



KUNA PLANNING AND ZONING COMMISSION
Agenda for October 14, 2014

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING
6:00 pm

1. CALL TO ORDER AND ROLL CALL:

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA:

- a. Approval of Planning & Zoning Commission Meeting Minutes for **August 12, 2014**

3. NEW BUSINESS:

- a. **14-05-AN** (Annexation), **14-04-DA** (Development Agreement), **14-03-S** (Subdivision) and **14-06-DR** (Design Review); Patagonia Subdivision – Westpark Company, Inc. : Applicant requests annexation, subdivision and design review approval for a new residential subdivision with 470 residential lots and 18 common lots over 150 +/- acres near the northwest corner of Meridian and Hubbard Roads.
– This item is expected to be tabled by the Planning and Zoning Commission for a future meeting to be determined.

4. PUBLIC HEARING:

- a. **14-01-SUP** (Special Use Permit): A request by Jayme Huckins to operate a Daycare/Group Child Care, In-Home. The site is located at 2578 N. Destiny Avenue in the Greyhawk Subdivision, Kuna, Idaho.

5. DEPARTMENT REPORTS:

- a. To Be Determined

6. CHAIRMAN / COMMISSIONER DISCUSSION:

7. ADJOURNMENT.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 12, 2014**

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 p.m.**

1. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for July 22, 2014
- b. **14-02-AN, 14-03-DA: Mark & Yvonne Kirkpatrick Annexation** – A request for annexation
-**Findings of Fact and Conclusions of Law**
- c. **14-04-AN: Ben Bernier Annexation** – A request for annexation
-**Findings of Fact and Conclusions of Law**
- d. **14-01-ZC: Ridley’s Family Markets** – A rezone request for CJM, LLC
- **Findings of Fact and Conclusions of Law**

*Commissioner Gealy motioned to approve the consent agenda;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

2. NEW BUSINESS:

- a. **14-05-DRC - A Design Review request from Straightline Architecture**, (for Ultimate Heating & Air). This application seeks Design Review approval for a new 5,552 square foot office and small warehouse building, parking lot, landscaping and signage on an approx. 1.12 acre site in the Shortline Park No. 2 industrial subdivision.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 12, 2014**

Troy Behunin: Commissioners, for the record, Troy Behunin, Kuna City Planner at 763 W. Avalon, Kuna, Idaho.

The Design Review package you have before you tonight, 14-05-DRC is a new commercial business request from Ultimate Heating & Air being represented by Straightline Architects and Lance Warnik with Aspen Engineers. This is a proposed new commercial building in the 'Best Bath' industrial area and is approximately 5600 square feet with office space and a small warehouse in the back. It will be a new building with landscaping and a parking lot. The applicant has fulfilled all of the requirements for the application and as a public meeting; it didn't require anything beyond notification on the agenda and on the website. Hopefully you've had a chance to review the package that was sent to you and brought your questions with you. If you have any, I would be happy to answer them now. The applicant is also here.

C/Young: Does anyone have any questions for Troy?

C/Gealy: I have one. It's not clear to me, and perhaps if you can't answer, maybe the applicant can. Because this is an area where we have light industrial close to residential, I wanted to know what kind of buffering and screening there is at the back of his lot; between this lot and the homes that are adjacent?

Troy Behunin: There actually is some landscaping that will be in the back there. In addition to that, there is also a pathway and a canal that separates the two properties.

C/Gealy: The reason why I had this question was that I noticed on the Landscape Plan: C2-1, the drawing shows a proposed dumpster located behind the building with no screening? Is that right?

Troy Behunin: That is the way it appears, yes.

C/Gealy: That's the only question that I had.

C/Young: Anything else?

Troy Behunin: Perhaps that is a question the applicant can answer.

C/Gealy: Thank you.

C/Young: Ok. Then, if the applicant would like to come forward? Please state your name and address for the record.

Scott Marshall: Scott Marshall with Straightline Architects. My address is 4521 South Cloverdale Road, Suite 102, Boise, Idaho. In regards to the dumpster in the back, they are going to be putting fencing back there eventually to fence in their back yard and it would be enclosed in that area eventually.

C/Gealy: Thank you.

Scott Marshall: That was easy.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 12, 2014**

C/Young: Does anyone else have any questions for the applicant? Ok.

-Inaudible discussion between Commissioners-

C/Young: I think it's pretty straight-forward for an Industrial Zone.

C/Wierschem: So, did I hear him say that ...*-Inaudible discussion between C/Weirschem, C/Young and C/Hennis-*

C/Hennis: No, and the other thing is if it's going to be an enclosed, gated yard, how is the J&M sanitation going to get access to that?

C/Young: We can have him come back up. It appears we have another question for the applicant.

-With regard to the trash enclosure, the dumpster and the fencing: Is there no proposed fencing at this point?

Scott Marshall: There is not any proposed at this point, no. On the site plan, if you look at sheet C2-1, there is an area proposed as just a gravel parking lot...

C/Wierschem: Would you mind coming up and showing me? I'm sorry...

C/Gealy: Could you make the print any smaller?

laughter as applicant [Scott Marshall] approaches the Dias

C/Hennis: Actually, yes I have seen smaller.

laughter

C/Wierschem: So, this will be gravel? Ok, ok. I didn't see that. And so the fence, you are saying, would come...

-Inaudible discussion between C/Young, applicant and C/Wierschem-

C/Wierschem: ...and so you don't know what type of material or...?

C/Young: It's pretty cut and dry for an industrial zone.

C/Wierschem: Ok, thank you.

Applicant, Scott Marshall stepped down from the Dias and left the podium.

C/Wierschem: Did you have something to add?

C/Young: Please step forward, and state your name and address for the record.

