3 The city shall approve any modifications to the existing irrigation system.

3.2.2.2.4 Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

3.2.2.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

3.2.2.4 Developer/Owner/Applicant shall provide a utility site layout showing proposed modifications to the water/sewer lines and how they connect to the proposed building, to Public Works prior to construction or Building Permit application.

3.2.2.5 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

3.2.2.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

- 3.2.2.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 3.2.2.8** Developer/Owner/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 or common lot, and no steeper than 4:1 for lots with common rear lot lines.
- 3.2.2.9** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.
- 3.2.2.10** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
- 3.2.2.11** All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 3.2.2.12** Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
- 3.2.2.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 3.2.2.14** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.
- 3.2.2.15** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 3.2.2.16** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 3.2.2.17** Developer/Owner/Applicant shall comply with all local, state and federal laws.
- 3.2.2.18** Developer/Owner/Applicant shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.

**IV
CONCLUSIONS OF LAW**

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code §1-14-3.
- 4.3** Kuna City Code Title 5, Chapter 4, Section 2 provides that:

This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

**V
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW**

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the public meeting, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY APPROVE:

- 5.1** Case No. 21-11-DR (Design Review) for Commercial Tire.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January, 2022.

Lee Young, Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case No. 21-33-DR (Design Review)**
) **Modification**
PACIFIC RIM BUILDERS)
) **FINDINGS OF FACT,**
) **CONCLUSIONS OF LAW, AND**
 For Design Review Modification for the) **ORDER OF APPROVAL OF**
Athleta Subdivision.) **DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for Design Review Modification and was heard December 14, 2021, for receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P n Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description – Final Plat of Athleta Subdivision			X
2.6	Site Plan and Aerial Map			X
2.7	Elevations and Materials List			X
2.8	Warranty Deed			X
2.9	Ownership Affidavit			X

1.2 Public Meeting

1.2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new commercial projects, landscaping and parking lots are required to submit an application for review by the Commission. As a Public Meeting item, this action

requires no formal public noticing. The original Design Review (Case No. 19-05-DR) was approved April 9, 2019.

1.2.1.1 In accordance with KCC 5-4-14: Modifications; subsection B(2) requires any modification that in the opinion of the director would significantly alter the design of the site and/or building(s), shall require approval from the Commission acting as the Design Review Committee.

1.2.2 Planning and Zoning Commission heard these matters on December 14, 2021. The FCO's have been requested to go to the Commission January 25, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commissions December 14, 2021, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Senior Planner

1.3.1.2 Appearing for the Applicant:
Theo Hanson, Pacific Rim Builders

II DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III FINDINGS OF FACT

3.1 Findings Regarding Design Review

- 3.1.1** The Applicant has submitted a complete application, and following staff review for compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code (KCC) Title 5, Chapter 4 and is an appropriate use for the properties existing R-20, High Density Residential (HDR) zone.
- 3.1.2** Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-6 were provided.
- 3.1.3** Staff finds the proposed Modification request to the existing Design Review Approval for the site (19-05-DR) is appropriate for the property's zone and use.

3.2 Testimony of City Staff

3.2.1 Conclusions: The Senior Planner, in a staff report to the Planning and Zoning Commission dated December 14, 2021, confirmed that a review of the application and records on file at the City of Kuna has been completed with the following conclusions:

3.2.1.1 The subject site known as Athleta Subdivision was recorded with the Ada County Recorder's Office in Book 120, Pages 18707-18709.

3.2.1.2 The request is for a townhouse product with different elevations than previously approved, an addition of a 3rd story, and features groups of buildings with 4, 5, 6 or 7 attached homes over 4.11 acres.

3.2.1.3 If approved, this will introduce a housing product that currently does not exist in Kuna; townhomes on their own lots with garages and driveways like detached single-family home subdivisions. The buildings and their materials appear to follow the Kuna Architectural guidelines; staff supports the proposed buildings and proposed materials. Changes or substitutions made without prior staff approval will not be allowed unless Applicant seeks additional Design Review Modification approval.

3.2.1.4 After Staff's review of the proposal, Staff views the proposed Townhouses to be generally consistent with the goals and vision for Kuna City and the Design Review requirements listed in KCC 5-4. Staff notes that a subdivision sign is not included with this application. A Sign Design Review application will be required for any future signs.

3.2.1.5 Staff would recommend the Developer/Owner be conditioned to remove the 6-foot vinyl fence along the Ten Mile Road section of the project, to remove the canyon affect that exists due to the fence being placed on the property line. If the Developer/Owner wishes to move the fence back, staff would recommend the fence be no closer than 15 feet of the Ten Mile Road Property line; Staff included this as Condition 8.5 in the staff report.

3.2.1.6 Upon review, staff found the application to be in compliance with KCC; Comprehensive Plan, Future Land Use Map, and Idaho Code, as presented.

3.2.2 Staff Recommendations: As a result of the review, Senior Planner, Troy Behunin recommended approval of the application with the following Conditions:

3.2.2.1 This Design Review is subject to a Landscape Design Review Inspection(s) and approvals prior to requesting Certificate of Occupancy for each building; Design review inspection fees shall be paid *prior to* requesting staff inspection.

- 3.2.2.2 The Landowner/Applicant/Developer and any future assigns having an interest in the subject property, shall fully comply with *all* Conditions as approved by the Commission, or seek amending them through the Design Review process.
- 3.2.2.3 Applicant shall record a schedule for perpetual maintenance by the Home Owner Association (HOA), for all common areas and facilities within those common areas with recorded Covenants, Codes and Restrictions (CC&R's) for the subdivision; and shall provide a recorded copy of the CC&R's to the City.
- 3.2.2.4 Applicant shall work with the City and Ada County Highway District (ACHD) in maintaining all Vision Triangle requirements for safe intersections.
- 3.2.2.5 The Developer/Owner shall remove the 6-foot vinyl fence along the Ten Mile Road section of the project to avoid the canyon affect.
- 3.2.2.6 Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 3.2.2.7 The Applicant shall comply with all local, state and federal laws.
- 3.2.2.8 *Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.*
- 3.2.2.9 *Developer/Owner/Applicant are all hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.*

IV CONCLUSIONS OF LAW

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code §1-14-3.
- 4.3 Kuna City Code Title 5, Chapter 4, Section 2 and Section 6 provides that:

This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any

land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

And,

This Section applies to Architectural requirements, building materials, fence and deck/patio materials, colors, and architectural appurtenance height limitation: If a material proposed for construction is not listed in this section it shall be upon the discretion of the approving authority to determine the appropriateness of such material.

V

ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the public meeting, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY APPROVE:

5.1 Case No. 21-33-DR; Design Review Modification, for the Athleta Subdivision.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January 2022.

Lee Young, Chairman

2.7	Legal Description			X
2.8	Warranty Deed One			X
2.9	Warranty Deed Two			X
2.10	Warranty Deed Three			X
2.11	Affidavit of Legal Interest			X
2.12	Neighborhood Meeting Certification			X
2.13	Subdivision Name Reservation			X
2.14	Preliminary Plat			X
2.15	UPDATED Preliminary Plat – Reflects ACHD changes.			X
2.16	Landscape Plan			X
2.17	Common Lots Maintenance Agreement (CC&R's)			X
2.18	Commitment to Post Property			X
2.19	TIS Executive Summary			X
2.20	Agency Transmittal (Request for Comments)			X
2.21	City Engineer			X
2.22	ACHD (Ada County Highway District)			X
2.23	Ada County Development Services			X
2.24	CDHD (Central District Health Department)			X
2.25	COMPASS (Community Planning Association of Southwest Idaho)			X
2.26	DEQ (Department of Environmental Quality)			X
2.27	KRFD (Kuna Rural Fire District)			X
2.28	KSD (Kuna School District)			X
2.29	P&Z Kuna Melba News			X
2.30	P&Z Land Owner Mailer			X
2.31	P&Z Website Notice			X
2.32	P&Z Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission continued this item multiple times beginning September 28, 2021 and it was ultimately heard December 14, 2021. The FCO's have been requested to go to the Planning and Zoning Commission on January 25, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's December 14, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

- 1.3.1.2 Appearing for the Applicant:
Mark Tate, M3 Companies - Testified.
- 1.3.1.3 Appearing in Favor:
None
- 1.3.1.4 Appearing Neutral:
None
- 1.3.1.5 Appearing in Opposition:
Robbie Reno, Kuna School District No. 3 – Testified.

**II
DECISION**

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the December 14, 2021 hearing on the Preliminary Plat for Falcon Crest Golf Villages Subdivision in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	November 24, 2021

3.1.2.2 Notice for the December 14, 2021 hearing containing the description of the property proposed to be developed, was mailed on November 23, 2021, to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the December 14, 2021, hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on October 15, 2021. A Proof of Property Posting was provided to staff on October 19, 2021.

3.1.2.4 Notice for the December 14, 2021, hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and City Website.

3.2 Findings Regarding Preliminary Plat

3.2.1 The land for proposed subdivision is comprised of one (1) parcel totaling approximately 38.5 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone:	APN:
M3 ID Valor Golf Villages, LLC	86.90	R-6 Medium Density Residential (MDR) And, R-12 High Density Residential (HDR)	S1422110300

3.2.2 The proposal is for a subdivision that would include 352 lots (291 residential lots, 18 common driveway lots, and 43 common lots).

3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
West	R-6	Medium Density Residential – Kuna City

3.2.4 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.2.5 The proposed Subdivision is within the Orchard Lift Station Sewage Basin which has available capacity and the sewer line is currently being extended to W Tiercel Drive. Sewer and water flow models will be required to verify pipe sizes and shall be paid by developer.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated December 14, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 On April 1, 2021 staff held a pre-application meeting with the Applicant and representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD, ITD, Kuna School District (KSD), Kuna Rural Fire District (KRFD) and the Kuna Police Department (KPD) were all invited to attend. The applicant held a Neighborhood Meeting on April 5, 2021, seven (7) residents attended. Meeting minutes have been included with this packet.

3.3.1.2 The Applicant proposes to subdivide approximately 86.90 acres into 291 Residential lots, 43 common lots and 18 common driveways. These lands were Annexed into Kuna City Limits in February 2019, with two (2) zones; R-6,

MDR, and R-12, (HDR. The overall gross density of the project is proposed at 3.38 dwelling units per acre (DUA).

- 3.3.1.3** 13.29 acres, or 15+ percent of the project, is proposed to be usable open space, including all end caps, buffers, parks, and pathways. Pathways are provided throughout the subdivision to provide pedestrian connectivity. Staff recommends additional paved walking surfaces be added to open spaces. Staff specifically requests paved surfaces for pedestrians for the following Lot and Blocks:
- 3.3.1.3.1** Block 7, Lot 11 to lot 2 or 19;
 - 3.3.1.3.2** Block 56, from Portstewart Ave. to the Cul-de-sac; and
 - 3.3.1.3.3** Connect the proposed path in Block 6, to Auodlhya Street.
- 3.3.1.4** KCC 5-17-12-D requires developments with a range of 250 - 300 homes/dwelling units to devote 9.50% of the development area to useable open space; staff views the proposed open space for *Falcon Crest Golf Villages* to be in compliance with Kuna City Code (KCC). KCC requires sidewalks on collectors to be a minimum of eight (8) feet. Staff recommends detached eight (8) foot sidewalks on both sides of Tiercel and Harrier Drives as these streets will both function as Collector Roads.
- 3.3.1.5** The proposed Subdivision is within the Orchard Lift Station Sewage Basin which has available capacity and the sewer line is currently being extended to W Tiercel Drive. Sewer and water flow models will be required to verify pipe sizes and shall be paid by Developer.
- 3.3.1.6** ACHD policies do not allow for S Cabot Cliffs Way to be public due to estimated vehicle trips exceeding policy thresholds. However, the Falcon Crest PUD project was previously approved (2019; 18-04-S & 18-02-PUD) to allow for private streets on a case-by-case basis. Due to site constraints and the inability to provide a connection to neighboring parcels, ACHD will not accept streets downstream from S Cabot Cliffs Way. The Applicant shall be conditioned to construct S Cabot Cliffs Way and all downstream streets to City and ACHD standards in the event that in the future ACHD accepts the streets.
- 3.3.1.7** KCC 6-3-3 states cul-de-sacs must be 500 feet or shorter. In 2019 (18-04-S & 18-02-PUD), the Applicants modification request of KCC 6-3-3, from 500 feet max. to 700 feet was approved. However, the approved language also requires KRFD approval & EMS access.
- 3.3.1.8** The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The Applicant will be required to ensure street lights are at a maximum spacing not exceeding 250 ft. The final location of street lights will be approved at the time of construction document review. Staff notes all streetlights must be designed and installed according to “Dark Sky” standards.
- 3.3.1.9** A Design Review application for common area landscaping and open space was included as a part of the overall application. The application includes several internal pathways, staff will require the Applicant comply with KCC

5-5-5-F and install “see-through” fence in the appropriate locations. With the addition of pathways listed above, staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, and/or ACHD underground facilities. In the event that locations of landscape elements are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff *prior* to scheduling final landscape and street light inspection(s). The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping and street light placement compliance prior to signature on the final plat for each phase.

3.3.1.10 Kuna’s Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan are included in staffs report.

3.3.2 Staff Recommendations: As a result of the review, Planner III, Troy Behunin, recommends that if the Planning and Zoning Commission recommends approval of Case No. 21-04-S (Preliminary Plat), and approves Case No. 21-14-DR (Design Review), the Applicant be subject to the following Conditions of Approval:

3.3.2.1 The Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.

3.3.2.1.4 The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.3.2.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

- 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.3.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 3.3.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-B-22.
- 3.3.2.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- 3.3.2.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform all corresponding Master Plans.
- 3.3.2.6** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
- 3.3.2.7** Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code 5-17 and 6-4.
- 3.3.2.8** Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- 3.3.2.9** Developer is conditioned to follow ACHD's site specific conditions of approval, unless the City of Kuna's standards are stricter.
- 3.3.2.10** Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
- 3.3.2.11** Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

- 3.3.2.12** The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies “Lawn” and provide staff an updated landscaping plan accommodating the requested change.
- 3.3.2.13** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices..
- 3.3.2.14** Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
- 3.3.2.15** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property
- 3.3.2.16** Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- 3.3.2.17** The Applicant shall install sod wherever the landscape plan identifies “Lawn” and provide staff an updated landscaping plan accommodating the requested change.
- 3.3.2.18** All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
- 3.3.2.19** The Developer/Owner/Applicant shall not submit an application for final plat until the City’s Public Works Director issues a Will-Serve Letter to the applicant stating that the City’s Orchard Street Lift Station or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.
- 3.3.2.20** In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.
- 3.3.2.21** If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
- 3.3.2.22** Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
- 3.3.2.23** Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

- 3.3.2.24 Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 3.3.2.25 Developer/Owner/Applicant shall comply with all local, state and federal laws.
- 3.3.2.26 Developer/Owner/Applicant shall provide paved surfaces for pedestrians if topography allows, for the following Lots and Blocks:
 - Block 7, Lot 11 to lot 2 or 19;
 - Block 56, from Portstewart Ave. to the Cul-de-sac; and
 - Connect the proposed path in Block 6, to Auodlhya Street.
- 3.3.2.27 Developer/Owner/Applicant shall install separated eight (8) foot sidewalks on both sides of Tiercel and Harrier Drives.
- 3.3.2.28 *It is the responsibility of the developer or their Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.*
- 3.3.2.29 *Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.*
- 3.3.2.30 *Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.*
- 3.3.2.31 Applicant shall construct S. Cabot Cliffs Way and all downstream streets to City and ACHD standards in the event that in the future ACHD will accept the streets.

3.4 Other Testimony

- 3.4.1 12/14/2021 Public Hearing – Mark Tate, M3 Companies, spoke on the history of the Falcon Crest master planned community then provided a presentation. Mr. Tate asked the Commission for a caveat on Condition 9.26 within the staff report, requesting verbiage be added stating “if topography allows” due to a severe slope and ridge. He then explained their intent to modify hole 17, and additional details about the entrance and park.
- 3.4.2 12/14/2021 Public Hearing – Robbie Reno, Kuna School District No. 3 (KSD), explained that at time of the letter’s (from KSD) submission, the Developer had not reached out regarding discussion of a possible partnership, however, the Developer had reached out said they were scheduled to meet Friday of that week to discuss a possible partnership. He then stood for questions; there were none.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code 1-14-3.
- 4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

- 5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.
- 5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 5.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR
PRELIMINARY PLAT

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 6.1 That the Preliminary Plat application (Case No. 21-04-S) is recommended for Approval.

VII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY APPROVE:

7.1 That the Design Review application (Case No. 21-14-DR) is hereby approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January, 2022.

Lee Young, Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 21-05-CPF (Combination Plat)**
)
ALBERTSON'S, LLC)
)
)
For a Combination Plat for 700 E Avalon) **STAFF REPORT FOR ZATICA**
Street.) **SUBDIVISION NO. 1 AND 2.**

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1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
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7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	CPF Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Special Warranty Deed & Legal Description			X

2.6	Affidavit of Legal Interest			X
2.7	Neighborhood Meeting Certification			X
2.8	Commitment to Property Posting			X
2.9	Subdivision Name Reservation			X
2.10	Combination Plat			X
2.11	Combination Plat Utility Plan			X
2.12	Agency Transmittal			X
2.13	Central District Health Department			X
2.14	Department of Environmental Quality			X
2.15	Nampa and Meridian Irrigation District			X
2.16	City Engineer			X
2.19	Ada County Highway District			X
2.17	P&Z Commission Kuna Melba News			X
2.18	P&Z Commission Mailer			X
2.20	Proof of Property Posting			X

II PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 that Combination Preliminary Plat and Final Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

- 2.1.1.1** Neighborhood Meeting: October 19, 2021 (No Attendees)
- 2.1.1.2** Agency Comments Request: November 29, 2021
- 2.1.1.3** 300 FT Property Owners Notice: December 29, 2021
- 2.1.1.4** Kuna Melba News Newspaper: January 5, 2022
- 2.1.1.5** Site Posted: January 14, 2022

III APPLICANTS REQUEST

3.1 Ron Isackson, on behalf of Albertson's LLC, requests approval for a Combination Preliminary and Final Plat (Combo Plat) to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject sites are located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 Phase No. 1 of the Zatica Subdivision recorded in 1998, Phase No. 2 recorded in 2011.
The site has served as a Commercial subdivision.

