

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

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



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, November 26, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

A. Regular Commission Meeting Minutes Dated November 12, 2024

B. Decision and Reasoned Statement(s)

1. Case No. 24-01-CPF, 24-02-DA MOD Lamp District
2. Case No. 24-04-SUP Hair by Desiree
3. Case No. 24-05-AN, 24-02-DA Kuna Mora Business Center
4. Case No. 24-01-OA Development Regulations Code
5. Case No. 24-02-OA Administrative Citations
6. Case No. 24-03-OA Time Extensions, Bonding, and Landscaping

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

3. PUBLIC HEARINGS:

A. Case No. 24-04-S (Preliminary Plat), 24-10-DR (Design Review) Skylar Ranch Subdivision – Troy Behunin, Senior Planner

Applicant requests Preliminary Plat approval in order to subdivide approximately 8.52 ac. into 32 single-family lots and 4 common lots. The site is in Section 14, Township 2 North, Range 1 West (Parcel number; R7977410300. This is Lot 3, Block 1, of the Skylar Ranch Subdivision, in accordance with the approved Development Agreement. *–Staff request this item be tabled to a date certain of December 10, 2024, due to a posting error.*

Potential Motions:

- *Motion to table to a date certain of December 10, 2024.*
- B.** Case No. 24-06-AN (Annexation) Kuna Rural Fire District Station No. 2 – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a P (Public) zone for the Kuna Fire District (KRFD) Station No. 2. The site is located at 2021 W Kuna Road within SEC 27, T2N, R1W.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-06-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

4. BUSINESS ITEMS:

- A.** Downtown Design Standards – Doug Hanson, Planning & Zoning Director

The City of Kuna requests an amendment to the “City of Kuna Downtown Design Standards”.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of the Downtown Design Standards to the City Council.*

5. UPDATES & REPORTS:

- A.** Planning and Zoning Commission Regularly Scheduled Meeting for December 24, 2024 – **Cancelled** – Non-Action Item

6. ADJOURNMENT:

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
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Planning & Zoning Commission
REGULAR MEETING
MINUTES

Tuesday, November 12, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:09)

Chairman Dana Hennis Okay, welcome folks. We'll go ahead and start the regular Planning & Zoning Commission meeting for Tuesday, November 12th, 2024, and we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Doug Hanson, Planning and Zoning Director
Troy Behunin, Senior Planner
Maren Ericson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:36)

- A.** Regular Commission Meeting Minutes Dated October 8, 2024
- B.** Regular Commission Meeting Minutes Dated October 22, 2024 - Cancelled

- C.** Decision and Reasoned Statement(s)
 - 1.** Case No. 24-02-AN Powderhorn
 - 2.** Case No. 24-14-DR Panera
 - 3.** Case No. 24-20-DR Kuna Food Bank

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Chairman Dana Hennis Thank you, and first up on the agenda is the consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis All opposed? Thank you.

(Timestamp 00:00:41)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:0.00:51)

- A. Case No. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Doug Hanson, Planning & Zoning Director

Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-05-AN and 24-02-DA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:51)

Chairman Dana Hennis Next up on the agenda, under public hearings, is case #24-05-AN annexation; 24-02-DA development agreement for the Kuna Mora Business Center, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning & Zoning, 751 W 4th St. Kuna, Idaho. The applicant requests annexation with the development agreement for an M-1, light industrial, manufacturing zone. The site is located at 5895 W Kuna Mora Rd. The southwest corner of W Kuna Mora Rd. and S Curtis Rd. The future land use map designates the site as industrial and it is located within the East Kuna Industrial Overlay District. The application was initially proposed with an approximately 28,800 square feet of industrial flex space. The applicant withdrew this request. Any proposed development in the future will be required to return before the appropriate decision-making body for approvals. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, and Idaho Code. Staff recommends the Commission recommend approval of case numbers 24-05-AN and 24-02-DA to the City Council, with the applicant being subject to the conditions of approval as listed in staff's report. And with that I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions from the Commission?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. Is the applicant here tonight? Come on up...I believe you have a presentation, don't you?

Unknown Speaker Well, so my representative, he's, he's not shown up yet.

Chairman Dana Hennis Oh, okay.

Unknown Speaker He's a few minutes out so he should be... [Inaudible]

Chairman Dana Hennis Okay. Thank you. Do we want to go to the next one? Can we...

Commissioner Bryan Clark Do we need to do out a motion?

Commissioner Bobby Rosadillo Make up some questions to ask Doug?

Planning & Zoning Director Doug Hanson Yeah, we can... We could come back to... *Can we come back?* Yeah. So we can just press pause and we'll move to agenda item 3.B. But we need a motion for that.

Vice Chairman Bryan Clark Mr. Chairman, I move that we move on to item 3.B and we'll come back to 3.A.

Commissioner Bobby Rosadillo I second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:03:20)

Motion To: Table Item 3.A And Return To Item 3.A's Consideration Later In The Meeting And Proceed To Item 3.B

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

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Meeting Proceeds To Item 3.B From Here

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Meeting Continues Here From Item 3.B.

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(Timestamp 00:07:29)

Chairman Dana Hennis With that, we will jump back. We've kind of already heard from Doug with the staff presentations. So if the applicant's representative would like to come up. *If you would go ahead and state your name and address at the podium, and if the bottom of the microphone is not green, go ahead and press the light and turn it green. There you go.*

Jeff Hatch, Hatch Design Architecture Good evening, Jeff Hatch with Hatch Design Architecture. Our address is 200 W 36th Street over in Boise. And I apologize for traffic but appreciate the opportunity this evening to discuss our project. Commissioner Hennis and Planning & Zoning Commission for consideration of annexation with the development agreement. Our subject property is located on the SW intersection of Kuna Mora Rd. and Curtis Rd. and we have an existing dwelling that is currently on the facility.

[Brief Silence]

Looking at the zoning map and the surrounding area especially to, obviously, the southwest is the M-1 zone and that would be what we would be proposing to be annexed into.

[Brief Silence]

And the proposed project would be of an industrial nature. And so we feel that the land use map would fall in line with the owner's intent for the property as well and I'll stand for any questions.

Chairman Dana Hennis Thank you. Any questions from the Commission?

Commissioner Jim Main No.

Vice Chairman Bryan Clark No.

Chairman Dana Hennis Thank you.

Jeff Hatch, Hatch Design Architecture Thank you.

Chairman Dana Hennis With that, I'll go ahead and open the public testimony on this application at 6:10. And I have two currently on the list and the first being Ralph Cavallari. *And if you would come up coming up to the podium and state your name and address for the record and you've got 3 minutes like everybody.*

Ralph Cavallari I'll move fast. My name is Ralph Cavaleri. I live at 16250 S Curtis Rd. You could see our place on the on the previous slide. So we're about 1200 feet from this property. My wife and I own Pleasant Valley Agriculture, LLC, and I have two things I wanted to mention to the Commission to make you aware of. First of all, I'm standing in favor of the of the proposal, but I want you to be aware that all around that property, to the West and the South, the 75-acres I sold has a use restriction covenant on it, for the next 40 years, that limits what kinds of activities can go on the property that is around it. I'll go very fast, no explosive or flammable substance manufacturing or storage, no livestock confinement facilities, no meat packing plants, no mining, no racetracks, no septic treatment or disposal or sanitary landfill, no commercial composting, no commercial kennels. What we're trying to do is maintain the rural... The area there that we live in without a lot of noise and odors and so forth, and so that's in place. And when we sold it that was signed by the buyer and that will continue and I'll leave a copy of this with your staff. I will say that I don't have any knowledge of what they're planning to do. Rumor on the street is it's a gas station, but I don't know. But I think whatever it is, it's probably going to be would be compatible with whatever the neighbors would like around there, anyway. The other point I'd like to make is I want to encourage the permitting office to ensure that whatever is built follows the dark skies ordinance. It's a rural area and we really value the darkness that we have at night. So you've seen brightly lit up gas stations and convenience stores; that would not be acceptable. It would have to be very toned down to meet the dark skies. That's what we would like. Third and final point, Traffic, But I've talked to the staff here. And maybe we'll get some more enforcement out there. So that 35 is the fact rather than 70. Thank you for your time.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark Thank you.

Chairman Dana Hennis Thank you. Next up on the list, I have Tim Jensen.

Tim Jensen, Kuna School District Thank you. Tim Jensen with Kuna School District, 711 E Porter St. here in Kuna. We've consistently supported commercial developments just obviously bringing more jobs

to the Community and helping with the tax base with our resident taxpayers. So just wanted to stand up and say that and obviously work with, you know, the residents and their wishes on it as well. So I'll stand for any questions.

Chairman Dana Hennis Thank you. Any questions?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. Is there anybody else here that didn't get a chance to sign up that would like to speak on this application? No, and seeing none, I will go ahead and close the public testimony on this one at 6:14 and that leaves us with our deliberation.

Chairman Dana Hennis I think this one's pretty straightforward, as well.

Commissioner Bobby Rosadillo Yeah, I mean it fits in with the surrounding area. I do agree though that if there's a prior agreement and, you know, the covenant, the use restriction and, you know, dark skies, I think those are things to be aware of that, you know, should be adhered to as well.

Chairman Dana Hennis I think they're kind of legally obligated, especially with Kuna Code, so...

Commissioner Jim Main Right, And at this point, we're just looking at an annexation, so those things will come later down the road.

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark Yeah, I mean especially if you know their sole neighbor is in support...or their primary neighbor.

Commissioner Ginny Greger Just, pretty basic.

Chairman Dana Hennis If there's no other questions or concerns then...

Vice Chairman Bryan Clark Just a point of clarification, we're talking M-1, so I mean, a gas station doesn't fall under M-1. We're talking about something...some light industrial, yeah.

Vice Chairman Bryan Clark So this shouldn't have anything. We shouldn't have to worry about because that that.

Chairman Dana Hennis Yeah. So I believe that's C-1 or C-2, so...

Vice Chairman Bryan Clark Right.

Commissioner Bobby Rosadillo So I'll make a motion that we recommend approval of case #24-05-AN annexation; 24-02-DA development agreement with the conditions as outlined in the staff report to City Council.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Any opposed? Thank you. Motion passes. Thank you.

(Timestamp 00:15:10)

Motion To: Recommend Approval Of Case #24-05-AN And 24-02-DA With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

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Meeting Proceeds To Item 3.C. From Here

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B. Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-01-OA and with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:03:37)

Chairman Dana Hennis We will go ahead and revise the agenda and just move to the next case, which is case #24-01-OA ordinance amendment, for the development regulations code, Doug.

Planning & Zoning Director Doug Hanson Commissioners, for the record, Doug Hanson, Kuna Planning & Zoning, 751 W 4th St. Kuna. The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the to the Development Regulations code to include 5-4-3-D. Proposing a change to application completeness review to allow 60 days of staff review time to determine if an application is complete and in compliance. 5-5-4, Proposing changes to provide greater clarification for site notice for public hearing. And 5-8-1403; 5-8-1603; 5-9-6-02 -B-1 and 5-10-6-E, which are all minor technical corrections to be cleaned up from the last code update. This will be the first of many small incremental code updates that will be forthcoming. With that I will stand by for any questions.

Chairman Dana Hennis Thank you. Are there any questions from the Commission?

Commissioners No.

Chairman Dana Hennis We don't have an applicant other than Doug. So at that time or at this time then, I will open the public hearing for public testimony at 6:05 P.M. And I have no one listed on the sheet to testify in any position. Is there anybody here that did not get a chance to sign in that would like to testify

with their opinion on this application? Nope, and hearing none, then I will go ahead and close the public hearing at 6:06 and that brings us to our deliberation.

Vice Chairman Bryan Clark This one's straightforward. I mean a little bit of language clean up, clarification and signage, some slightly different language on the signage. Nothing...when I say slightly different just, clarification.

Chairman Dana Hennis Yeah, there's no real...

Vice Chairman Bryan Clark It's just changing it from Planning & Zoning Commission specifically to reviewing body listed, either P&Z or...so they're making a little bit generic, which is helpful.

Commissioner Bobby Rosadillo Yeah, I didn't see anything that's changing anything in the section just like you said.

Vice Chairman Bryan Clark I mean, I guess the biggest question is, do we really want to give Doug extra time? He's asking for 60 days here.

[Laughter]

Chairman Dana Hennis I think Troy needs it.

Vice Chairman Bryan Clark Okay, fair enough.

Chairman Dana Hennis Just kidding, gentlemen. You do a good job.

Vice Chairman Bryan Clark Yeah, this is good.

Chairman Dana Hennis No, I don't see anything major difference in context or concept, so... It's just kind of clerical.

Commissioner Bobby Rosadillo Yeah, I don't see anything...

Chairman Dana Hennis If there's no other concerns or questions then I would stand for a motion.

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval for case #24-01-OA with the conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you all in favor?

All Commissioners Aye.

Chairman Dana Hennis All opposed?

Chairman Dana Hennis Thank you. Thank you, Doug.

(Timestamp 00:06:47)

Motion To: Recommend Approval Of Case #24-01-OA

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

Commissioner Bobby Rosadillo Do we have to make a motion to come back to 'A' now, at this point?

Vice Chairman Bryan Clark That is...yeah. So yeah, Mr. Chairman, I move that we go ahead and move back to agenda item 3A, case #24-05-AN and 24-02-DA.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you, all in favor?

All Council Members Aye.

(Timestamp 00:07:14)

Motion To: Take Item 3.A, Case #24-05-AN And 24-02-DA, From The Table And Return To Its Consideration

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

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Meeting Proceeds Back To Second Portion Of Item 3.A

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C. Case No. 24-04-AN (Annexation) Wiscombe –Troy Behunin, Senior Planner

Applicant requests to annex 1.38 acres into Kuna City Limits with an R-2 (Low Density Residential) zone. The subject site is located at 4412 W Hubbard Road (APN: S1310336400); Section 10, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-04-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
(Timestamp 00:15:42)

Chairman Dana Hennis Next up would be case #24-04-AN, the annexation for Wiscombe, Troy.

Senior Planner Troy Behunin Good evening, Members of the Commission. For the record, Troy Behunin, Senior Planner, Kuna Planning... Development Services Department now. The application before you this evening is requesting just annexation of a mere 1.38 acres. The Wiscombe's are looking to annex into the City so that they can connect into the sewer and the water. They are requesting an R-2 zone on a 1.3-acre piece right across the street from Arroyo Vista, and also Ewing Meadows on the north side of Hubbard Rd. Staff has reviewed the proposed annexation for qualifications, and they do meet because they are touching the City limits. They are in... the request is in compliance with Kuna City Code and Idaho State Statutes, and the Kuna Comprehensive Plan. And should the Commission recommend approval of the application this evening, staff recommends that the applicant be subject to the conditions listed in the staff report and the applicant is here tonight. If you have any questions for them and then I will stand for any questions. Before I turn the mic over, I would just like to point out that in the staff report, there was a location error. This is located near the Arroyo Vista Way intersection, Arroyo Vista Way and Hubbard Rd. which is just before you cross the creek ...well...you can't cross the creek yet, but...

Chairman Dana Hennis Thank you. Any questions for Troy or the applicant? I assume the applicant doesn't want to speak on anything, doesn't have anything to add?

Senior Planner Troy Behunin No, no serious presentation. For the record, Troy Behunin. It's very simple, straightforward.

Chairman Dana Hennis Correct. Thank you. Anybody else?

Commissioner Jim Main No.

Chairman Dana Hennis Okay, with that, I will open up the public testimony for this application and I have no one listed on this sign up. Is there anybody here that didn't get a chance to sign up for testimony on this application? I don't... seeing none. Then I will go ahead and close the public testimony at 6:18. And brings us to our deliberation. I think like Troy said, this was pretty straightforward. We're just looking at annexation for them to use the city utilities right nearby.

Commissioner Jim Main Right, with an R-2 zone that's attractive.

Commissioner Ginny Greger Just to make you aware, Charlene and I work together at the post office, but I don't feel I need to recuse myself. This is pretty straightforward.

Chairman Dana Hennis Okay, appreciate that. Anybody else have any questions or concerns on this? If not, then I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we recommend approval for case #24-04-AN with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you, motion passes.

(Timestamp 00:19:02)

Motion To: Recommend Approval Of Case #24-04-AN With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

D. Case No. 24-04-SUP (Special Use Permit) Hair by Desiree - Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval in order to operate a Hair Salon in her Home as a Home Occupation, located at 1785 W Thistle Dr., Kuna, ID, 83634.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-04-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:19:24)

Chairman Dana Hennis Next up on our agenda tonight is case #24-04-SUP special use permit for Hair by Desiree, Troy.

Senior Planner Troy Behunin Once again, good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before this evening is requesting approval in order to operate a hair salon as an in-home business. They want to operate it in an approved accessory dwelling unit, which would be located in the backyard which is proposed to be about

330 square feet. It is considered a home occupation because it happens on a private residence, but it will be taking place inside an accessory dwelling unit which will need to get all of the necessary permits in order to do that: building, electrical, sewer and water, plumbing. Staff has reviewed oh, I'm sorry and the application is located or the request is for 1785 W Thistle Drive here in Kuna. Staff has reviewed the proposed special use permit qualifications and also for compliance with Kuna City Code and the Comprehensive Plan. And should the Commission approve this application, then staff recommends that the applicant be conditioned to the conditions of approval recommended in the staff report. The applicant is here tonight if you have any questions.

Chairman Dana Hennis Thank you. Is there any questions for Troy?

Commissioner Bobby Rosadillo Well...

Chairman Dana Hennis Or the applicant.

Commissioner Bobby Rosadillo For the applicant... What was the overall like the conversation with the neighborhood meeting? I saw that it was all positive comments was how did that go?

Desiree Davis *[Inaudible]*

Chairman Dana Hennis *Yes, if you would please, then go ahead and state your name and address for the record.*

Desiree Davis Desiree Davis, 1785 N Thistle Dr. in Kuna. There was four people that were for it and nobody showed up that was against it.

Commissioner Bobby Rosadillo Were there any concerns that the neighbors had about this? I mean since...

Desiree Davis No, one thing that we just lightly touched on was traffic, but I did address that. I work part time and I take one client at a time. So it would just be one vehicle at a time.

Commissioner Bobby Rosadillo Okay.

Chairman Dana Hennis Thank you. Any other questions?

Commissioner Jim Main One question, so there's no signage included with this. You won't be advertising on the street?

Desiree Davis No.

Commissioner Jim Main Okay.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark And full disclosure, this is within my HOA So I don't feel the need to recuse myself, but...So this is...Yeah.

Chairman Dana Hennis Okay. Then with that, I'll go ahead and open the public testimony at 6:22. And I have listed on here as Desiree. He did not mark testify or not testify, but he kind of did already so. And then I have one other, but she she's listed as not to testify. Is that still correct, Tristan?

Chairman Dana Hennis Oh, Okay. Sorry. Yeah. Yeah, no worries. That's perfect. Thank you. Is there anybody else that would like to talk on this application that has not got a chance to sign up? Okay. And seeing none then I will go ahead and close the public testimony at 6:23. That brings up our discussion.

Commissioner Bobby Rosadillo Yeah, I mean everything, it looks like it's well thought out, you know, like she said, you know, part time. So it looks like the hours are going to, You know, probably be in the middle of the day during the weekdays, so probably not much impact on traffic with only one vehicle. You know, no signage something like, you know, hair styling or, You know, it's not going to be noisy or anything. It's not like running a daycare out of your house or, you know, welding shop or anything like that. So probably minimal, if any, inconvenience to the neighbors.

Chairman Dana Hennis Are there any issues with the HOA on home occupations?

Vice Chairman Bryan Clark No, and this application has already gone through our accessory committee.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Jim Main Yeah, I've always been in favor of home uses... for being able to use your homes for businesses, the one thing that's changing is the ability to have accessory units on your property now. Which is something that I kind of questioned but as long as it complies with all the requirements of the building department in that aspect, I don't really have an issue with it.

Commissioner Bobby Rosadillo And with limited commercial space available and...

Chairman Dana Hennis Okay, with that, I would stand for a motion if there's no other comments or concerns.

Vice Chairman Bryan Clark Mr. Chairman, I to move to approve Case #24-04-SUP with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Motion passes, thank you.

(Timestamp 00:24:33)

Motion To: Approve Case #24-04-SUP

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis

Voting Nay: None

Absent: None

5-0-0

E. Case No. 24-01-AN (Annexation) Palomino Place –Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 13.94 acres into Kuna City limits applying the R-6 and R-12 zones. The site is located at the southeast corner of Kay Avenue and Porter Street (APN: S1324161500).

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-01-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
(Timestamp 00:24:58)

Chairman Dana Hennis Okay, next case is going to be 24-01-AN, the annexation for Palomino place, Troy.

Senior Planner Troy Behunin Didn't know it was the Troy hour, sorry.

[Laughter]

Vice Chairman Bryan Clark Troy variety show here. Didn't you write the agenda?

Senior Planner Troy Behunin No.

[Laughter]

Senior Planner Troy Behunin Good evening, Commission Members. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is requesting annexation of approximately 13.94 acres into the Kuna City limits, and they would they are requesting the R-6 zone and the R-12 zone. This project is located at the intersection on the east side of Kay Ave. and Porter St. Staff has reviewed the proposed annexation for qualification and for compliance with Kuna City code and State Statutes, The Kuna comprehensive plan. And should the Commission recommend approval to the Council for this application, and staff recommends that the applicant be subject to the proposed recommended conditions that are listed in staff support. Just want to point out this is for annexation only and that if there is a proposal for development in the future, they would have to... They would be required to come back, use the public hearing noticing procedures, and come back to this body for any development in the future. The applicant is present tonight and they do have a presentation.

Chairman Dana Hennis Perfect, thank you. Any questions for Troy?

Commissioner Jim Main No.

Chairman Dana Hennis Thank you. If the applicant would like to come up.

