



KUNA PLANNING AND ZONING COMMISSION

Agenda for April 28, 2015

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

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL

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

2. CONSENT AGENDA

- a. **15-01-SUP** (Special Use Permit); Blossoming Sprouts Daycare - **Latonia Hughes**
-Findings of Fact and Conclusions of Law.

3. NEW BUSINESS:

- a. None

4. PUBLIC HEARING

- a. None

5. DEPARTMENT REPORTS

- a. To Be Determined

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT



City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.cityofkuna.com

To: Planning and Zoning Commission

Case Number: 15-01-SUP (Special Use Permit) for a Group Day Care, In-Home.

Location: 341 N. Avenue A
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner I

Hearing Date: April 14, 2015
Findings of Fact: April 28, 2015

Applicant: Letonia Hughes
341 N. Avenue A
Kuna, ID 83634
(208) 283-9011
Letoniahughes@mycwi.cc

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- G. Conclusions of Law
- H. Decision by the Commission

A. Course of Proceedings

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

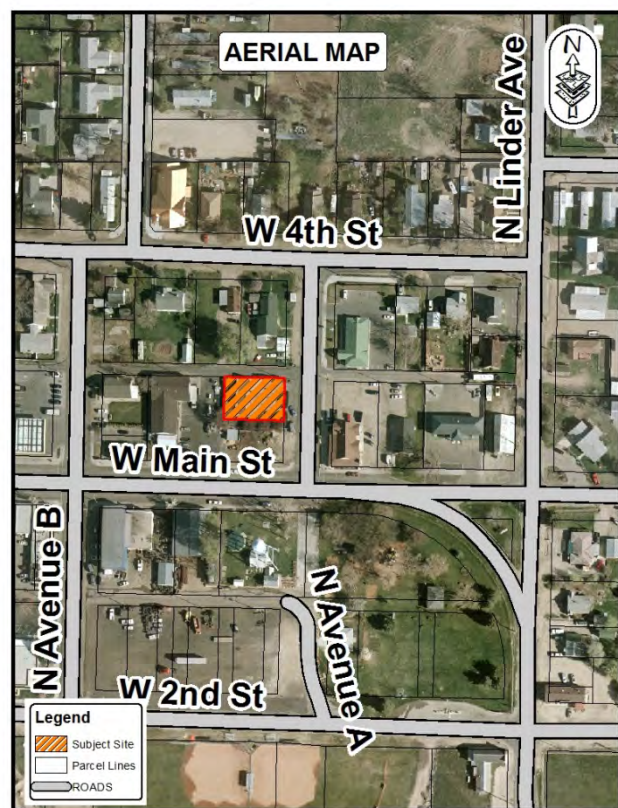
B. General Project Facts and Staff Analysis:

1. **Request:** The applicant is seeking SUP approval for Group Childcare use at 341 N. Avenue A, in Kuna and wishes to provide additional choices for parents who seek child care in a setting which best suits their child/children's needs.
2. **Noticing:** The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements. The Planning and Zoning public hearing was held on April 14, 2015.

3. **Background:** The applicant is proposing to open a Group Childcare in her home to offer child care for up to twelve (12) children, Monday through Friday from approximately 6:30 am until 6 pm with some variations. A Group Childcare use in the CBD zone requires an SUP to establish this type of business.
4. **Legal Description:** N2 OF LOTS 21 TO 24 INC BLK 4 KUNA TOWNSITE. A warranty deed with the legal description was included with the application.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by the Kuna City Council identifies this site as Central Business District (CBD); used for business, institutional, public, quasi-public, cultural, residential and other related uses. In accordance with KCC 5-3-2, staff views this Group Childcare SUP request to be consistent with the FLU map.
6. **Land Use:**

Direction	Current Zoning	
North	CBD	Central Business District – Kuna City
South	CBD	Central Business District – Kuna City
East	CBD	Central Business District – Kuna City
West	CBD	Central Business District – Kuna City

6.1 Vicinity and Aerial Maps:



6.2 Parcel Number: APN: R5070000480

6.3 Parcel Sizes and Current Zoning: CBD (Central Business District), 0.45 acre parcel, approximately 19,602 square feet.