Lance Warnick: For the record, my name is Lance Warnick with Aspen Engineers; my address is 45 W. Main, Ste. 'B', Kuna, Idaho. I'm here tonight as the civil engineer, working with the architect and the owner on this project. Again, to clarify, I think the original intention of the dumpster, its back behind the building. There are actually two (2) common

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 12, 2014**

lots that separate this property from the residential area to the south as Troy has indicated. One of the lots contains a pathway, it's fenced, so all those residential properties have fences, there is a pathway, there's a canal, and then our property starts... so things are pretty well buffered. The thought with the dumpster back there, it could be something that could just be set and they could essentially dump things off there and we didn't see a need to kind of 'decorate' up an enclosure for that at this point. So they just wanted to be able to locate a dumpster behind a building and I just wanted to clarify that.

C/Young: Ok. Has J&M Sanitation seen the plan, and are they ok with the slopes back there with that area? Are they able to pick-up?

Lance Warnick: Yeah, I kept the slopes, they're right around three percent (3%) which is no problem for them to get access and plenty of turn-around space so I think we're in good shape. Thank you.

C/Young: Ok.

C/Wierschem: So, is this the area that he's talking about?

C/Hennis: Yeah, as it is right now, it's being shown as being right around there. I mean, it is pretty much covered by everything except that there is nothing here now. Is there any... Does the City require these to be hidden at all in an industrial?

C/Young: I don't believe so, no.

C/Hennis: I don't think so either.

C/Wierschem: Troy, would you mind stepping up to address that?

Troy Behunin: Let me see if I heard you correctly: Does the City requirements state that a dumpster needs to be hidden?

C/Hennis and C/Young: In an industrial zone?

Troy Behunin: They do have to be hidden, even in the industrial zone. But the requirements are quite a bit more loose so not as strict. It doesn't have to be a brick wall or...

C/Hennis: It doesn't have to be enclosed, but has to be...

Troy Behunin: It has to be properly screened. That's all it says.

C/Wierschem: So you're saying like, even the fence around the property? Would that be considered screened?

Troy Behunin: No, directly around it.

C/Wierschem: Directly. Oh, I see. Ok.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 12, 2014**

C/Gealy: So we could include a condition of approval that the applicant would work with you to develop an enclosure for the dumpster that would be appropriate?

Troy Behunin: Yeah, in the industrial area, they do have a little bit more latitude with chain-link slats and things like that.

C/Hennis: Ok.

All Commissioners thanked Troy Behunin and the applicant's representatives.

C/Hennis: Otherwise, I think the building looks good. It's a lot nicer than I thought it was going to be.

C/Gealy: Yeah, I think it looks great.

C/Wierschem: Looks really good.

C/Young: I'm happy that there is a growing business within the City's area of impact that is staying in the City as it grows. That's great. Ok.

C/Hennis: I have no further questions.

C/Young: Well, I don't have anything more, myself. Anyone? Ok, I'll stand for a motion.

*Commissioner Gealy motioned to approve **14-05-DR** with an added condition of approval that **the applicant work with staff to develop a plan for an appropriate dumpster enclosure**;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

3. PUBLIC HEARING

a. None

4. DEPARTMENT REPORTS:

a. None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

Commissioner Hennis and Commissioner Gealy explained that they will not be attending the next regularly scheduled Planning and Zoning Commission meeting (August 26th, 2014).

6. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:15 p.m.**; Commissioner Wierschem Seconds, all aye and motion carried 5-0.*

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 12, 2014**

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

P.O. Box 13
Kuna, ID 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
www.cityofkuna.com

To: Planning and Zoning Commission

Case Number: 14-01-SUP (Special Use Permit) for a Daycare - Group Child Care, In-Home.

Location: 2578 N. Destiny Avenue
Kuna, Idaho 83634

Planner: Trevor Kesner, Planning Technician

Meeting Date: October 14, 2011

Applicants: Jayme Huckins
2578 N. Destiny Ave.
Kuna, ID 83634
(208) 794-4899
huckleberryDC@hotmail.com

Table of Contents:

- A. Course Proceedings
- B. General Facts, Staff Analysis
- C. Exhibits
- D. Applicable Standards
- E. Comprehensive Plan Analysis
- F. Proposed Findings of Fact
- G. Proposed Conclusions of Law
- H. Proposed Decision by the Commission

A. Course of Proceedings

1. The applicant is proposing a Group Childcare in her home and in accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC), this requires obtaining a Special Use Permit (SUP). The applicant wishes to acquire a Group Childcare SUP in order to have up to twelve (12) children in her home on a regularly scheduled basis.
2. In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks SUP approval for this Group Childcare.