Kelly Black, Bailey Engineering Good evening, Kelly Black, Bailey Engineering, 1119 E State St. Eagle, ID representing Trilogy Development for Palomino Place. We are requesting annexation and zoning. The subject property is a 13.94-acre site located south of Deer Flat Road and east of Kay Ave. As Troy mentioned, the Future Land Use Map has this site designated as mixed-use. Other surrounding designations include public on the West and medium density residential on the South. And we have

mixed-use on the north and mixed-use on the East. We are requesting an R-6 zone on the southern portion of the site and an R-12 zone on the north. The R-6 zone would provide a transition between the existing R-4 on the South of this site and it would transition it to the R-12 that we were proposing on the North. Here is a look at the survey for the proposed R-12 zoning district on the north. It accounts for 5.09 acres. And here we have the survey for the proposed R-6 zoning on the South. This is approximately 8.8 acres. I also wanted to show an aerial view of this site. Here again, you can see the school sites to the west, the mixed-use land on the north and the east, and then the existing subdivision on the south. And that is all I have. Thank you for your time and consideration, I will stand for questions.

Chairman Dana Hennis Any questions from the Commission?

Commissioner Jim Main Not yet.

Chairman Dana Hennis Thank you. Okay, with that, I will go ahead and open the public testimony for this application at 6:29. Tim, would you like to come back up again?

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 E Porter St. here in Kuna, and obviously right next to where this is, you know, is being proposed. We just wanted to stand up and support the application tonight. This developers been a good partner with the district and obviously, you know, nothing's being definitive right now as far as what's going there, but we just wanted to show our support and partnership that we've had with this developer, so...

Chairman Dana Hennis Thank you, any questions? No. Okay, thank you. I have one more name on here but they have marked not to testify. Is that still the same James? Anybody else that would like to speak on this application that has not had a chance to sign up? Okay, and seeing none, I will go ahead and close the public testimony on this one at 6:30 and that brings up our discussion. I think of all the areas in in our city that could really use this R-12 and R-6 well, I think this is a good site. Even though this is just annexation the... kind of having that next to the schools and providing some higher density. Some families will have a little easier time getting to school as long as we have got the school space.

Commissioner Bobby Rosadillo Yeah, I mean we need the R-12. You know, just to have a mix and everything, you know. And I do agree that it's, in theory, a good area for it. You know, I know that this is just annexation, but some of my big concerns when I saw where it was, it's just the traffic during that area or in that area during, you know, before and after school lunch time with all the kids, you know, I know that's obviously a conversation for another time, but, you know.

Vice Chairman Bryan Clark Officially, additional 60 units just on the R-12.

Commissioner Bobby Rosadillo Yeah.

Vice Chairman Bryan Clark Plus another 48 to 50, R-6

Commissioner Bobby Rosadillo On top of that with, you know, school population, you know, the enrollment being high as well, you know other things that kind of came into my mind. So, you know, it's just...It's good, I think, with the area; but, you know, I think timing is going to be a big issue or a big consideration later on for development.

Commissioner Jim Main Yeah, I realize it's just annexation, but my initial concerns about it was again the traffic, number 1. Number 2, how it's going to interact with the subdivision to the South. How much traffic it's going to actually put into that subdivision? And how they're going to access it off of Kay Ave. But I guess that's a discussion for another time. Yeah, at this point I'm not quite sure how I feel about the

R-12 in there across from the school and the amount of traffic that that creates. I know the high school kids all walk down to KJ's for lunch, so they wouldn't be coming this way, but...

Commissioner Bobby Rosadillo When schools let out that street there....

Commissioner Jim Main Yeah, Kay St. is a... Yeah. But as far as...

Chairman Dana Hennis That's not really at the same time as most working people, so

Commissioner Jim Main Teachers.

Chairman Dana Hennis Well, yes, but you know, 3:00 it's a little different than the 5:00 travelling home, so I understand.

Commissioner Jim Main Right, I understand.

Commissioner Bobby Rosadillo Morning time though, I think would be concerned. But yeah, it's.

Senior Planner Troy Behunin Commissioner Hennis.

Vice Chairman Bryan Clark Yes, Sir.

Senior Planner Troy Behunin If I may have the floor. For the record, Troy Behunin, Kuna Planning & Zoning. Sorry. I keep saying that, but habit of 17 years. When a pre-plat does come forward there will be a traffic impact study that will be required to be reviewed with the number of units, so just bear that in mind.

Chairman Dana Hennis Yeah, no, correct. But we've always stated that this is the time that we gotta look to see if it's an appropriate designation. It's a little harder to change down the road. So we're trying to look ahead.

Senior Planner Troy Behunin Certainly and... Just because it's because it's a fact I'm not advocating for anything, but this is within walking distance of four schools.

Commissioner Bobby Rosadillo Grocery stores, you know, markets, I mean, I totally get the R-12 designation there, it's... You know, it's just the current situation as far as trafficking kids go, but yeah, hopefully that's all stuff that the developer will address when they do come out with the plan.

Commissioner Ginny Greger So, there's very limited, like, area that it goes north of Porter. They will... I mean this is another question I know that comes really down the road, they'll be required to widen Kay to that point?

Senior Planner Troy Behunin For the record, Troy Behunin, Kuna Development Services. Yeah, that's correct. They'd have to... with any proposed development, one of ACHD's biggest policies is you have to improve your frontage to their standard, their current standards. At the at the time of...

Commissioner Ginny Greger Because Kay is not a full... street.

Senior Planner Troy Behunin I'm sorry?

Commissioner Ginny Greger Kay is not a full Street... as wide as it's supposed to be.

Senior Planner Troy Behunin That's correct. It would be required to be widened.

Commissioner Bobby Rosadillo ACHD did mention that in their comments and then I did notice.

Vice Chairman Bryan Clark Frontage.

Commissioner Bobby Rosadillo Yeah. And I did notice too that, you know, they mentioned that there's going to be improvements to Meridian Rd. and Kay Ave. and then Meridian, but it's going to be 7 to 10 years out. You know, like a roundabout. So, you know, hopefully timelines will work out, but it's, again, annexation.

Chairman Dana Hennis Well and again, I mean. Your concerns with traffic and such as is viable, but given what a mixed-use could be, I think that's at least got an idea of more of a time. I mean a set time to and from versus like a lot of commercial going in there, yeah. Which then would create a lot of traffic throughout the day, which would probably be more problems. I know we're getting way ahead of ourselves, but that's what I'm saying is, I think this application and what they're annexing for with the zoning is not a bad option.

Commissioner Jim Main Yeah, we may be getting ahead of ourselves, but sometimes we need to get ahead of ourselves.

Chairman Dana Hennis Well and It's like what I said earlier, I think that's something we need to do a little more often so I'm glad we're thinking this through, and I think in the past we've kind of went ahead and didn't think it through enough in the time, so I'm thinking this is an appropriate designation.

Commissioner Bobby Rosadillo Yeah. Well, and again with the applicant here hearing the concerns, hopefully those will be addressed with the plans when they come out and come up with something that will work, so...

Chairman Dana Hennis Well, with that, I would, unless we've got some more concerns, referral brows over there that I would stand for a motion.

Commissioner Bobby Rosadillo I'll motion that we approve case #24...

Chairman Dana Hennis It'd be recommending approval.

Commissioner Bobby Rosadillo Sorry, I was looking for the numbers here recommend approval for case #24-01-AN annexation with the conditions of in the staff outline, or in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you, all in favor?

Commissioners Aye.

Chairman Dana Hennis Any opposed?

Commissioners Nay.

Chairman Dana Hennis I guess that comes down to me and I would say I would have approved this. Aye. Thank you.

(Timestamp 00:36:54)

Motion To: Approve Case #24-04-SUP

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Hennis

Voting Nay: Commissioners Greger, Clark

Absent: None

3-2-0

F. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial Case No. 24-02-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:37:51)

Chairman Dana Hennis With that, we'll move to the next case, which is 24-02-OA ordinance amendment for the administrative citations, Doug.

Planning & Zoning Director Doug Hanson Commissioners for the record, Doug Hanson, Development Services, 751 W 4th St. Kuna, ID. The Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations code to include 5-13-1. Violations, Enforcement and Penalty, amending Chapter 13, Section 1 of Title 5 of Kuna City Code making a violation of the Development Regulations code punishable by administrative citation rather than by misdemeanor citation. This change will bring a violation of Title 5 of Kuna City Code in line with the current Violation enforcement and penalty for all other city code sections as approved in Ordinances 2024-17; 2024-16; and 2024-18 by the City Council earlier this year. With that, I will stand by for any questions.

Chairman Dana Hennis Thank you. Is there any questions from the Commission? Okay, with that I will go ahead and open the public testimony for this application at 6:39. I have nobody listed for this application. Is there anybody in the audience that would like to testify? And seeing none, I'll go ahead and close the public testimony at 6:39 and we'll move to our deliberations. I think this one's pretty well straightforward. It's more terminology. I think it just aligns everything, so it's congruent throughout the code, so...

Commissioner Bobby Rosadillo I didn't see anything that stood out to me as, you know, negative, positive; just administrative.

Chairman Dana Hennis Right. Okay, With that, I would stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move that we recommend approval for case #24-02-OA with conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis All any opposed? Nope. Thank you, Doug.

(Timestamp 00:39:58)

Motion To: Recommend Approval Of Case #24-02-OA With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis,

Voting Nay: None

Absent: None

5-0-0

G. Case No. 24-03-OA (Ordinance Amendment) Time Extensions and Bonding – Doug Hanson, Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial Case No. 24-03-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:40:21)

Chairman Dana Hennis And with that, we'll go on to the next case, 24-03-OA ordinance amendment for time extensions and bonding. Thank you, Doug.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Development Services, 751 W 4th St. Kuna. The city of Kuna Planning and Zoning Department request a zoning text amendment application. The text changes include modifications to the Development Regulations code to include Kuna City Code 5-4-4 correcting a scrivener error from case #23-01-0A ordinance Amendment. 5-9-2 Proposing changes to time extension expiration for preliminary and final plats, allowing for two years to obtain the city engineer signature on phase one of the preliminary plat and two years to obtain said signature between final plat phases. The proposed change also moves time extensions and reinstatements

into its own section... Kuna City Code section. Kuna City Code 5-10-8 proposing changes to the bonding process for landscaping and Kuna City Code 5-10-13 proposing changes to landscape buffer widths. With that, I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions for Doug at this time? No. With that, I'll go ahead and open the public testimony at 6:42 on this application. I have nobody signed up presently for this application. Is anybody in the audience want to sign up? With seeing none, I'll go ahead and close the public testimony at 6:42. And we'll move to our discussion. I think again, like previously, I think this is kind of just some bookkeeping on this and some clarification, yeah.

Commissioner Jim Main Yeah, I agree with that.

Vice Chairman Bryan Clark I mean, If I can have more landscaping, I want more landscaping and reducing it 10 feet.

Commissioner Jim Main You don't have to mow as much that way.

Vice Chairman Bryan Clark I'm not mowing it actually. Everything gets rolled in, right?

Chairman Dana Hennis If there's no questions or concerns and I would stand for a motion on this ordinance.

Vice Chairman Bryan Clark Mr. Chairman, I move to recommend approval for case #24-03-OA with the conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Chairman Dana Hennis All in favor?

All Commissioners Aye,

Chairman Dana Hennis Any opposed? No. Thank you. Motion passes.

(Timestamp 00:42:50)

Motion To: Recommend Approval Of Case #24-02-OA With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis,

Voting Nay: None

Absent: None

5-0-0

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:43:08)

Chairman Dana Hennis With that, I have no more items on the agenda for tonight, thank goodness. Is there any staff reports or discussions?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Development Services. That's it for this evening.

Vice Chairman Bryan Clark Thank you.

6. ADJOURNMENT:

(Timestamp 00:43:24)

Vice Chairman Bryan Clark Mr. Chairman, I move that we adjourn.

Commissioner Bobby Rosadillo Second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:43:24)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Main, Greger, Clark, Hennis,

Voting Nay: None

Absent: None

5-0-0

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-01-CPF (Combination Plat),
) 22-02-DA MOD (08-15-DA) Development
) Agreement Modification
MIRIAM LLC,)
JAPETH LLC)
)
)
Related to the development of real property) **DECISION AND REASONED**
located at NEC of N Meridian Road and E) **STATEMENT FOR LAMP DISTRICT**
Deer Flat Road, Kuna, Idaho 83634.) **APPLICATION.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on October 8, 2024, the Commission entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 26, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Combination Plat Application (Case No. 24-01-CPF) is hereby *Recommended Approval*.

The Development Agreement Modification Application (22-02-DA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
CASE NOS. 24-01-CPF, 22-02-DA MOD STAFF REPORT			X

ACHD EASEMENT RELEASE REQUEST			X
AFFIDAVIT OF LEGAL INTEREST			X
APPLICATION COVERSHEET			X
CABLEONE EASEMENT RELEASE REQUEST			X
CITY OF KUNA EASEMENT RELEASE REQUEST			X
COMBO PLAT APPLICATION			X
COMMITTMENT TO PROPERTY POSTING			X
DEED 1800 N. Meridian			X
DEED 1900 E Deer Flat			X
DEED Lot 1 Trinity View			X
DEED Lot 2 Trinity View			X
DEED Lot 3 Trinity View			X
DEED Lot 4 Trinity View			X
DEVELOPMENT AGREEMENT APPLICATION			X
FINAL PLAT			X
GEOTECH REPORT			X
IDAHO POWER EASEMENT RELEASE			X
INTERMOUNTIAN GAS EASEMENT RELEASE			X
ITD EASEMENT RELEASE REQUEST			X
LEGAL DESCRIPTION			X
LUMEN CENTURY LINK EASEMENT RELEASE			X
NARRATIVE			X
NEIGHBORHOOD MEETING CERTIFICATION			X
NEIGHBORHOOD MEETING NOTICE			X
NEIGHBORHOOD MEETING SIGN-IN SHEET			X
PRELIMINARY PLAT			X
RECORDED DEVELOPMENT AGREEMENT			X

SILVERSTAR- no facilities_connection with K-H			X
SOILS REPORT			X
SUBDIVISION NAME RESERVATION			X
SYRINGA EASEMENT RELEASE			X
VICINITY MAP			X
ZAYO EASEMENT RELEASE			X
AGENCY TRANSMITTAL			X
COMMISSION IDAHO PRESS PUBLICATION			X
COMMISSION MAILER			X
PROOF OF PROPERTY POSTING COMMISSION			X
ACHD ORIGINAL APPLICATION COMMENTS 2022			X
BOISE KUNA IRRIGATION DISTRICT			X
BOISE KUNA IRRIGATION DISTRICT (2)			X
BOISE PROJECT BOARD OF CONTROL			X
CENTRAL DISTRICT HEALTH DEPT.			X
DEQ			X
ITD			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission October 8, 2024, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
Penelope Constantikes, Riley Planning Services, P.O. Box 405, Boise, ID 83701
- c. Appearing in Favor:
Tim Jensen, Kuna School District, 711 E Porter Street, Kuna ID 83634
Vincent Kavanaugh, 2050 N Meridian Road, Kuna, ID 83634
- d. Appearing Neutral:
Ron Perkins, 1907 N Ryde Avenue, Kuna, ID 83634

David Miller, 1708 N Ryde Avenue, Kuna ID 83634

e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Development Regulations

b. Relevant Statutory Provisions.

1. Chapter 65 of Title 67, Idaho Code

- i. I.C. § 67-6511 – Zoning Ordinance
- ii. I.C. § 67-6511A – Development Agreements

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	R528530500, R8528531000, R8528531500, R8528532000, S1418336332, S1418336401
Future Land Use Map Designation:	Commercial and Mixed Use
Existing Land Use:	Ag grazing
Current Zoning:	C-2
Proposed Zoning:	C-2
Development Area:	33.99 acres
Adjacent Zoning Districts:	North: RUT (Rural Urban Transition), R-4 (Medium Residential); East: R-4 (Medium Density Residential); South: C-2 (Area Commercial, R-6 (Medium Density Residential); West: C-2 (Area Commercial)
Adjacent Street(s) Existing & Proposed:	North: N/A; East: E Manly Street (Existing), E Trophy Street (Existing); South: E Deer Flat Road (Existing); West: N Meridian Road
Internal Street(s) Existing & Proposed:	N/A

Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on May 22, 2024. Eight (8) Attendees were present.
Pre-Application Meeting	April 25, 2024.
Agency Comments Request	August 21, 2024.
300 FT Legal Mailer Notice Council	Sent on September 20, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on September 18, 2024.
Site Posting Commission	Posted on September 20, 2024.
Commission Public Hearing	Held on October 8, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered on November 26, 2024.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Combination Plat and Development Agreement Modification is consistent with the approved commercial zoning of the subject site. The consolidation of six (6) commercial lots into one (1) prepares the site for needed future commercial development.

IV. Conditions of Approval.

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling,

- clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties.”
 - d. The Kuna 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.
 - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
 5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
 6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
 7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
 8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.
 9. The existing home located at 1698 E Lazy DB Lane, Kuna, ID 83634 may remain until the subject site develops in the future.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for

reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 26th day of November 2024.

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-04-SUP (Special Use Permit)
)
DESIREE DAVIS)
)
For an At-Home Salon in an ADU at 1785 N) **DECISION AND REASONED**
Thistle Dr., Kuna, ID) **STATEMENT.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 12, 2024, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 26, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Special use Permit Application (Case No. 24-04-SUP is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
APPLICATION COVERSHEET - PnZ			X
SPECIAL USE PERMIT APPLICATION			X
AFFIDAVIT OF LEGAL INTEREST			X
COMMITMENT TO POST PROPERTY			X
NARRATIVE			X

LEGAL DESCRIPTION			X
NEIGHBORHOOD MEETING CERTIFICATION			X
VICINITY MAP			X
WARRANTY DEED			X
PROOF OF PUBLISHING			X
PROOF OF LEGAL NOTICE MAILER – 300 FEET			X
PROOF OF PROPERTY POSTING			X
ADA COUNTY DEVELOPMENT SERVICES DEPT. COMMENTS			X
CENTRAL DISTRICT HELTH DEPT. COMMENTS			X
DEPT. OF ENVIRONMENTAL QUALITY COMMENTS			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission November 12, 2024, hearing are as follows, to-wit:

- a. City Staff:
Troy Behunin, Senior Planner
- b. Appearing in Favor:
Desiree Davis, 1785 N Thistle Dr., Kuna, ID
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Provisions for Unique Land Uses: KCC 5-8-1004-K-4.
- b. Relevant Statutory Provisions.
 - 1. Chapter 1 of Title 50, Idaho Code

Hair By Desiree At-Home ADU, Special Use Permit

2. Chapter 65-12 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

II. Factual Findings

a. Procedural Findings:

Agency Comments Request	September 12, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on October 4 and October 25, 2024.
Legal Notice Mailers Sent out at 300 feet	October 4, and October 25, 2024
Site Was Posted for Hearing with the Commission	September 25, and October 25, 2024
Commission Public Hearing	Held on November 12, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered November 26, 2024.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the proposal therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the proposed Special Use Permit proposal meets Kuna City Code for Case No. 23-04-SUP.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-

Hair By Desiree At-Home ADU, Special Use Permit

eight (28) daytime frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 26th day of November 2024.

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-05-AN (Annexation),
) 24-02-DA Development Agreement
)
DANIEL ISBELL)
)
)
Related to the development of real property) **DECISION AND REASONED**
located at NEC of N Meridian Road and E) **STATEMENT FOR KUNA MORA**
Deer Flat Road, Kuna, Idaho 83634.) **BUSINESS CENTER APPLICATION.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 12, 2024, the Commission entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 26, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Annexation Application (Case No. 24-05-AN) is hereby *Recommended Approval*.

The Development Agreement Application (24-02-DA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
CASE NO 24-05-AN, 24-02-DA STAFF REPORT			X
APPLICANT PRESENTATION			X

AFFIDAVIT			X
ANNEXATION APPLICATION			
APPLICATION COVERSHEET			X
COMMITMENT TO PROPERTY POSTING			X
LEGAL DESCRIPTION			X
NARRATIVE			X
NEIGHBORHOOD MEETING CERTIFICATION			X
PROPOSED DEVELOPMENT AGREEMENT			X
VICINITY MAP			X
WARRANTY DEED			X
AGENCY TRANSMITTAL			X
COMMISSION IDAHO PRESS PUBLICATION			X
COMMISSION IDAHO PRESS PUBLICATION 11.12.2024			X
COMMISSION MAILER			X
COMMISSION MAILER 11.12.2024			X
PROOF OF PROPERTY POSTING COMMISSION			X
ADA COUNTY DEVELOPMENT SERVICES			X
ADA COUNTY HIGHWAY DISTRICT			X
DEPARTMENT OF ENVIRONMENTAL QUALITY			X
IDAHO TRANSPORTATION DEPARTMENT			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission November 12, 2024, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
Jeff Hatch, Hatch Design Architecture, 200 W 36th Street, Boise, ID 83714

- c. Appearing in Favor:
Ralph Cavaleri, 16250 S Curtis Road, Juna, ID 83634
Tim Jensen, Kuna School District, 711 E Porter Street, Kuna ID 83634
- d. Appearing Neutral:
- e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 2 of Title 50, Idaho Code
 - i. I.C. § 50-222 – Annexation by Cities
 - 2. Chapter 65 of Title 67, Idaho Code
 - ii. I.C. § 67-6511 – Zoning Ordinance
 - iii. I.C. § 67-6511A – Development Agreements
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

Parcel Number(s):	S2006110005
Future Land Use Map Designation:	Industrial
Existing Land Use:	Single Family Home
Current Zoning:	RP (Rural Preservation)
Proposed Zoning:	M-1 (Light Industrial/Manufacturing)
Development Area:	4 acres
Adjacent Zoning Districts:	North: RP (Rural Preservation); East: RP (Rural Preservation); South: M-1 (Light Industrial/Manufacturing); West: M-1 (Light Industrial/Manufacturing)

	Industrial/Manufacturing) Commercial, R-6 (Medium Density Residential); West: C-2 (Area Commercial)
Adjacent Street(s) Existing & Proposed:	North: W Kuna Mora Road (Existing); East: S Curtis Road (Existing); South: N/A; West: N/A
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on June 6, 2024. Six (6) Attendees were present.
Pre-Application Meeting	January 26, 2024.
Agency Comments Request	August 23, 2024.
300 FT Legal Mailer Notice Council	Sent on September 20 and October 25, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on September 18 and October 24, 2024.
Site Posting Commission	Posted on October 2 and 28, 2024.
Commission Public Hearing	Held on November 12, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered on November 26, 2024.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Annexation and Development Agreement is consistent with the Comprehensive Plan Future Land Use Map and the East Kuna Industrial Overlay District.