4.2 Surrounding Land Uses

North	R-6	Medium Density Residential – Kuna City
South	C-3	Service Commercial – Kuna City
East	R-12 R-6 C-1	High Density Residential – Kuna City Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City
West	R-4 C-2	Medium Density Residential – Kuna City Area Commercial – Area Commercial

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 R9835320080

4.3.1.1 ALBERTSON’S, LLC

4.3.1.2 Approximately 0.63 acres

4.3.1.3 C-2 (Area Commercial)

4.3.2 R9835320010

4.3.2.1 ALBERTSON’S, LLC

4.3.2.2 Approximately 0.48 acres

4.3.2.3 C-2 (Area Commercial)

4.3.3 R9835320030

4.3.3.1 ALBERTSON’S, LLC

4.3.3.2 Approximately 2.74 acres

4.3.3.3 C-2 (Area Commercial)

4.3.4 R9835310050

4.3.4.1 ALBERTSONS’S, LLC

4.3.4.2 Approximately 1.12 acres

4.3.4.3 C-2 (Area Commercial)

4.3.5 R9835310074

4.3.5.1 ALBERTSON'S, LLC

4.3.5.2 Approximately 0.56 acres

4.3.5.3 C-2 (Area Commercial)

4.3.6 R9835310024

4.3.6.1 ALBERTSON'S, LLC

4.3.6.2 Approximately 4.38 acres

4.3.6.3 C-2 (Area Commercial)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 Phase No. 1 of the Zatica Subdivision is fully developed with storefronts and restaurant's, Phase No. 2 is made up of empty platted lots. Vegetation on site is consistent with that of weeds and grasses. The site has an estimated average slope of 2.0% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the majority of the site and greater than 60 inches in the southwest of the site.

4.6 Environmental Issues

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

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 9.93-acres as Commercial.

4.8 Recreation and Pathways Map

4.8.1 The Recreation and Pathways Master Plan Map indicates a future trail through Phase two of the Zatica Subdivision, and a bike route to run the site's entire western frontage along Kay Avenue.

4.9 Agency Responses

Agency	Exhibit No.
Central District Health Department	2.13
Department of Environmental Quality	2.14
Nampa & Meridian Irrigation District	2.15
City Engineer	2.16
Ada County Highway District	2.19

V TRANSPORTATION AND CONNECTIVITY

- 5.1 The Ada County Highway District (ACHD) reviewed the Agency Transmittal and determined that they had no comments on the submitted application.

Zatica Phase No. 1 is accessed via fully improved driveways from Avalon Street and Kay Avenue. Phase No. 2 is accessed via shared drives from Phase No. 1 and unimproved driveways off of Kay Avenue. Zatica Phase No. 2 unimproved driveways along Kay Avenue will be required to be brought to Ada County Highway District (ACHD) and Kuna City Code (KCC) standards when parcels develop.

VI STAFF ANALYSIS

- 6.1 The Applicant held a Neighborhood Meeting with residents within 300 ft of the proposed project area on October 19, 2021, there were no attendees. Neighborhood Meeting minutes have been provided as a part of this application. The proposed application has been noticed to all property owners within 300 feet and a legal notice was published in the Kuna Melba News.

The properties are currently zoned C-2 (Area Commercial) within Kuna City Limits. The Applicant is requesting the Combination Plat in order to perform a boundary adjustment between Phase No. 1 and No. 2 of the Zatica Subdivision. The boundary adjustment will accommodate new mechanical and refrigeration equipment to be added to the north side of the existing Albertson's grocery store. There is no new development associated with this application.

Per Exhibit 2.16, Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Combination Preliminary and Final Plat.

Staff has reviewed the proposed Combination Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. If the Planning and Zoning Commission recommends approval of Case No. 21-05-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in section "IX" (9) of this report, as well as any additional Conditions requested by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Subdivision Ordinance Title 6.

6.2.3 City of Kuna Comprehensive Plan.

6.2.4 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-05-CPF (Combination Plat), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby *recommends Approval/Conditional Approval/Denial* of Case No. 21-05-CPF, a request from Ron Isackson on behalf of Albertson's, LLC for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions.

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

7.1 Based on the evidence contained in Case Nos. 21-05-CPF, this proposal *does/does not* 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 public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

7.2 The public notice requirements *have/have not* been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The applicant held a neighborhood meeting on October 19, 2021, there were no attendees. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on December 29, 2021, and a legal notice was published in the Kuna Melba Newspaper on January 5, 2022. The applicant posted sign on the property on January 14, 2022.*

7.3 Based on the evidence contained in Case No. 21-05-CPF, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The proposed zoning district classification for the property is C-2 (Area Commercial). The Comprehensive Plan Map designates the property as Commercial.*

7.4 The contents of the proposed Combo Plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Staff Finding: *Review by Staff of the proposed Combination Plat confirms all technical requirements listed in Kuna City Code (KCC) 6-2-3 were provided.*

7.5 The availability of existing and proposed public services and streets *can/cannot* accommodate the proposed development.

Staff Finding: *Per Exhibit 2.16, Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Combination Preliminary and Final Plat. Per Exhibit 2.19, ACHD has no comments on the submitted application.*

7.6 The proposed project *does/does not* consider health and safety of the public and the surrounding area's environment.

Staff Finding: Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc., were installed at the time of Final Plat approval for Phase No. 1 and No. 2 of the Zatica Subdivision.

7.7 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: Pursuant to Idaho Code §67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Rezone, Preliminary Plat and Design Review requests for the site *are/are not* consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure land use in Kuna will support economic development.
- Goal 1.C.: Attract and encourage new and existing businesses.
 - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.

8.3 Goal Area 3: Kuna's land use will support a desirable, distinct and well-designed community.

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

IX COMMISSION'S RECCOMENDATION

Note: These motions are for the recommendation of Approval, Conditional Approval or Denial of the Combination Plat application 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. 21-05-CPF (Combination Preliminary and Final Plat), a request from Ron Isackson, on behalf of

Albertson's, LLC, for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions, subject to the following Conditions of Approval:

- 9.1** The Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - 9.1.1** The City Engineer shall approve the sewer hook-ups.
 - 9.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - 9.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - 9.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
 - 9.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 9.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - 9.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 9.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 9.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 9.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
- 9.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform all corresponding Master Plans.
- 9.6** Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 9.7** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

- 9.8** Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).
- 9.9** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 9.10** Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- 9.11** All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
- 9.12** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary and Final Plat.
- 9.13** Any revisions to the plat are subject to Administrative Determination to rule if the revision is substantial.
- 9.14** Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame re subject to lawful penalties.
- 9.15** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 9.16** 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 City Council, or seek amending them through public hearing processes.
- 9.17** Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 9.18** Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 25th day of January 2022



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): 21-05-CPF

Project Name: Albertson's Combo Plat

Date Received: 10.22.2021

Date Accepted as Complete: 11.18.2021

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input checked="" type="checkbox"/>	Combination Pre & Final Plat
<input 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: ALBERTSON'S LLC Attn: Todd Isom

Address: 250 E. Parkcenter Blvd., Boise, ID 83706

Phone: 208.395.4620 Email: Todd.Isom@albertsons.com

Applicant (Developer) Information

Name: ALBERTSON'S LLC Attn: Todd Isom

Address: 250 E. Parkcenter Blvd., Boise, ID 83706

Phone: 208.395.4620 Email: Todd.Isom@albertsons.com

Engineer/Representative Information

Name: Cushing Terrell, Attn: Ron Isackson

Address: 800 W Main St #800, Boise, ID 83702

Phone: 208.336.4900 Email: ronisackson@cushingterrell.com

Subject Property Information

Site Address: 700 E Avalon St, Kuna, ID 83634

Nearest Major Cross Streets: Avalon and Kay

Parcel No.(s): Zatica #2 Parcels: 9, 11, and 16 & Zatica #1 Parcels: 5, 6, and 2

Section, Township, Range: S24, T2N, R1W,

Property Size: 9.933

Current Land Use: Retail Proposed Land Use: NA

Current Zoning: C-2 Proposed Zoning: NA

Project Description

Project Name: Short Plat of Zatica Subs #1 and #2

General Description of Project: Boundary realignment of
Zatica #2 Parcels: 9, 11, and 16 & Zatica #1 Parcels: 5, 6, and 2

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: _____
NA - no changes are being proposed

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

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): _____~~

~~_____~~

~~_____~~

Non-Residential Project Summary (If Applicable)

Number of building lots: 4 Other lots: 1 (Zatica Sub #2 - L11,B1)

Gross floor area square footage: _____ Existing (if applicable): Albertsons = 34,436 gsf
Retail Spaces = 14,892 gsf

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: NA Dimensions: NA

Regular parking spaces: NA Dimensions: NA

Width of driveway aisle: NA

Proposed lighting: NA - no changes to existing site lighting are proposed

Is lighting "Dark Sky" compliant? YES NO

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

NA - no changes to landscaping are proposed

Albertson's LLC, a Delaware limited liability company

DocuSigned by:

Applicant Signature: BY: Brad Beckstrom Date: 10-15-2021 | 10:43:58 MDT

Bradley Beckstrom, Authorized Signatory

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Combination Preliminary Plat & Final Plat Application

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



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

****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: _____

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- NA • A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)* **Subdivision names not changing**
- Plat Plans (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
 - NA ○ Topography at 2' intervals **site is already developed**
 - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
 - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
 - Easements/common space such as utility easements, parks, community spaces, etc.
 - Layout & dimensions of lots
 - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.

- NA • Pressurized Irrigation Plan
 - Plat Plans (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar)
- NA • Phasing Plan
- NA • Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- NA • Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- NA • Landscape Plan for subdivision entrances, buffers, common areas, etc.
 - Homeowners Maintenance Agreement for the care of landscaped common areas, & any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Albertson's LLC, a Delaware limited liability company

Applicant Signature: By: DocuSigned by:
Brad Beckstrom JPL Date: 10-15-2021 | 10:43:58 MDT
Bradley Beckstrom, Authorized Signatory

By signing, you are confirming you have provided all required items listed on this application.

October 15, 2021



Kuna Planning & Zoning
Attn: Jace Hellman
751 W 4th St
Kuna, ID 83634

RE: Zatica Subdivision #1 and #2 | Short Plat

Dear Jace,

The purpose of this letter is to formally request your review of the Combination Preliminary Plat and Final Plat Application for the boundary realignment of Zatica Commercial Subdivision #1 parcels 2, 5 and 6 and Zatica Commercial Subdivision #2 parcels 9, 11 and 16.

The purpose of the boundary realignments are to accommodate the installation of new mechanical and refrigeration equipment on the north end of the existing Albertsons grocery store. There are no plans for site redevelopment, new infrastructure and/or infrastructure relocation.

Please let us know if there are any questions or any additional information is required.

Sincerely,

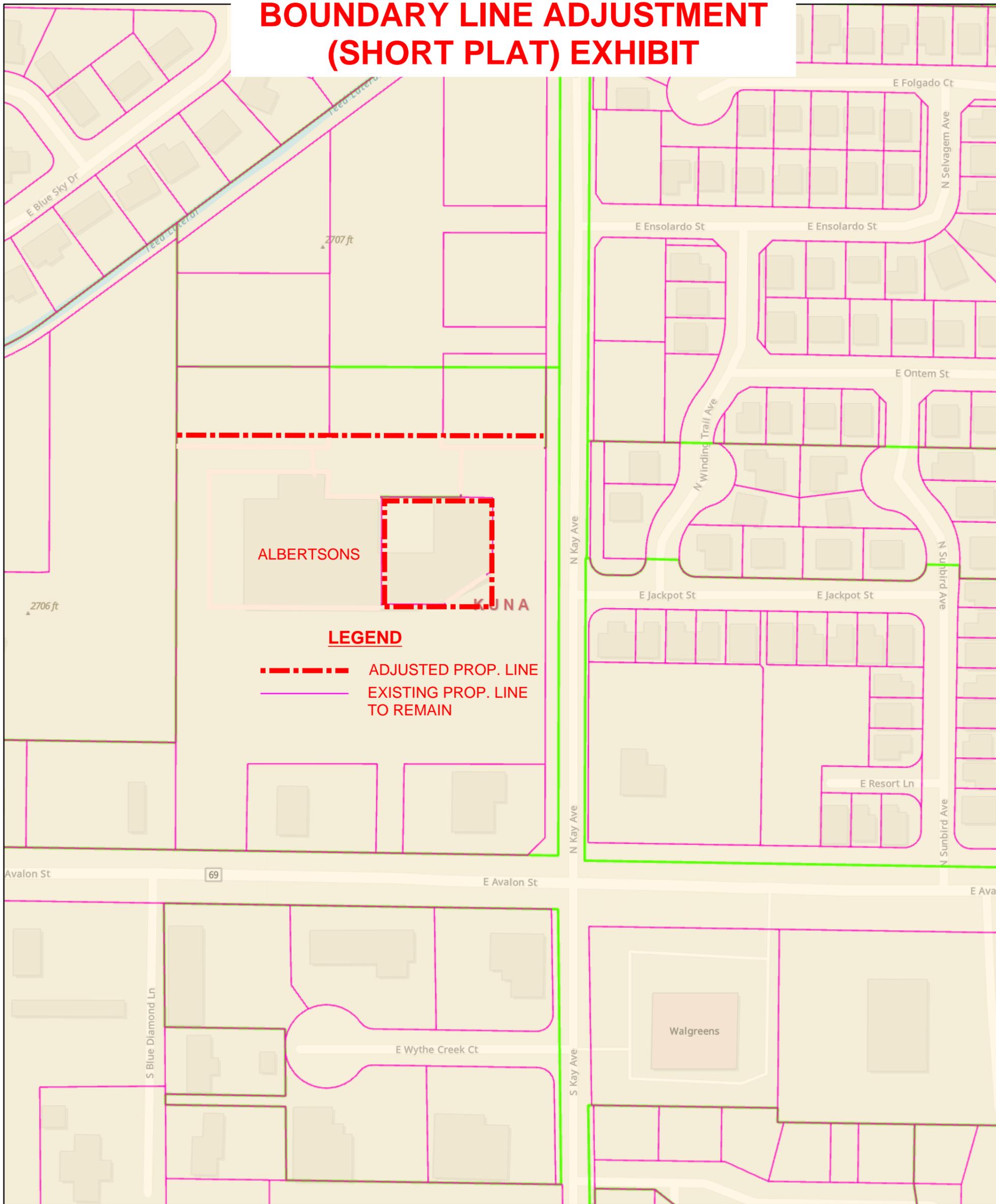
A handwritten signature in blue ink, appearing to read "Ron Isackson".

Ron Isackson,
Civil Team

cc:

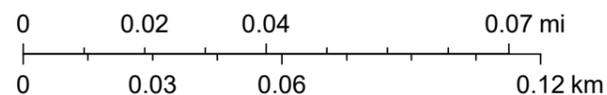
Ada County

BOUNDARY LINE ADJUSTMENT (SHORT PLAT) EXHIBIT



9/30/2021, 2:50:43 PM

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Ada, © OpenStreetMap contributors, Microsoft, Esri Canada, Esri, HERE, Garmin,

3337.1

ADA COUNTY RECORDER Christopher D. Rich	2016-030504
BOISE IDAHO Pgs=6 LISA BATT	04/12/2016 04:05 PM
NEXTITLE - WASHINGTON	\$25.00

NX10-020525 TT
WHEN RECORDED RETURN TO:

Albertsons LLC
PO Box 20
Boise, ID 83726
Attn: Eric Holzer

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made the ^{12^{SP3}} 11th day of April, 2016, by Zatica Family, LLLP, an Idaho limited liability limited partnership, hereinafter called the Grantor, to Albertsons LLC, a Delaware limited liability company whose post office address is P.O. Box 20, Boise, Idaho 83726, hereinafter called the Grantee:

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms AS IS unto the Grantee, all that certain land situate in Ada County, State of Idaho, as legally described in Exhibit "A" attached hereto and incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining and subject to all easements, reservations, restrictions and encumbrances of record or apparent and taxes for the calendar year 2016, and all subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO (a) general taxes and assessments for the year 2016 and thereafter, which are not yet due and payable; and (b) the exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference (collectively, the "Permitted Exceptions").

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, by through or under Grantor, but not otherwise.

21905086

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

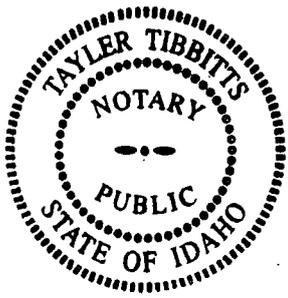
Zatica Family, LLLP,
an Idaho limited liability partnership

By: 
Name: Steven P. Zatica
Title: General Partner

STATE OF IDAHO)
County of Ada)

On this ^{12th} ~~11th~~ day of April, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven P. Zatica, known or identified to me to be one of the partners in the partnership of Zatica Family, LLLP, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.




NOTARY PUBLIC FOR Idaho
Residing at Boise, ID
My Commission Expires March 29, 2022

Exhibit "A"

Legal Description

Lots 9, 10, 11, 12, 13, 14, 15 and 16 in Block 1 in Zatica Subdivision No. 2, according to the plat thereof, filed in Book 104 at Pages 14013 and 14014, records of Ada County, Idaho.

And

Lot 5 Block 1 in Zatica Subdivision No. 1, according to the plat thereof, filed in Book 76 of Plats at Pages 7872 and 7873, records of Ada County, Idaho.