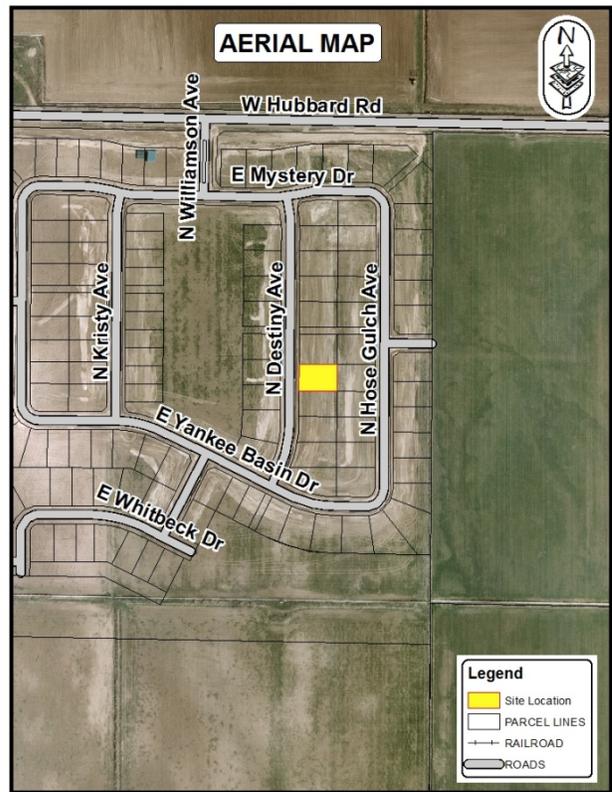
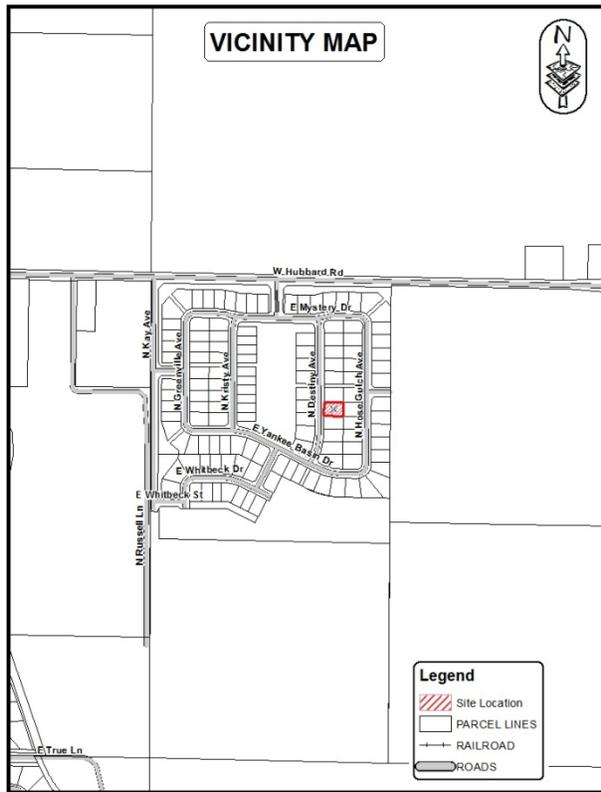
B. General Project Facts, Staff Analysis:

1. **Request:** The applicant is seeking SUP approval for a Group Childcare use at 2578 N. Destiny Avenue in Kuna, and wishes to provide an additional choice for parents seeking child care which best suites their children.
2. **Noticing:** The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.
3. **Background:** The applicant is proposing to open a Group Childcare in her home. The applicant is proposing to offer child care for up to twelve (12) children, Monday through Saturday from 6:30 am until 6:30 pm. The site is currently zoned Medium Residential (R-6) and a Group Childcare use requires a SUP to establish this type of business in this zone.

4. **Legal Description:** A warranty deed including a legal description was included with the application.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, identifies the site as Medium Residential. In accordance with KCC 5-3-2, staff views this Group Childcare SUP request to be consistent with the FLU map.
6. **Land Use:**

Direction	Current Zoning	
North	R-6	High Residential – Kuna City
South	R-6	High Residential – Kuna City
East	R-6	High Residential – Kuna City
West	R-6	High Residential – Kuna City

6.1 Vicinity and Aerial Maps:



6.2 Parcel Number: APN: R3280930900

6.3 Parcel Sizes and Current Zoning: R-6 (Med. Res.), 0.181 acre parcel, approximately 7,885 square feet.

6.4 Services:

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

6.5 Existing Structures, Vegetation and Natural Features: There is currently a residence on site.

6.6 Transportation / Connectivity: Road frontage is on North Destin Avenue.

6.7 Public Services, Utilities and Facilities: Notifications to government agencies were sent out for this land use action and the public has been invited to attend.

a. Notifications

- | | |
|----------------------------|-------------------------------|
| i. Agencies | September 12, 2014 |
| ii. 300' Property Owners | September 17, 2014 |
| iii. Kuna, Melba Newspaper | Sept. 24, and October 1, 2014 |
| iv. Site Posted | Sept 27, 2014 |

C. Exhibits – Accompanying the project:

Exhibit A-1	Staff Report - 10.8.14
Exhibit A-3b	Letter of Intent – 8.27.2014
Exhibit A-4	Commission and Council Review Application- 9.27.14
Exhibit A-3c	Vicinity and Aerial Maps
Exhibit B-1	Idaho Transportation Department (ITD) – 9.12.14
Exhibit B-2	City Engineer comments – 9.15.14
Exhibit B-3	Boise Project Board of Control – 9.15.14
Exhibit B-4	Central District Health Department (CDHD) – 3.1.2013
Exhibit B-5	Kuna Fire Department – 9.12.14
Exhibit A-3j	Fire Escape Plan
Exhibit A-3a	Adult & Child CPR, AED & Basic First Aid Certification – 8.27.14
Exhibit A-3g	Floor and Site Plan
Exhibit C-1	Email from Greyhawk Subdivision H.O.A. – 9.22.14

D. Applicable Standards:

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

E. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Special Use Permit for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – *Property Rights*

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s established six criteria to determine the potential for property taking.

GOALS AND POLICIES – *Economic Development*

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity, within both the community-scale and neighborhood-scale centers; to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

F. Proposed Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The proposed Group Childcare complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's proposed use.
4. The proposed use will not be detrimental to the public's health, safety and general welfare.
5. The site is zoned R-6 and acceptable for use as a Group Childcare Facility by obtaining a Special Use Permit.
6. The project description and staff analysis are correct.