IV. Conditions of Approval.

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
 - d. The Kuna 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.
 - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 26th day of November 2024.

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-01-OA (Ordinance
) Amendment) Development Regulations
THE CITY OF KUNA) Code
)
Ordinance Amendment to Title 5,)
Development Regulations of Kuna City Code.) **DECISION AND REASONED
STATEMENT.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 12, 2024, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 26, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 24-01-OA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
DRAFT Development Regulation Code Changes CLEAN			X
DRAFT Development Regulation Code Changes REDLINES			X
NARRATIVE			X
PROPOSED CHANGES MATRIX			X
AGENCY TRANSMITTAL			X

PROOF OF PUBLICATION COMMISSION 10.02.24			X
PROOF OF PUBLICATION COMMISSION 11.12.2024			X
IDAHO POWER			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission November 12, 2024, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. Procedural Findings:

Agency Comments Request	September 12, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on October 2 and November 12, 2024.
Commission Public Hearing	Held on November 12, 2024.

Commission Written Decision and Reasoned Statement Entered	Entered November 26, 2024.
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b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Ordinance Amendment provided clarification and corrected errors from Case No. 23-01-OA.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 26th day of November 2024.

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-02-OA (Ordinance
) Amendment) Administrative Citations
THE CITY OF KUNA)
)
Ordinance Amendment to Title 5,) **DECISION AND REASONED**
Development Regulations of Kuna City Code.) **STATEMENT.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 12, 2024, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 26, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 24-02-OA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
DRAFT Administrative Citation Ordinance CLEAN 09.16.2024			X
DRAFT Administrative Citation Ordinance REDLINES 09.16.2024			X
NARRATIVE			X
PROPOSED CHANGES MATRIX			X
AGENCY TRANSMITTAL			X

PROOF OF PUBLICATION COMMISSION			X
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II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission November 12, 2024, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. Procedural Findings:

Agency Comments Request	September 24, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on October 23, 2024.
Commission Public Hearing	Held on November 12, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered November 26, 2024.

- b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Ordinance Amendment aligns well with the other Kuna City Code already utilizing administrative citations rather than misdemeanor citations for code enforcement.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 26th day of November 2024.

Dana Hennis, Chairman

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-03-OA (Ordinance
) Amendment) Time Extensions, Bonding,
THE CITY OF KUNA) and Landscaping
)
Ordinance Amendment to Title 5,) **DECISION AND REASONED**
Development Regulations of Kuna City Code.) **STATEMENT.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 12, 2024, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 26, 2024, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 24-02-OA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
DRAFT Time Extensions and Bonding Ordinance CLEAN 09.24.2024			X
DRAFT Time Extensions and Bonding Ordinance REDLINES 09.24.2024			X
DRAFT Time Extensions, Bonding and Landscaping Ordinance CLEAN 10.11.2024			X
DRAFT Time Extensions, Bonding and Landscaping Ordinance REDLINES 10.11.2024			X

NARRATIVE			X
PROPOSED CHANGES MATRIX			X
AGENCY TRANSMITTAL			X
AGENCY TRANSMITTAL UPDATE			X
PROOF OF PUBLICATION COMMISSION			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission November 12, 2024, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. Procedural Findings:

Agency Comments Request	September 24 and October 11, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on October 23, 2024.
Commission Public Hearing	Held on November 12, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered November 26, 2024.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Ordinance Amendment provides further clarification for preliminary plat and final plat time extensions and the landscape bonding process.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 26th day of November 2024.

Dana Hennis, Chairman

CASE NO. 24-06-AN (ANNEXATION)

KUNA RURAL FIRE DISTRICT STATION NO. 2

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [24-06-AN KUNA RURAL FIRE DISTRICT STATION NO. 2](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Other
Title:	Kuna Rural Fire District Station No. 2		Application Number:		24-06-AN	
Date:	11/26/2024		Staff Contact:		Doug Hanson	
Owner(s):	Kuna Rural Fire District		Owner Contact:		tlawrence@kunafire.com	
Applicant:	Same		Applicant Contact:		Same	

Purpose
 Applicant requests annexation with a P (Public) zone for the Kuna Fire District (KRFD) Station No. 2. The site is located at 2021 W Kuna Road within SEC 27, T2N, R1W.

Statement of Fact	
Parcel Number(s):	R7321001020
Future Land Use Map Designation:	Medium density Residential
Existing Land Use:	Ag
Current Zoning:	RUT (Rural Urban Transition) – Ada County
Proposed Zoning:	P (Public)
Development Area:	2 acres
Adjacent Zoning Districts:	North: R-6 (Medium Density Residential); East: RUT (Rural Urban Transition); South: RUT (Rural Urban Transition); West: RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	North: W Kuna Road (Existing); East: N/A; South: N/A; West: N/A
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Medium Density Residential. The site is located along W Kuna Road and is identified within the comp plan as an entryway corridor. The proposed fire station location south of the Union Pacific Railroad tracks will improve emergency response time (2.F.1.c.).

Staff Analysis

The applicant requests a P (Public) zone for the Kuna Fire District Station No. 2. The site is located at 2021 W Kuna Road.

If the annexation is approved KRFD will return with a design review application for the building, parking lot, and landscaping.

Upon staff review the proposed application meets the requirements of Idaho Code, the Comprehensive Plan and City Code.

Recommended Conditions of Approval

Standard Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
 - d. The Kuna 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.
 - e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
6. The Developer/Owner/Applicant, and/or any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.



KUNA RURAL FIRE DISTRICT
EST. 1951

T.J. LAWRENCE
FIRE CHIEF
150 W BOISE ST/PO BOX 607
KUNA, ID 83634
PHONE: (208) 922-1144
CELL: (208) 870-3057
TLAWRENCE@KUNAFIRE.COM

September 12, 2024

SUBJECT: Kuna Rural Fire District Annexation Request

The intent of annexation for parcel R7321001020 is for the build of Kuna Fire Station #2. A recorded gift deed is on file for the 2.0-acre parcel. Current land use is agricultural zoned RU7 we would propose public zoning. The proposed property would utilize City water, sewer, and pressurized irrigation.

A Fire Station in this location will greatly enhance our service to the citizens of Kuna putting the railroad tracks between Station #1 and Station #2 which ultimately will reduce response times to emergencies in South Kuna.

Annexation will comply with the requirements found in Idaho Code 50-222

I appreciate your consideration.

Respectfully,

T.J. Lawrence
Fire Chief
Kuna Rural Fire District



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 25, 2024

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 24-06-AN / Parcel No R7321001020 / KRFD Station No 2 Annexation and Rezone

Jessica,

The City of Kuna has requested feedback regarding the proposed annexation and rezone from RUT (Rural Urban Transition) to P (Public), located on Parcel No R7321001020, generally located south of Kuna Road and west of Ten Mile Road.

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as *Medium Density Residential*. However, the proposed P, (Public) zone, which is to accommodate the placement of public or quasi-public facilities such as schools, parks, greenbelts, cemeteries, post offices, fire stations, administrative and cultural buildings that are necessary to the community's advancement, will allow for better accessibility to the community south of the railroad tracks. The site is contiguous to the City of Kuna along the north and east boundaries. Therefore, the application complies with the following Kuna Comprehensive Plan goals and objectives regarding providing emergency services to meet the needs of Kuna residents, supporting the increase in emergency services, and the future construction of a new facility.

Goal 2.F Provide public safety and emergency services (Police, Fire, Ambulance).

Objective 2.F.1. Provide safety and emergency services that meet the need of all Kuna residents.

Goal 2.F.1.a. Plan for future growth and ensure funding and resources are available to increase emergency response staff and construct capital projects.

Goal 2.F.1.c. Support the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services



Alexis Pickering, President
 Miranda Gold, Vice-President
 Jim Hansen, Commissioner
 Kent Goldthorpe, Commissioner
 Dave McKinney, Commissioner

Date: November 5, 2024 DRAFT

To: Kuna Rural Fire District

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: R&A for Kuna Rural Fire Station 2

Proposed Development Meets	
All ACHD Policies	X
Requires Revisions to meet ACHD Policies	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

ACHD Planned Improvements	
IFYWP	X
CIP	

Livable Street Performance Measures	
Pedestrian	LTS4
Cyclist	LTS4

Is Transit Available?	
Yes	
No	X

Comments:

connecting you to more



Project/File: **Kuna Rural Fire Station / KUNA24-0012 / 24-06-AN**
 This is an annexation and rezone application to change a 2.0 acre parcel from RUT (agricultural) to P (public) to allow for the construction of a new fire station.

Lead Agency: City of Kuna

Site address: W Kuna Road

Staff Approval: November 5, 2024 DRAFT

Applicant: Kuna Rural Fire District
 150 W Boise St
 Kuna, ID 83634

Representative: TJ Lawrence
 3065 W Granny Smith Street
 Kuna, ID 83634

Staff Contact: Sam Standal, Assistant Traffic Engineer
 Phone: 208-387-6384
 E-mail: sstandal@achdidaho.org

Report Summary:

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ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Avalon Street is scheduled in the IFYWP for pedestrian and safety improvements from Ten Mile Road to School Avenue at a future date.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Road	303-feet	Minor Arterial	319	Better than "E"

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

2. Average Daily Traffic Count (VDT)

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

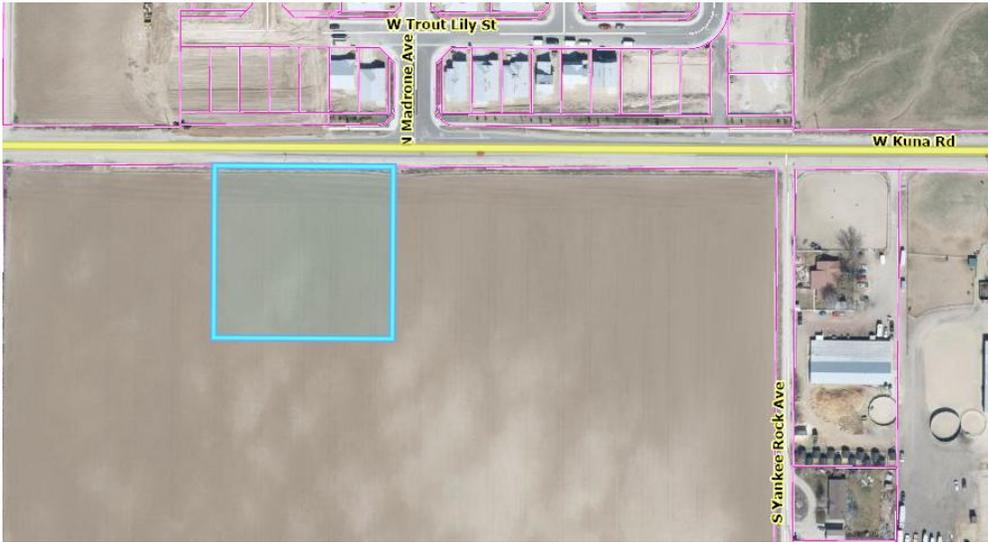
- The average daily traffic count for Kuna Road east of Black Cat Road was 6,054 on March 20, 2024.

A. Site Specific Conditions of Approval

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
2. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
3. Comply with all Standard Conditions of Approval.

B. Vicinity Map



D. Findings for Consideration

1. Emergency Signal

The applicant is not proposing an emergency signal for the fire station as part of this application. However, if an emergency signal is desired in the future, then all cost associated with the installation of the signal should be borne by the applicant. This includes, but is not limited to design, construction, and hardware. Additionally, the applicant would need to enter into a signal agreement with ACHD and submit plans for review and approval.

2. Kuna Road

a. **Existing Conditions:** Kuna Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 66-feet of right-of-way for Kuna Road (32-feet from centerline).

b. **Applicant Proposal:** The applicant did not provide a detailed site plan.

c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to improve Kuna Road to meet the District policies on pages 7-9.

3. Driveways

3.1 Kuna Road

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

b. **Applicant's Proposal:** The applicant did not provide a detailed site plan.

c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to improve Kuna Road to meet the District policies on page 9.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development

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should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Kuna Road

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with the current version of PROWAG.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map, Livable Streets Design Guide, and the most current ACHD Livable Streets Performance Measures Plan as adopted by the ACHD Commission. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 37-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, and a continuous center left-turn lane, and curbs and gutters. A 3-lane road shall also include a minimum 10-foot wide multi-use path on both sides with at 8-foot wide buffer from back-of-curb. Other bike facility treatments as defined in the ACHD Bike Master plan may be approved at the discretion of the ACHD Development Review Supervisor. If an interim on-street bike lane is required in order to connect to existing facilities, the street section shall be 53-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. Landscaped medians with intermittent turn lanes may be allowed when a minimum of 20-feet of pavement on both sides of the median is provided.

If a landscaped median is included in any of these cross sections, the landscaping shall be maintained by license agreement with the adjacent HOA, property owner, or by interagency agreement with the corresponding land use jurisdiction.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathway and buffers.

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

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

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

Pedestrian Facilities: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide are required on both sides of all arterial streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Alternatively, on roadways identified for improvement in the Capital Improvement Plan, a minimum 10-foot wide multi-use path may be required. The path shall be placed in accordance with planned buildout in the Master Street Map with a minimum 8-foot wide planter strip as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Consult the District's planter width policy if trees are to be placed within the parkway strip. In some instances, to match existing conditions, a minimum 7-foot wide sidewalk may be constructed next to the back-of-curb. ACHD Development

Review staff will be responsible for determining the required facility. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Detached sidewalks and multi-use paths are encouraged and should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line parallel to the roadway when authorized by Development Review staff to accommodate site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public pedestrian facilities are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the pedestrian facility. Pedestrian facilities shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk or multi-use path along the arterial roadway. If this waiver is granted by a Development Services Supervisor, other requirements may be established to accommodate pedestrians and non-motorized travel.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a minor arterial with 3-lanes and on-street bike lanes, a 37-foot street section within 78-feet of right-of-way.

5. Driveways

5.1 Kuna Road

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

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

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

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

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

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

6. Tree Planters

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

7. Landscaping

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

8. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements . The applicant's engineer should provide documentation of 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.

G. Conclusions of Law

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

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
OCT 30 2024
CITY OF KUNA

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

28 October 2024

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Kuna Rural Fire District **24-06-AN**
2021 W Kuna Rd. Kuna 83634
Boise-Kuna Irrigation District **BK-1310A**
Leonard Lateral 53+70
Sec. 27, T2N, R1W, BM.

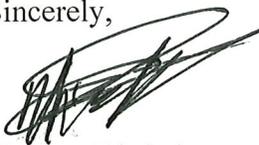
Doug Hanson:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore
Alicia Flavel
File

Watermaster, Div.; 3 BPBC
Secretary – Treasurer, BKID

Doug Hanson

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, October 22, 2024 1:48 PM
To: Doug Hanson
Subject: 24-06-AN KUNA RURAL FIRE DISTRICT STATION NO. 2

Good Afternoon Doug,

ITD has reviewed the application transmittal for 24-06-AN KUNA RURAL FIRE DISTRICT STATION NO. 2 and does not have any comments or concerns.

Thank you,

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety ●●●▶ **YOUR Mobility** ●●●▶ **YOUR Economic Opportunity**

DOWNTOWN DESIGN STANDARDS

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

**ALL APPLICATION MATERIALS: DOWNTOWN
DESIGN STANDARDS**

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



November 26, 2024

Planning & Zoning Commission
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Downtown Design Standards

Commissioners,

The City of Kuna Planning and Zoning Department respectfully submits a proposed amendment to the "City of Kuna Downtown Design Standards".

The requested changes are as follows:

1. The ability to request Design Review Committee approval for building colors located within the Old Town District, Neighborhood Business District, and Railroad District outside of the color palette provided.
2. The inclusion of 4th Street improvements required upon site development or redevelopment from Linder Avenue to School Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson". The signature is fluid and cursive, with a large initial "D" and "H".

Doug Hanson
Planning & Zoning Director



CITY OF KUNA

DOWNTOWN DESIGN STANDARDS

July 2, 2024
Amendments Page XXX

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Figure 1	Kuna Downtown Subarea Districts
Figure 2	Rendering of a downtown Nampa alleyway
Figure 3	Example of minor façade treatments to meet design guidelines
Figure 4	City of Kuna OTD (and NBD) building color palettes
Figure 5	Rendered example of façade upgrades complementary and unifying to existing buildings
Figure 6	Kuna Main Street Typical Section
Figure 7	Example of residential use adapted for commercial use, including outdoor seating in the front yard area
Figure 8	Possible typical section for 4 th Street from Avenue E to School Avenue
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Figure 10	Rendered waterfront building
Figure 11	Rendered recreation/entertainment corridor
Figure 12	City of Kuna RRD building color palettes
Figure 13	Site plan depicting potential new development within the RRD or Entrance Corridor no. 4
Figure 14	Rendered example of plaza-style development with parking and a mix of commercial uses

Appendices

Appendix A Streetscape Specifications

Definitions

The words and terms below have been used throughout this document and are defined here as follows:

Alcove | a small building recessed space that may open into a larger space

Awning | a canvas or other temporary material used to create a covering over a window or door

Balcony | a platform projection from the wall or window, enclosed by a railing

Balustrade | a series of balusters (short pillars with a top and bottom rail) used on staircases, balconies, and porches

Band | any horizontal member that projects slightly from the surface, often used to mark a division on a wall (also known as band course or band molding)

Bay | a structural wall projection of three sides from the ground up often including windows

Bracket | a projection from a vertical surface, often providing support (balcony, roof, etc.) or as a fastener

Canopy | a projection over a niche or doorway

Cornice | a horizontal molded projection typically provided as a decorative element

Court | an open area totally or partially surrounded by walls or buildings

Deck | a flat surface capable of supporting weight

Façade | the principal face or front elevation of a building

Forecourt | a court situated at the building front or entryway

Form | the overall shape or outline of a building

Gable | a pitched roof in the shape of a triangle

Hipped | a roof with slopes on all sides

Hue | a shade or tint of a color

Infill building | a new structure built in a block of existing buildings

Masonry | work constructed by a mason using stone, brick, tile, or other similar materials

Mass | the overall size or bulk of a building

Pane | a single piece of window glass

Panel | a sunken or raised portion of a wall, ceiling, or door with a frame-like border

Parapet | a low wall that rises above a roofline or porch

Pedestrian-friendly | provides design and amenities that encourage residents and visitors to walk and enjoy their surroundings

Pitch | the degree of slope of a roof

Porch | a covered entrance or semi-enclosed space projecting from the building façade

Scale | the relationship of a building to its surroundings (site, neighboring properties, etc.)

Style | design characteristics and elements that form a type or group associated with a design philosophy or time-period

Tile | a piece of fired clay that is thinner than a brick

Transparency | the amount of visibility within a building plane provided by windows and other openings

Trim | edge or finish around a door or window

Visual continuity (or Unity) | an appearance of belonging together presented in structures that share common style elements or other physical similarities

1 | Introduction

In 2015, the City of Kuna adopted a Downtown Revitalization Plan, followed by an updated Comprehensive Plan in 2019, *Envision Kuna*, that recommended several downtown revitalization strategies, including the development of Downtown Design Standards (DDS). The DDS offer intentional guidelines beyond the City Code and policies to implement the community’s vision, encourage design identity, and provide visual cohesion.

DOWNTOWN DISTRICTS

The Downtown Design Standards apply to three subarea districts, along with Entrance Corridors, as described below and shown in Figure 1.

ENTRANCE CORRIDORS

Streetscape elements along four corridors to welcome residents and visitors as they approach the downtown core. More information is provided in the General Standards section.

REVIEW PROCESS

At a minimum, Administrative Design Review will be required for any exterior modification, rehabilitation, reconstruction, new structures, etc. within all Downtown Districts and Entrance Corridors.



Old Town District (OTD)

Kuna’s historic townsite, including Main Street, commercial and civic uses in older structures, some dating from Kuna’s early days as a railroad settlement.



Neighborhood Business District (NBD)

Adjacent to the OTD, predominantly residential and some commercial uses, including properties along 4th Street, Owyhee and Park Avenues, and Avalon Addition.



Railroad District (RRD)

South of the OTD along the rail line, including the Indian Creek Greenbelt and the proposed Helen Zamzow Park.

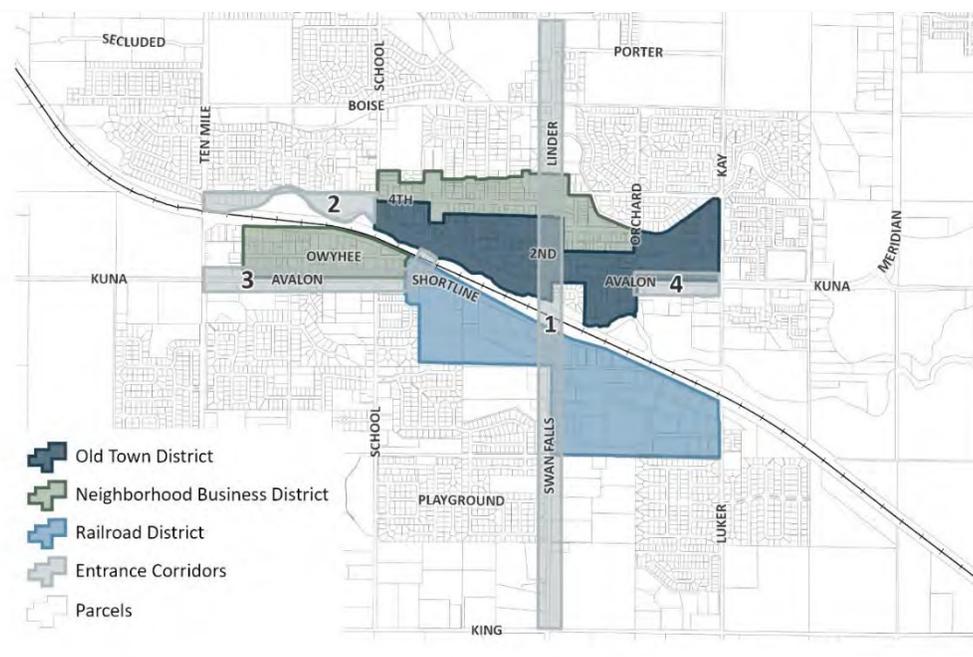


Figure 1:
Kuna Downtown Subarea Districts

2 | General Standards

The following General Standards are applicable to all three subarea Districts and Entrance Corridors.