6.4 Services:

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

6.5 Existing Structures, Vegetation and Natural Features: There is currently a residence on the subject site estimated to be approximately 2000 square feet.

6.6 Transportation / Connectivity: Road frontage is on N. Avenue A, as well as access to the site.

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

a. Notifications

i. Agencies	March 5, 2015
ii. 300' Property Owners	March 6, 2015
iii. Kuna, Melba Newspaper	March 25 and April 1, 2015
iv. Site Posted	April 1, 2015

C. Exhibits – Accompanying the project:

Exhibit 1	Staff Report - 04.07.2015
Exhibit A-3	Special Use Permit Child Care Facility Application – 03.02.2015
Exhibit A-3a	Copy of CPR, AED & Basic First Aid Certification– 03.02.2015
Exhibit A-3b	Letter of Intent – 03.02.2015
Exhibit A-3c/d	Vicinity and Aerial Maps – 03.02.2015
Exhibit A-3e	Affidavit of Legal Interest and/or Deed – 03.04.2015
Exhibit A-3f	Idaho Dept. of Health and Welfare Daycare Application – 3.1.2013
Exhibit A-3h	Commitment to Property Posting – 03.03.2015
Exhibit A-3i	Neighborhood Meeting Certification – 03.03.2013
Exhibit A-3j	Fire Escape and Evacuation Plan
Exhibit A-4	Commission and Council Review Application – 03.02.2015
Exhibit A-5	Proof of Property Posting – 04.01.15
Exhibit B-1	Kuna City Engineer Comments – 03.09.2015
Exhibit B-2	Ada County Engineer Comments – 03.09.2015
Exhibit B-3	Central District Health Department (CDHD) – 03.19.2015
Exhibit B-4	Department of Environmental Quality (DEQ) – 04.09.2015
Exhibit B-4	Department of Environmental Quality (DEQ) – 04.09.2015
Exhibit B-5	Kuna Fire Inspection Documentation – 02.18.2015

D. Applicable Standards:

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

E. Comprehensive Plan Analysis:

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

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

GOALS AND POLICIES – Property Rights

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

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

GOALS AND POLICIES – Economic Development

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

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

GOALS AND POLICIES – Land Use

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

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

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

F. Findings of Fact:

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

G. Conclusions of Law:

1. The Group Childcare use is consistent with Kuna City Code.
2. The Group Childcare use meets the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a Group Childcare use.
4. The Group Childcare use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The Group Childcare use is not likely to cause adverse public health problems.
6. The Group Childcare use is in compliance with all other ordinances and laws of the City.
7. The Group Childcare use is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public; taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing street and utility services in proximity to the site are suitable and adequate for Group Childcare purposes.

9. Based on the evidence contained in Case #15-01-SUP, this proposal complies with Sections 5-3 and 5-6 of Kuna City Code.
10. Based on the evidence contained in Case #15-01-SUP, this proposal complies with Section 6.0 of the Kuna Comprehensive Plan and the Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve this SUP application. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

H. Decision by the Commission:

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

Conditions of approval:

1. As requested by the applicant, the Group Childcare facility is allowed to be open Monday through Friday from 6:30 am until 6:00 pm with some variations throughout the year.
2. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.
3. In the event the uses or the buildings on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
4. The applicant shall install safety locks on all doors and cabinets where chemicals are stored.
5. A fire extinguisher shall be installed in the home and smoke detectors installed in every living area (except the bathroom).
6. Comply with all City, Health District and Fire District standards, as amended.
7. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the planning and zoning commission.
8. Applicant shall ensure the placed fence around the outside play area for the lot has a gate that locks on at least one side of the house and is accessible from the front yard.
9. The Group Childcare facility is limited to twelve (12) children (including the applicants own children). The applicant will be limited to a maximum of twelve (12) children (for childcare purposes) at any time during the day unless amended through the public hearing process.
10. The Special Use Permit shall follow the address provided on the SUP application and divest when the applicant no longer resides on the property and/or has an ownership interest in the property or the business is discontinued for more than one (1) year. The applicant is obligated to advise the City of any changes in ownership or leasing agreement which would affect the business operation.
11. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the SUP or the approvals will divest.
12. The applicant shall obtain a Kuna City Business License through the Kuna City Clerk's office once the Special Use Permit is issued; the Fire District, Building Inspector and Central District Health Department must perform their necessary inspections for final sign-off, if not already submitted.
13. Meet all staff and agency requirements and recommendations.