G. Proposed Conclusions of Law:

1. The proposed Group Childcare use is consistent with Kuna City Code.
2. The proposed Group Childcare use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a Group Childcare use.
4. The proposed Group Childcare use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed Group Childcare use is not likely to cause adverse public health problems.
6. The proposed Group Childcare use is in compliance with all other ordinances and laws of the City.
7. The proposed Group Childcare use is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Group Childcare purposes.
9. Based on the evidence contained in Case #14-01-SUP, this proposal complies with Sections 5-3 and 5-6 of Kuna City Code.
10. Based on the evidence contained in Case #14-01-SUP, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

H. Proposed Decision by the Commission:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby _____ Case No. 14-01-SUP, a Special Use Permit (SUP) request by Jayme Huckins, with the following conditions of approval:

Conditions of approval:

1. As requested by the applicant, the Group Childcare facility is allowed to be open Monday through Saturday from 6:30 am until 6:30 pm throughout the year.
2. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.
3. In the event the uses or the buildings on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
4. The applicant shall install safety locks on all doors and cabinets where chemicals are stored.
5. A gate shall be provided at the foot of the staircase to prevent children from going upstairs during hours of operation, unless accompanied by childcare provider.
6. A fire extinguisher shall be installed in the home and smoke detectors installed in every living area (except the bathroom) and C.O. detectors installed on each floor.
7. Comply with all City, Health District and Fire District standards, as amended.
8. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the planning and zoning commission.
9. Applicant shall ensure there is a properly placed fence around the outside play area for the lot, with a gate that locks on at least one side of the house and accessible from the front yard.
10. The applicant shall notify the Homeowner's Association of her intent to obtain a SUP for Childcare purposes.
11. The Group Childcare facility is limited to twelve (12) children (including the applicants own children). The applicant will be limited to a maximum of twelve (12) children (for childcare purposes) at anytime during the day unless amended through the public hearing process.
12. The Special Use Permit shall follow the address provided on the childcare application and divest when the applicant no longer resides on the property and/or has an ownership interest in the property or the business is discontinued for more than a year. The applicant is obligated to advise the City of any changes in ownership of leasing agreement which would affect the business operation.
13. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the SUP or the approvals will divest.
14. The applicant shall obtain a Kuna City Business License through Kuna City Council once the Special Use Permit is issued; at that time the Fire District, Building Inspector and Central District Health Department will perform their necessary inspections for final sign-off. Inspection fees may be implemented for each jurisdiction.
15. Meet all staff and agency requirements and recommendations.

DATED this day _____ of October, 2014.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy Howell
Kuna Planning Director

RECEIVED

AUG 27 2014

CITY OF KUNA

To whom it may concern,

This letter is to inform The City of Kuna the request to operate as a group childcare home daycare with 12 or less children. This permit is requested for the address of 2578 n Destiny ave Kuna, Id 83634. The name of the daycare is Huckleberry Daycare the owner is Jayme Huckins. The intent of the special use permit is to provide in home daycare and follow city guidelines.

Sincerely

Jayme Huckins



RECEIVED

SEP 25 2014



KUNA CITY CLERK

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

Table with 2 columns: Field Name, Value. Fields include File Number (s), Project name, Date Received, Date Accepted/Complete, Cross Reference Files, Commission Hearing Date, City Council Hearing Date.

Contact/Applicant Information

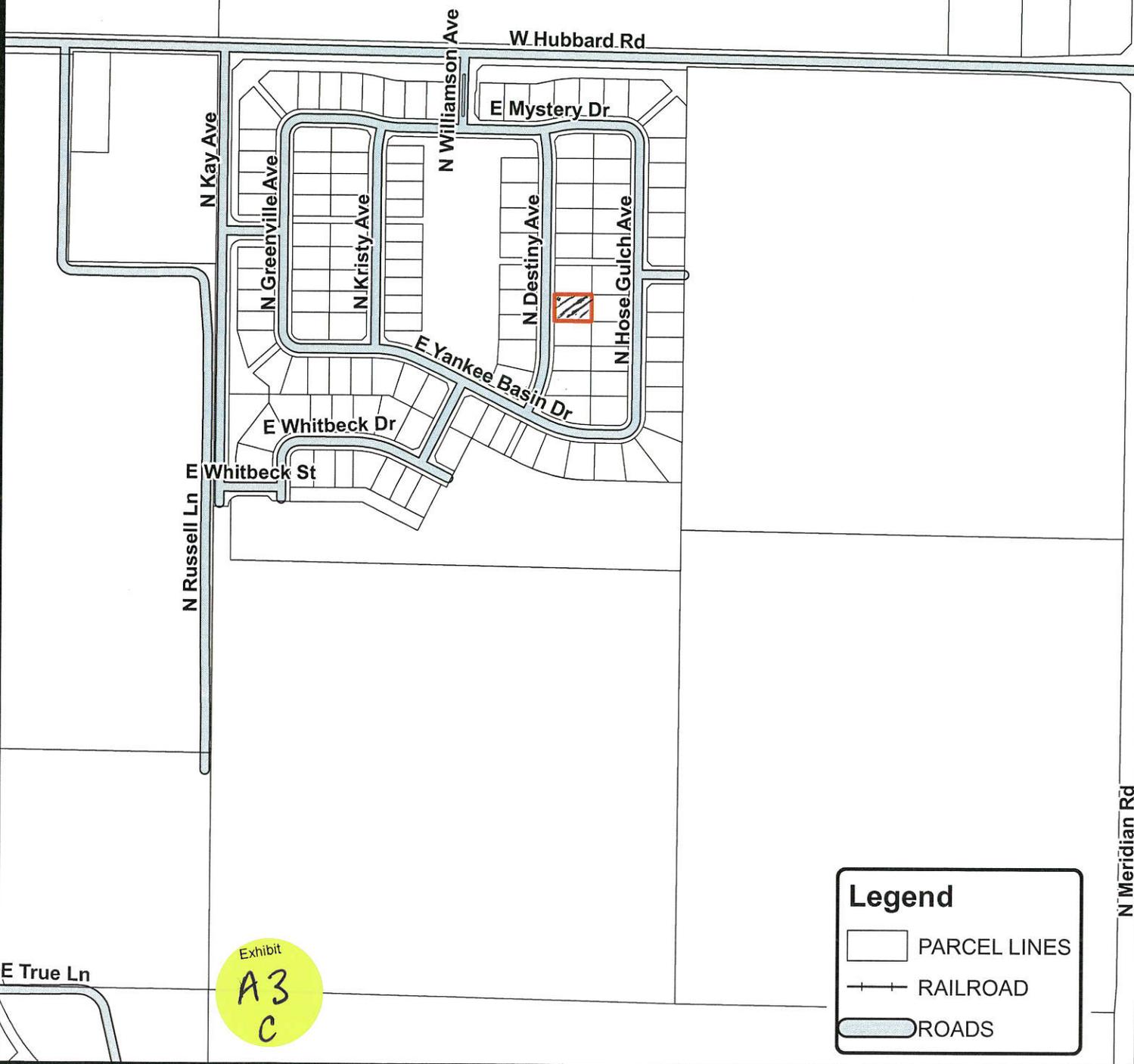
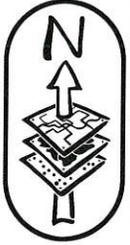
Form with fields for Owners of Record, Applicant, and Engineer/Representative, including address, phone number, and email.