And

A portion of Parcel 2 as shown on Record of Survey No. 5123 in the office of the Ada County, Idaho, recorder and a portion of Lot 2, Block 1 of Zatica No. 1 Subdivision, as shown on the official plat thereof recorded in Book 76, Pages 7872 and 7873, in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner said Lot 2, which is also the southeast corner of Zatica Subdivision No. 2, as shown on the official plat thereof recorded in Book 104, Pages 14013 and 14014, in the office of the Ada County, Idaho, recorder

which is also the Point of Beginning;

Thence the following courses and distances along the boundary of said Lot 2:

S89°57'45"E, 203.51 feet;
S00°02'15"W, 157.33 feet;
N89°57'45"W, 155.33 feet;
S00°02'15"W, 201.33 feet;
S89°57'45"E, 257.33 feet;

Thence N00°02'15"E, 5.33 feet to the southwest corner of Parcel 6 of said Record of Survey No. 5123;

Thence the following courses and distances along the boundary of said Parcel 6:

S89°57'45"E, 93.42;
N54°57'53"E, 88.23 feet;
N00°02'15"E, 108.63 feet;

N89°57'45"W, 45.63 feet to the boundary of said Lot 2;

Thence N00°02'15"E, 194.00 feet along the boundary of said Lot 2 to the northerly boundary of said Zatica No. 1 Subdivision;

Thence S89°57'45"E, 127.00 feet along the northerly boundary of said Lot 2, to the northeast corner of said Lot 2 and the westerly right-of-way of North Kay Avenue;

Thence continuing along the boundary of said Lot 2 through the following courses and distances:

S00°02'15"W, 592.23 feet and along the westerly right of way of North Kay Avenue;
N89°57'42"W, 211.00 feet;

S00°46'00"W, 133.33 feet to the northerly right-of-way of East Avalon Street;

N89°14'00"W, 40.00 feet along the northerly right-of-way of East Avalon Street;

N00°46'00"E, 132.82 feet;

N89°57'42"W, 194.00 feet;

S00°46'00"W, 130.35 feet to the northerly right-of-way of East Avalon Street;

N89°14'00"W, 105.85 feet along the northerly right-of-way of East Avalon Street;

Thence N00°02'15"E, 160.01 feet to the boundary of said Lot 2;

Thence along the boundary of said Lot 2, N00°02'15"E, 561.21 feet to the Point of Beginning.

And

Parcel 4 of Record of Survey No. 5123 as recorded in the office of the Ada County, Idaho, recorder. Being a portion of Lots 2 & 4, Block 1 of Zatica No. 1 Subdivision as shown on the official plat thereof recorded in Book 76 at Pages 7872 and 7873, in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner said Parcel 4, which is the Point of Beginning;

Thence S89°14'00"E, 223.24 feet along the northerly boundary of said Parcel 4;

Thence S00°02'15"W, 160.01 feet along the easterly boundary of said Parcel 4, to the northerly right-of-way of East Avalon Street;

Thence N89°14'00"W, 224.09 feet along the southerly boundary of said Parcel 4 and the northerly right-of-way of East Avalon Street, to the southwest corner of said Parcel 4;

Thence N00°20'25"E, 160.00 feet along the westerly boundary of said Parcel 4 to the Point of Beginning.

And

A portion of Parcel 6 as shown on Record of Survey No. 5123 as shown in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of Parcel 6 as shown on Record of Survey No. 5123 in the office of the Ada County, Idaho recorder, which is also the southwest corner of Lot 11, Block 1, of Zatica Subdivision

No. 2, as shown on the official plat thereof recorded in Book 104, Pages 14013 and 14014, in the office of the Ada County, Idaho recorder, which is also the Point of Beginning;

Thence S89°57'45"E, 23.33 feet along the northerly boundary of said Parcel 6 and along the southerly boundary of said Lot 11;

Thence S00°02'15"W, 36.67 feet along the westerly boundary of said Lot 11;

Thence S89°57'45"E, 198.67 feet along said southerly boundary of said Lot 11 to the southeast corner of said Lot 11 and to the easterly boundary of said Parcel 6;

Thence along the boundary of said Parcel 6 through the following courses and distances:

S00°02'15"W, 120.33 feet;

S89°57'45"E, 45.63 feet;

S00°02'15"W, 108.63 feet;

S54°57'53"W, 88.23 feet;

N89°57'45"W, 93.42 feet;

N00°02'15"E, 159.33 feet;

N89°57'45"W, 78.67 feet;

N00°02'15"E, 36.67 feet;

N89°57'45"W, 23.33 feet;

N00°02'15"E, 120.33 feet to the Point of Beginning.

Exhibit "B"
Permitted Exceptions

1. Water rights, claims or title to water.
2. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
3. General taxes for the year 2015, which are a lien, of which the first half is paid and the second half is due and payable on or before June 20, 2016 and not delinquent until after said date.
4. General taxes for the year 2016, which are a lien, payable on or before December 20th of said year and not delinquent until after said date.
5. Liens, levies and assessments of the City of Kuna. No search has been made. Telephone No. (208)922-5546 for more specific information.
6. Liens and assessments of the Boise Kuna Irrigation District, and the rights, powers, and easements of said district as by law provided. No search has been made. Telephone No. (208)922-5608 for more specific information.
7. Liens and assessments of the New York Irrigation District, and the rights, powers, and easements of said district as by law provided. No search has been made. Telephone No. (208)378-1023 for more specific information.
8. Ditch, road and public utility easements as same may exist over said premises.
9. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contract of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.
10. Matters shown or disclosed by Record of Survey No. 3348, recorded October 20, 1995, as Instrument Number 95076895, of Official Records.
11. Easements, reservations, restrictions and dedications, if any, as shown on the official plat of said subdivision.
12. Matters shown or disclosed by Record of Survey No. 4780, recorded October 27, 1999, as Instrument Number 99105039, of Official Records.
13. Matters shown or disclosed by Record of Survey No. 5123, recorded October 2, 2000, as Instrument Number 100078775, of Official Records.

14. Protective covenants, conditions, restrictions and/or easements and other matters imposed by instrument recorded June 30, 2005, as Instrument No. 105086885, of Official Records, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
15. Terms, conditions, provisions, easements and obligations set forth in that certain Common Area Maintenance Agreement, recorded June 30, 2005, as Instrument Number 105086886, of Official Records.
16. An easement for access and incidental purposes in favor of Salvador G. Sanchez and Romelia O. Sanchez, husband and wife, recorded January 27, 2009, as Instrument Number 109008758, of Official Records.
17. Protective covenants, conditions, restrictions and/or easements and other matters imposed by instrument recorded February 10, 2012, as Instrument No. 112012780, of Official Records, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Zatica No. 2.
18. Terms, conditions, provisions and easements set forth in that certain Common Area Maintenance Agreement Avalon Plaza Shopping Center Phase II by Zatica Family Limited Partnership, recorded February 10, 2012, as Instrument No. 112012779, of Official Records. Zatica No. 2.
19. Any rights, interests, or claims which may exist or arise by reason of all matters shown on ALTAIACSM Land Title Survey Survey prepared by Aaron P. Rush, ID PLS 12464 Tait Architects, dated January 29, 2016, Project No. 15110MS.



Neighborhood Meeting Certification

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



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: _____

The purpose of the boundary line adjustments is to allow for the installation of new refrigeration equipment at the rear of the existing Albertsons

Date of Meeting: 10/19/2021 Time: 6pm Start

Meeting Location: Kuna, Library - 457 N Locust Ave, Kuna, ID 83634

Site Information

Location: Section 24 Township 2N Range 1W Total Acres 9.933

Subdivision Name: Zatica Commercial Subs #1 and #2 Lot _____ Block _____

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10/19/2021 Number of Attendees: _____

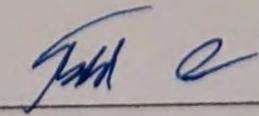
Location: Kuna Library - 457 N Locust Ave. Kuna, ID 83634

Project Description: Boundary line adjustments are to allow for the installation of new refrigeration equipment at the rear of the existing Albertsons.

Attendee Comments or Concerns: _____

No additional attendees arrived.

I, Todd Isom, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature:  Date: 10/19/21

Address: 700 E Avalon St, Kuna, ID 83634

Parcel No(s): Zatica #2 Parcels: 9, 11, and 16 & Zatica #1 Parcels: 5, 6, and 2

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: ALBERTSONS LLC Paradigm Tax Group, Attn: Todd Isom

Address: PO Box 800729, Dallas, TX 75830-0729

Contact Person

Name: Ron Isackson

Business Name (if applicable): Cushing Terrell

Address: 800 W Main St #800, Boise, ID 83702

Phone: 208.336.4900

Email: ronisackson@cushingterrell.com

Applicant

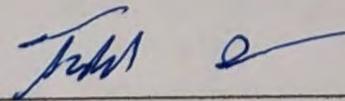
Name: ALBERTSONS LLC Paradigm Tax Group, Attn: Todd Isom

Address: PO Box 800729, Dallas, TX 75830-0729

Phone: 208.395.4620

Email: Todd.Isom@albertsons.com

I, Todd Isom, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: 

Date: 10/19/21

SIGN-IN SHEET

Project Name: Boundary Line Adjustment

	Name	Address	Phone
1	Joshua Brown	800 W MAIN ST BOISE ID STE#800	208 965 7520
2	Todd Isom		208 409 0728
3	Chris Goslin	800 W main St Boise ID.	208 577 5666
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COMMITMENT TO PROPERTY POSTING

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



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: Albertson's LLC, a Delaware limited liability company

Signature: By: DocuSigned by:
Brad Beckstrom
6938687DD0944E5...
Bradley Beckstrom
Authorized Signatory

JPL

Date: 11-05-2021 | 12:33:27 MDT

Troy Behunin

To: Ron Isackson
Subject: Albertsons Subdivision Name Reservation

From: Ron Isackson <RonIsackson@cushingterrell.com>
Sent: Thursday, November 4, 2021 12:02 PM
To: Troy Behunin <tbehunin@kunaaid.gov>
Subject: FW: Albertsons Subdivision Name Reservation

Troy – See below for name reservation. Will this suffice? Thanks!

Ron

Ron Isackson

Civil Engineer

406.922.7107 | cushingterrell.com

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, October 14, 2021 12:45 PM
To: George Bornemann <GeorgeBornemann@cushingterrell.com>
Subject: RE: Albertsons Subdivision Name Reservation

October 14, 2021

George Bornemann, Cushing Terrell Engineering

RE: Subdivision Name Reservation: **ALBERTSONS SUBDIVISION**

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

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

Sincerely,



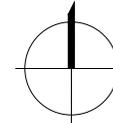
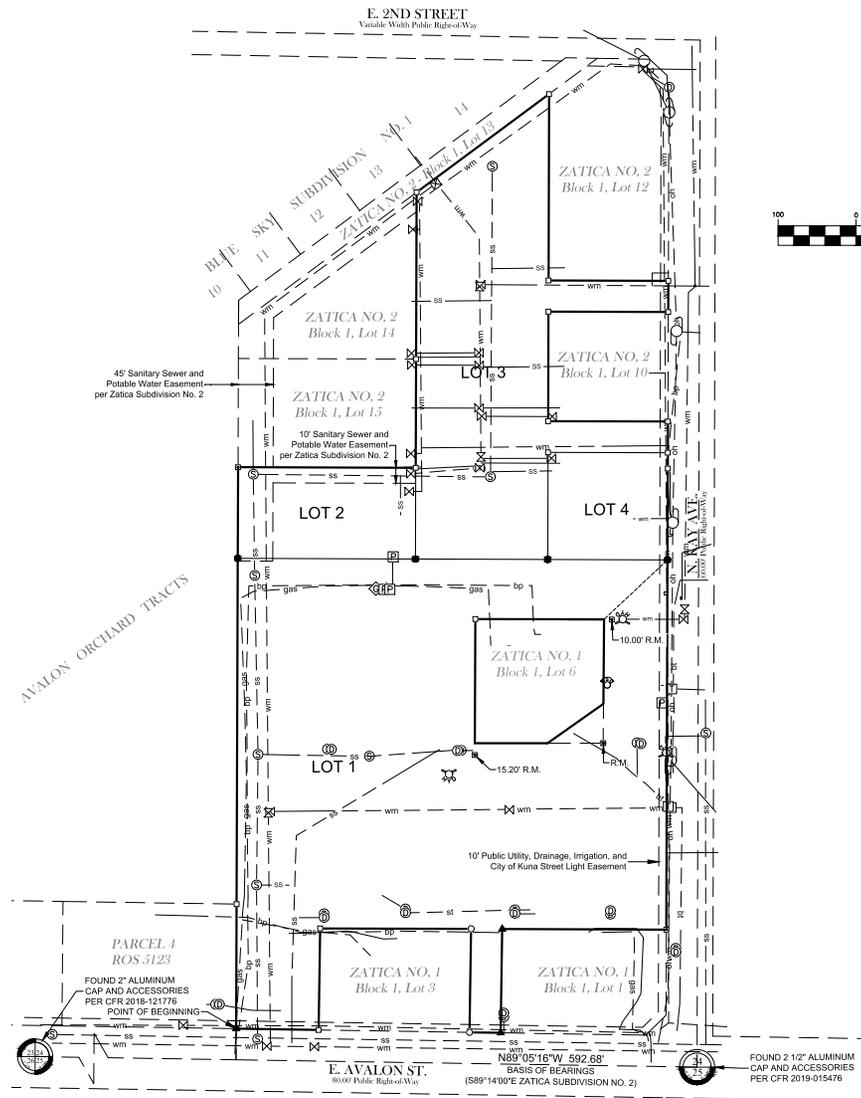
Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

ALBERTSONS SUBDIVISION

A RE-SUBDIVISION OF LOT 2 AND LOT 5, BLOCK 1 OF ZATICA NO. 1 SUBDIVISION, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 76 OF PLATS AT PAGE 7872 AND LOT 9, LOT 11, AND LOT 16 OF ZATICA SUBDIVISION NO. 2 AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 104 OF PLATS AT PAGE 14013. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO.

**Cushing
Terrell**

cushingterrell.com
900.757.9622



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

OPUS Derived Geodetic North
Lat. N 43° 29' 24.59432"
Long. W 116° 24' 18.68110"
NAD_83(2011)(EPOCH:2010.0000)
This results in a Bearing of
N89°05'16"W along the South line of
the Southwest Quarter of Section 24.

LEGEND

- FIRE HYDRANT / CONTROL POINT
- WATER VALVE
- WATER SHUTOFF
- STORM DRAIN MANHOLE
- STORM DRAIN OPEN GRATE
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRANSFORMER
- POWER METER OR POWER HANDHOLE
- GAS METER
- TELEPHONE PESTAL
- IRRIGATION CONTROL VALVE
- ss — SANITARY SEWER LINE
- st — STORM DRAIN LINE
- wn — WATER LINE
- oh — OVERHEAD UTILITY LINE
- bp — UNDERGROUND POWER
- gas — UNDERGROUND GAS
- bt — UNDERGROUND TELEPHONE
- fo — UNDERGROUND FIBER OPTIC
- tv — UNDERGROUND TELEVISION



VICINITY MAP - THIS SURVEY

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "B&A LS4116"
- FOUND 1/2" REBAR WITH RED PLASTIC CAP "B&A LS4116"
- FOUND 5/8" REBAR, BALD
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP "LS12464"
- FOUND 1/2" REBAR, BALD
- SET 5/8" REBAR, 2" ALUMINUM CAP "13849"
- SUBDIVISION EXTERIOR BOUNDARY
- SUBDIVISION INTERIOR LOT LINES
- ADJACENT PROPERTY LINES
- R.M. REFERENCE MONUMENT

RECORD DOCUMENTS UTILIZED

ZATICA NO. 1 SUBDIVISION
ZATICA SUBDIVISION NO. 2
RECORD OF SURVEY NO. 4780
RECORD OF SURVEY NO. 5123
RECORD OF SURVEY NO. 10411
CP&F NO. 2019-015476
CP&F NO. 2018-121776
UNRECORDED ALTA SURVEY PERFORMED BY
FOX LAND SURVEYS AND DATED 2/12/2016

CITY OF KUNA
ADA COUNTY, IDAHO
ALBERTSONS SUBDIVISION

© 2021 | ALL RIGHTS RESERVED

BOISE MERIDIAN
ADA COUNTY

1/4	Sec	T	R
X	24	2N	1W

ALBERTSONS SUBDIVISION

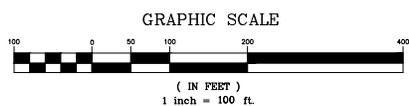
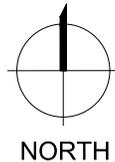
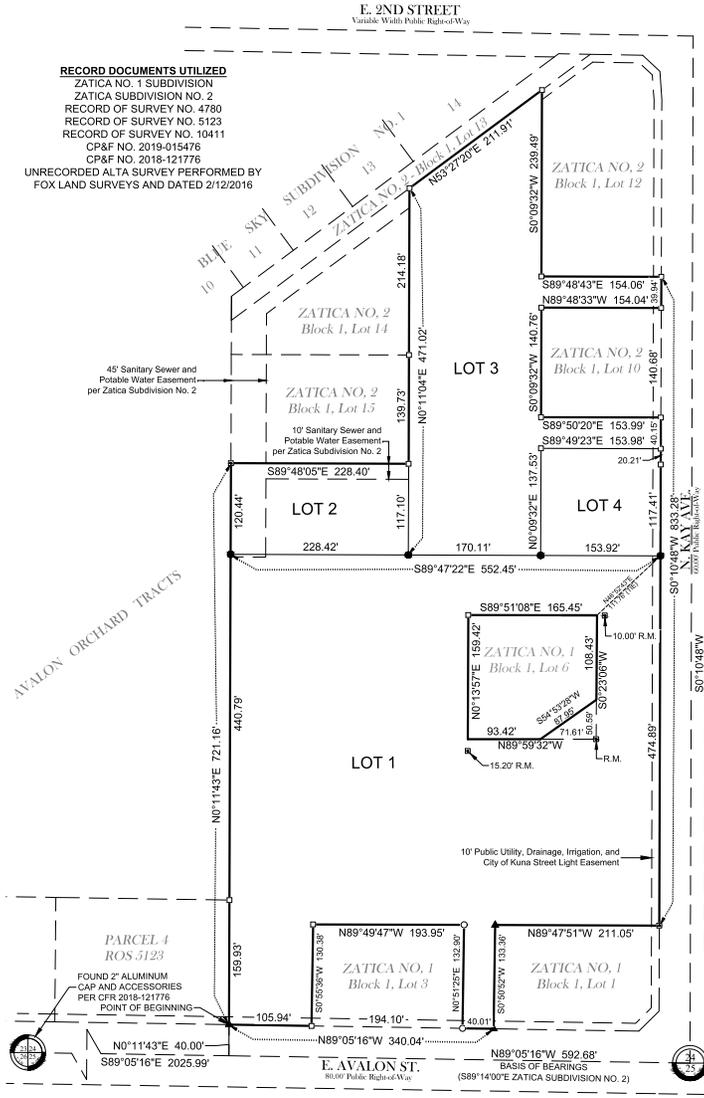
10.27.21
DRAWN BY | VERNON
REVISIONS

ALBERTSONS SUBDIVISION

A RE-SUBDIVISION OF LOT 2 AND LOT 5, BLOCK 1 OF ZATICA NO. 1 SUBDIVISION, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 76 OF PLATS AT PAGE 7872 AND LOT 9, LOT 11, AND LOT 16 OF ZATICA SUBDIVISION NO. 2 AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 104 OF PLATS AT PAGE 14013. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO.