SITE LAYOUT & ORIENTATION

Parking

Off-street parking, including surface parking lots, shall be located to the rear or sides of buildings. When surface parking lots abut a public street, they must be screened with a treatment, at least 2 feet in height and no more than 3 feet in height, consisting of landscape plantings of evergreen shrubs and groundcover materials or low walls made of concrete, masonry, or other similar material, or raised planters planted with evergreen shrubs. If walls or raised planters must exceed 3 feet in height, it must be demonstrated that the screening treatment does not create a safety hazard, and the portion of treatment that is above 3 feet in height is a minimum 75% transparent (i.e. railing, trellis, or other similar treatment) and provides added visual interest and detail enhancing the District character.

If there is insufficient space to allow the use of the above screening treatments, a decorative railing or fencing may be considered. Chain link fencing is prohibited.

Lighting

On premise, outdoor lighting must meet Kuna City Code requirements, including dark sky applications. Businesses are encouraged to rely on ambient street lighting for the safe illumination of the sidewalk area. Low wattage lighting of entryways, window spaces and indoor spaces should occur in such a manner that no glare is cast on to the sidewalk area. Flashing and strobe lighting is prohibited. See appendices for public right-of-way and other public property lighting specifications.

BUILDING DESIGN

Building Entrances

Building entrances should be easily identifiable and accessible. Features such as flanking windows or canopies may be used, as well as recessed entries,

balconies, and forecourts. The street level should offer interest through the placement of arches, bays, and canopies. Further decoration and articulation with projecting sills, bands, or other features, using acceptable building materials, is also encouraged.

STOREFRONT EXPERIENCE

Storefront/Outdoor Seating or Shopping

Areas for customers to enjoy shopping, eating, or drinking outdoors should be integrated into setback areas, side yards and surface parking areas. In some districts, where sufficient front setbacks do not occur, outdoor seating may occur within the right-of-way. Sidewalk seating, shopping areas or storefront amenities may be permitted provided that a minimum of 5-foot-wide continuous pedestrian access along the sidewalk is provided, without obstructions or hazards to pedestrian activity.

Further provisions regarding service of alcohol, fencing, and lighting may also be enforced. Materials and color of semi-permanent fixtures shall complement the area and blend with the building in compliance with these standards.

Any proposed seating, shopping or alternative activities within alleyways, roadways, or public right-of-way must be approved by the City and Ada County Highway District (ACHD).



Figure 2: Rendering of a downtown Nampa alleyway

Signs

Business signage shall be architecturally compatible and in scale with the building, fitting within the features of the building façade, such as above windows, within entry ways, above or beside windows. Colors and materials should complement the overall appearance of the building. Business signage design criteria:

- ❑ Shallow wall-mounted, either against the façade or perpendicular (blade signs) and may be framed or painted directly on the wall. Blade signs supported by ornamental bracket and oriented to the pedestrian are encouraged.
- ❑ Painted wood or enameled metal signs are preferred.
- ❑ Low, free-standing signs may be considered for sites with adjacent open areas, such as surface parking areas or outdoor seating areas.
- ❑ Refrain from concealing significant architectural features or details and/or projecting above the roof, parapet, or exterior wall.
- ❑ Plastic and internally lit signs are strongly discouraged.
- ❑ Electronic message centers are not permitted.

ENTRANCE CORRIDORS

The purpose of the Entrance Corridors is to welcome residents and visitors as they approach the downtown core from all directions. Public streetscape improvements within Entrance Corridors and all Downtown Subarea Districts should mirror Main Street to the furthest extent possible. Streetscape improvements may include wider sidewalks, decorative lighting, banners, colored and stamped concrete, intersection bulb-outs, pedestrian crossings, street trees and grates, bike racks, art, and trash receptacles. Any new or modified streetscape improvements must be approved by the City of Kuna and ACHD. Streetscape specifications (concrete color, stamp patterns, street lighting, etc.) are provided in Appendix A.



Outdoor seating along the sidewalk in front of the Sun Ray Cafe in Boise's Hyde Park



Various complementary signs at a Hyde Park bike shop



Big Picture

Retain historic character with redevelopment of older buildings, provide thoughtful use of in-fill that respects adjacent structures and optimizes use, and maintain character defining elements during redevelopment and rehabilitation of older buildings, to keep Kuna unique.

3 | Old Town District

SITE LAYOUT & ORIENTATION

Building Orientation

Buildings should be oriented to/facing the street, with special attention to the rhythm and proportion of building entrances and windows to provide visual interest for the pedestrian.

Buildings should be at the street property line, with parking provided to the rear or off site, with appropriate use of landscaping to complement the structure and provide screening as needed, thus creating a pedestrian-friendly edge.

Setbacks

Whenever possible, buildings should be located adjacent to the sidewalk, in keeping with the placement of older buildings on Main Street. If usable public space, such as outdoor dining, or court amenities are provided, a setback of no more than 20 feet may be considered. In areas outside of Main Street within the OTD, zero setbacks are highly encouraged to extend the character of the historic townsite and promote pedestrian activity.

Height

The maximum building height is determined by the underlying zone. In keeping with the historic character, buildings should not exceed 4 stories. Buildings more than 2 stories must be stepped back from upper stories to reduce bulk and provide architectural interest.

BUILDING DESIGN

Roofs

Flat roofs with projecting or decorative cornices are encouraged to preserve the existing character of the OTD. Permanent roof top decks and seating areas are



Teed family photo collection

The unique historic character of Main Street is still reflected in downtown Kuna today

permitted provided they are integrated into the overall building design.

Windows

Windows, alcoves, and bays on the street façade should be used to provide additional interest at the building entrance.

Each street facing ground level façade should contain between 30 and 70 percent transparent window materials and occur between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass is not allowable.

Building Entrances

Building entrances should be easily identifiable and accessible. Features such as flanking windows or canopies may be used, as well as recessed entries, balconies, and forecourts. The street level should offer interest through the placement of arches, bays, and canopies. Further decoration and articulation with projecting sills, bands, or other features, using acceptable building materials, is also encouraged.

Building Materials

Building exteriors should use traditional materials and colors, with muted historic hues, in keeping with the character of the OTD. The primary building façade should be composed of a combination of stone and brick, or overlapping wood plank siding, with allowable accents of stucco, tile, metal, and/or wood detailing.

Figure 3 shows a typical pair of Kuna Main Street existing buildings and the potential for façade improvements to meet these guidelines.

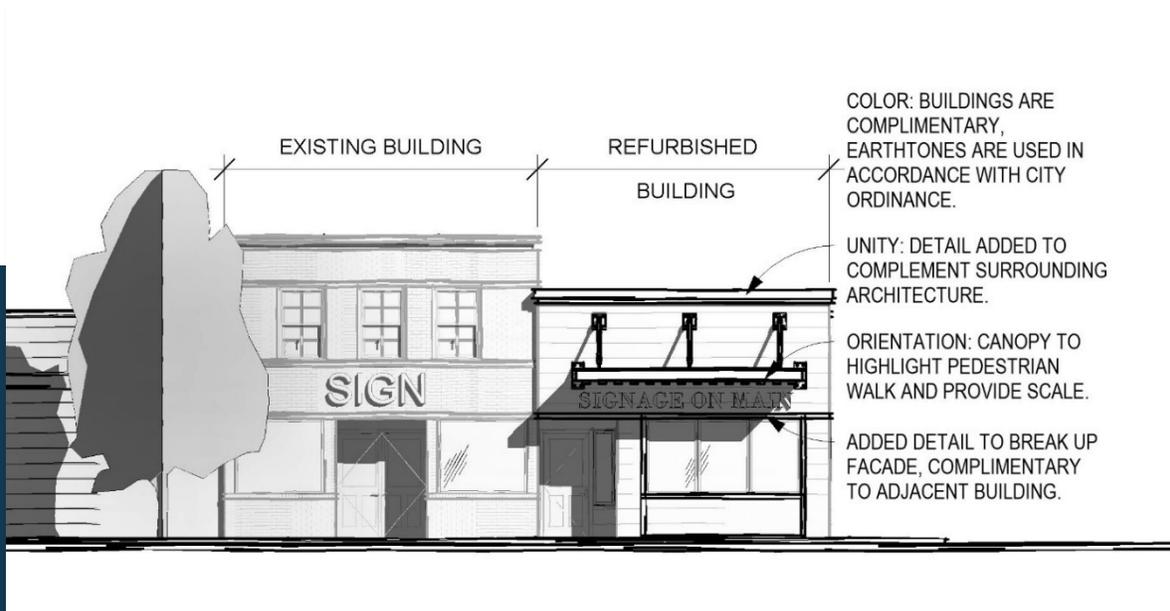
Color

A color palette for the OTD (and NBD) is presented in Figure 4. Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 4 shall go before the Design Review Committee for approval.

- Tier 1 colors are intended for the main body of the building, comprising 75 percent or more of the surface area.
- Tier 2 colors are advised for trim on 15 percent or more.
- Tier 3 colors are suggested accents on 10 percent or less of the surface area.



Figure 4: City of Kuna OTD (and NBD) building color palettes



Rendering by Braintree Properties

Figure 3: Example of minor facade treatments to meet design guidelines

Figure 5 depicts typical Main Street buildings with the recommended materials and color palette applied.

STOREFRONT EXPERIENCE

Signs

In addition to the guidelines in the General Standards section, business signage should be shallow wall-mounted, either against the façade or perpendicular (blade signs) and may be framed or painted directly on the wall.

Streetscape

The typical Section for Main Street is shown below in Figure 6. Streetscape improvements should mirror Main Street to the furthest extent possible, incorporating the specifications provided in Appendix A. For any deviation from this Typical Section within the OTD, appropriate planning processes and approvals by ACHD and the City of Kuna shall occur.



Rendering by Braintree Properties

Figure 5: Rendered example of facade upgrades complementary and unifying to existing buildings

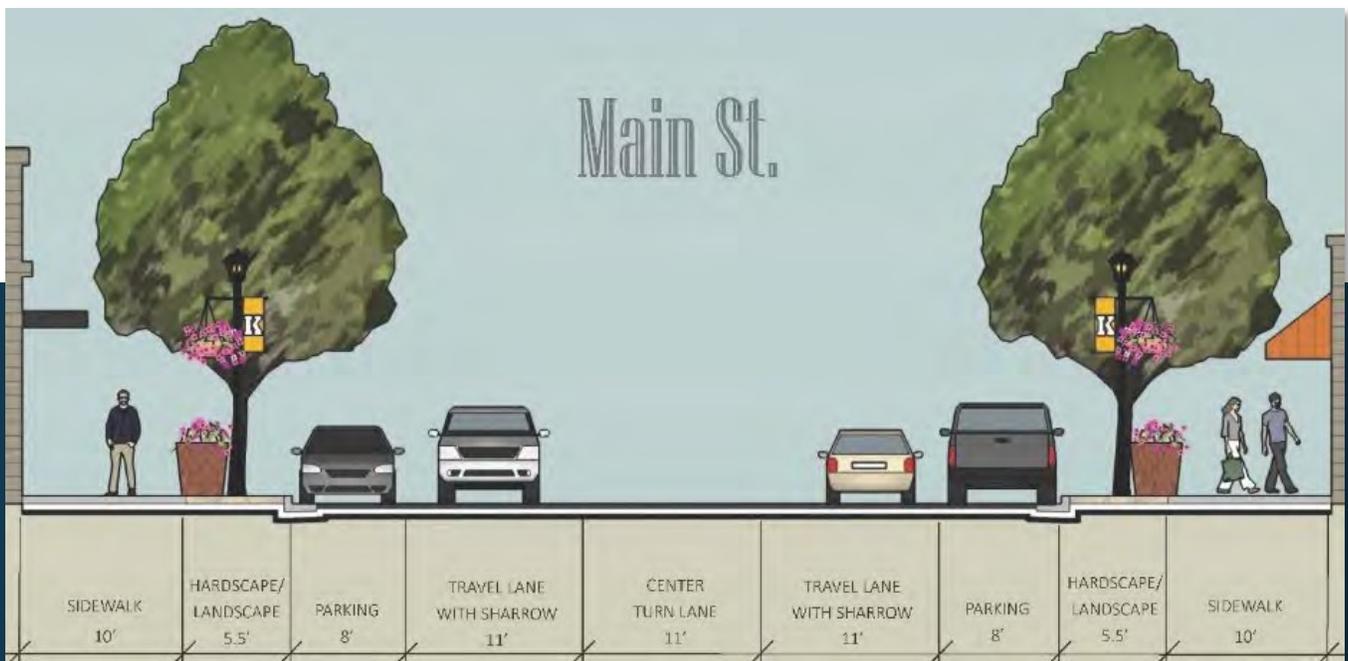


Figure 6: Kuna Main Street Typical Section – larger version can be found in Appendix A



Big Picture

Provide a unique environment that retains a mix of residential and commercial uses, maintaining the existing historic setting by repurposing with improved facilities, and enhance the downtown experience with outdoor activity.

4 | Neighborhood Business District

SITE LAYOUT & ORIENTATION

Building Orientation

Buildings should be oriented to/facing the street or toward side yards, with special attention to the areas between buildings to provide pedestrian amenities and points of visual interest.

Buildings should be situated behind a front yard, with parking provided to the rear or off site, and with appropriate use of landscaping or outdoor seating to complement the structure and provide screening as needed.

Setbacks

Whenever possible, buildings should be located no less than 20 feet from the street in front and 15 feet from any street along the side. Setback areas should be landscaped, particularly along the right of way, and should be used to accommodate outdoor dining, merchandise display or to provide other court amenities. Figure 7 shows how the setback area can be purposed for outdoor seating.

Height

The maximum building height is determined by the underlying zone. In keeping with the NBD's residential character, a maximum of 2 stories is recommended.

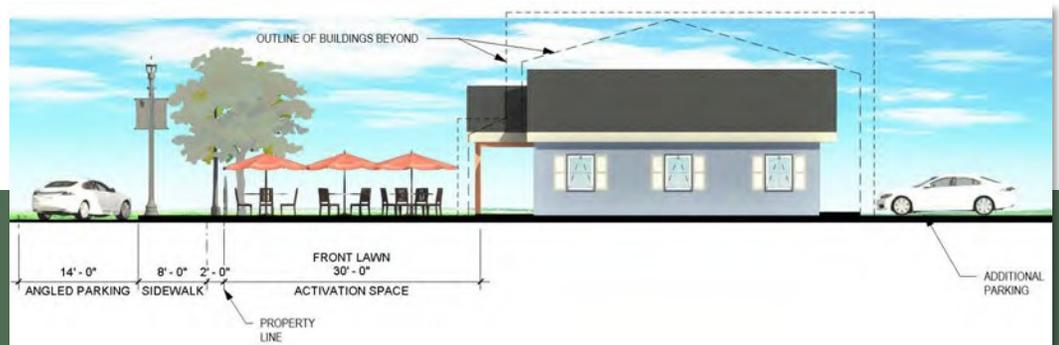


A bungalow in the Neighborhood Business District reflects unique character



Goody's ice cream shop in Boise's Hyde Park provides a landscaped edge to their front and side yard outdoor seating area

Figure 7: Example of residential use adapted for commercial use, including outdoor seating in the front yard area



Rendering by Braintree Properties

BUILDING DESIGN

Roofs

Pitched roofs with a minimum slope of 4:12 and maximum slope of 12:12 are encouraged to preserve the existing character of the NBD. It is also encouraged to preserve historical elements distinct to the district, including gabled and hipped roof shapes and detailing such as large eaves, exposed beam, and brackets.

Windows

Each street facing ground level façade should contain between 15 and 60 percent transparent window materials between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass is not allowable.

Windows, bays, and porches on the street façade should be used to provide additional interest at the building entrance.

Building Entrances

Refer to General Standards.

Building Materials

Building exteriors should use the same suitable building materials as the OTD. Refer to Page 5.

Color

Building exteriors should use the same color palette as the OTD. Refer to Figure 4.



A business in Ketchum, Idaho with decorative fencing and a complementary sign that enhances the overall street facade

STOREFRONT EXPERIENCE

Signs

In addition to the guidelines outlined in the General Standards section, business signage should be shallow wall-mounted, either against the façade or perpendicular (blade signs). Hanging signs may be permitted on structures. Low, free-standing signs may be integrated with fences and walls surrounding yard areas, accessory buildings, and surface parking areas.

Streetscape

Streetscape improvements should incorporate the specifications provided in Appendix A. For any deviations from these Typical Sections in the NBD, appropriate planning processes and approvals by ACHD and the City of Kuna shall occur.

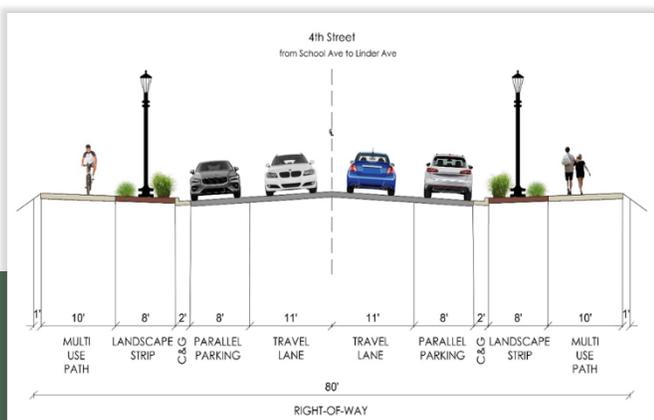


Figure 8: Typical Section for 4th Street – larger version can be found in Appendix A



Big Picture

Reference Kuna's railroad history with design of new buildings and amenities, increase recreation and downtown connectivity through Indian Creek Greenbelt connections and improvements, and expand dining and entertainment opportunities.

5 | Railroad District

SITE LAYOUT & ORIENTATION

Building Orientation

Buildings should be oriented to/facing the street or toward side yards, with special attention to the areas between buildings to provide courts and other areas of interest.

Buildings should be situated behind the sidewalk whenever possible, with parking provided to the rear, and with appropriate use of landscaping or architectural treatments to complement the structure and provide screening as needed.

Where applicable, buildings may be oriented toward Indian Creek to create visual interest and expand pedestrian activity and recreation access. See Figure 10 and Figure 11.

Setbacks

Whenever possible, buildings should be located adjacent to the sidewalk. If usable public space, such as outdoor dining, or court amenities are provided, a setback of no more than 20 feet may be considered.



Figure 10: Rendered waterfront building (Kuna Comprehensive Plan, 2015)



While Kuna's historic depot was demolished, the impact of the Oregon Short Line Railroad to Kuna's development has not been forgotten

Height

The maximum building height is determined by the underlying zone. Buildings more than 3 stories in height must be stepped back from upper stories to reduce bulk and provide architectural interest.

Parking

In addition to the guidelines outlined in the General Standards section, parking structures may be permitted to the rear or sides of buildings or above levels with other uses. Ground level views into a parking structure must be screened with a treatment, consisting of evergreen shrubs or vines, or decorative metal panels or opaque glass.



Figure 11: Rendered recreation/entertainment corridor (Kuna Comprehensive Plan, 2015)

BUILDING DESIGN

Roofs

Flat roofs with projecting or decorative cornices and pitched roofs are encouraged to enhance the industrial character of the RRD. Pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12. Permanent roof top decks and seating areas are permitted provided they are integrated into the overall building design.

Windows

Each street facing ground level façade should contain between 30 and 70 percent transparent window materials between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass shall not be permitted.

Windows, canopies, and bays on the street façade should be used to provide additional interest at the building entrance.

Building Entrances

Refer to General Standards.

Building Materials

Building exteriors should use materials and colors in keeping with the design and architectural elements found in Southern Idaho railroad building architecture. The primary building façade should be composed of a combination of stone and brick with allowable accents of stucco, tile, metal, and wood detailing.

Color

A color palette for the RRD is presented in Figure 12.



Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 12 shall go before the Design Review Committee for approval.

- ❑ Tier 1 colors are intended for the main body of the building, comprising 75 percent or more of the surface area.
- ❑ Tier 2 colors are advised for trim on 15 percent or more.
- ❑ Tier 3 colors are suggested accents on 10 percent or less of the surface area.



STOREFRONT EXPERIENCE

Figure 12: City of Kuna RRD building color palettes

Signs

Refer to General Standards.

Streetscape

Refer to General Standards.

Building accents add to the industrial design of Boise Brewing and complementary storefront amenities provide an inviting space for patrons



Big Picture

Ensure that new construction meets the design standards described for the appropriate downtown district to retain and enhance Kuna's unique character.

6 | New Construction

The guidance provided for each subarea should address most issues related to new construction, particularly infill development. Some additional guidance regarding site planning and placement is provided in this chapter. The most impactful change anticipated from these standards are building placement within the site, which will be more oriented to the sidewalk and street, with parking located internal to the site, as opposed to parking being located along the sidewalk and street.

Figure 13 is an example site plan for new development within the Railroad District or Entrance Corridor no. 4 (Kuna/Meridian Road). Illustrated are key elements of the site and an approach to utilizing a large lot with multi-story buildings and integrated surface parking lots.