Subject Property Information

Form with fields for Site Address, Site Location, Parcel Number, Property size, Current land use, and Current zoning district.



Vicinity Map

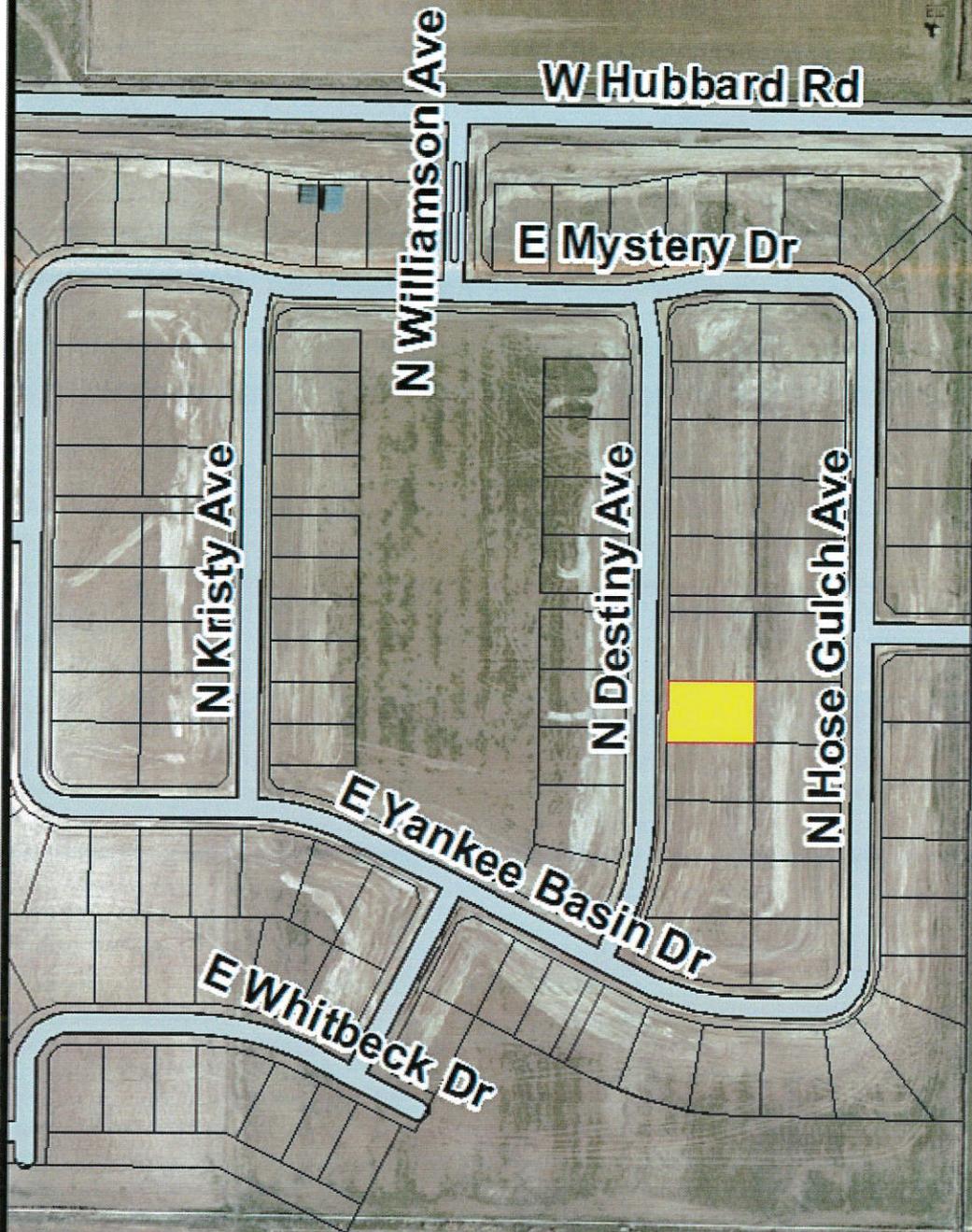


Legend

- PARCEL LINES
- +— RAILROAD
- ▬ ROADS

Exhibit
A3
C

AERIAL MAP



Legend

-  Site Location
-  PARCEL LINES
-  RAILROAD
-  ROADS



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

September 12, 2014

Trevor Kesner
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 14-01-SUP HUCKLEBERRY GROUP CHILDCARE