Cushing Terrell

cushingterrell.com
800.757.9522



BASIS OF BEARINGS
 OPUS Derived Geodetic North
 Lat. N 43° 29' 24.59432"
 Long. W 116° 24' 16.68110"
 NAD_83(2011)(EPOCH:2010.0000)
 This results in a Bearing of
 N89°05'16"W along the South line of
 the Southwest Quarter of Section 24.

- NOTES**
- 1) This development recognizes Idaho Code 22-4503, Right to Farm Act, which states "No agriculture operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it..
 - 2) This subdivision is located within Zone X as shown on FIRM panel 16001C0400J Effective Date 10/2/2003, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
 - 3) Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval.
 - 4) The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved lot(s) are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to lien for non-payment.
 - 5) Survey monuments shall be preserved, set, and/or restored in accordance with IC 50-1303.
 - 6) A blanket ingress/egress easement is hereby reserved on Lot 3. Said ingress/egress easement shall run with the land and each landowner within this subdivision and Zatica Subdivision No. 2 has an undivided interest within said easement. Said Lot shall be maintained by and for the use of the property owners of this subdivision and Zatica Subdivision No. 2.
 - 7) Lot 3 is a common lot to be owned and maintained by the Lot Owner's Association, is subject to a blanket, non-exclusive, public utilities easement; a blanket easement for potable water and sanitary sewer lines, and irrigation lines to benefit the City of Kuna for the installation and maintenance of said lines.

ALBERTSONS SUBDIVISION
 CITY OF KUNA
 ADA COUNTY, IDAHO

© 2021 | ALL RIGHTS RESERVED

BOISE MERIDIAN ADA COUNTY

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ALBERTSONS SUBDIVISION

11.16.21
 DRAWN BY | VERNON
 REVISIONS



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Doug Hanson

From: Doug Hanson
Sent: Monday, November 29, 2021 11:21 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department'; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfsen'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment
Attachments: 21-05-CPF (Combo Plat) Zatica No. 1 and 2 Replat Agency Transmittal Packet.pdf

November 29, 2021

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

File Number & Case Name:	21-05-CPF (Combination Preliminary and Final Plat) – Zatica No. 1 & 2 Replat
Project Description	Ron Isackson, on behalf of Albertson's LLC, requests approval for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).
Representative	Ron Isackson – Cushing Terrell 800 W Main St #800 Boise, ID 83702 208.336.4900 ronisackson@cushingterrell.com
Tentative Public Hearing Date	Tuesday, January 25, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989

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. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson

Planner II

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771





Ada County Transmittal
Division of Community and Environmental Health

- Return to:
- ACZ
 - Boise
 - Eagle
 - Garden City
 - Meridian
 - Kuna
 - Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-05-CPF

Zotica No 1

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Intentional basins for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed by: _____

[Signature]
 Date: 12/1/21



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-05-CPF

Fatica No 2

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment:
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spa
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: _____

Date: 12/1/21



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 10, 2021

By e-mail: dhanson@kunaid.gov

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

Subject: Zatica No. 1 & 2, Replat 21-05-CPF

Dear Mr. Hanson:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

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

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

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

December 10, 2021

Page 5

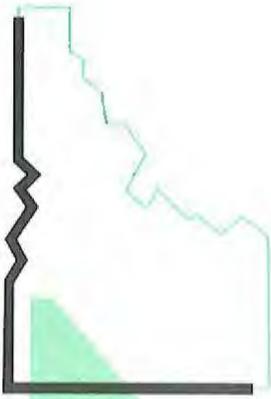
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK262



RECEIVED

DEC 21 2021

CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

December 14, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-05-CPF/ Zatica No 1 & 2 Replat; 700 E. Avalon Street

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 27 December 2021
RE: Public Works Comments
Zatica 1 & 2 – 21-05-CPF (Combination Preliminary and Final Plat)

The Zatica property, 21-05-CPF, combination preliminary and final plat request dated 29 November 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this combination preliminary and final plat.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- b) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- c) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
- b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.

- d) A plan approval letter will be required if this project affects any local irrigation districts.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property has vacant stubs for connection to City services. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- d) All sewer infrastructure must meet or exceed City of Kuna requirements.
- e) Sewer flow models will be required to verify and accommodate pipe sizes.
- f) Sewer connection fees apply to each lot containing a home or other facility.
- g) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

- a) The applicant's property has vacant stubs for connection to City services. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- b) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

- c) All water infrastructure must meet or exceed City of Kuna requirements.
- d) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
- e) Water connection fees apply to each lot containing a home or other facility.
- f) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant's property is not connected to City services. City Code 6-4-2 requires the subdivision to connect to the City municipal irrigation system. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) The closest connection point is located on the west side of Lot 3.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
- f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- g) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
- h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) 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.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water 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.
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.

Doug Hanson

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Thursday, January 6, 2022 9:57 AM
To: Paige Bankhead; Brenna Garro; Renata Ball-Hamilton; Kelly Bruner
Cc: Doug Hanson
Subject: RE: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

Paige,

I did look at this and we don't have any comments on this one.

Mindy

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

From: Paige Bankhead <pbankhead@achdidaho.org>
Sent: Thursday, January 6, 2022 9:55 AM
To: Mindy Wallace <Mwallace@achdidaho.org>; Brenna Garro <BGarro@achdidaho.org>; Renata Ball-Hamilton <rhamilton@achdidaho.org>; Kelly Bruner <KBruner@achdidaho.org>
Subject: FW: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

Hi Everyone,

Anyone have this application? I see we received it, but I don't see it in Trakit. I know we have been really busy and getting a ton of applications, so not sure if it was overlooked.

Thanks!

Paige

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Thursday, January 6, 2022 9:36 AM
To: Paige Bankhead <pbankhead@achdidaho.org>
Subject: FW: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Paige,

I wanted to check and see if this application had been assigned. There are no major changes being made, the property is just being re-platted because the applicant could not lot line adjust a phase line between Zatica 1 and 2. Trying to get a ballpark on when comments for this could be expected, I know everywhere is extremely busy right now. Thanks for your time!

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771



From: Doug Hanson
Sent: Monday, November 29, 2021 11:21 AM
To: 'Ada County Engineer' <agilman@adaweb.net>; 'Ada County Highway District' <planningreview@achdidaho.org>; 'Adam Ingram' <adam.ingram@cableone.biz>; 'Beky Rone (Kuna USPS Addressing)' <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>; 'Brady Barroso' <bbarroso@kunaid.gov>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; 'Cable One TV' <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; 'Central District Health Department' <lbadigian@cdhd.idaho.gov>; 'Chief Fratusco' <mfratusco@adacounty.id.gov>; 'COMPASS' <cmiller@compassidaho.org>; 'David Reinhart' <dreinhart@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Eric Adolfsen' <eadolfsen@compassidaho.org>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'ITD' <D3Development.Services@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Leon Letson (Ada County)' <lletson@adacounty.id.gov>; 'Marc Boyer (Kuna Postmaster)' <marc.c.boyer@usps.gov>; 'Megan Leatherman' <mleatherman@adaweb.net>; 'Mike Borzick' <mborzick@kunaid.gov>; 'Nampa Meridian Irrigation District' <nmid@nmid.org>; 'New York Irrigation' <terri@nyid.org>; 'Paris Dickerson' <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; 'Robbie Reno' <rreno@kunaschools.org>; 'Sarah Arjona ITD' <Sarah.Arjona@itd.idaho.gov>; 'Scott Arellano (KRFD)' <scott@fccnwi.com>; 'Stacey Yarrington (Ada County)' <syarrington@adacounty.id.gov>; 'TJ Lawrence (Interim KRFD Chief)' <tlawrence@kunafire.com>
Subject: 21-05-CPF (Combo Plat) Zatica No. 1 & 2 Replat City of Kuna Request for Comment

November 29, 2021

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

File Number & Case Name:	21-05-CPF (Combination Preliminary and Final Plat) – Zatica No. 1 & 2 Replat
-------------------------------------	--

Project Description	Ron Isackson, on behalf of Albertson’s LLC, requests approval for a Combination Preliminary and Final Plat to replat six (6) lots, totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024).
Representative	Ron Isackson – Cushing Terrell 800 W Main St #800 Boise, ID 83702 208.336.4900 ronisackson@cushingterrell.com
Tentative Public Hearing Date	Tuesday, January 25, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>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,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/28/21	21880

LEGAL NOTICE

**Case No. 21-04-CPF
 (Combination Preliminary
 & Final Plat):
 Zatica No. 1 & 2 Replat**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, January 25, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request by Ron Isackson on behalf of Albertson's LLC, to replat 6 lots, totaling 9.93 acres, within Zatica No. 1 & Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID, 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074, & R9835310024).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

January 5, 2022 186959

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
186959	21-04-CPF - ZATICA N	01/05/22	01/05/22	1	

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount:	\$0.00	Gross:	\$43.48
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$43.48

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



JR 122921

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 25, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

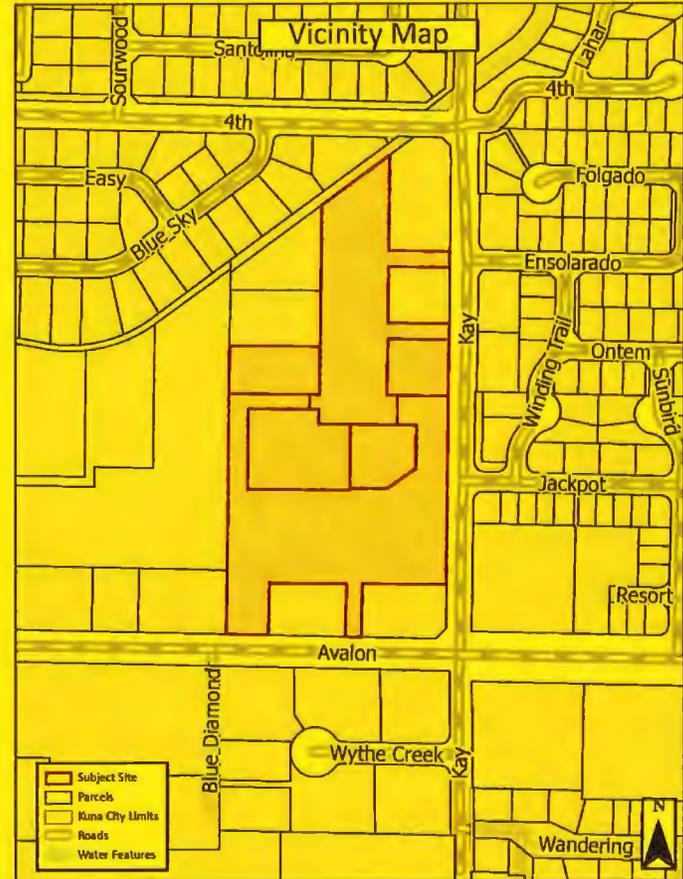
Case No. 21-05-CPF (Combination Preliminary & Final Plat) Zatica Subdivision No.1 & No. 2

Ron Isackson, on behalf of Albertson's LLC, requests to replat 6 lots, totaling 9.93 acres, within Zatica No. 1 & Zatica No. 2 Subdivisions. The subject site is located at 700 E Avalon Street, Kuna, ID, 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074, & R9835310024).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 19, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.29.2021





Proof of Property Posting

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



This form shall confirm that the Public Hearing Notice for 21-05-CPE Case No. _____
Albertson's Subdivision _____ was posted, as required per Kuna City Code

5-1A-8, on 1-13-2020 ^{Date} 1-14-2022. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 14th day of January, 20 22.
Albertson's LLC, a Delaware limited liability company

Signature: By: [Signature] Owner/Developer
Bradley Beckstrom
Authorized Signatory JPL/m

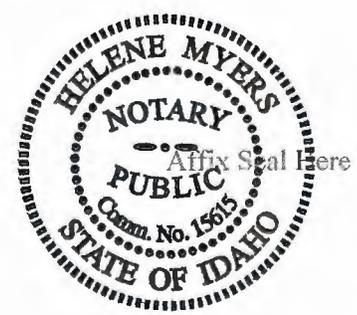
State of Idaho)
) ss
County of Ada)

On this 14th day of January, 20 22, before me, the
Undersigned, a Notary Public in and for said State, personally appeared before me
(Owner/Developer). Bradley Beckstrom for Albertson's LLC

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

Helene Myers Print Name
Residing at: 2323 Eastern Rd Address
Boise State 83705
My Commission expires: 12/21/2025 Date

[Signature]
Signature



CITY OF KUNA PUBLIC HEARING NOTICE

Area Planning and Zoning Commission

Meeting to take place on the 1st Tuesday of each month at 7:00 PM
at the location below. If you have any questions, please call the City of Kuna at 509-853-3333.

Meeting to take place on the 1st Tuesday of each month at 7:00 PM
at the location below. If you have any questions, please call the City of Kuna at 509-853-3333.

Meeting to take place on the 1st Tuesday of each month at 7:00 PM
at the location below. If you have any questions, please call the City of Kuna at 509-853-3333.

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Meeting to take place on the 1st Tuesday of each month at 7:00 PM
at the location below. If you have any questions, please call the City of Kuna at 509-853-3333.







CITY OF KUNA PUBLIC HEARING NOTICE

Urban Planning and Zoning Commission

725 SOUTH 200 EAST, SUITE 100, KUNA, IDAHO 83402
(208) 833-1111

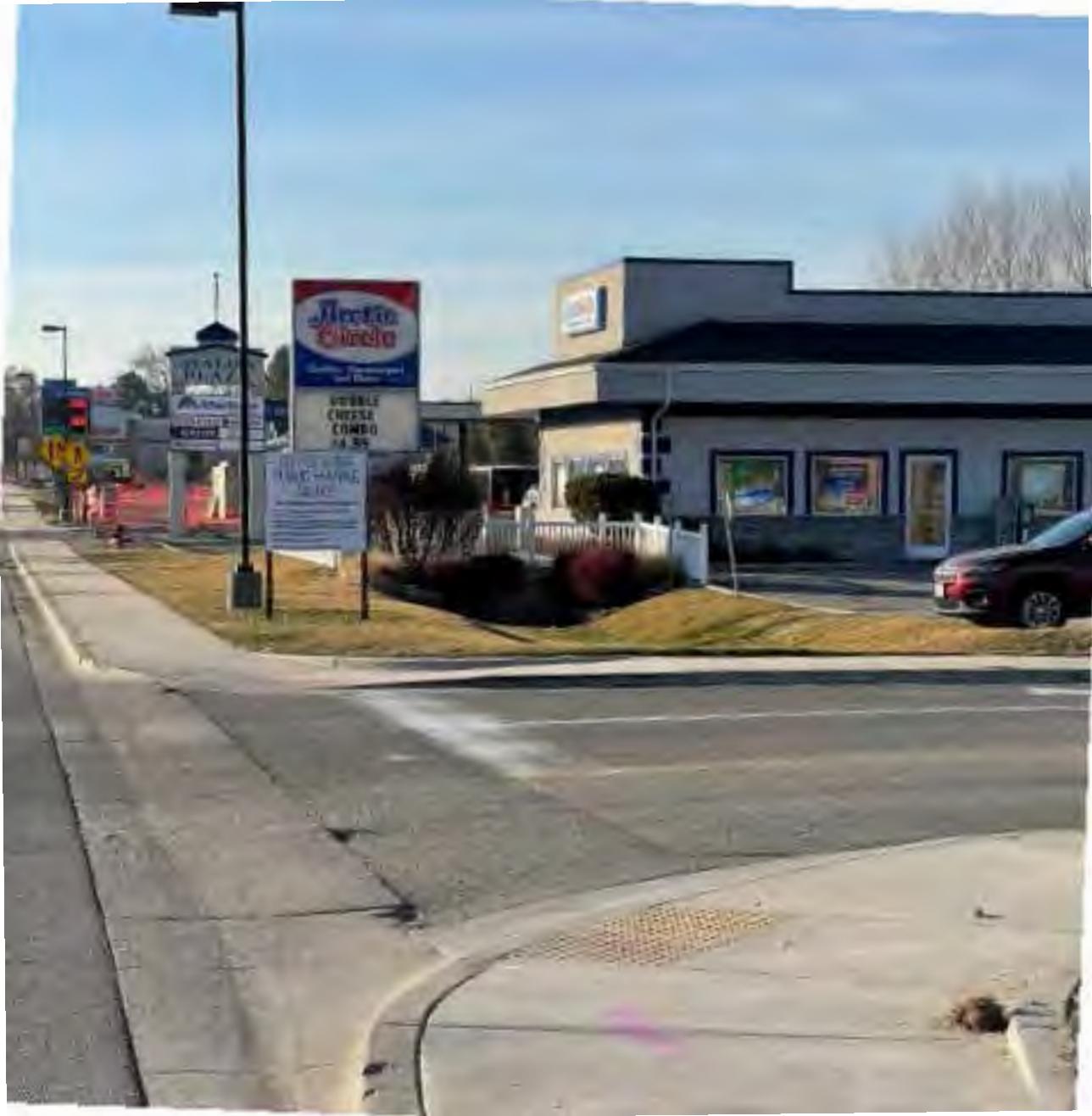
Meeting: Thursday, April 15, 2021, 6:00 PM (New)
Agenda Item: 4.1 - Conditional Use Permit (CUP) Application

Location: 1000 South 200 East, Kuna, ID

• <https://www.kunaidaho.gov>

• <https://www.kunaidaho.gov/development>





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GOT YOUR
CASHBACK.