DATED this _____ day of _____, 2015

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Trevor Kesner, Planner I
Kuna Planning and Zoning Department



City of Kuna Special Use Permit Child Care Facility Application

Fee: \$330.00 (Home/Group Care) / \$800.00 (Center)

P.O. Box 13
Kuna, Idaho 83634
(208) 922-5274
Fax: (208) 922-5898
Website:
www.kunacity.id.gov

File No. : 15-01-SUP
Cross Ref. :
File Name: Blossoming Sprouts / Letonia Hughes

Definition of a Home Daycare:

Daycare Facilities: Any home where non-medical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing daycare is required to have a special use permit and a State of Idaho basic daycare license.

- A. **Family Childcare Home:** A childcare facility which provides care for six (6) or fewer children throughout the day.
- B. **Group Childcare Home:** A childcare facility, which provides care for seven (7) to twelve (12) children throughout the day.
- C. **Childcare Center:** A childcare facility, which provides care for more than twelve (12) children throughout the day. *Note: Childcare Centers are subject to the Design Review process.*

It should be noted that, in determining the type of childcare facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.

KCC 5-6-5: Supplementary Conditions and Safeguards:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a par of the terms under which the special use is granted, shall be deemed a violation of this title.

✓ KCC 5-6-6: Procedure for Hearing Notice:

Prior to granting a special use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulations within the jurisdiction. Notice shall also be provided to



property owners and residents within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission.

KCC 5-1A-8:

A:1: Posting of Hearing Notice on Property: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

KCC 5-6-7: Action by Commission:

Within thirty (30) days after the public hearing, the planning and zoning commission shall approve, conditionally approve or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the director to issue a special use permit listing the specific conditions specified by the commission for approval.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit.

Application Submittal Requirements

Applicant
Use



Copy of CPR and First Aid Training Certificate

Staff
Use



A **complete** Special Use Permit Application form

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



Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Special Use conditions.



One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.



One 8 1/2" x 11" colored aerial photos depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of these photos is to view the site for existing features and adjacent sites.



Copy of Deed; **and**, if the applicant is not the owner, an **original** notarized statement (Affidavit of Legal Interest) from the owner (and **ALL** interested parties) stating the applicant is authorized to submit this application.



Copy of Daycare License from the State of Idaho "Health and Welfare" Department



Application Submitted

☒	One (1) detailed site plan that includes the following: (8 1/2" x 11" minimum)	☒
☒	All existing structures labeled as existing and proposed uses	☒
☒	Size of parcel (acres or square feet)	☒
☒	Special features such as sidewalks, fencing, retaining walls or berms.	☒
☒	Parking areas with garage door widths shown	☒
☒	Off street parking, circulation and driveway locations	☒
☒	Proposed or existing types of outdoor lighting	☒
☒	Child pick-up area	☒
☒	Existing and proposed landscaping	☒
☒	Dimensions of usable outdoor and indoor "play areas" <i>Yard</i>	☒
☒	Fences: Type and Height, including gates. Indicate if <u>existing</u> or proposed. <i>Note: All gates are required to be locked during business hours.</i>	☒
☒	Diagram showing uses within the home. (IE: bedroom, kitchen, etc.)	☒
☒	Commitment of Property form signed by the applicant / agent	☒
☒	Neighborhood Meeting Certificate <i>Note: Certificate and Neighborhood meeting list forms must accompany this application.</i>	☒
☒	<i>USE Form From Fire Inspection</i> Diagram for evacuation plans of house in case of fire or other disaster	☒

Additional Information

- Are there smoke detectors in every living area except the bedrooms and bathrooms?
Yes ✓ No
- Locks installed on all doors to the outside?
Yes ✓ No
- Door chime installed on the front door to indicate any opening?
Yes No
- Safety locks on doors and cabinets where chemicals are stored?
Yes ✓ No
- Fire extinguisher installed in kitchen?
Yes ✓ No
- Is the home daycare located on an arterial or collector street?
Note: If yes, there must be an on-site pick-up area designed to prevent vehicles from backing onto the roadway. This application must include a diagram which shows how this will be accomplished.
Yes ✓ No
- Are there any indoor and/or outdoor pools?
Yes No ✓
If a pool is present, what measures are taken to protect children from the pool area?