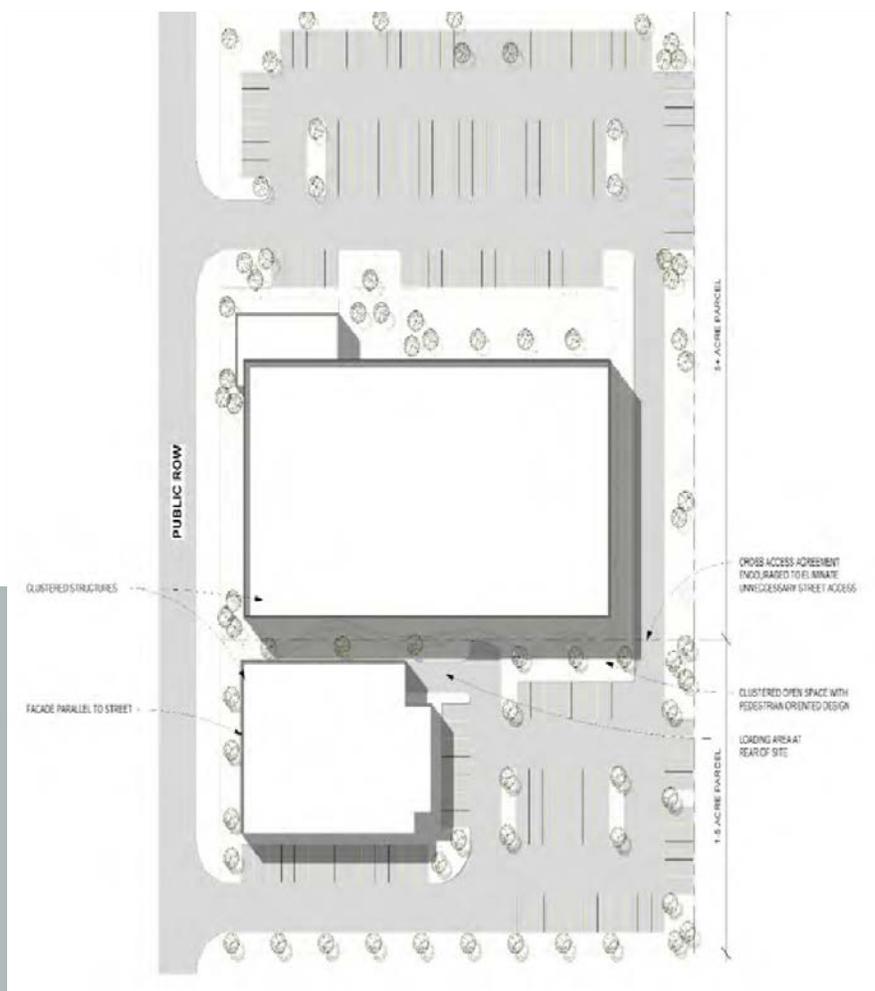


Figure 13: Site plan depicting potential new development within the RRD or Entrance Corridor no. 4

Rendering by Braintree Properties

Site planning and placement of new structures should consider the existing context of the relevant downtown subarea, the location of surrounding land uses and transportation modes, and a site's unique characteristics. Development applications for new construction should heed the provisions for their relevant subarea regarding mass and form, orientation and openings, and materials and colors. Kuna City Code provides specifications regarding parking, lighting, outdoor storage, and landscaping.

Other fundamentals of new construction include:

- ❑ Structures should be designed and sited in a manner that complements any adjacent structures. Sites should be developed in a coordinated manner, that allows diversity of use yet functions cohesively.
- ❑ If possible, new structures should be clustered to create plazas or pedestrian malls and prevent long rows of structures. When clustering is impractical, a visual link between separate structures should be established using visual cues such as similar design elements or landscape treatments.
- ❑ Locate structures and on-site circulation systems to minimize pedestrian vehicle

conflicts. Link structures to the public sidewalk with textured paving and other landscape treatments.

- ❑ Ensure spaces between structures have adequate area and clear edges that reflect careful planning; these spaces should provide pedestrian amenities such as shade and benches, unique lighting, or plantings.
- ❑ Freestanding commercial structures should be oriented with their major entry toward the street, where access is provided, and have their major façade parallel to that street.
- ❑ Loading facilities should not be located at the front of structures, rather they should be located at the rear of the site.

Open spaces should be clustered into larger landscaped areas, rather than in shallow strips, so they may provide more impact as buffers or usable space for pedestrians.



Figure 14: Rendered example of plaza-style development with parking and a mix of commercial uses (Kuna Comprehensive Plan, 2015)

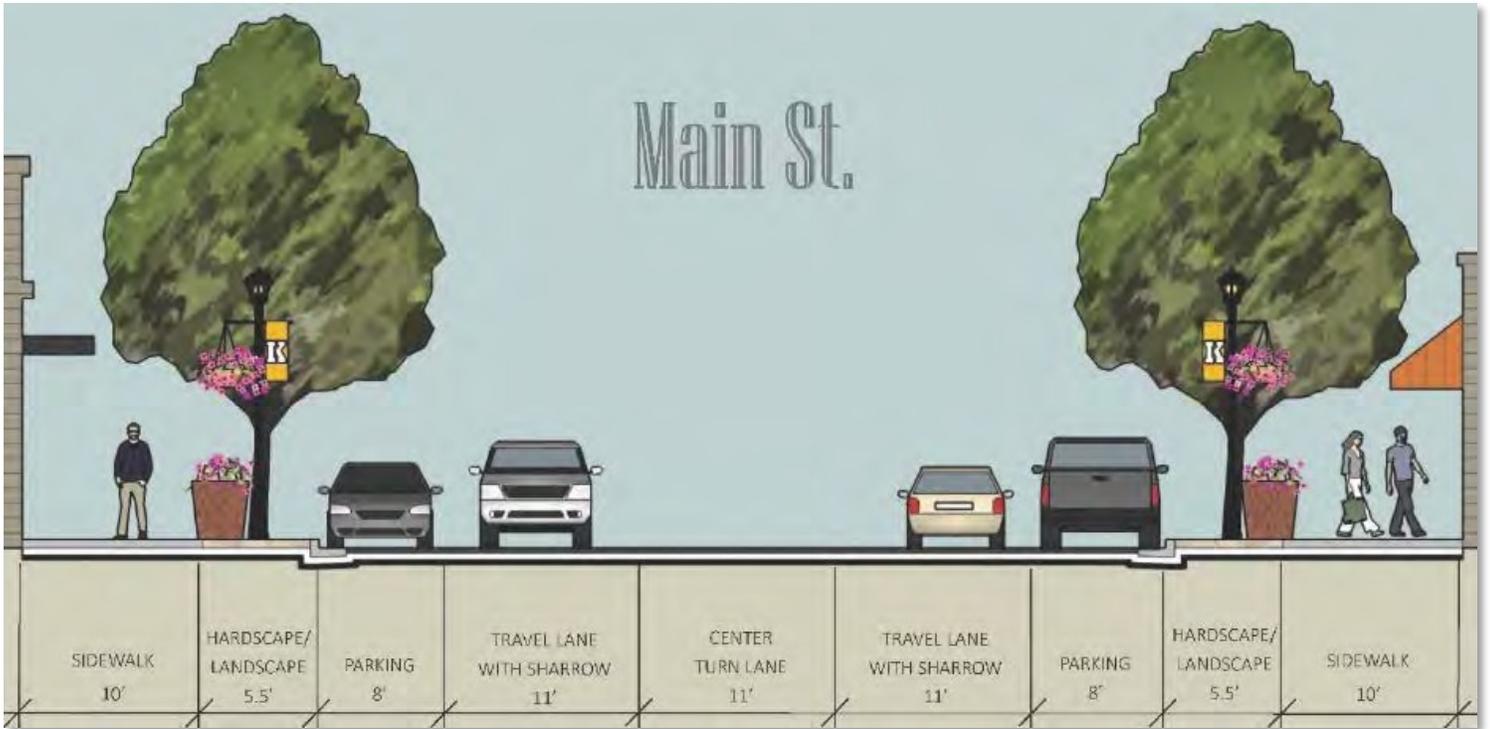


Appendix A

Streetscape Specifications

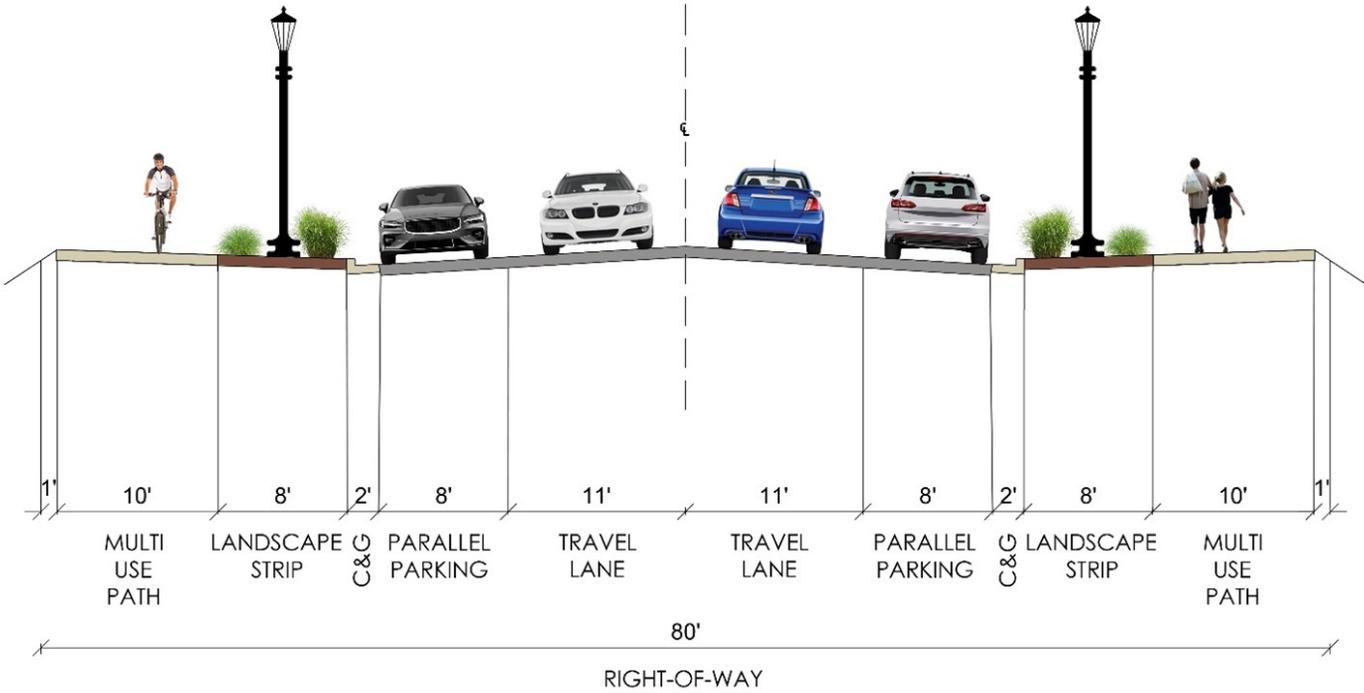
Main Street

Main St.

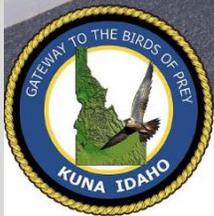


4th Street

4th Street from School Ave to Linder Ave



Rendering of 4th Street Enhanced Pedestrian Crossing



4TH STREET REVITALIZATION

City of Kuna, Idaho
Linder Avenue to School Avenue



Rendering of 4th Street looking west



4TH STREET REVITALIZATION

City of Kuna, Idaho
Linder Avenue to School Avenue



Rendering of 4th Street looking east

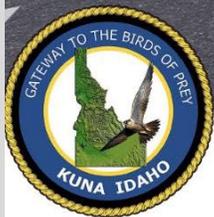


4TH STREET REVITALIZATION

City of Kuna, Idaho
Linder Avenue to School Avenue



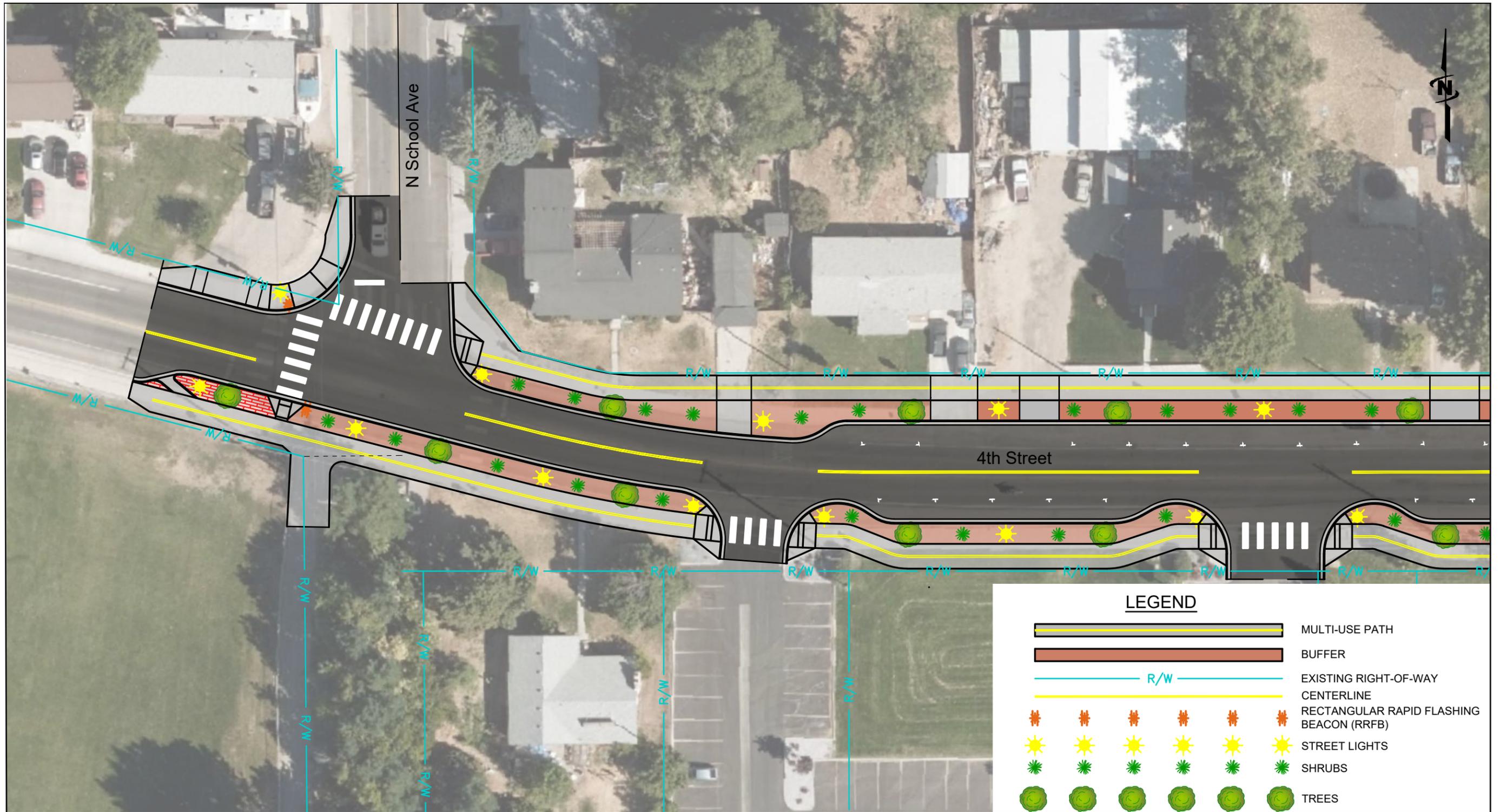
Rendering displaying the corner of Franklin Ave. and 4th Street



4TH STREET REVITALIZATION

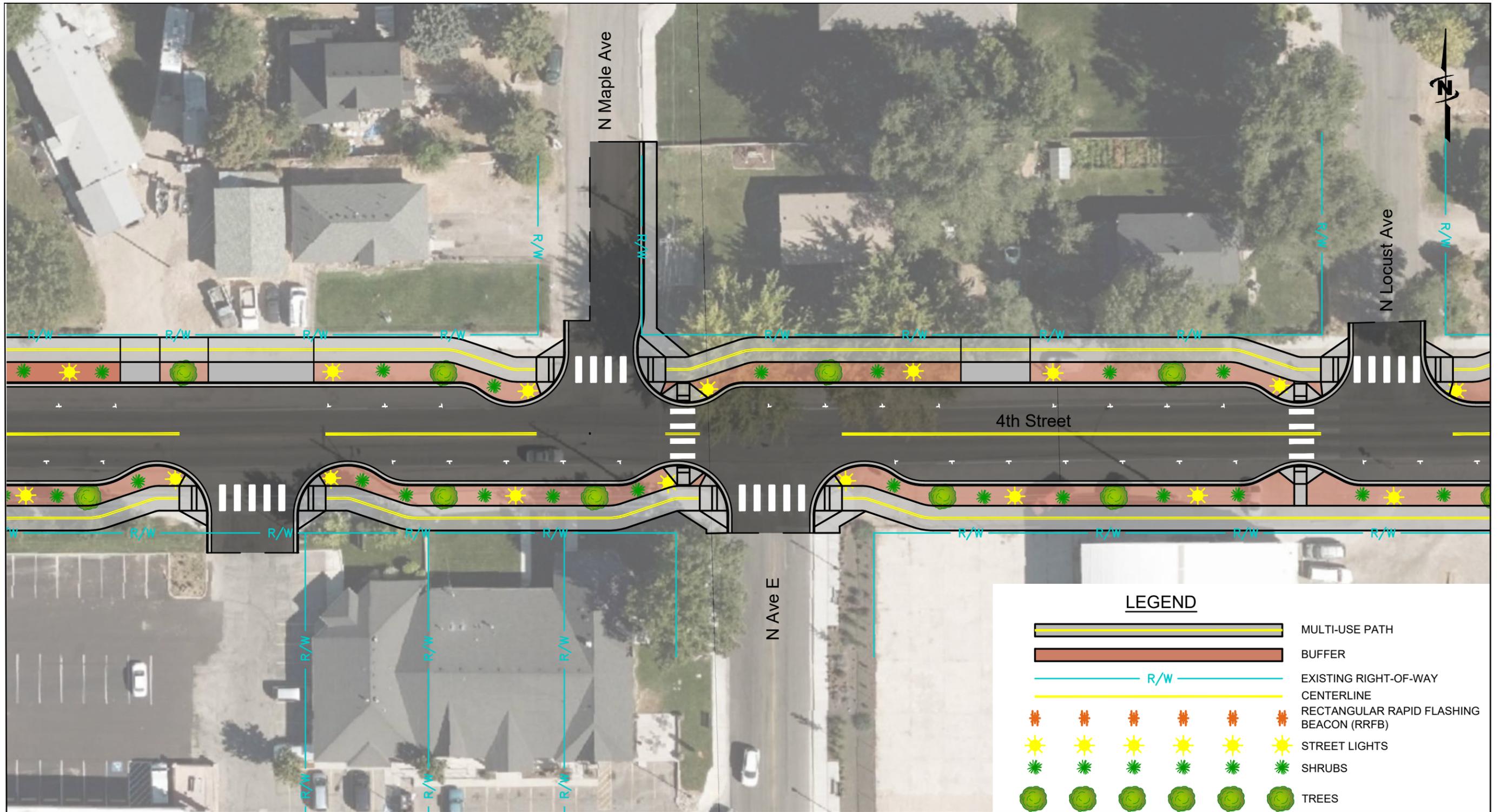
City of Kuna, Idaho
Linder Avenue to School Avenue





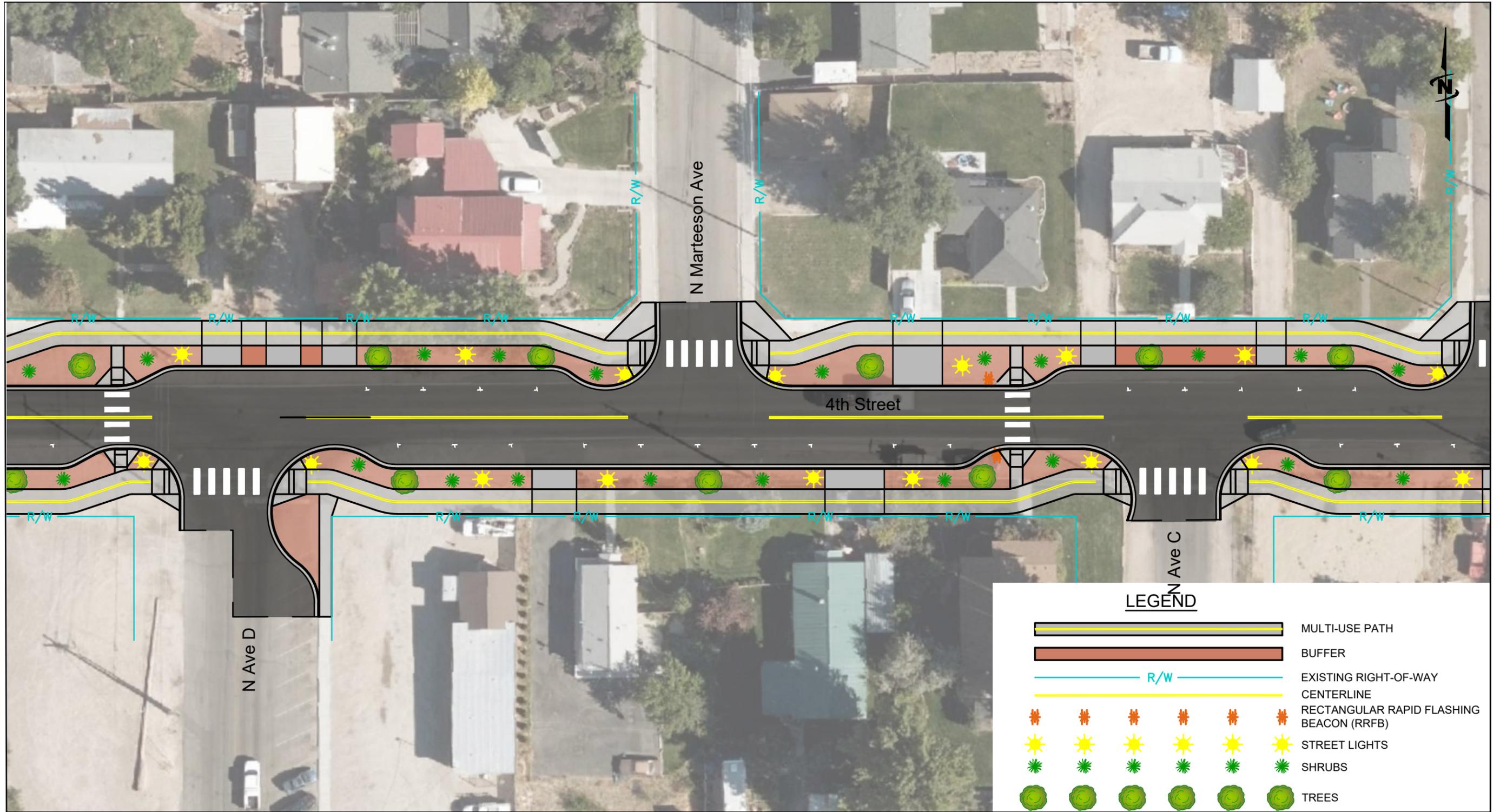
**4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue**