VERDE

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

115 115 115 115 AND 115 115 115 115 (January 17, 2025)
115 115 115 115 115 115 115 115

PROJECT: City of Kuna - ALBERTA ROAD (SUDAS) - Corridor E. E. Parcel
Subdivision Plat Form - Subdivision of Lots in the U.S. Subdivision

LOCATION: 115 115 115 115, Kuna, ID 83642

APPLICANT: 115 115 115 115

FOR MORE: Kuna Planning and Zoning at 115 115 115

**WE'VE
GOT YOUR
CASHBACK.**

YESCA

USE OF VISA
AND OTHER
SERVICES
NOTED

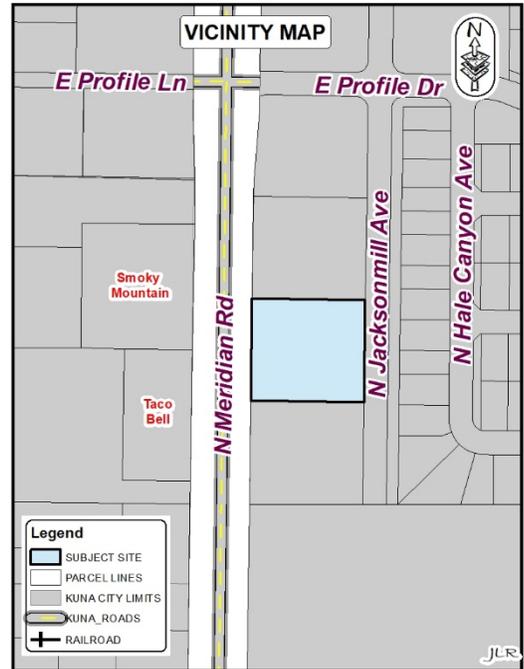


**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) Case No. 21-30-DR (DESIGN REVIEW)
)
MICHAEL FERY)
)
For a Design Review for the Heartland)
Dental Building, Parking Lot &) **STAFF REPORT FOR THE**
Landscaping.) **HEARTLAND DENTAL DESIGN**
) **REVIEW APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Commission’s Proposed Decision



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X

2.4	Vicinity Map			X
2.5	Aerial Map			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Site Plan & Details			X
2.9	Floor Plan			X
2.10	Elevations & Renderings			X
2.11	Photometrics & Lighting Cutsheets			X
2.12	Landscape Plan			X
2.16	Ada County Highway District Comments			X
2.17	Public Works Memo			X

**II
PROCESS AND NOTICING**

2.1 In accordance with Kuna City Code (KCC) 5-4-2: 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.

2.2 Notifications

- 2.2.1** Completeness Letter: November 03, 2021
- 2.2.2** Agency Notifications: November 03, 2021
- 2.2.3** Agenda: January 25, 2022

**III
APPLICANTS REQUEST**

3.1 Jeff Likes of ALC Architecture, on behalf of his client Rocky Mountain Companies, requests Design Review approval for an approximately 4,200 SF dental office, associated parking lot & landscaping. The subject site is located at 1097 N Jacksonmill Avenue (APN: R0539771340) with a C-1 (Neighborhood Commercial) zone.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The subject site is Lot 03, Block 12 within the Ashton Estates No. 2 Subdivision and is currently zoned C-1 (Neighborhood Commercial). The subject site has remained undeveloped, has an approximate bedrock depth of greater than 60-inches, and an average slope of 1 – 1.4%.

4.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 Currently approximately 1.18 acres, however, the acreage will be reduced to approximately 0.65 acres upon approval of Case No. 21-05-LLA (Lot Line Adjustment).

4.3.2 C-1 (Neighborhood Commercial)

4.3.3 R0539771340

4.4 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s Office)
Sanitation Services – J&M Sanitation

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The subject site contains no structures and is covered by general weeds/grasses.

4.6 Environmental Issues

4.6.1 Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) identifies the subject site as Commercial and Staff views this proposed Design Review request to be consistent with the current land use designation.

4.8 Agency Responses

Agency	Exhibit No.
Ada County Highway District (ACHD)	2.16
Kuna City Public Works	2.17

V

TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via an ingress/egress onto E Profile Road from N Meridian Road, then onto the fully improved N Jacksonmill Avenue. Per the proposed site plan, an ingress/egress, shared with the parcel to the south, provides access to the proposed dental office.

Ada County Highway District (ACHD) has reviewed the application and has determined no improvements are required to the existing adjacent streets in order to serve the project. It is estimated 151 vehicle trips per day, with 17 of those vehicle trips per hour in the peak PM hour, will be generated by the development.

VI STAFF ANALYSIS

- 6.1** The subject site currently has an active Lot Line Adjustment application (Case No. 21-05-LLA), and upon approval, shall reduce the subject site from approximately 1.18-acres to 0.65-acres. The layout of the proposed project is appropriate for the reduced lot size.

The proposed 4,200 square foot dental office is oriented with the aluminum storefront system and entrance facing east towards the parking lot, and is covered by a metal awning. Additionally, the south elevation offers another bank of storefront windows meeting the main entrance at the southeast corner. The north and west elevations are comprised of stucco and stone with windows and man doors with awnings. Building mounted outdoor LED wall sconces provide illumination with four (4) mounted to the east elevation, and one (1) on each of the remaining elevations. An eight (8) foot sidewalk along the east elevation provides safe pedestrian access and a five (5) foot sidewalk along the north elevation provides safe employee access.

The proposed CMU trash enclosure will be painted to match the main building, is proposed in the northeast corner of the parking lot and recessed into the landscape buffer. It is proposed to be six (6) feet in height and offers two (2) accesses; one (1) main door sized opening with steel gate and one (1) opening with steel gate for J&M Sanitation to access the dumpster(s).

The proposed parking lot provides 34 standard stalls and two (2) ADA accessible stalls, much beyond the required number of stalls per Kuna City Code (KCC) 5-9-3(C)(8). One (1) LED streetlight is proposed to be installed in the center of the parking lot. The parking area is proposed to be fully paved and striped, and surrounded with concrete curb and landscaping.

As the proposed building is located on a site that is part of a developed subdivision, adequate landscaping including sod, trees and sidewalk, already exists along N Meridian Road. Proposed landscaping for the site itself includes a variety of deciduous trees, shrubs, grasses, perennials, sod and mulch. A 10-foot landscape buffer is proposed along N Jacksonmill Avenue, providing separation between the active street and parking lot, and landscaped islands hem in the remaining parking stalls. Sod is proposed in the southwest and is separated from the building by a planting bed which wraps around to the west and north elevations.

Per the Public Works Memo (Exhibit 2.17), a utility site layout for water, sewer and pressurized irrigation needs to be provided prior to applying for a building permit. Moreover, fire suppression must be shown and approved by the Kuna Rural Fire District (KRFD), and additional fire flow and/or sprinkler connection may be required to provide adequate suppression.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 21-30-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Comprehensive Plan FLUM

6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

**VII
PROPOSED FINDINGS OF FACT**

Based upon the record contained in Case No. 21-30-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby **Approves/Denies** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-30-DR, a request by Jeff Likes of ALC Architecture, on behalf of his client Rocky Mountain Companies, for an approximately 4,200 square foot dental office, associated parking lot & landscaping. The subject site is located at 1097 N Jacksonmill Avenue (APN: R0539771340) with a C-1 (Neighborhood Commercial) zone.

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

7.1 The contents of the proposed Design Review application **does/does not** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

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.

7.2 Based on the evidence contained in Case No. 21-30-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally **does/does not** comply with Kuna City Code.

Staff Finding: Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.

7.3 Based on the evidence contained in Case No. 21-30-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently zoned as such and is to be developed following the zones permitted uses.

7.4 The overall proposed project **is/is not** appropriate for the proposed site selection.

Staff Finding: Upon review, staff finds the proposed facility is an appropriate fit for the property’s C-1 (Neighborhood Commercial) zone and use.

7.5 The orientation of the building and its site design **does/does not** minimize the impact on adjacent properties.

Staff Finding: The buildings placement and orientation, building façade and colors, parking lot, and landscaping all provide adequate mitigation of the impact on adjacent properties.

7.6 The associated parking lot **does/does not** provide adequate parking for the proposed facility and its design **does/does not** provide safe access for pedestrians.

Staff Finding: *The proposed parking lot and the amount of regular and ADA parking spaces provided meets KCC 5-9. Safe pedestrian access is provided via sidewalks immediately adjacent to the main entrance.*

VIII COMMISSIONS ORDER OF DECISION

Note: The motion is for the Approval, Conditional Approval, or Denial of the Design Review application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby **Approves/Conditionally Approves/Denies** Case No. 21-30-DR (Design Review), a request by Jeff Likes of ALC Architecture, on behalf of his client Rocky Mountain Companies, an approximately 4,200 square foot dental office, associated parking lot & landscaping. The subject site is located at 1097 N Jacksonmill Avenue (APN: R0539771340) with a C-1 (Neighborhood Commercial) zone, subject to the following Conditions of Approval:

- 8.1** The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).
- 8.2** 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural 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.
- 8.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 8.4** Developer/Owner/Applicant shall provide a utility site layout showing proposed modifications to the water/sewer/pressurized irrigation lines and how they connect to the proposed building, to Public Works prior to construction or Building Permit application.
- 8.5** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

- 8.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 8.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 8.8** Developer/Owner/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 or common lot, and no steeper than 4:1 for lots with common rear lot lines.
- 8.9** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.
- 8.10** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
- 8.11** All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 8.12** Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
- 8.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 8.14** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.
- 8.15** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 8.16** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 8.17** Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 25th day of January, 2022.



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): 21-30-DR

Project Name: Heartland Dental

Date Received: 10.05.2021

Date Accepted as Complete: 11.03.2021

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input 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: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): _____

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

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: _____

Residential Project Summary (If Applicable) N/A

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

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): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

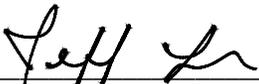
Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: _____

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.

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): 21-30-DR

Project Name: Heartland Dental

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 10.05.2021

Date Accepted as Complete: 11.03.2021

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 (digital documents preferred):

- 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*)
- 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, fencings, 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: _____

Address: _____

Phone: _____ Email: _____

Applicant Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: _____

Address: _____

Phone: _____ Email: _____

Property Information

Address: _____

Parcel No(s): _____

Closest Major Cross Streets: _____

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: _____

2. Dimension of property: _____

3. Current land use(s): _____

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

North: _____ South: _____

East: _____ West: _____

5. Is the project intended to be phased? If so, what is the phasing time period?

6. Number and use(s) of all structures: _____

7. Building Height: _____

8. Number of Stories: _____

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

Exterior Building Materials and Colors

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

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

Proposed screening method? _____

Trash Enclosures

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

Irrigation Ditches/Canals

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

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

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

Fencing

Is there any existing fencing that will remain? YES 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?		
% of site devoted to landscaping? (Include landscaped rights-of-way)		Square Footage:
% of site that is hard surface? (paving, driveways, walkways)		Square Footage:
% of site devoted to other uses:		Describe:

Landscaping

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

Are there any existing trees of 4" or greater in caliper on the property? YES **NO**
 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.)

Dock Loading Facilities

Will there be any dock loading facilities? YES **NO** (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? _____

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

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

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

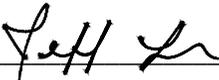
Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

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: _____

Additional Information

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



September 22, 2021

**City of Kuna
Planning Division
Attn : Planner**

Re: Design Review - Narrative

To whom it may concern:

We are proposing a new dental building on an existing property within City of Kuna. The existing property is adjacent to developed sites on east side of Meridian Road near Deerflat. Surrounding sites are commercial to the north, south, and west and residential to the west. This site is currently in for a subdivision and property boundary adjustment. The current site is 1.27 acres, and following the property boundary adjustment the site will be .65 acre, the other remaining area on a second lot to the south.

The main entrance, reception and waiting room to the building is located along the east side of the building and is shielded from Meridian Road. The main parking field is also located on the east side, shielded from Meridian Road.

City of Kuna compliant landscaping is provided around the perimeter property lines and in the parking lot at the end of the drive aisles. Access to the site is provided from one location on the east side, and is a shared entrance with the future development to the south. Pedestrian access is along the same as vehicular with a sidewalk on the east side of the building.

The proposed dental building is approximately 4,200 square feet. The structure will be a one-story office building. It is a wood framed structure with stone wainscot along the bottom of perimeter of the building. Exterior walls will be cement plaster/stucco with wood accents. The scale is pedestrian with an 21'-0" +/- to top of the parapet at the tallest point. Landscaping around the perimeter will influence a cohesive design.

Should you have any questions or concerns regarding this project and the provided documents please feel free to contact me at your earliest convenience. We thank you for your time and consideration for this project and look forward to your approval.

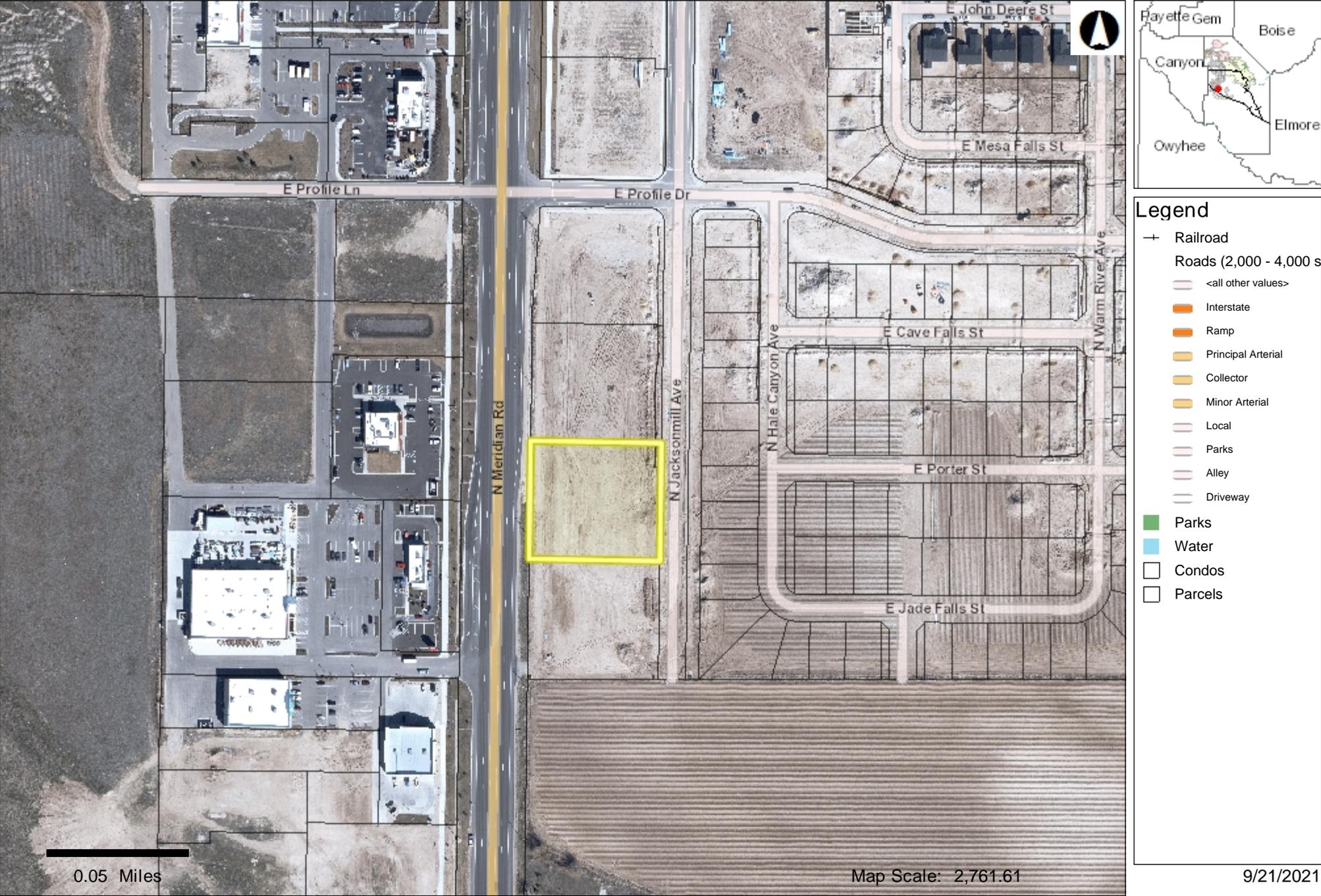
Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Likes'.

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





AFTER RECORDING MAIL TO:

21st & Chicago, LLC
350 N. 9th Street, Suite 200
Boise, ID 83702

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4106-3702724 (RR)

Date: **June 14, 2021**

For Value Received, **SDN, LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **21st & Chicago, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **350 N. 9th Street, Suite 200, Boise, ID 83702**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

Lots 3 and 4 in Block 12 of ASHTON ESTATES SUBDIVISION NO. 2, according to the plat thereof, filed in Book 116 of Plats at Pages 17575 through 17578, Records of Ada County, Idaho.