The Idaho Transportation Department has reviewed the referenced special use application for the Huckleberry Group Childcare on N. Destiny Avenue west of SH-69. ITD has the following comments:

- 1) ITD has no objection to the requested application. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Exhibit

B-1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1722; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Huckleberry Bell Group Childcare
2578 N Destiny
14-01-SUP

DATE: September 15, 2014

The City Engineer has reviewed the SUP application noted above, has no objections to the request and provides the following comments for information purposes only:

1. Water and Sewer Capacity

- a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is treated the north treatment facility. The City Engineer believes this site is already connected to the city system and would be subject to additional connection fees only if the proposed use exceeds one equivalent dwelling unit. The applicant's property was included in the Local Improvement District but has used its reserved connections. Added treatment capacity, if needed, can be secured for this site only from capacity not reserved to LID participants and upon payment of appropriate fees.
- b) The City has sufficient water supply to serve this site. The City Engineer believes this site is already connected to the city system and would be subject additional connection fees only if the proposed use exceeds one equivalent dwelling unit. Added water supply capacity is available for this site upon payment of appropriate fees.
- c) The City Engineer does not anticipate additional connection fees for either sewer or water will be required, but in the event the need arises, relevant information is provided below.

2. Sanitary Sewer System.

The current sewer treatment connection fee is \$4,326 and sewer interceptor fee is \$829 per equivalent dwelling unit (Resolution R12-2007). Per Resolution 228, "sewer connection fees are hereby due and payable no later than sixty (60) days after receiving an unconditional letter of serviceability from the City Engineer" or receiving a building or plumbing permit in connection with a new, modified or expanded use, whichever occurs first.

Exhibit

B-2

3. Potable Water System.

The current water connection fee is \$1,085 for supply per equivalent dwelling unit, \$1,173 for mains (Resolution R12-2007) and \$320 for the meter. Only the “supply” and “main” portions of the fee may have application in this instance. Water connection fees are due and payable upon receiving a building or plumbing permit in connection with a new, modified or expanded use.

4. Pressure Irrigation.

This residence has pressure irrigation service.

5. Grading and Storm Drainage – Does not apply.

6. Gravity Irrigation.

This residence is not served by gravity irrigation.

7. General – Does not apply.

8. Public Works Inspection Fees – Does not apply.

9. Right-of-Way – Does not apply.

10. As-Built Drawings – Does not apply.

11. Property Description – Does not apply.

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

15 September 2014

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

RECEIVED
SEP 17 2014
CITY OF KUNA

RE: Jayme Huckins- Group Day Care
2578 N. Destiny Ave.
New York Irrigation District
Kuna Lateral 168+20
Sec. 13, T2N, R1W, BM.

14-01-SUP (Special Use Permit)

NY-150-013-84
(New York Exclusions)

Trevor Kesner, Planning Technician:

The Boise Project Board of Control has no objection to the Special Use Permit as there are no project facilities located on the above-mentioned property.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Storm Drainage and/or Street Runoff must be retained on site.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Phil Comegys Watermaster, Div; 2 BPBC
Velta Harwood Secretary – Treasurer, NYID
File

Exhibit
B-3

RECEIVED
SEP 17 2014
KUNA CITY CLERK



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # 14-01-SUP

Preliminary / Final / Short Plat _____

Huckleberry Daycare

RECEIVED

SEP 18 2014

KUNA CITY CLERK

- 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 approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. No objection if connected to city sewer. Reviewed By: [Signature]

- Accessory use required if on individual septic system.
- Daycare license required

Date: 9/15/14

Exhibit
B4

Trevor Kesner

From: dstrosnider@kunafire.com
Sent: Friday, September 12, 2014 12:55 PM
To: Trevor Kesner
Cc: huckleberryDC@hotmail.com
Subject: RE: City of Kuna: Special Use Permit Application for Agency Notification - Huckleberry Daycare Group Childare; In-Home

Trevor,

Kuna Fire has a daycare license fee of \$20.00 and we collect that at the time of inspection. We also require a daycare inspection be conducted to ensure the residence is complies with the fire code and the State of Idaho Daycare requirements for a group daycare. IM copying the applicant so they are aware of what I will be looking for as the intent of the inspection is not to call out any deficiencies it is to ensure compliance and educating applicants on the front end allows them to prepare for our site visit.

We will check exiting including the exit width of the required second exit (minimum of 32" of clear width) to ensure it complies. No exit door shall have any hardware installed that requires a key or special knowledge to open them. We will also be looking for a fire extinguisher with a minimum rating of a 2A-10BC that has a current service tag attached to it. We do not recommend or want fire extinguishers be placed in the kitchen, if the event of a kitchen fire the occupants may attempt to enter it in unsafe conditions attempting to access the extinguisher. We suggest the fire extinguisher be mounted in very close proximity to the kitchen in an easily accessible location, the intent is to ensure they do not place themselves in danger simply trying to retrieve the fire extinguisher.