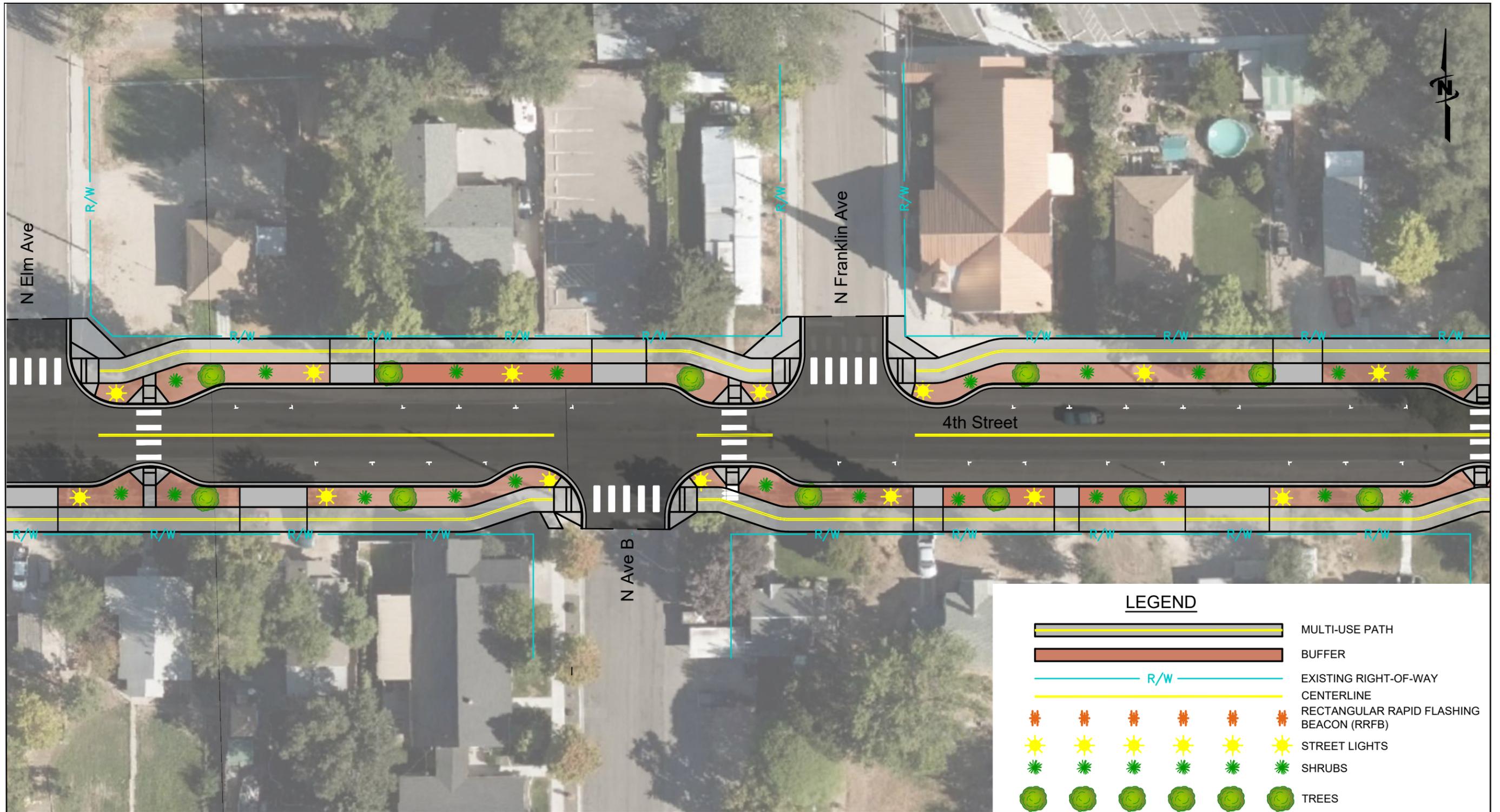
4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue





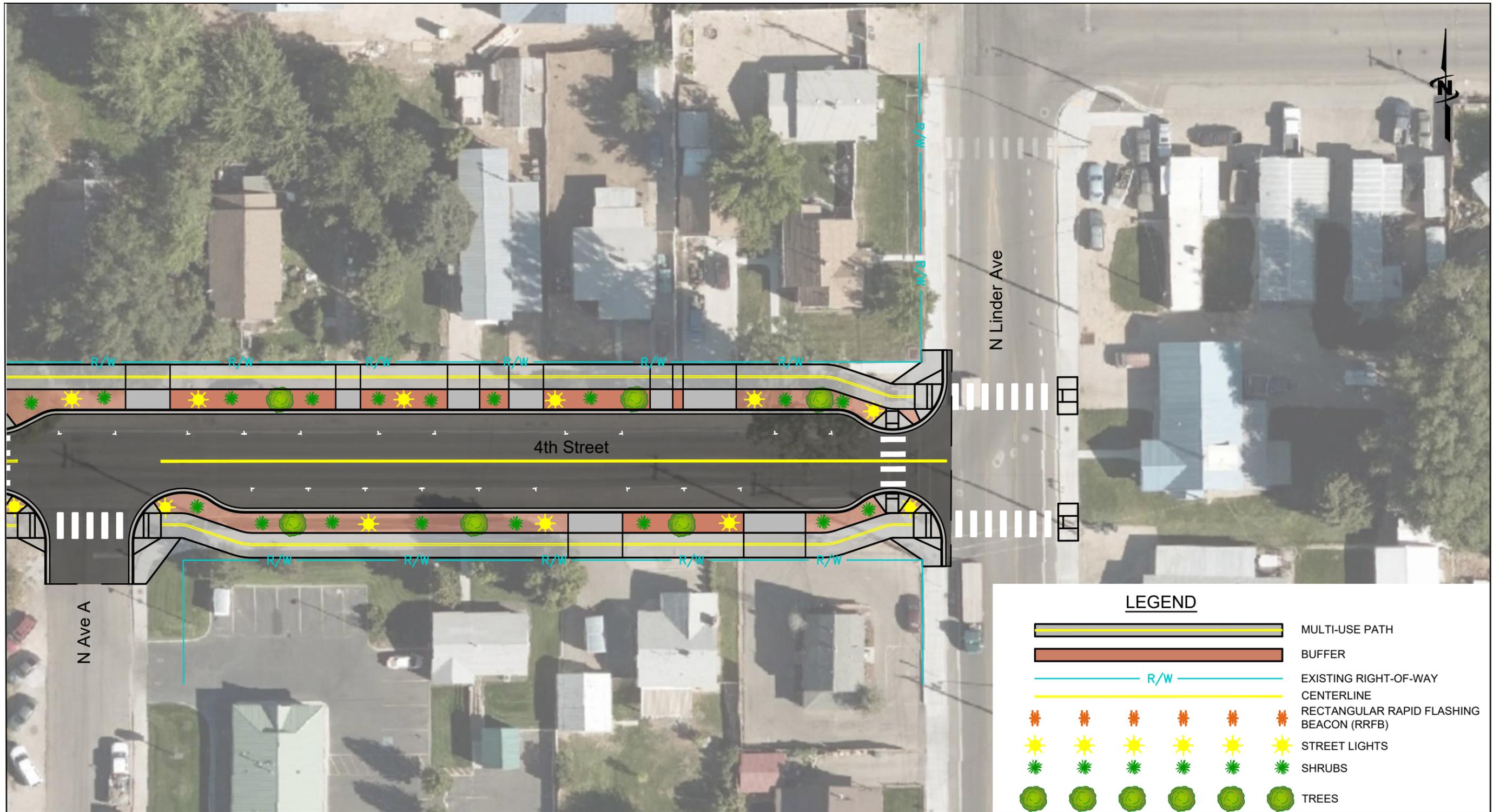
**4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue**





**4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue**





LEGEND

	MULTI-USE PATH
	BUFFER
	EXISTING RIGHT-OF-WAY
	CENTERLINE
	RECTANGULAR RAPID FLASHING BEACON (RRFB)
	STREET LIGHTS
	SHRUBS
	TREES



**4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue**





STREET LIGHTING

Downtown Kuna light fixtures are highly decorative and pedestrian friendly.

Brand

Beacon

Color

Black

Pole

14', RSA-B-F Series, Round Straight Aluminum Fluted

Base

Centennial AB

Banner Arms

5" Mounting Collar

Luminaire Fixture

Win 40 (LED), 40" Windsor

Specs attached

Hanging Flower Pots/Baskets

To be approved by the City of Kuna

Banners

Festive

Holiday

Welcoming

Artistic

RSA-B-F SERIES POLES ROUND STRAIGHT ALUMINUM

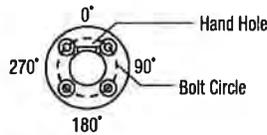
Cat.# RSA-B-F-14-50-B-TN4-BBT-GFI



Job
Kuna Street Lighting

Type

Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

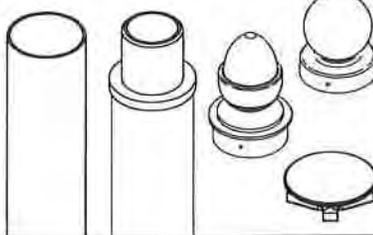
CONSTRUCTION

- **SHAFT:** One-piece straight aluminum with fluted cross section; Extruded shafts of 6061-T6 aluminum in 3/16" or 1/4" thickness. Base plate of 356 cast aluminum.
- **BOLT COVERS:** Four (4) individual bolt covers provided, painted to match pole and base finish.
- **POLE CAP OR FINALS:** Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top mounted luminaires.
- **HAND HOLE:** Aluminum hand hole frame; Mounting provisions for grounding lug located behind cover
- **ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

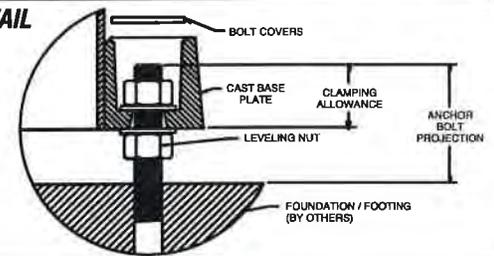
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in twelve standard colors; Custom colors available; RAL number preferable.

TENONS & POLE CAPS



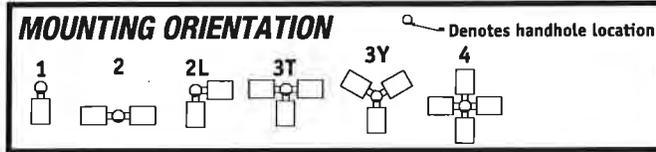
BASE DETAIL



ORDERING EXAMPLE:

RSA-B-S - **16** - **40** - **A/B/C** - **2L** - **B3** - **DBT** - **VM2**

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	DRILL PATTERN	FINISH	OPTIONS
RSA-B-F Round Straight Aluminum Pole Beacon Fluted	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 3Y Three at 120° 4 Four fixtures at 90° OT Open top (includes pole cap) TN3 Tenon 3 x 3 TN4 Tenon 3 x 4 TN5 Tenon 4 x 5 TN8 Tenon 4 x 8 ARC Acorn Finial BAL Ball Finial	B1 Cruiser B3 VP-L B4 VP-S	BBT Basic Black Textured BMT Black Matte Textured BZT Bronze Textured DBT Dark Bronze Textured DPS Dark Platinum Smooth GNT Green Textured GYS Gray Smooth MBT Metallic Bronze Textured MST Metallic Silver Textured MTT Metallic Titanium Textured OWI Old World Iron WHT White Textured CC Custom Color- RAL Color#	GFI 20 Amp GFCI Receptacle and Cover EHH Extra Handhole C05 .5" Coupling C07 .75" Coupling C20 2" Coupling VM2 2nd mode vibration damper LAB Less Anchor Bolts



ACCESSORIES- Order Separately

Catalog Number	Description
VM2SXX	2nd mode vibration damper

1 Specify option location using logic found on page 2 (Option Orientation)



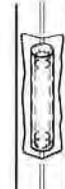
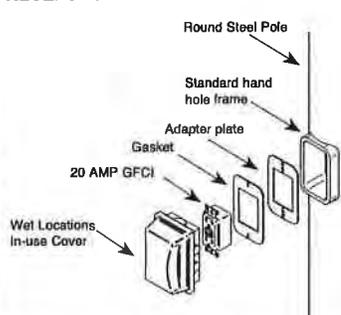
Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.



ORDERING INFORMATION Cont.

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Square	Base Plate Size	Anchor Bolt Size	Bolt Projection	Pole weight (lbs)
	Feet	Meters								
RSA-B-F-08-40-B	8	2.4	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	28
RSA-B-F-10-40-B	10	3.0	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	34
RSA-B-F-12-40-B	12	3.7	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	39
RSA-B-F-14-40-B	14	4.3	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	45
RSA-B-F-16-40-B	16	4.9	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	51
RSA-B-F-18-40-B	18	5.5	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	57
RSA-B-F-20-40-B	20	6.1	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	63
RSA-B-F-22-40-B	22	6.7	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	69
RSA-B-F-24-40-B	24	7.3	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	74
RSA-B-F-08-50-B	8	2.4	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	34
RSA-B-F-10-50-B	10	3.0	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	41
RSA-B-F-12-50-B	12	3.7	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	48
RSA-B-F-14-50-B	14	4.3	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	55
RSA-B-F-16-50-B	16	4.9	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	62
RSA-B-F-18-50-B	18	5.5	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	69
RSA-B-F-20-50-B	20	6.1	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	76
RSA-B-F-22-50-B	22	6.7	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	83
RSA-B-F-24-50-B	24	7.3	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	90
RSA-B-F-12-60-C	12	3.7	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	72
RSA-B-F-14-60-C	14	4.3	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	83
RSA-B-F-16-60-C	16	4.9	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	94
RSA-B-F-18-60-C	18	5.5	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	105
RSA-B-F-20-60-C	20	6.1	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	116
RSA-B-F-22-60-C	22	6.7	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	127
RSA-B-F-24-60-C	24	7.3	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	138

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

<p>EHH - EXTRA HANDHOLE</p>  <p>Provision for Grounding</p>	<p>C05 - C07 - C20 - COUPLING</p>  <p>2" - 11.5 NPSM Threads 3/4" - 14 NPSM Threads 1/2" - 14 NPSM Threads</p>	<p>VM2 - VIBRATION DAMPER 2ND MODE</p>  <p>Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.</p>	<p>GFI - 20 AMP GFCI RECEPTACLE & COVER</p>  <p>Round Steel Pole Standard hand hole frame Adapter plate Gasket 20 AMP GFCI Wet Locations In-use Cover</p>
<p>OPTION ORIENTATION</p> <p>Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: RSA-B-F-16-40-B-TN3-DBT (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.</p>		<p>VM2SXX - VIBRATION DAMPER 2ND MODE</p> <p>Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.</p> <p>VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24'</p>	

For more information about pole vibration and vibration dampers, please consult http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL010022.pdf
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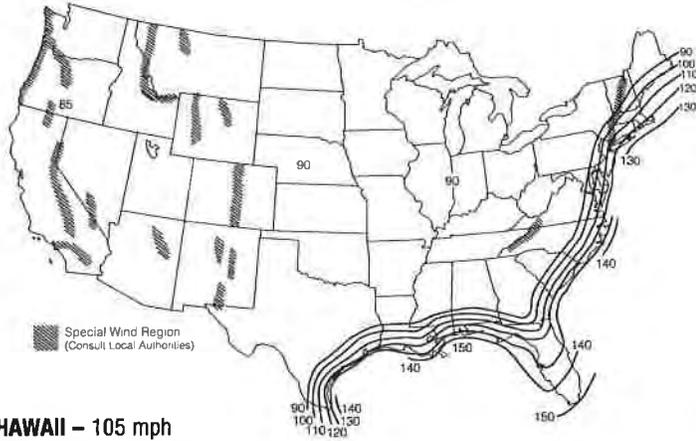
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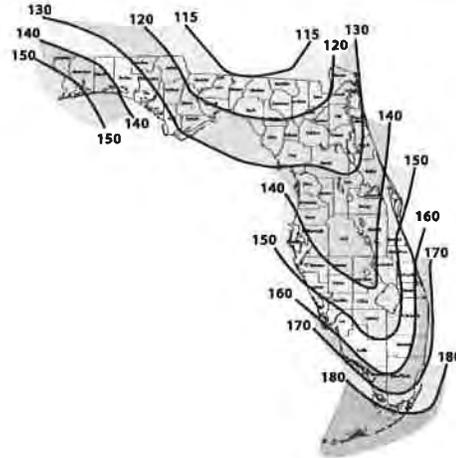
ASCE7-05 WIND MAP



HAWAII – 105 mph
PUERTO RICO – 145 mph

ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	85	90	100	105	110	120	130	140	145	150
RSA-B-F-08-40-B	18.0	16.0	12.8	11.5	10.4	8.6	7.1	5.9	5.4	5.0
RSA-B-F-10-40-B	13.6	12.0	9.5	8.5	7.6	6.1	4.9	4.0	3.6	3.2
RSA-B-F-12-40-B	10.5	9.2	7.1	6.3	5.6	4.3	3.4	2.6	2.3	2.0
RSA-B-F-14-40-B	8.2	7.1	5.4	4.6	4.0	3.0	2.2	1.5	1.2	1.0
RSA-B-F-16-40-B	6.4	5.5	3.9	3.3	2.8	1.9	1.1	0.6	NR	NR
RSA-B-F-18-40-B	4.9	4.0	2.7	2.2	1.7	0.9	NR	NR	NR	NR
RSA-B-F-20-40-B	3.6	2.8	1.7	1.2	0.8	NR	NR	NR	NR	NR
RSA-B-F-22-40-B	2.5	1.8	0.8	NR	NR	NR	NR	NR	NR	NR
RSA-B-F-24-40-B	1.5	0.9	NR	NR	NR	NR	NR	NR	NR	NR
RSA-B-F-08-50-B	25.0	25.0	21.2	19.2	17.3	14.3	12.0	10.1	9.3	8.6
RSA-B-F-10-50-B	22.7	20.2	16.1	14.4	13.0	10.6	8.7	7.2	6.5	6.0
RSA-B-F-12-50-B	17.9	15.8	12.4	11.1	9.9	7.9	6.3	5.1	4.5	4.0
RSA-B-F-14-50-B	14.4	12.6	9.7	8.5	7.5	5.8	4.5	3.4	3.0	2.5
RSA-B-F-16-50-B	11.6	10.0	7.5	6.5	5.6	4.2	3.0	2.1	1.7	1.3
RSA-B-F-18-50-B	9.2	7.9	5.7	4.8	4.0	2.7	1.7	0.9	0.5	NR
RSA-B-F-20-50-B	7.2	6.0	4.1	3.3	2.6	1.5	0.6	NR	NR	NR
RSA-B-F-22-50-B	5.5	4.4	2.7	2.0	1.4	NR	NR	NR	NR	NR
RSA-B-F-24-50-B	4.0	3.1	1.6	0.9	NR	NR	NR	NR	NR	NR
RSA-B-F-12-60-C	25.0	25.0	24.2	21.6	19.4	15.7	12.9	10.6	9.6	8.7
RSA-B-F-14-60-C	25.0	25.0	19.7	17.4	15.5	12.4	9.9	7.9	7.1	6.4
RSA-B-F-16-60-C	24.1	20.9	16.1	14.1	12.4	9.7	7.5	5.8	5.1	4.4
RSA-B-F-18-60-C	20.0	17.2	13.0	11.3	9.8	7.4	5.5	4.0	3.3	2.8
RSA-B-F-20-60-C	16.5	14.1	10.3	8.8	7.5	5.3	3.7	2.4	1.8	1.3
RSA-B-F-22-60-C	13.5	11.4	8.0	6.7	5.5	3.6	2.1	1.0	0.5	NR
RSA-B-F-24-60-C	11.0	9.1	6.1	4.9	3.8	2.1	0.8	NR	NR	NR

FLORIDA REGION WIND MAP



• Florida region wind map above is based upon 3-second gust winds and the 2014 Florida Building Code

Florida Building Code 2014 EPA Load Rating - 3 second gust wind speeds								
Catalog Number	115	120	130	140	150	160	170	180
RSA-B-F-08-40-B	13.5	12.3	10.4	8.8	7.5	6.4	5.5	4.8
RSA-B-F-10-40-B	10.1	9.1	7.6	6.3	5.3	4.4	3.7	3.1
RSA-B-F-12-40-B	7.6	6.9	5.6	4.5	3.7	2.9	2.4	1.9
RSA-B-F-14-40-B	5.8	5.1	4.0	3.1	2.4	1.8	1.3	0.9
RSA-B-F-16-40-B	4.3	3.7	2.7	2.0	1.3	0.8	NR	NR
RSA-B-F-18-40-B	3.0	2.5	1.7	1.0	NR	NR	NR	NR
RSA-B-F-20-40-B	1.9	1.5	0.7	NR	NR	NR	NR	NR
RSA-B-F-22-40-B	1.0	0.6	NR	NR	NR	NR	NR	NR
RSA-B-F-08-50-B	22.3	20.4	17.3	14.7	12.6	10.9	9.5	8.3
RSA-B-F-10-50-B	17.0	15.5	12.9	10.9	9.2	7.8	6.7	5.7
RSA-B-F-12-50-B	13.2	12.0	9.9	8.2	6.8	5.6	4.7	3.9
RSA-B-F-14-50-B	10.4	9.3	7.5	6.1	4.9	3.9	3.1	2.4
RSA-B-F-16-50-B	8.0	7.1	5.6	4.3	3.3	2.5	1.7	1.1
RSA-B-F-18-50-B	6.1	5.3	3.9	2.8	2.0	1.2	0.6	NR
RSA-B-F-20-50-B	4.4	3.7	2.5	1.6	0.8	NR	NR	NR
RSA-B-F-22-50-B	3.0	2.4	1.4	NR	NR	NR	NR	NR
RSA-B-F-24-50-B	1.8	1.3	NR	NR	NR	NR	NR	NR
RSA-B-F-12-60-C	25.0	24.7	20.7	17.5	14.9	12.7	10.9	9.4
RSA-B-F-14-60-C	22.1	20.1	16.6	13.9	11.7	9.8	8.2	6.9
RSA-B-F-16-60-C	18.0	16.2	13.3	10.9	9.0	7.4	6.0	4.9
RSA-B-F-18-60-C	14.5	12.9	10.4	8.3	6.7	5.3	4.1	3.1
RSA-B-F-20-60-C	11.6	10.3	8.0	6.2	4.8	3.5	2.5	1.6
RSA-B-F-22-60-C	9.2	8.0	6.1	4.4	3.1	2.0	1.1	NR
RSA-B-F-24-60-C	7.2	6.1	4.3	2.9	1.7	0.7	NR	NR



NOTES

Wind-speed Website disclaimer:

Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL010022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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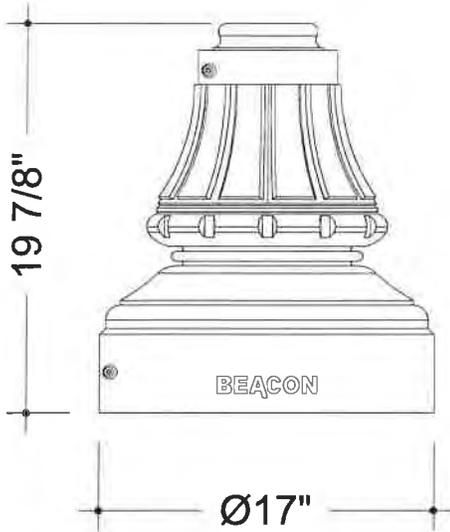


HUBBELL
Lighting

RSA-B-F POLES-SPEC 7/16

Sample **CEAB** **5** **BBT**
Ordering **CEAB** / **5** / **BBT**
 A **B** **C**

DETAILS



A. MODEL

CEAB Centennial AB ✓

B. POST SHAFT DIAMETER

3 3"
4 4"
5 5" ✓

C. COLOR

BBT basic black textured ✓
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark
GYS gray smooth
DPS dark platinum smooth
GNT green textured
MST metallic silver textured
MTT metallic titanium textured
OWI old world iron
RAL _____

Construction: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal. Standard fluted shaft profile shall be 16-flat flutes for 3"OD and 12-flat flutes for 4", 5", & 6"OD.