APN: **R0539771360**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



AFTER RECORDING MAIL TO:

21st & Chicago, LLC
350 N. 9th Street, Suite 200
Boise, ID 83702

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
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WARRANTY DEED

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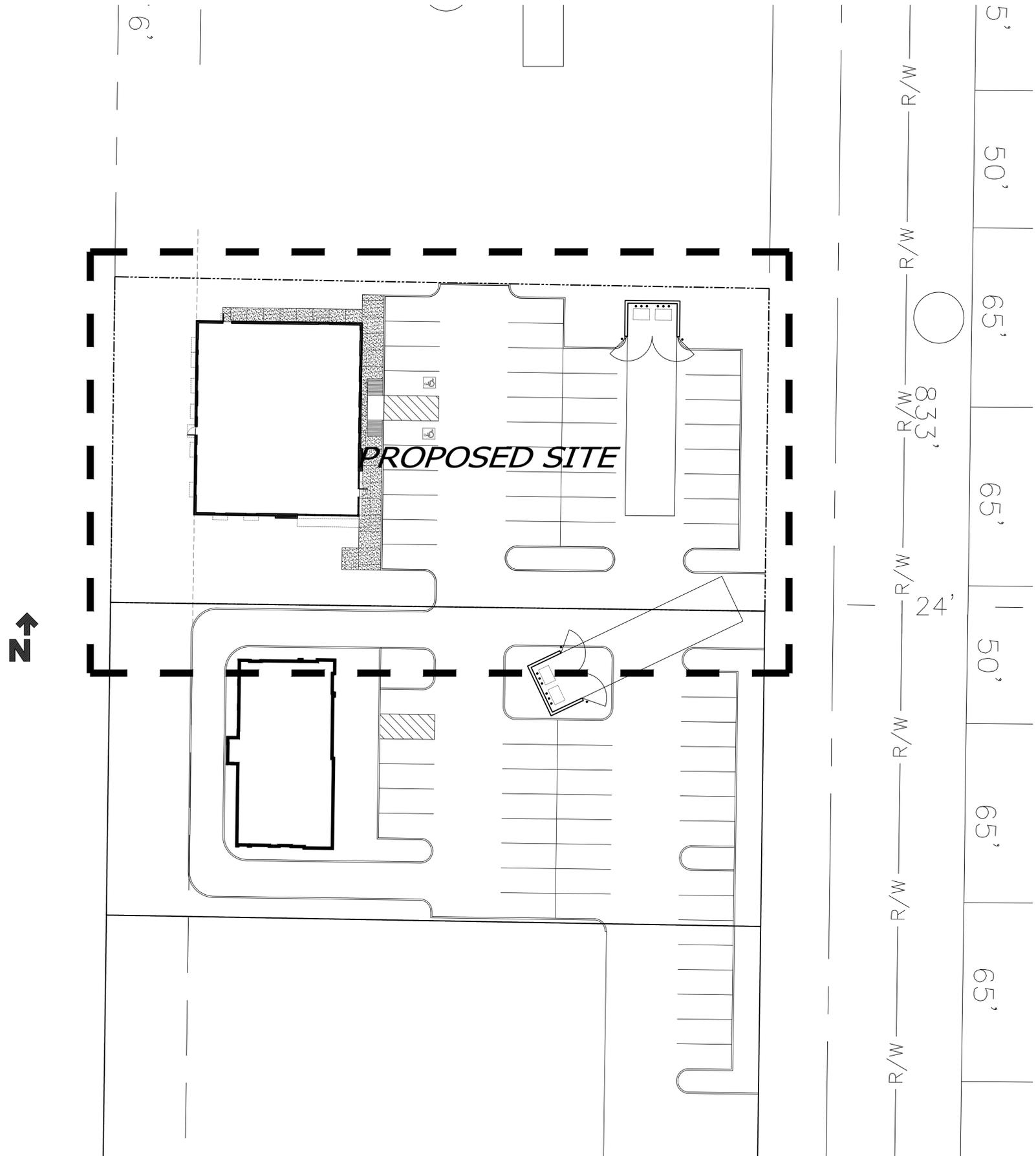
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SITE DATA

ADDRESS:
1097 N JACKSONMILL AVE
KUNA, IDAHO 83634

APN:
R0539771340

JURISDICTION:
CITY OF KUNA

ZONE:
C-1

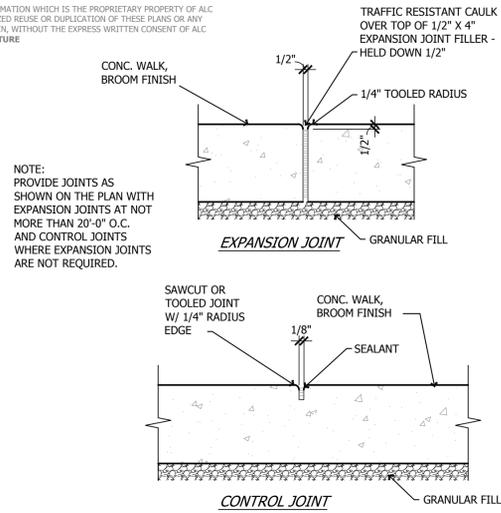
LOT AREA: 1.184 ACRES

BUILDING SIZE: 4,200 S.F.

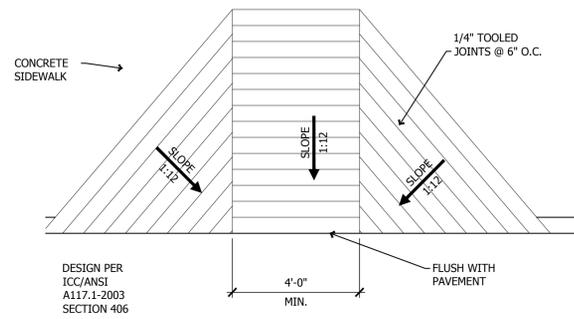
PARKING PROVIDED:
STANDARD SPACES: 34
HANDICAP SPACES: 2
TOTAL SPACES: 36

BICYCLE PARKING:
(2)- 2 SPACES RACK

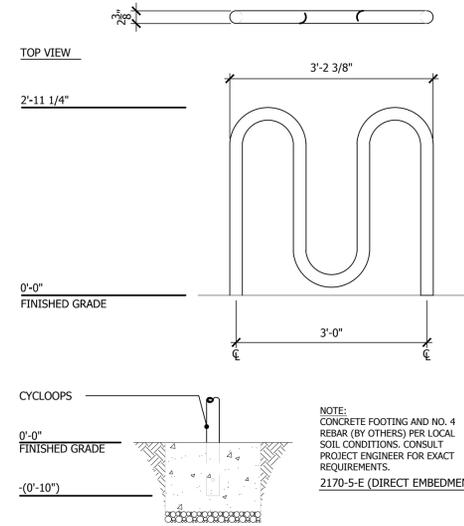




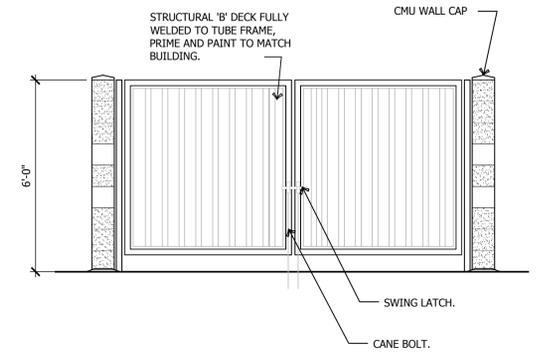
1 **SIDEWALK DETAIL**
SCALE: N.T.S.



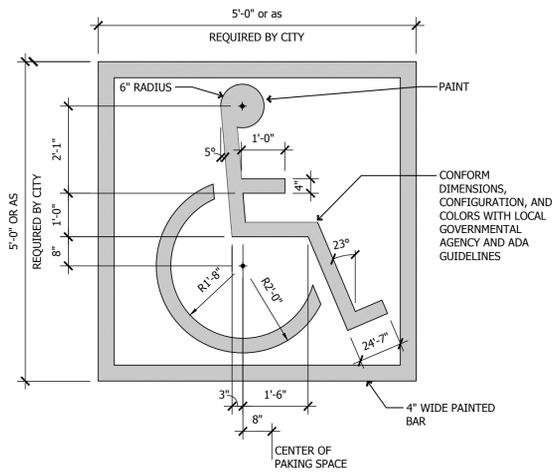
2 **RAMP DETAIL**
SCALE: N.T.S.



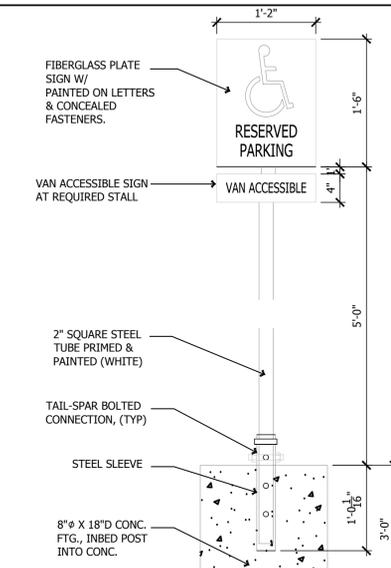
3 **BIKE RACK DETAIL**
SCALE: N.T.S.



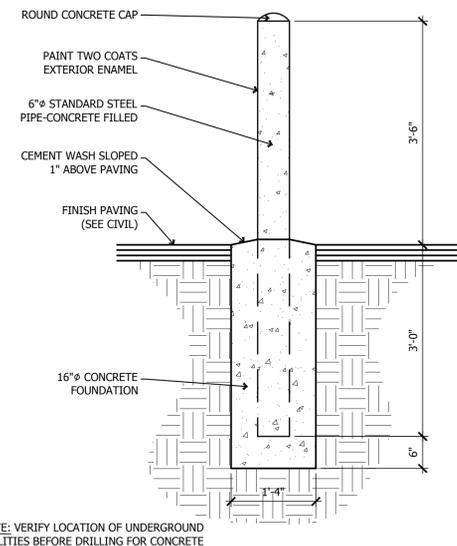
7 **TRASH ENCLOSURE FRONT ELEVATION**
SCALE: 3/8"=1'-0"



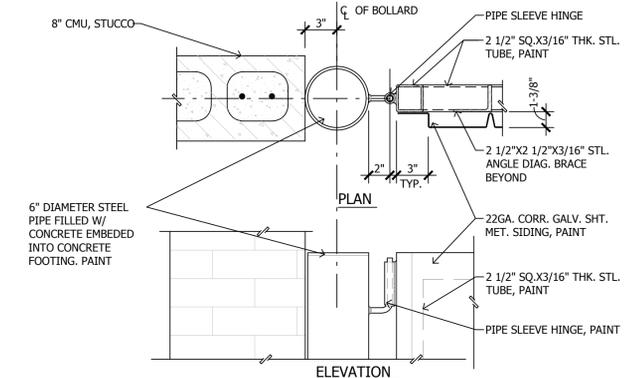
4 **ADA PARKING DETAIL**
SCALE: N.T.S.



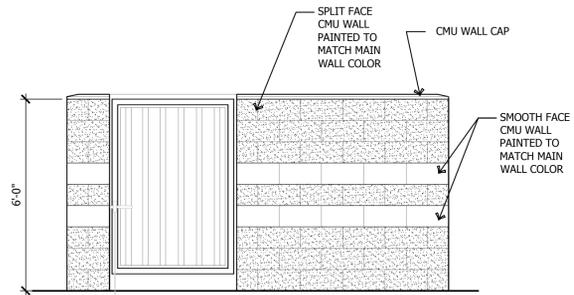
5 **ADA PARKING SIGN**
SCALE: 1"=1'-0"



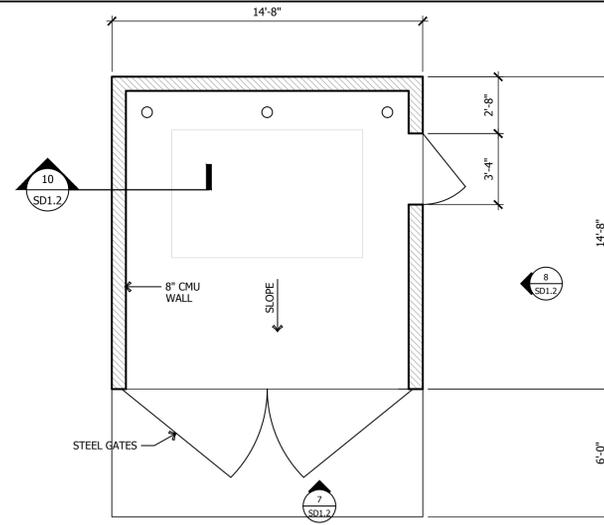
6 **PIPE BOLLARD**
SCALE: 3/4"=1'-0"



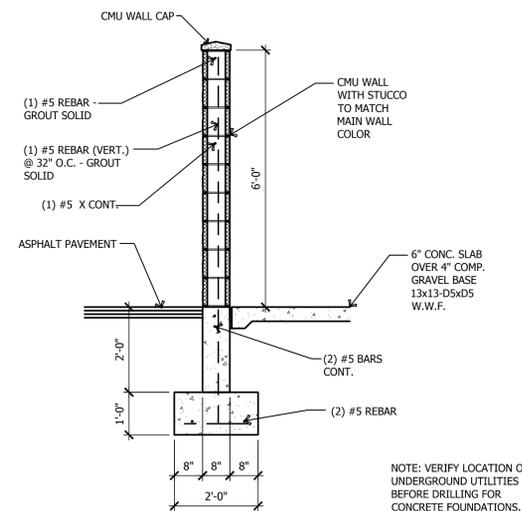
11 **GATE SUPPORTS**
SCALE: 1-1/2"=1'-0"



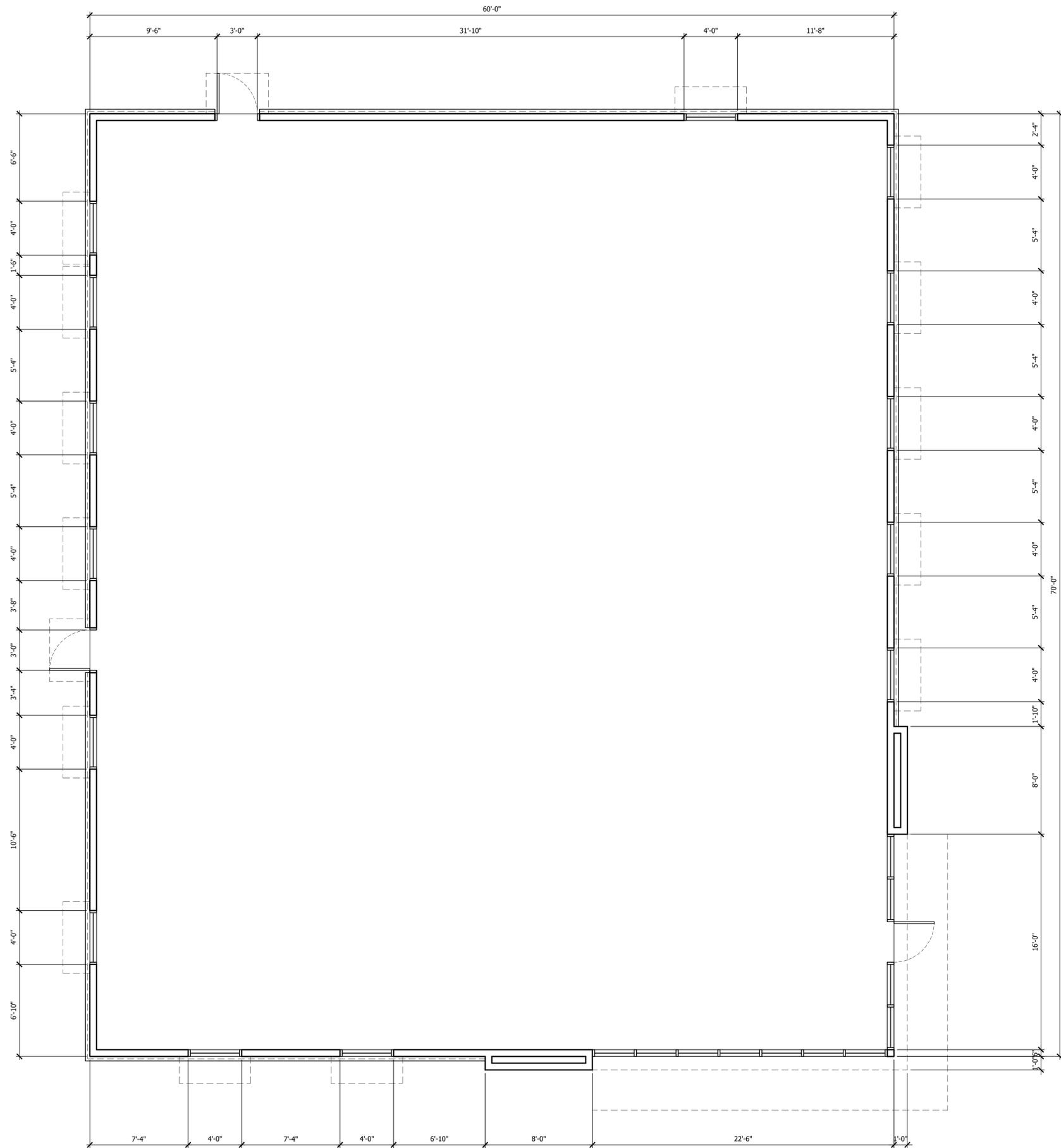
8 **TRASH ENCLOSURE ELEVATION**
SCALE: 3/8"=1'-0"



9 **TRASH ENCLOSURE PLAN**
SCALE: 1/4"=1'-0"