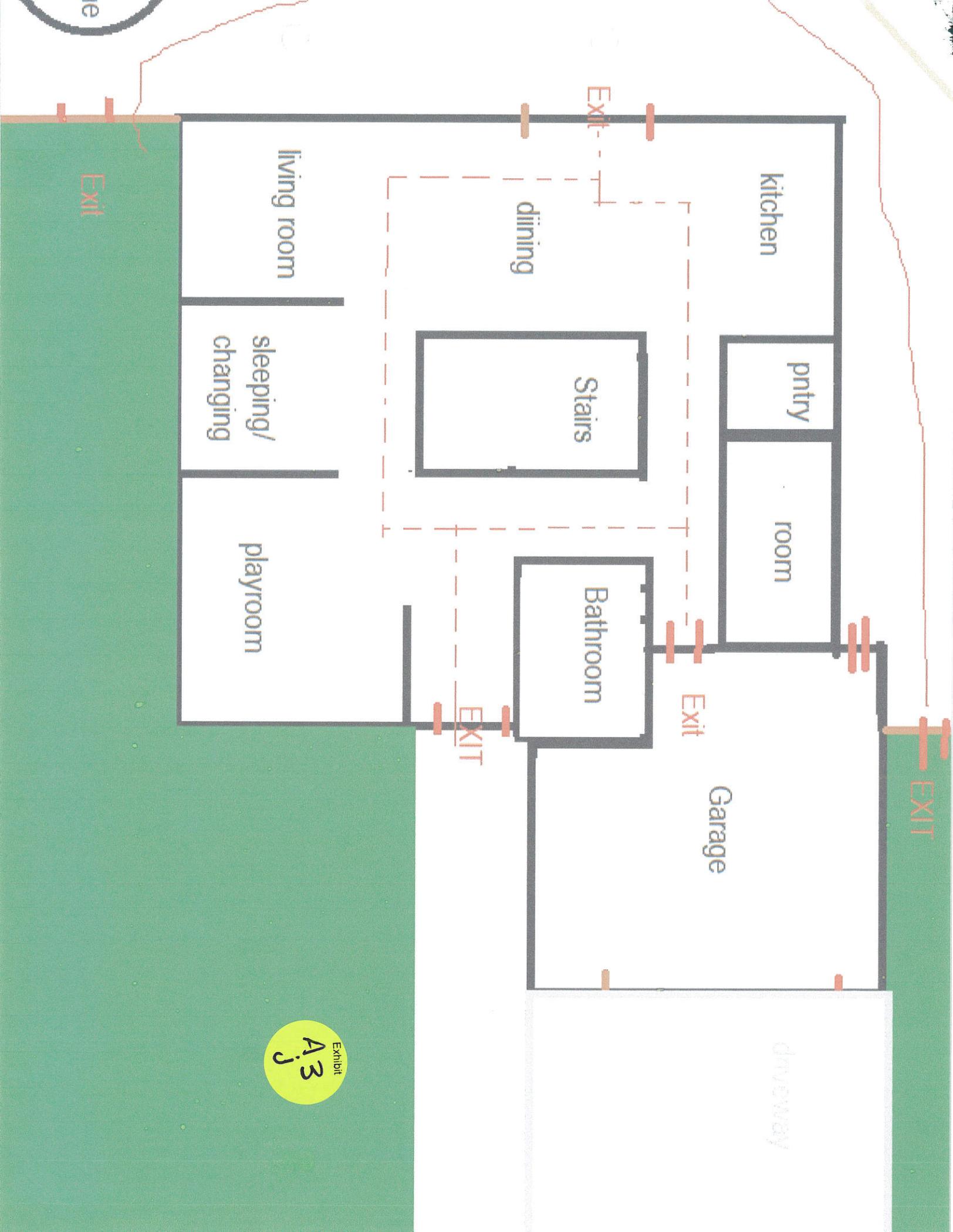
We will be checking for address numbers that are easily discernible from the street, they should contrast with their back ground and must be a minimum of 6" in size. We will be checking for proper placement and the age of the smoke detectors in the residence. If detection is older than 10 years we will require the occupants to replace the smoke detectors with current ones. We will also require a C/O detector be installed on each level of the residence. We will be asking the occupants to provide a fire safety plan that shows procedures in case of an emergency. We will be checking egress windows in all sleeping rooms to ensure they are operable to a child, they are required to provide a specific amount of opening to allow for the egress necessary and the sill height may not exceed 44". (this is typically only an issue on homes constructed prior to 1970.) The last item we will need to determine is the occupant load. We will measure all areas the applicant wants assigned for daycare use and make that determination on site.

I hope the information listed provides you with what you are looking for? Please feel free to contact me if you need anything else and I hope you have a great weekend.

Doug Strosnider
Assistant Chief

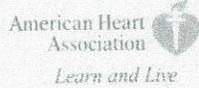
Kuna Fire District
150 W Boise Street
Kuna, Idaho 83634
Office 208-922-1144
Cell 208-921-8806
dstrosnider@kunafire.com





AUG 27 2014

CITY OF KUNA



Heartsaver® Pediatric First Aid

Jayne Huckins

This card certifies that the above individual has successfully completed the objectives and skills evaluations in accordance with the curriculum of the AHA for Heartsaver Pediatric First Aid Program.

Modules Completed: **A B C D E F**
09/21/2012 09/2014

Issue Date

Recommended Renewal Date

Training Center: **Guardian College**

TC Address Contact Info: **(208) 321-4744**

Course Location: **Guardian College**

Instructor: **Dustin Shaffer**

Holder's Signature: *[Signature]*

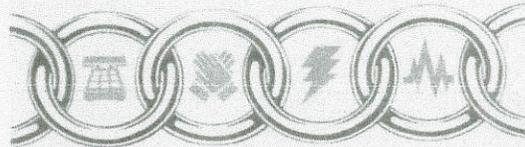
© 2006 American Heart Association. This card will alter its appearance. 80-1201

On the front, fill in the circles of the modules *NOT* completed.

Course Curriculum completed:

- A.** Pediatric First Aid
- B.** Asthma Care Training for Childcare Providers
- C.** Optional Pediatric First Aid Topics
Includes - Eye injuries, fever, snake and poisonous spider, tick and marine animal bites, scorpion stings, and suspected abuse
- D.** Adult/Child CPR With Mask
- E.** Adult/Child AED
- F.** Infant CPR With Mask

Recommended renewal for Heartsaver Pediatric First Aid is every two years.