Base Covers: require specification of smooth or fluted shafts of the size required to meet wind load requirements

Vibration Dampeners: Vibration dampener pads shall be provided when required by customer or deemed necessary by Beacon Products. Please consult factory for bridge mounted applications.

EPA (effective projected area): EPA is defined as (projected surface area X drag factor) and measured in ft². Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Anchor Bolt: Anchor bolts, sized as required, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided for installation.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester powder-coat electrostatically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

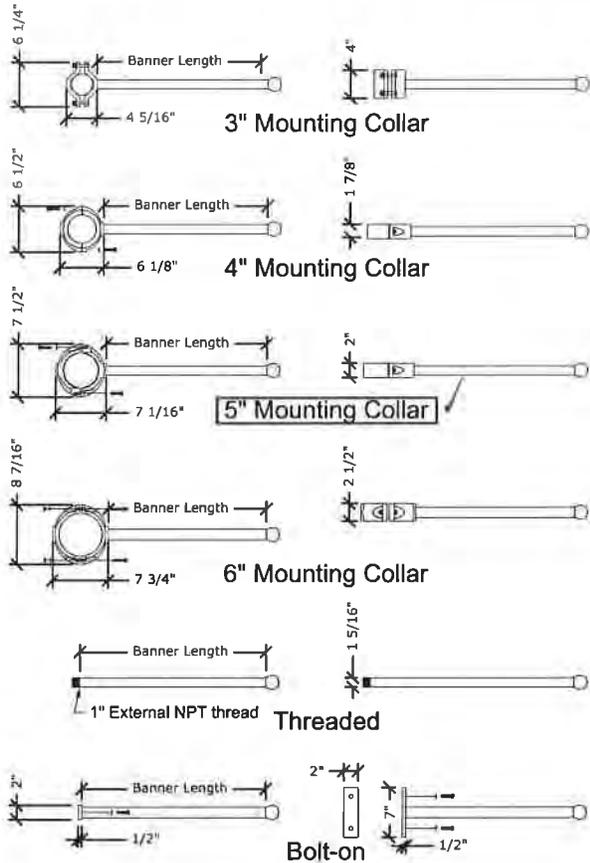
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Project Information

Name / Location: Kuna Street Lighting /
 Type / Quantity: /
 Sold to: _____
 PO#: _____

Approvals

Banner Arm Mounting Styles



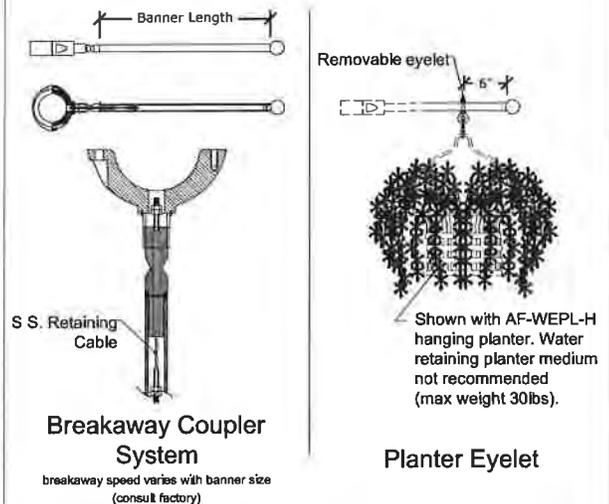
Specifications

Construction:
 All cast aluminum parts shall low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

Fasteners:
 All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost), consult factory for availability.

Finish:
 Finish shall be Beacote III polyester powdercoat electrostatically applied and thermocured. Poles shall be subjected to chemical pre-treatment prior to painting by immersion process.

Options



Ordering Example:

AA-0024 / 4"MTC / BA / BKT

AA-00 26" / 5"MTC / BA / BB

Length	Mounting	Options	Finish
<input type="checkbox"/> 18 18"	<input type="checkbox"/> 3"MTC mounting collar for 3" shaft	<input type="checkbox"/> BA breakaway coupler system	<input type="checkbox"/> BB black
<input type="checkbox"/> 20 20"	<input type="checkbox"/> 4"MTC mounting collar for 4" shaft	<input type="checkbox"/> PA removable planter eyelet*	<input type="checkbox"/> BZ bronze
<input type="checkbox"/> 22 22"	<input type="checkbox"/> 5"MTC mounting collar for 5" shaft	<input type="checkbox"/> 2X two banner arms at 180°	<input type="checkbox"/> BG green
<input type="checkbox"/> 24 24"	<input type="checkbox"/> 6"MTC mounting collar for 6" shaft		<input type="checkbox"/> BW white
<input type="checkbox"/> 30 30"	<input type="checkbox"/> BO bolted connection		<input type="checkbox"/> BY gray
	<input type="checkbox"/> TO threaded connection		<input type="checkbox"/> RAL RAL-
			<input type="checkbox"/> OTHER

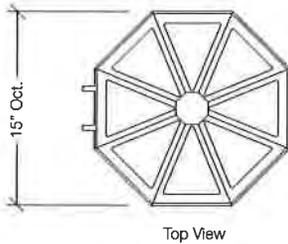
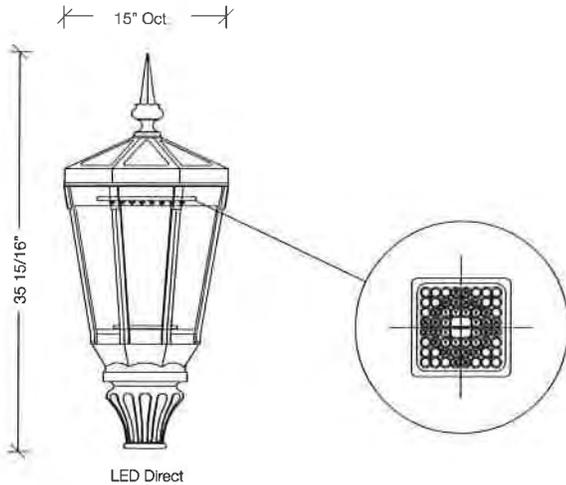
Consult factory for premium and verte finishes. Custom colors available.

Notes:

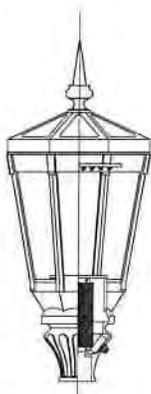
* Consult factory

Sample	WIN40 ✓	AC	24NB-55	5K	UNV	DIR5	PEC	PT	GENXX	SPK	BBT
Ordering	WIN40 /	PF /	36NB-80	5K /	UNV /	DIR5 /	/	PT /	/	SPK /	BBT
	A	B	C	D	E	F	G	H	I	J	K

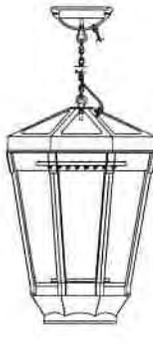
DETAILS



MOUNTING OPTIONS



Post Top



Pendant Mount

STYLE OPTIONS



Spikes

A. MODEL

WIN40 Windsor 40"

G. ELECTRICAL OPTIONS

PEC photocell, button

B. LENS OPTIONS

- AC** acrylic, clear
- AF** acrylic, frosted
- AS** acrylic, seeded
- AW** acrylic, white
- PC** polycarbonate, clear
- PF** polycarbonate, frosted ✓

H. CONTROL OPTIONS

- GENI-XX** energeni ¹
- SWP** sitesync wireless pre-commission^{2,4}

C. ENGINE - WATTS

- 24NB-55** 55 Watts - LED array
- 36NB-80** 80 Watts - LED array ✓
- 48NB-110** 110 Watts - LED array
- 60NB-136** 136 Watts - LED array

H. MOUNTING OPTIONS

- PT** post top ✓
- PM** pendant mount ²

J. STYLE OPTIONS

- SPK** spikes ✓

D. CCT - COLOR TEMP

- 3K** 3000K
- 4K** 4000K
- 5K** 5000K (std.) ✓

K. COLOR

- BBT** basic black textured ✓
- BMT** black matte textured
- WHT** white textured
- MBT** metallic bronze textured
- BZT** bronze textured
- DBT** dark bronze textured
- GYS** gray smooth
- DPS** dark platinum smooth
- GNT** green textured
- MST** metallic silver textured
- MTT** metallic titanium textured
- OWI** old world iron
- RAL** _____

E. VOLTAGE

- UNV** 120-277V ✓
- 347** 347V
- 480** 480V

F. OPTICS

- DIR2** type II
- DIR3** type III
- DIR4** type IV
- DIR5** type V ✓

¹ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

² consult factory

³ Must specify group and zone information at time of order. See www.hubbelling.com/controls/sitesync for further details

⁴ Not available with other control or sensor options.



SPECIFICATIONS

Intended Use:

- The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

- The electrical chamber/fitter shall be cast aluminum.
- Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ 0.90 at full load
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Silicone gasket ensures a weather-proof seal around each individual LED.
- Fixture electrical compartment shall contain all LED driver components.
- Rated ambient operating temperature -40°C to 40°C.
- Surge protection - 20KA
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- London can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- Listed to UL8750 , UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

- Five year limited warranty (for more information visit: www.hubbellighting.com/resources/warranty)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG*	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
 + If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group Information, and Operating schedules. For more detailed information please visit www.hubbellighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



GREENBELT/ PATHWAY LIGHTING

Brand

Sun Valley

Color

Green

Pole

14', Smooth, Round

Base

700

Banner Arms

Field Rotatable, 18"

Luminaire fixture

LAA Series - LED

Specs attached



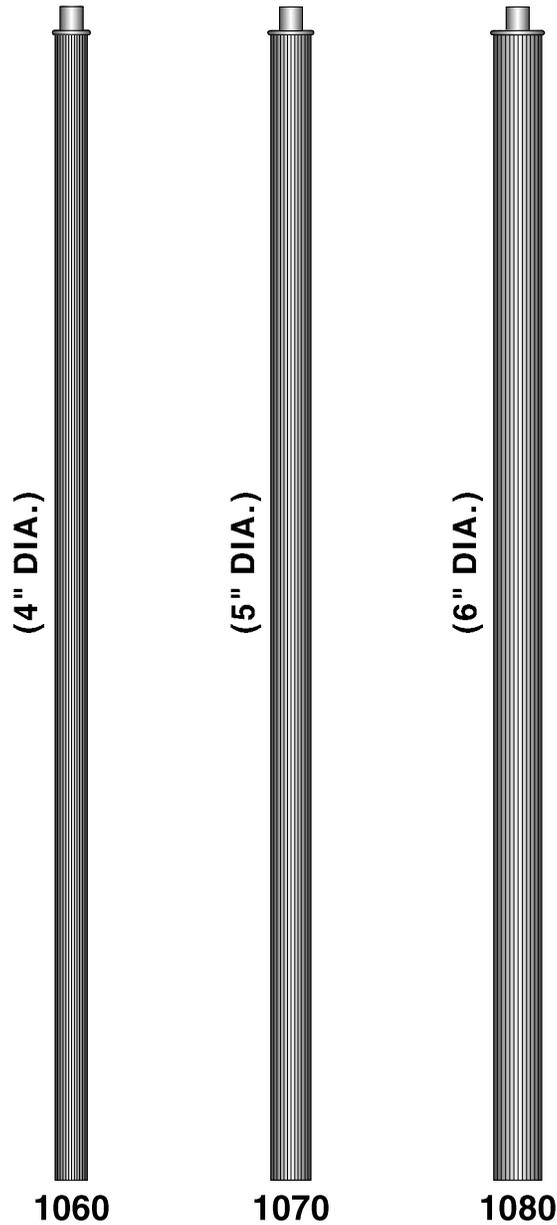
Bollard Lights

Black, 8" Round, 40" H

Specs attached

FLUTED

ROUND EXTRUDED FROM 6063 ALLOY ALUMINUM. HEAT TREATED TO PRODUCE A T6 TEMPER. SHAFTS HAVE EVENLY SPACED HIGHLY DETAILED RAISED VERTICAL FLUTES.



(FLUTED ALUMINUM SHAFTS)
SHAFT WALL THICKNESS .188

POLES PROVIDED WITH TENON TOP
POST TOP (PT): 2 7/8" O.D. X 3"
MULTIPLE LUMINAIRES: 2 7/8" O.D. X 6"



The Lighting Tradition

sun valley
LIGHTING

660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

BASE

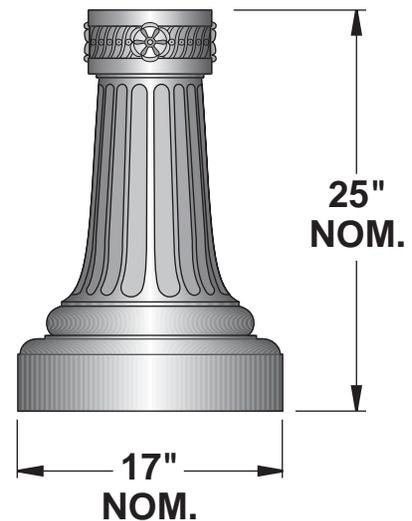
ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .210 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION, AND A HIGHLY DETAILED, DECORATIVE FLUTED SECTION, A DECORATIVE CAST ALUMINUM COLLAR AND A FLUTED HAND HOLE COVER CONTOURED TO BASE DESIGN. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

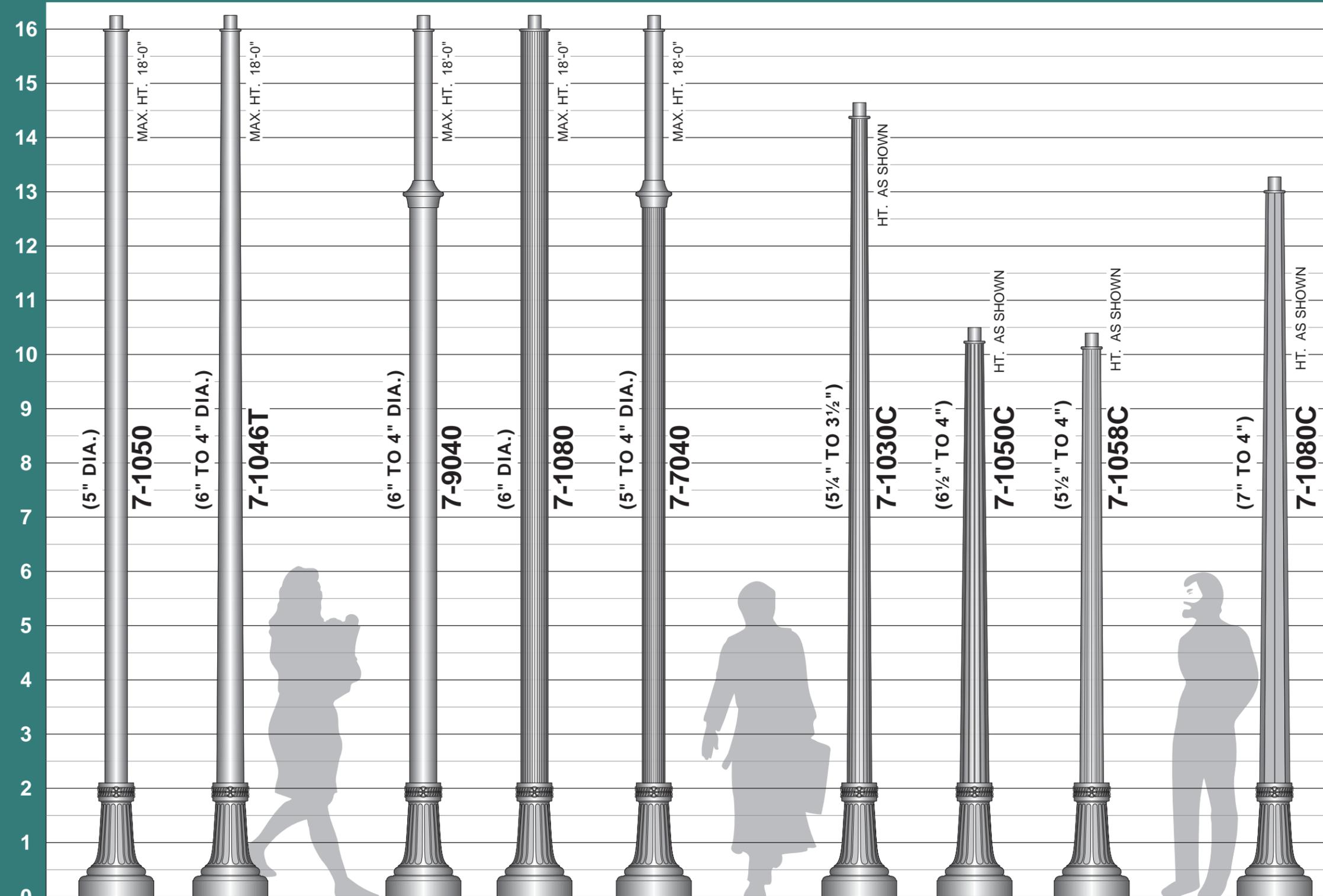
ANCHORAGE

A 3/4" CAST ALUMINUM ANCHOR RING IS WELDED 1" ABOVE BOTTOM OF BASE TO ACCEPT (4) FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS. ANCHORAGE IS FASTENED THROUGH HAND HOLE.