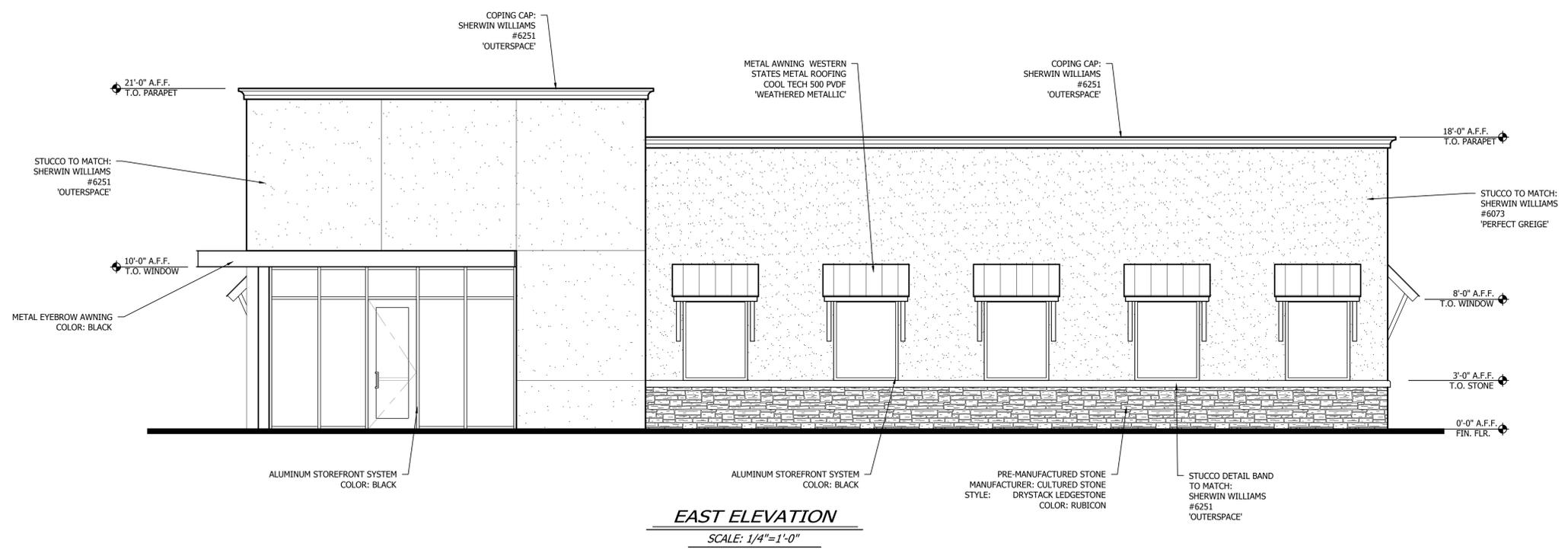
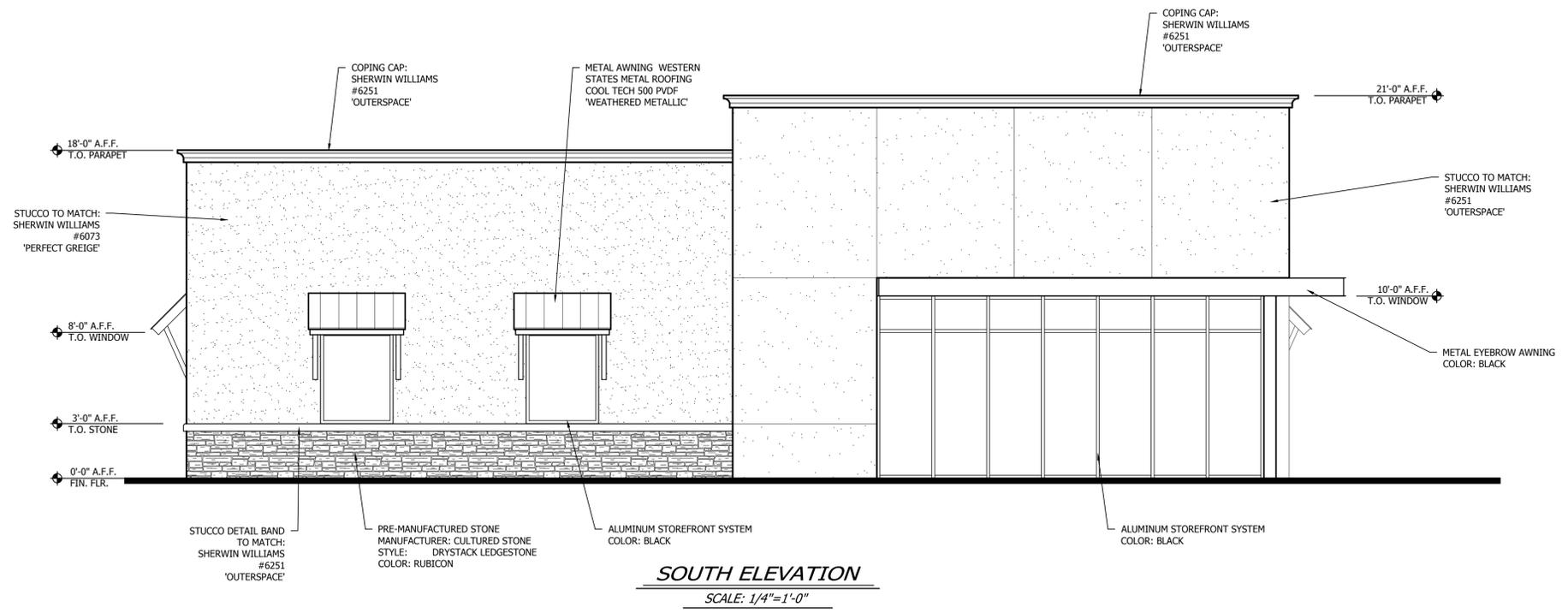


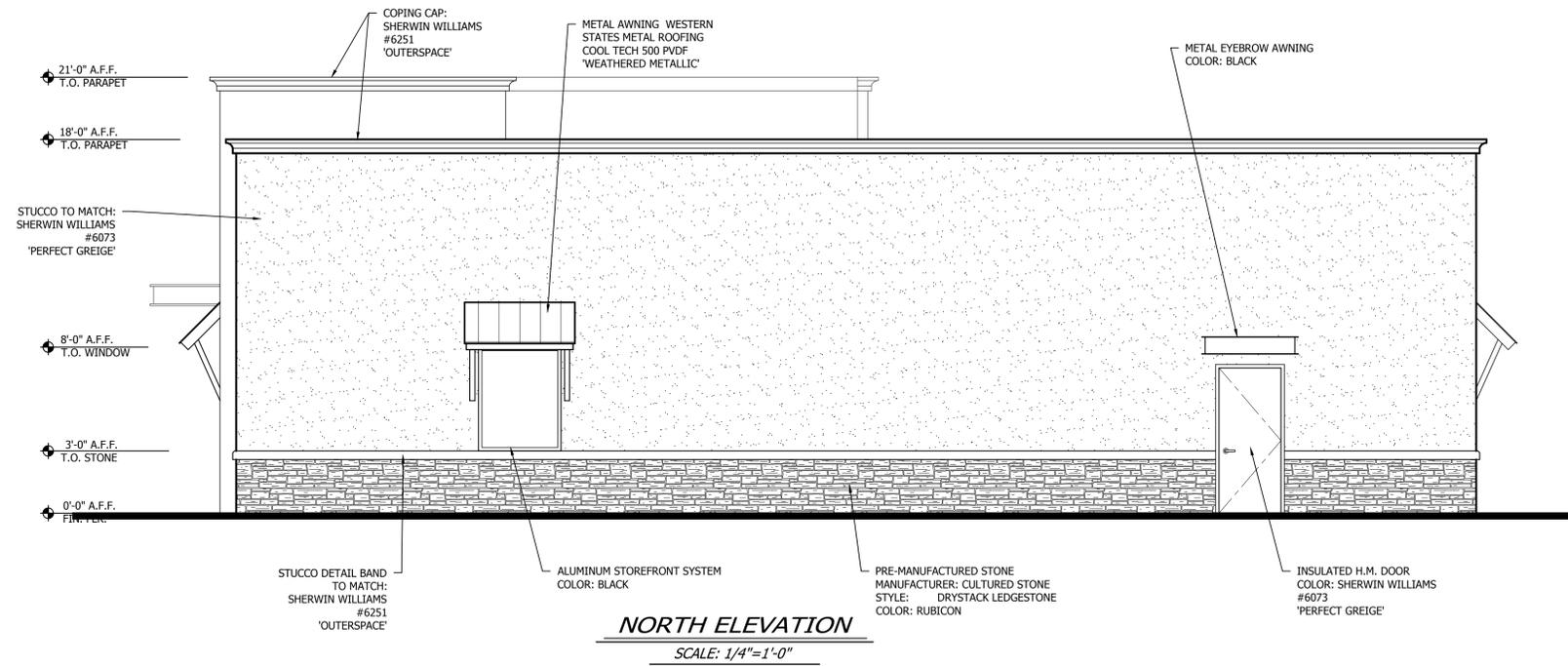
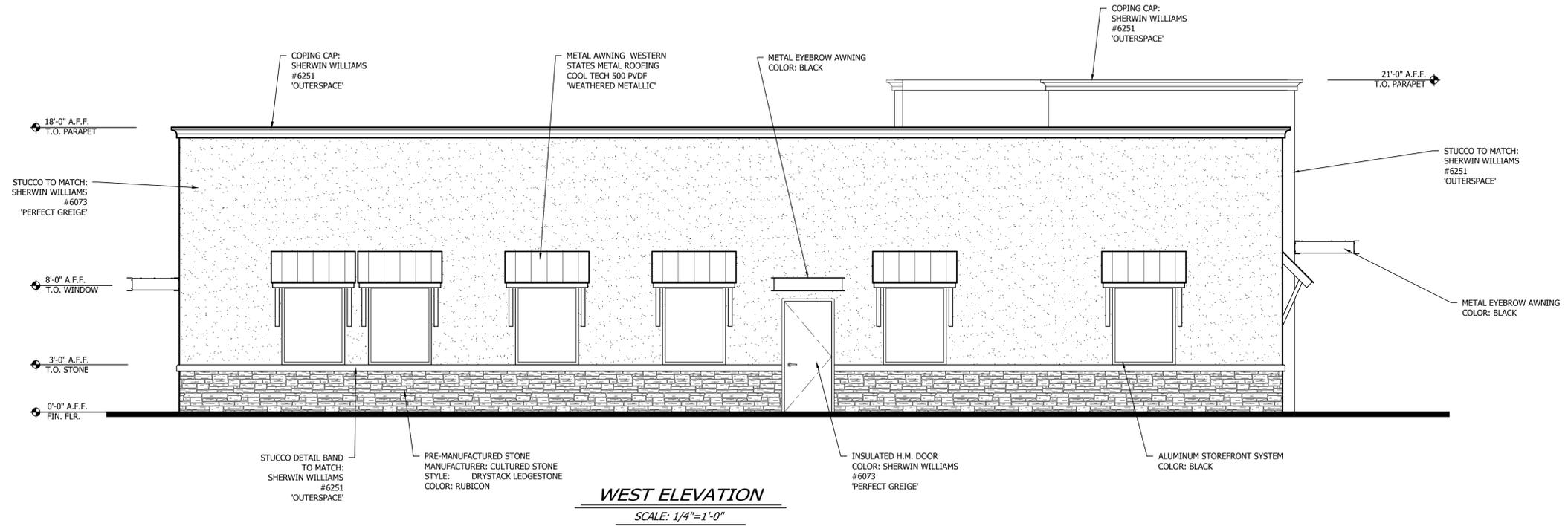
10 **TRASH ENCLOSURE SECTION**
SCALE: 1/2"=1'-0"



FLOOR PLAN

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

























WEDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic



Catalog Number

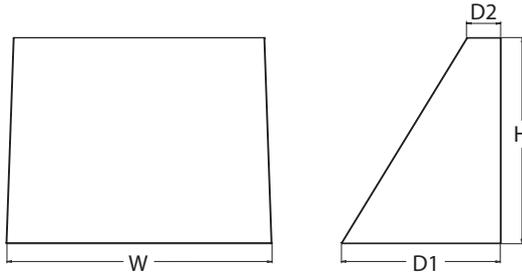
Notes

Type **WL1/WL1E**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WEDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WEDGE2 LED	P1 ¹	P1SW	27K 2700K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 ³ 480 ³	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ²	
	P2 ¹	P2SW	30K 3000K				
	P3	P3SW	35K 3500K				
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.					40K 4000K
	P5 ¹		50K ² 5000K				
						Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.	

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DNAXD Natural aluminum
PE⁴ Photocell, Button Type	DWHXD White
DS⁵ Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DSSXD Sandstone
DMG⁶ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DDBTXD Textured dark bronze
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone
Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	
Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

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WEDGE2 LED
 Rev. 08/31/21

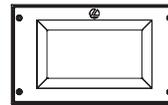
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2P8BW DDBXD U	WDGE2 surface-mounted back box (specify finish)

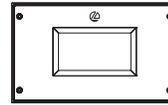
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI
- 3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- 4 PE not available in 480V or with sensors/controls
- 5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 6 DMG option not available with sensors/controls
- 7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



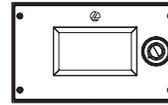
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



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WDGE2 LED
Rev. 08/31/21

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



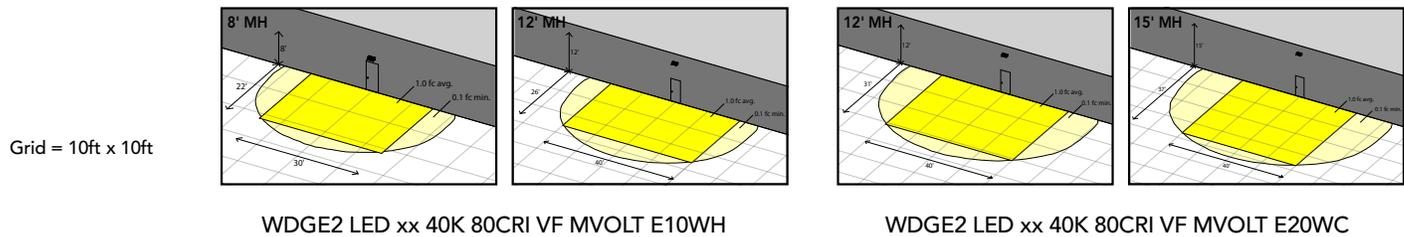
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

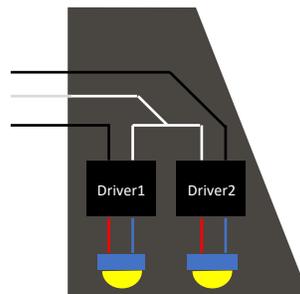
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR_, PIRH_)

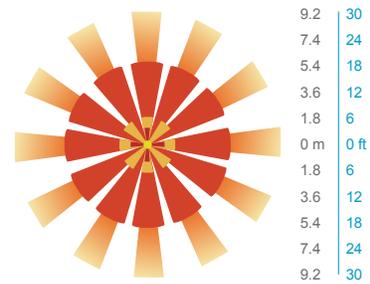
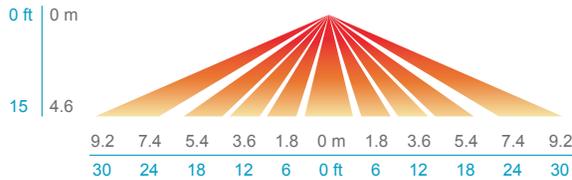
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

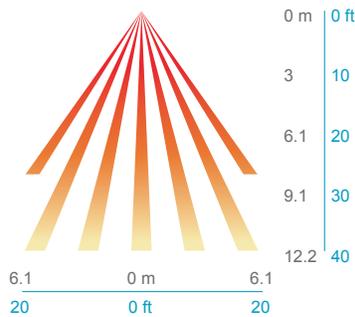
PIR

HIGH VIEW

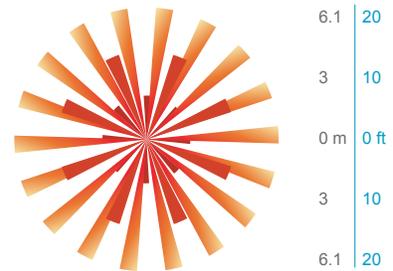


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



d²series

D-Series Size 2 LED Area Luminaire



Catalog
Number

Notes

Type **AL1**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft²
(0.10 m²)

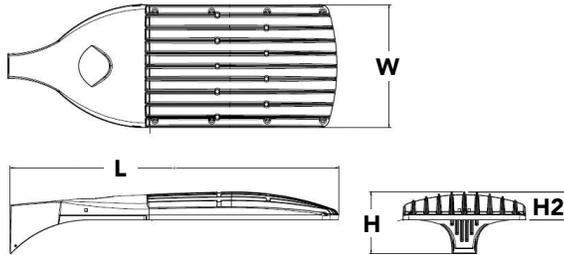
Length: 40"
(101.6 cm)

Width: 15"
(38.1 cm)

Height 1: 7-1/4"
(18.4 cm)

**Height 2:
(max):** 3.5"

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED						
Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX2 LED	Forward optics P1 P5 ¹ P2 P6 P3 P7 ¹ P4 P8 ¹ Rotated optics P10 ² P13 ^{1,2} P11 ² P14 ^{1,2} P12 ²	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short ³ T5S Type V Short ³ T5M Type V Medium³ T5W Type V Wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹⁰