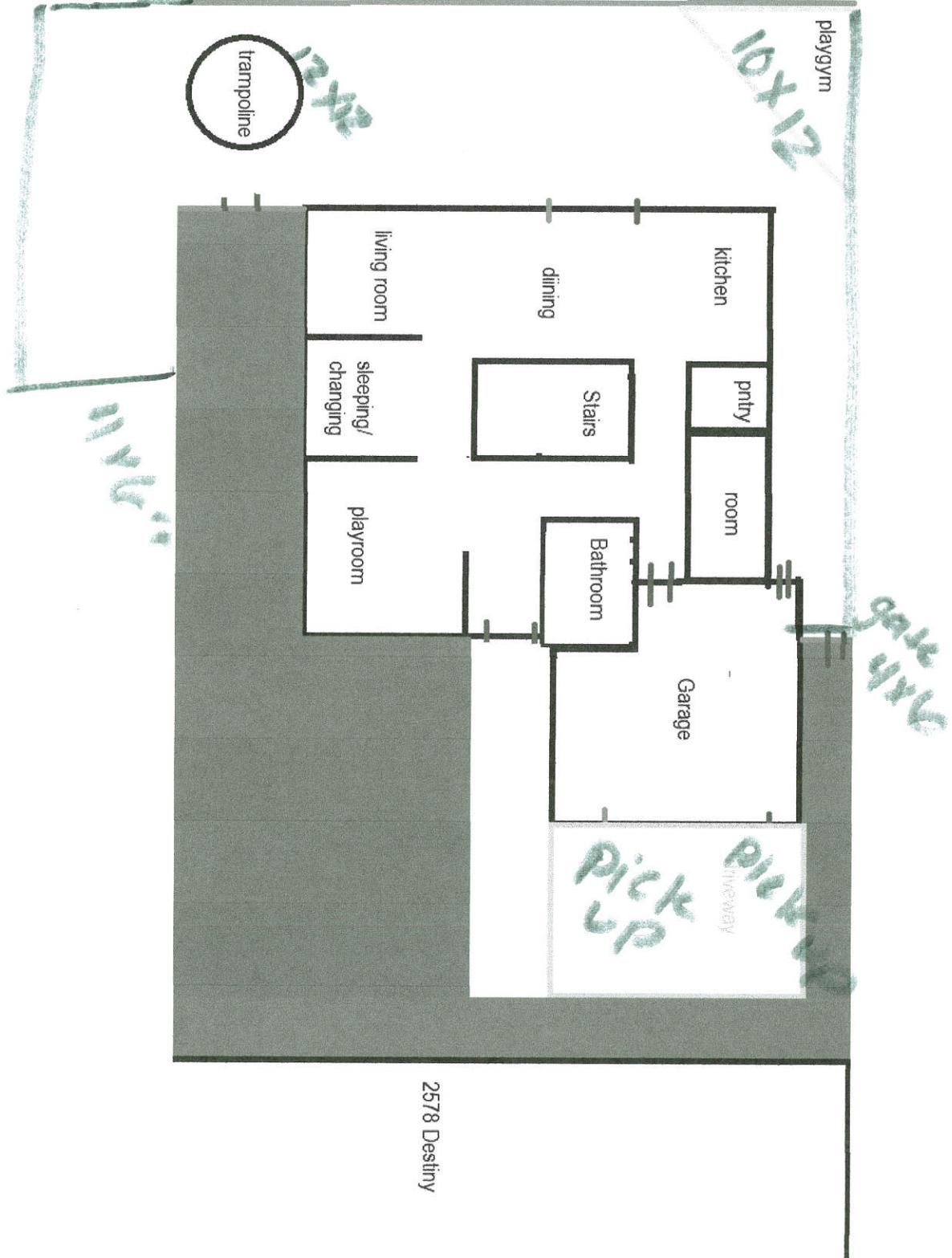
Call 911 in case of an emergency
 Poison Control Center **1-800-222-1222**
 Visit our website: **americanheart.org/cpr**
 For training information call: **1-877-AHA-4CPR**

Exhibit
A3
a

Exhibit
A3
9

RECEIVED
AUG 27 2014
CITY OF KUNA

6ft + 170ft + fence



Trevor Kesner

From: Amanda Al-Shawaf [amanda@boardwalkidaho.com]
Sent: Monday, September 22, 2014 10:39 AM
To: Trevor Kesner
Cc: Clay Burnham; Diana Boyll; Lee Neff
Subject: Greyhawk- Case 14-01-SUP
Attachments: 2578 N Destiny Ave- Zoning Notice.pdf

To whom it may concern-

I received the notice of the hearing for 2578 N Destiny Ave. to operate a daycare from the home. I have included below the Greyhawk CC&R's that state a homeowner may conduct a business from the home as long as the activity does not involve persons coming onto the building lot who do not own or occupy the building lot. The Greyhawk CC&R's clearly is opposed to a daycare business operating at this time.

Please do not hesitate to contact me with any additional questions or concerns.

4.5 Trade or Business. Trade or business may be conducted in or f Lot by an Owner or Occupant so long as: (a) the existence or operation of the is not apparent or detectable by sight, sound or smell from the exterior of th Building Lot; (b) the business activity conforms to all zoning requirements activity does not involve persons coming onto the Building Lot who do not o Building Lot; (d) the business activity does not increase the liability or c obligation or premium of the Association; and (e) the business activity doe nuisance or hazardous or offensive use, as may be determined in the sole discret

Thank you,

Amanda Al-Shawaf CMCA

Homeowner Association Community Manager

Boardwalk Association Management

P.O. Box 2654 Eagle ID 83616

Office:208-287-8811

www.boardwalkidaho.com