FINISH

ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (SEE PAGE 5 FOR OPTIONAL FINISH AND COLOR SELECTION)

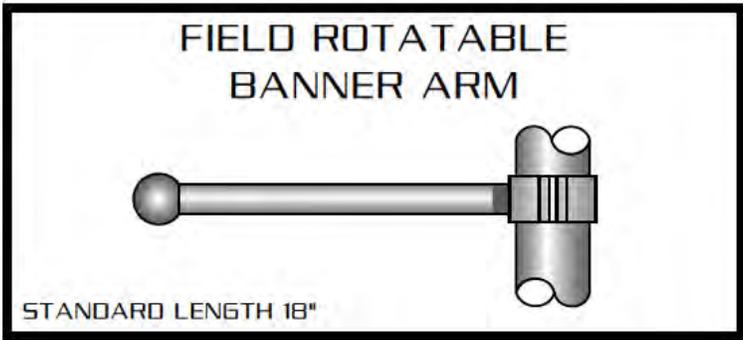




SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE FOR ONE PIECE CONSTRUCTION
SEE SHAFT SECTION FOR SPECIFICATIONS AND ADDITIONAL STYLES

- TENONS**
- STANDARD: 2 7/8" O.D.  PT23
 - OPTIONS: 2 3/8" O.D.  PT31
 - 3 1/2" O.D. 
 - DUPLEX OR G.F.I. RECEPTACLE WITH COVER  DUP GFI
 - FIELD ROTATABLE OR FIXED BANNER ARM  RBA
 -  FBA
 - BANNER EYE BOLT  BEB
 - BREAK AWAY BANNER ARM  BBA
 - FIELD ROTATABLE OR FIXED BASKET HOLDER  RBH
 -  FBH
 - FIELD ROTATABLE STREET SIGN  RSS
 - FIELD ROTATABLE LADDER REST  RLR
 -  20"
 - FIELD ROTATABLE OR FIXED FLAG HOLDER  RFH
 -  FFH

RBA



ACCESSORIES

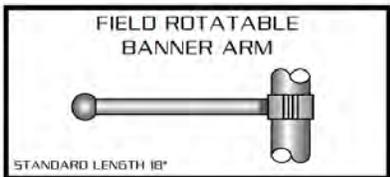
DUP



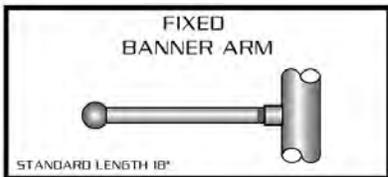
GFI



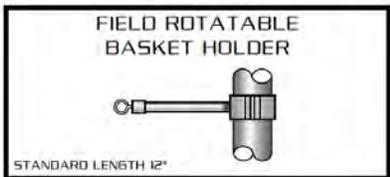
RBA



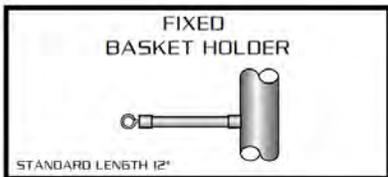
FBA



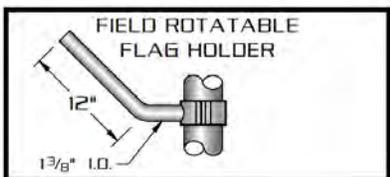
RBH



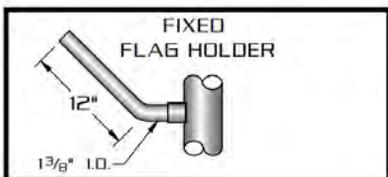
FBH



RFH



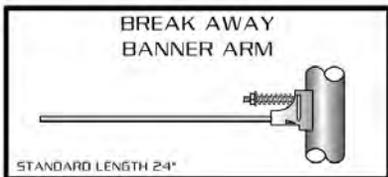
FFH



BEB



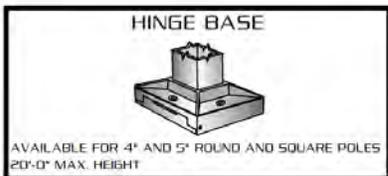
BBA



RBC



HNB



SOLID STATE AREA LIGHTING

LAA SERIES-LED

SPECIFICATIONS

LUMINAIRE

One piece high impact polycarbonate patterned diffusing globe provided with durable corrosion resistant cast aluminum fitter. Standard fitter has 3" I.D. opening for tenon. All hardware is Stainless Steel.

LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

ANGLED POWER ARRAY™: Micro-Reflectors mounted around each LED control the raw light output. LED Tubes are uniquely aimed horizontally and vertically and combined to produce highly efficient IES Distribution Types II, III, IV and V. Used in conjunction with a clear patterned diffusing globe.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with a clear patterned diffusing globe.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with an opal patterned diffusing globe.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: _____

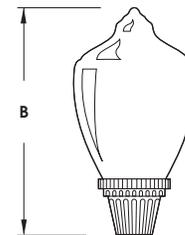
PROJECT TYPE: _____



LAA

* SHOWN WITH STANDARD -YA FITTER

PATENT PENDING



FIXTURE	A	B
LAA1*	15.5" 394mm	28.5" 724mm
LAA2*	13.5" 343mm	26" 660mm



2013140

LAA SERIES - LED

S P E C I F I C A T I O N S

OPTIONAL FITTERS



* AVAILABLE WITH LAA1 ONLY
 ** AVAILABLE WITH MINI BUTTON PHOTOCELLS
 *SEE OPTIONS

LED POWER ARRAY™ MODULES



LAA1-LED E.P.A.=1.35

ANGLED ARRAY
 Available in:
 8 Array 48 LED Max.

**GLASS REFRACTOR w/
 VERTICAL ARRAY**
 Available in:
 6 Array 36 LED Max.

VERTICAL ARRAY
 Available in:
 6 Array 48 LED Max.
 8 Array 64 LED Max.

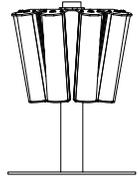


LAA2-LED E.P.A.=1.13

ANGLED ARRAY
 Available in:
 8 Array 48 LED Max.

**GLASS REFRACTOR w/
 VERTICAL ARRAY**
 Available in:
 6 Array 36 LED Max.

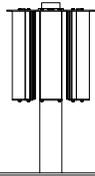
VERTICAL ARRAY
 Available in:
 6 Array 48 LED Max.
 8 Array 64 LED Max.



APA - Angled Array



**GRV - Glass Refractor
 w/ Vertical Array**



VPA - Vertical Array

(Specifications subject to
 change without prior notice.)

BRASS
 FINIAL

ORNAMENTAL
 FINIAL

PATENT PENDING

O R D E R I N G I N F O R M A T I O N

LUMINAIRE-FITTER	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS	
LUMINAIRE	OPTICS	LED		MOUNTING			FINISH	OPTIONS
LUMINAIRE-FITTER	ANGLED POWER ARRAY (CLEAR PATTERNED GLOBE)	# of LEDs	COLOR	ARM MOUNT			STANDARD TEXTURED FINISH	LENS OPTIONS:
<input type="checkbox"/> LAA1-LED-YA	<input type="checkbox"/> APA - II	LAA1	<input type="checkbox"/> NW (4000K)* *STANDARD	<input type="checkbox"/> 1	<input type="checkbox"/> BLACK RAL-9005-T	<input type="checkbox"/> CLEAR PATTERNED POLYCARBONATE ... CP (STANDARD GLOBE)	<input type="checkbox"/> BRASS FINIAL ... BF <input type="checkbox"/> ORNAMENTAL FINIAL ... OF <input type="checkbox"/> HOUSE SIDE SHIELD ... HS <input type="checkbox"/> DIMMABLE DRIVER(S) (0-10V) ... DIM <input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR ... HLSW <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC+V <input type="checkbox"/> 10KV SURGE PROTECTOR. ... 10SP <input type="checkbox"/> 20KV SURGE PROTECTOR (277V & 480V Only) ... 20SP	
<input type="checkbox"/> LAA1-LED-YB	<input type="checkbox"/> APA - III	<input type="checkbox"/> 48LED (53 Watts)	<input type="checkbox"/> CW (5000K)	<input type="checkbox"/> 2-180	<input type="checkbox"/> WHITE RAL-9003-T	<input type="checkbox"/> OPAL PATTERNED POLYCARBONATE ... WP		
<input type="checkbox"/> LAA1-LED-YC	<input type="checkbox"/> APA - IV	<input type="checkbox"/> 32LED (36 Watts)	<input type="checkbox"/> WW (3000K)	<input type="checkbox"/> 2-90	<input type="checkbox"/> GREY RAL-7004-T	<input type="checkbox"/> CLEAR PATTERNED ACRYLIC (LAA1) ... CA		
<input type="checkbox"/> LAA1-LED-YD	<input type="checkbox"/> APA - V	LAA2	OTHER LED COLORS AVAILABLE CONSULT FACTORY	<input type="checkbox"/> 3-90	<input type="checkbox"/> DARK BRONZE RAL-8019-T			
<input type="checkbox"/> LAA1-LED-YE		<input type="checkbox"/> 48LED (53 Watts)	VOLTAGE	<input type="checkbox"/> 3-120	<input type="checkbox"/> GREEN RAL-6005-T			
<input type="checkbox"/> LAA1-LED-YN		<input type="checkbox"/> 32LED (36 Watts)	<input type="checkbox"/> 120	<input type="checkbox"/> 4-90				
<input type="checkbox"/> LAA1-LED-YO	GLASS REFRACTOR (CLEAR PATTERNED GLOBE)	<input type="checkbox"/> 36LED (40 Watts)	<input type="checkbox"/> 208	WALL MOUNT <input type="checkbox"/> WM POST TOP <input type="checkbox"/> PT				
<input type="checkbox"/> LAA1-LED-YP	<input type="checkbox"/> GRV - III	<input type="checkbox"/> 36LED (40 Watts)	<input type="checkbox"/> 240					
<input type="checkbox"/> LAA2-LED-YA	<input type="checkbox"/> GRV - V	LAA1	<input type="checkbox"/> 277	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500) SEE USALTG.COM FOR ADDITIONAL COLORS				
<input type="checkbox"/> LAA2-LED-YB	VERTICAL POWER ARRAY (OPAL GLOBE)	<input type="checkbox"/> 64LED (71 Watts)	<input type="checkbox"/> 347					
<input type="checkbox"/> LAA2-LED-YC	<input type="checkbox"/> VPA - SYM	<input type="checkbox"/> 48LED (53 Watts)	<input type="checkbox"/> 480					
<input type="checkbox"/> LAA2-LED-YD		<input type="checkbox"/> 48LED (53 Watts)						
<input type="checkbox"/> LAA2-LED-YE		<input type="checkbox"/> 36LED (40 Watts)						



KBR8 LED

LED Specification Bollard



Catalog Number
Notes
Type

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

Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

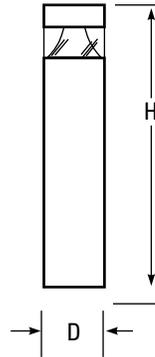
With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

8" Round
(20.3 cm)

Height: 40"
(101.6 cm)

Weight (max): 27 lbs
(12.25 kg)



Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options	Finish <i>(required)</i>	
KBR8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY Asymmetric ¹	SYM Symmetric ²	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7}	DWHXD	White
		450	450 mA ^{3,4}	40K	4000 K			120 ⁵			208 ⁵	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
	Symmetric 16C 16 LEDs ²	530	530 mA	50K	5000 K			240 ⁵	ELCW Emergency battery backup, CA Title 20 Noncompliant ⁶	H24 24" overall height	DDBXD	Dark bronze
		700	700 mA	AMBPC Amber phosphor converted		277 ⁵	H30 30" overall height	H36 36" overall height		DBLXD	Black	
				AMBLW Amber limited wavelength ^{3,4}				347 ⁴		FG Ground-fault festoon outlet	DBLTXD	Textured dark bronze
										L/AB Without anchor bolts (3 bolt base)	DBLBXD	Textured black
										L/AB4 4 bolt retrofit base without anchor bolts ⁸	DNATXD	Textured natural aluminum
											DWHGXD	Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

All 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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1						
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1						
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1						
	Amber 450	16																324	20	0	1	0	
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0						
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1						
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1						
	Amber 450	20																374	19	0	0	0	

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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	1.00	0.98	0.97	0.95

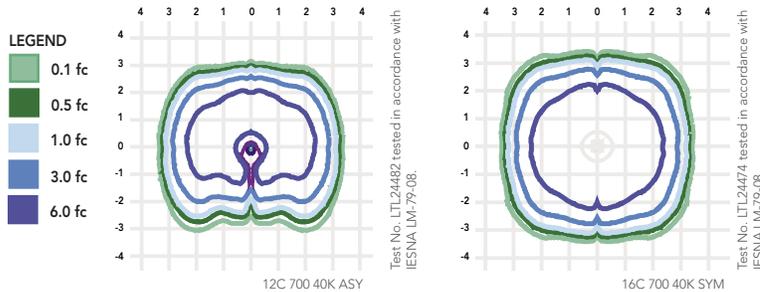
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBR8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3/4" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

BUY AMERICAN

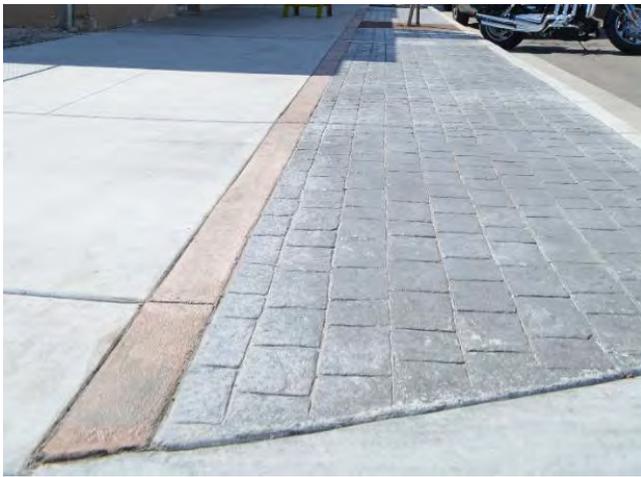
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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.





SIDEWALKS

Tree grates

Urban Accessories Kiva 2-Piece/5-ft square

Tree placement

20' to 40' apart

Avoid obstructing signage

Concrete Colors

Red: Weathered Oak BASF RHEOCOLOR RC2505

Gray: Stone Harbor BASF RHEOCOLOR RC2501 15 lbs/CY of concrete

Stamped Concrete Pattern

Asher Cut Slate

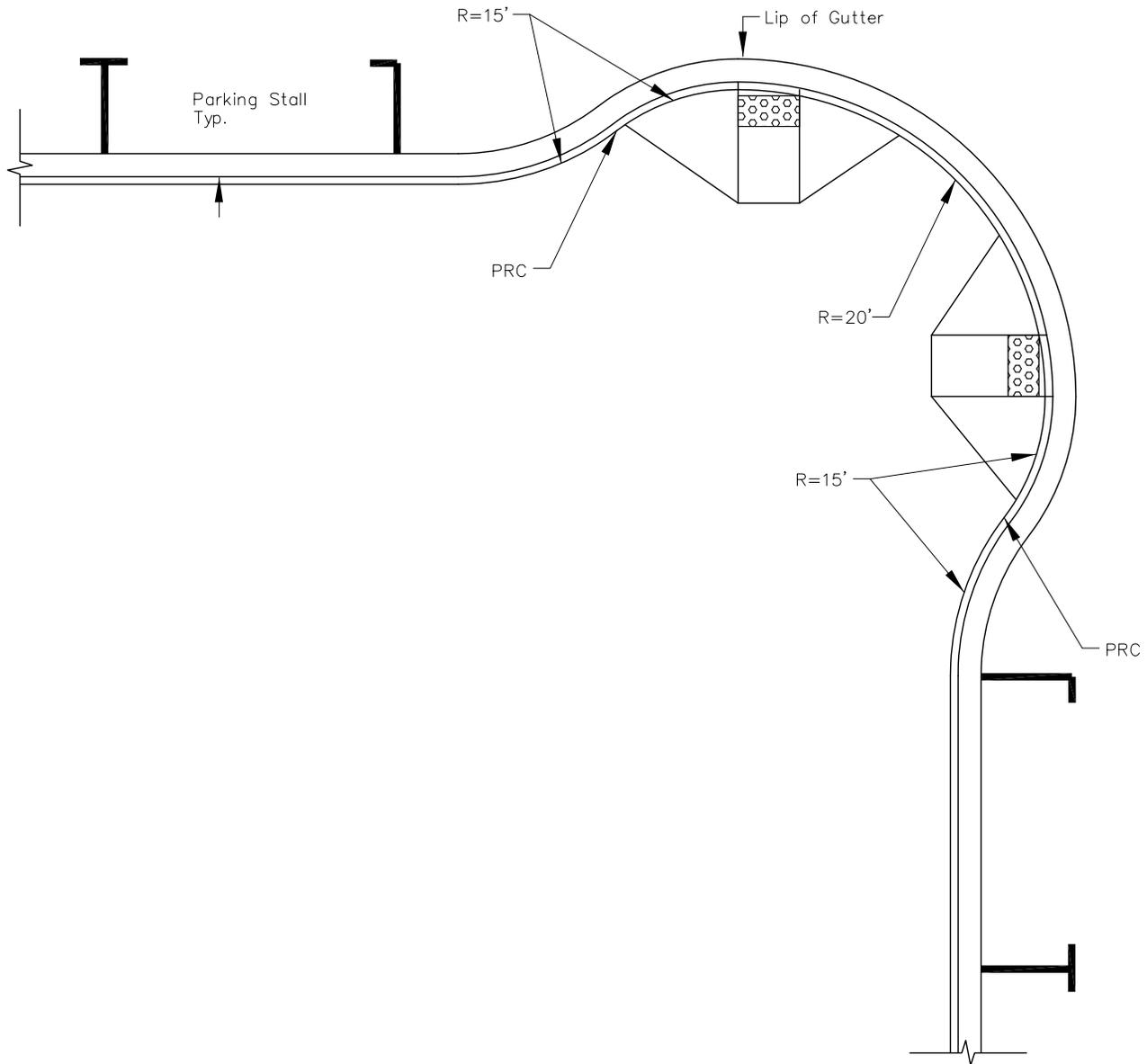
Bulbouts

ACHD SD-710F

City of Kuna Colored Concrete pattern

Specs attached

ACHD Bulbout Standard



NOTES:

- ① NO TANGENT SECTION BETWEEN REVERSE CURVES IS REQUIRED, BUT ALLOWED IF NEEDED
- ② THIS DETAIL IS THE MINIMUM RADII ALLOWED FOR REVERSED CURVES AT CURB BULBOUTS, RADII GREATER THAN THE 15' MINIMUM IS ALLOWED IF REQUESTED AND APPROVED BY ACHD.

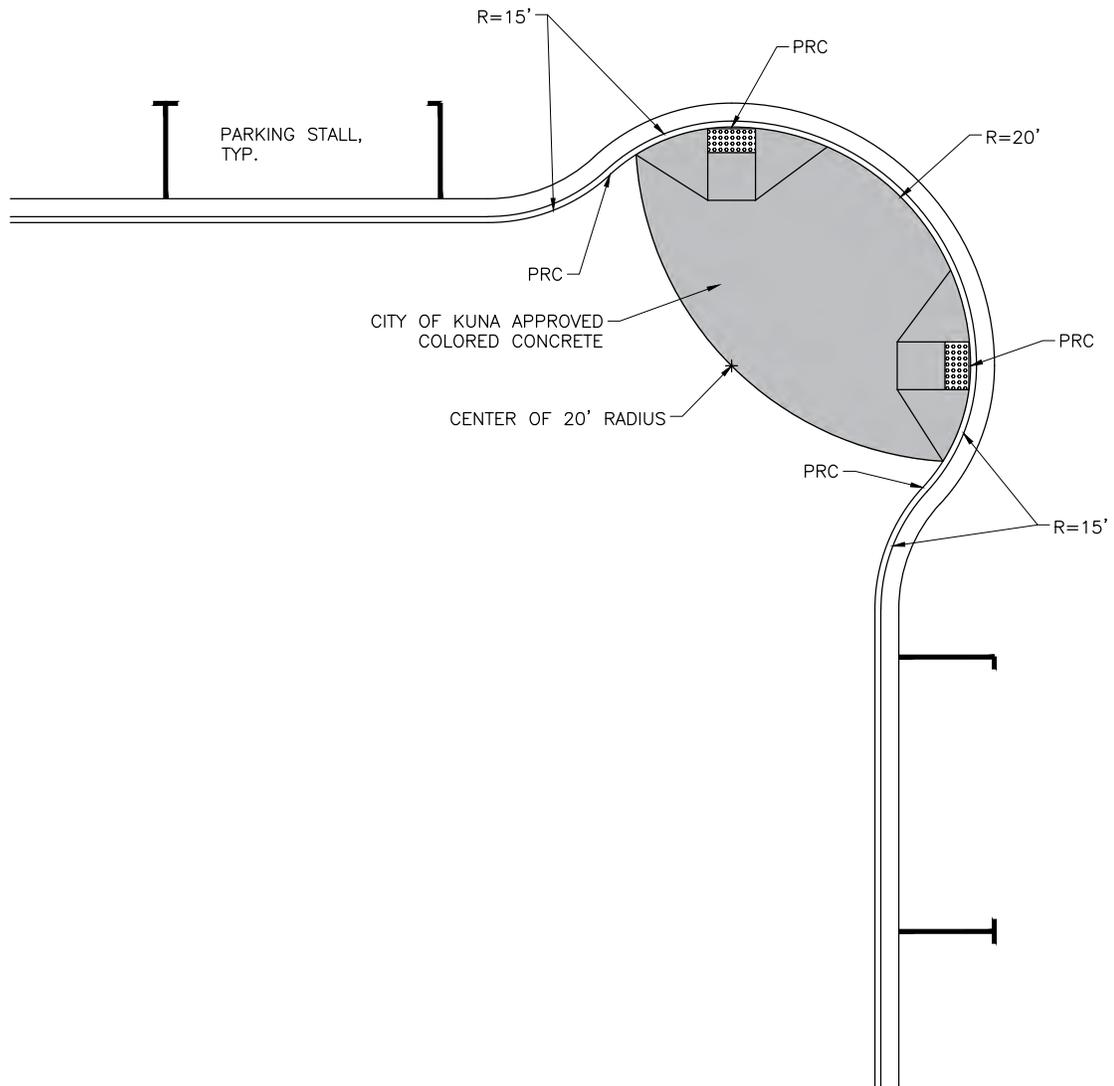
2017 ACHD REVISION

IDAHO STANDARDS
FOR PUBLIC WORKS
CONSTRUCTION
(ACHD SUPPLEMENT)

MINIMUM CURB RADII FOR
CURB BULBOUTS

STANDARD DRAWING
NO. SD-710F

Kuna Main Street Bulbout Standard



NOTES:

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2. THIS DETAIL IS THE MINIMUM RADII ALLOWED FOR REVERSE CURVES AT CURB BULBOUTS. RADII GREATER THAN THE 15' MINIMUM IS ALLOWED IF REQUESTED AND APPROVED BY THE CITY OF KUNA AND ACHD.



STREET FURNITURE

Downtown Kuna Street Furniture is decorative, artistic, functional, and accessible to increase visual interest and improve storefront experience.

Items provided by the city of Kuna

Benches

Trash Receptacles

Bike Racks

Bike Stations

Water Fountains

Items provided by merchant or property owner

Black, neutral or in accordance with color palettes:

Railing/fencing

Seating

Planters

Art

To be approved by the Kuna Arts Commission

DOWNTOWN DESIGN STANDARDS AMENDMENTS