Control options	Other options	Finish (required)
<p>Shipped installed</p> <p>NLTAIR2 nLight AIR generation 2 enabled¹³</p> <p>PIRHN Network, Bi-Level motion/ambient sensor¹⁴</p> <p>PER NEMA twist-lock receptacle only (no controls)¹⁵</p> <p>PER5 Five-wire receptacle only (no controls)^{15,16}</p> <p>PER7 Seven-wire receptacle only (no controls)^{15,16}</p> <p>DMG 0-10V dimming extend out back of housing for external control (no controls)¹⁷</p> <p>DS Dual switching^{18,19}</p>	<p>Shipped installed</p> <p>HS House-side shield²²</p> <p>SF Single fuse (120, 277, 347V)⁹</p> <p>DF Double fuse (208, 240, 480V)⁹</p> <p>L90 Left rotated optics²</p> <p>R90 Right rotated optics²</p> <p>HA 50°C ambient operations¹</p> <p>BAA Buy America(n) Act Compliant</p> <p>Shipped separately</p> <p>BS Bird spikes²³</p> <p>EGS External glare shield</p>	<p>DDBXD Dark bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural aluminum</p> <p>DWHXD White</p> <p>DDBTXD Textured dark bronze</p> <p>DBLXD Textured black</p> <p>DNATXD Textured natural aluminum</p> <p>DWHGXD Textured white</p>



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX2HS 80C U	House-side shield for 80 LED unit ²²
DSX2HS 90C U	House-side shield for 90 LED unit ²²
DSX2HS 100C U	House-side shield for 100 LED unit ²²
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²⁵
DSX2EGS (FINISH) U	External glare shield

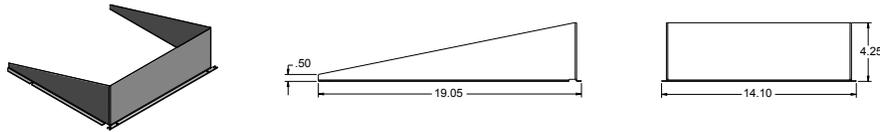
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P5, P7, P8, P13, and P14.
- P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Requires (2) separately switched circuits with isolated neutrals.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
- Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- Reference controls options table on page 4.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

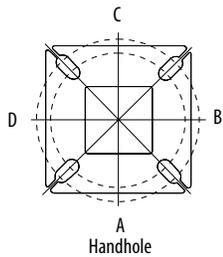
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

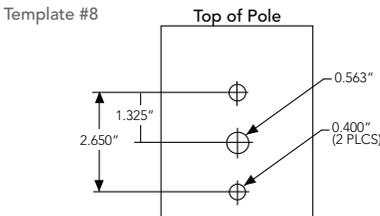
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

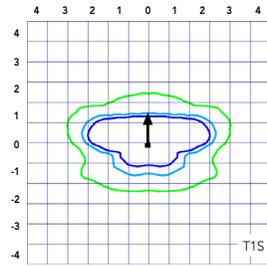
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

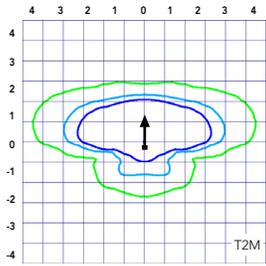


Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

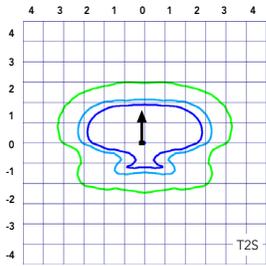
- LEGEND**
- 0.1 fc
 - 0.5 fc
 - 1.0 fc



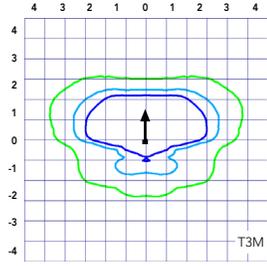
Test No. LT.22425P1 tested in accordance with IESNA LM-79-08.



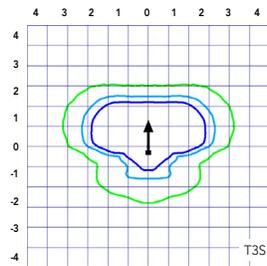
Test No. LT.22428P1 tested in accordance with IESNA LM-79-08.



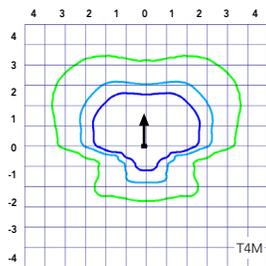
Test No. LT.22434P1 tested in accordance with IESNA LM-79-08.



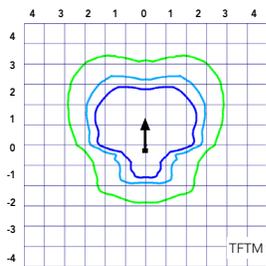
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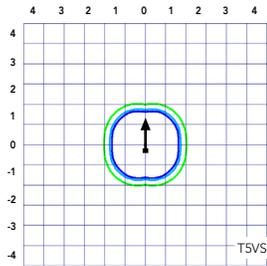
Test No. LT.22430P1 tested in accordance with IESNA LM-79-08.



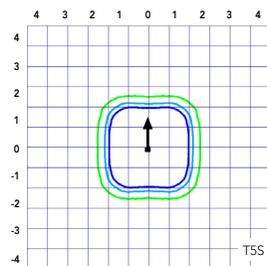
Test No. LT.22434P1 tested in accordance with IESNA LM-79-08.



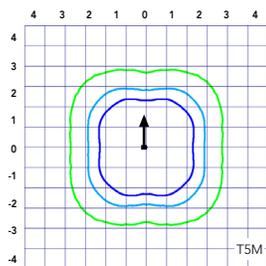
Test No. LT.22428P1 tested in accordance with IESNA LM-79-08.



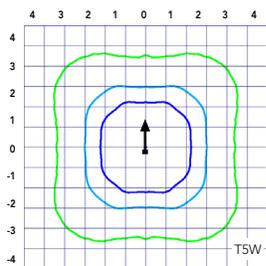
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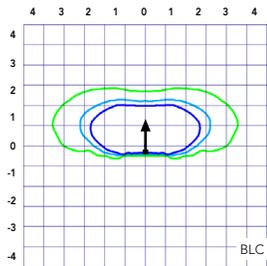
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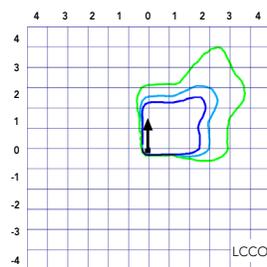
Test No. LT.22434P1 tested in accordance with IESNA LM-79-08.



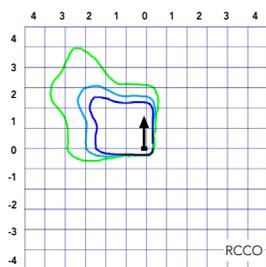
Test No. LT.22428P1 tested in accordance with IESNA LM-79-08.



Test No. LT.22430P1 tested in accordance with IESNA LM-79-08.



Test No. LT.22425P1 tested in accordance with IESNA LM-79-08.



Test No. LT.22434P1 tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				TSVS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				TSW	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				TSVS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				TSW	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	P3	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				TSVS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				TSW	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				TSVS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				TSW	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				TSVS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				TSW	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				TSVS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				TSW	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	P10	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	P11	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				TSVS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				TSW	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	P12	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	P13	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				TSVS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				TSW	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	P14	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

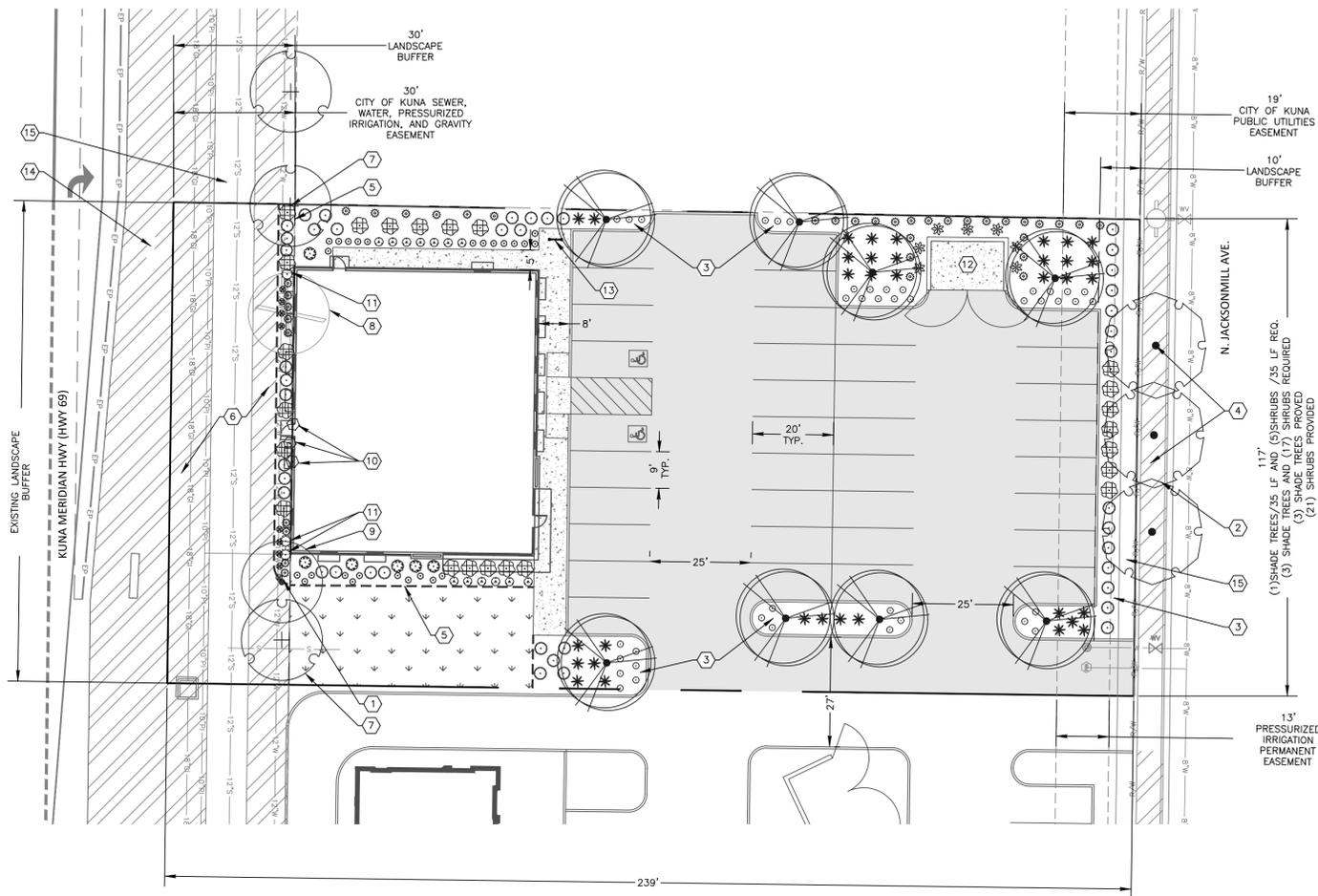
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





LANDSCAPE SITE PLAN

0 20 40 60
Plan Scale: 1" = 20'

CONTACT INFORMATION

LANDSCAPE CONSULTANT
 KM ENGINEERING, LLP
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE: (208) 639-6939
 FAX: (208) 639-6930
 CONTACT: ALYSSA YENSEN, PLA
 EMAIL: ayensen@kmengrp.com

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

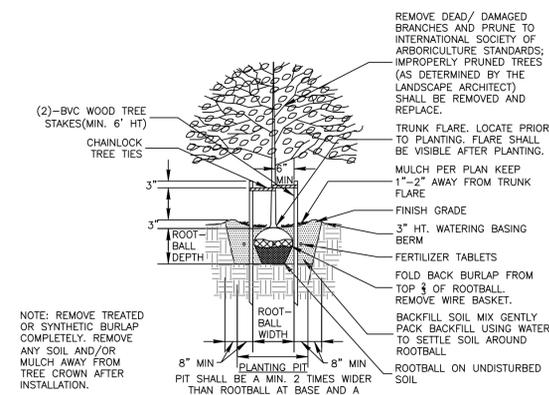
- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

ACHD LANDSCAPE NOTES

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

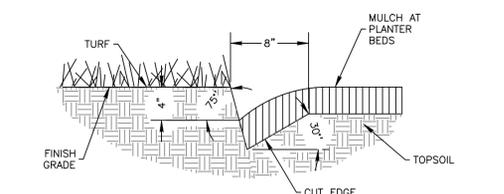
KEY NOTES (TYPICAL)

- INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2.
- EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- EXISTING DECIDUOUS TREES TO REMAIN PER ASHTON ESTATES SUBDIVISION NO. 2. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES.
- EXISTING DECIDUOUS TREE TO BE RELOCATED PER ASHTON ESTATES SUBDIVISION NO. 2 TO ACCOMMODATE HEARTLAND DENTAL BUILDING LAYOUT. SEE PLANT SCHEDULE AND KEY NOTE #9.
- RELOCATED EXISTING DECIDUOUS TREE PER ASHTON ESTATES SUBDIVISION NO. 2 TO ACCOMMODATE HEARTLAND DENTAL BUILDING LAYOUT. SEE PLANT SCHEDULE AND KEY NOTE #8.
- EXISTING EVERGREEN TREE TO BE RELOCATED PER ASHTON ESTATES SUBDIVISION NO. 2 TO ACCOMMODATE HEARTLAND DENTAL BUILDING LAYOUT. SEE PLANT SCHEDULE AND KEY NOTE #11.
- RELOCATED EXISTING EVERGREEN TREE PER ASHTON ESTATES SUBDIVISION NO. 2 TO ACCOMMODATE HEARTLAND DENTAL BUILDING LAYOUT. SEE PLANT SCHEDULE AND KEY NOTE #10.
- TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- BIKE RACK. SEE L1.0-3.
- EXISTING SAND WINDOW TO REMAIN. PRESERVE AND PROTECT.
- EXISTING SIDEWALK TO REMAIN. PRESERVE AND PROTECT.



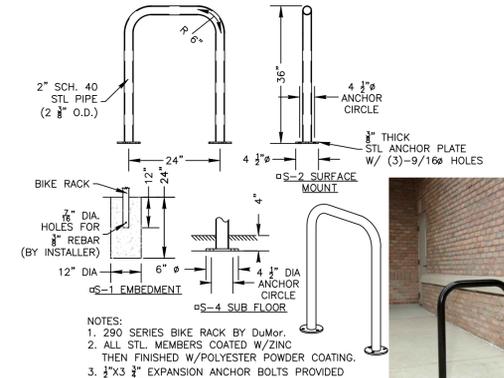
1 DECIDUOUS TREE PLANTING AND STAKING DETAIL

NTS



2 SHOVEL CUT EDGE

NTS



3 BIKE RACK DETAIL

NTS

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS	QTY
	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE	2" CAL B&B	35'X30'	CLASS II	3
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL B&B	35'X30'	CLASS II	8
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS	QTY
	EXISTING DECIDUOUS TREES TO BE RELOCATED PRESERVE AND PROTECT. SEE KEY NOTE 8	EXISTING	VARIES		1
	EXISTING EVERGREEN TREES TO BE RELOCATED PRESERVE AND PROTECT. SEE KEY NOTE 10	EXISTING	VARIES		3
	EXISTING TREES TO REMAIN PRESERVE AND PROTECT. SEE KEY NOTE 7	EXISTING	VARIES		3
	RELOCATED EXISTING DECIDUOUS TREE SEE KEY NOTE 9	EXISTING	VARIES		1
	RELOCATED EXISTING EVERGREEN TREES SEE KEY NOTE 11	EXISTING	VARIES		3
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HWX		
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERY	2 GAL	2'X3'		42
	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL	4'X4'		23
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6"-8" B&B	12'X3'		7
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	10 GAL	6'X3'		6
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX		
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	4'X2'		37
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL	2'X2'		13
	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	3'X3'		35
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HWX		
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL	1.5'X1.5'		25
	RUBRICHIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL	1.5'X1.5'		9
	SALVIA X SYLVESTRIS 'LITTLE NIGHT' LITTLE NIGHT SALVIA	1 GAL	1'X1.5'		40
SOD/SEED	BOTANICAL / COMMON NAME	CONT			
	EXISTING TURF TO REMAIN PRESERVE AND PROTECT. SEE KEY NOTE 6	SOD			8,322 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			1,488 SF





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

November 12, 2021

To: Rocky Mountain Companies
350 N. 9th Street, Suite 200
Boise, Idaho 83702

Subject: KUNA21-0010/ 21-30-DR
1097 N. Jacksonmill Avenue
Heartland Dental

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

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Traffic Information

This development is estimated to generate 151 vehicle trips per day; and 17 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
Meridian Road	216-feet	Principal Arterial
Jacksonmill Avenue	216-feet	Local

* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

Average Daily Traffic Count (VDT):

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

- There are no average daily traffic counts for Meridian Road or Jacksonmill Avenue.

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

Sincerely,



Renata Ball-Hamilton
Planner I
Development Services

cc: City of Kuna (Jessica Reid), Via Email
Rep (Jeff Likes of ALC Architecture), Via Email

Standard Conditions of Approval

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



CITY OF KUNA
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Catherine Feistner, E.J.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

DESIGN REVIEW MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 14 December 2021
RE: Public Works Comments
Heartland Dental – 21-30-DR (Design Review)

The Heartland Dental property, 21-30-DR, design review request dated 3 November 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must review the civil site plan prior to applying for a building permit. After the applicant incorporates any comments from Public Works staff, Public Works Staff can support this design review.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) Public Works connection fees have already been paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.

2) General

- a) Provide a utility site layout to the Public Works Department prior to applying for a building permit.
- b) Provide engineering certification on all final engineering drawings as applicable.
- c) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.
- d) City's building official must review and approve all building plans.

3) Right-of-Way

- a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

- a) Provide a utility site layout to Public Works Department if modifying or adding a sewer service. The nearest sewer service is located on the west property boundary along S Meridian Rd.

5) Potable Water Connection

- a) Provide a utility site layout to Public Works Department if modifying or adding a water service. The property has a water service on the east property boundary along N Jacksonmill Ave.
- b) The KRFD Deputy Fire Marshal, or KRFD 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) Provide a utility site layout to Public Works Department if modifying or adding a PI service. The applicant's property is already connected to City services. The property has a PI service on the west property boundary along S Meridian Rd.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) 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.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water 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.
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.