8. Are there stairs indoor/outdoor of proposed site?
If yes, are there safety barriers installed?
9. Are electrical outlets covered with safety devices?

Yes ☐ No ☒ *n/a*
Yes ☐ No ☐
Yes ☒ No ☐

Applicant Information

Applicant: Letonia Hughes Phone: (208) 283-9011
☒ Owner ☐ Purchaser ☐ Lessee
 Fax/Email: letoniahughes@mycwi.cc

Applicant's Address: 341 W Ave A Kuna, ID 83634

Zip: 83634

Owner: 341 W Ave A Kuna, ID 83634 Phone: (208) 283-9011

Owner's Address: Letonia Hughes Email: letoniahughes@mycwi.cc

Zip: _____

Represented By: (if different from above) N/A Phone: _____

Address: _____ Email: _____

Zip: _____

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

☐ FAMILY CHILDCARE HOME
☐ CHILDCARE CENTER

☒ GROUP CHILDCARE HOME

Subject Property Information

Site Address: 341 W Ave A Kuna, ID 83634

Site Location (Cross Streets): main st. / 4th st.

Parcel Number(s): R50700000470 Section, Township, Range: 23-2N-1W

Gross Floor Area: 2000 sqft Live-able Space (not for daycare use): 1412 sqft

Current Land Use: Residential Proposed Land Use: Residential Currently Zoning District: CBD Commercial

Project Description / Summary

Is this facility in your principal residence? Yes ☒ No ☐

Will you be hiring any employees who do not reside on the premises? Yes ☒ No ☐

If yes, how many? 1 or 2 - depending on hrs. & Availability

Project Description: Childcare for in home Group up to 12 Children

General Description of request: Requesting to have licensed in home

Childcare. I know many Families that would be
Pleased with more quality Childcare options in Kuna.

Hours/Days of operation: M-F, excluding major holidays / 6:30am - 6pm no
more than 10 hrs. per Ch. 1d.

Number and ages of children: not to exceed 12 Children 0-8 years

Fencing type / size / & location: wood, 6 ft. Backyard enclosed, Front 3'
Chainlink enclosed.

Existing or proposed lighting: located at all entrances

Parking available: 5 spots Number of possible parking spots: 8 or more / including
offst.

Off street parking available: 3 places or more Designated pick-up area: Ave A / out Front

Standard Conditions (Home/Group Care Only)

☒ Meet requirements of the International Fire Code (IFC)
Note: If the applicant is uncertain about a particular code and its application, they are responsible to seek that knowledge.

☒ Maintain fire safety standards.

☒
Per Fire Chief
(Signature)

- ☒ Provide at least two (2) unblocked outside exits that remain unimpeded at all times. Staff and parents shall be advised where these exits are located and they need to be marked appropriately.
- ☒ Provide corridors and stairs that are a minimum of 36" wide and provide gates so children cannot access stairs.
- ☒ Flame source utilities shall not be accessible to children and I posses a carbon monoxide detector that is operable at all times and located in proximity to the flame source.
- ☒ Storage areas shall be free of excessive combustibles or highly flammable materials and be inaccessible to children.
- ☒ Smoke detectors shall be installed on the ceilings of each floor story, in front of the doors, to stairways and separated a maximum 30-foot in corridors or at other distance's required by code.
- ☒ Bathroom and closet doors shall be designed so they can be unlocked from the outside
- ☒ The site address on the side of the building fronting the street shall be numbered and illuminated so that it can be readily seen from the street
- ☒ Provide a flashlight on-site and other emergency supply, in anticipation of a power outage. These supplies need to readily accessible and maintained in good working order
- ☒ Ensure that all food preparation, serving and storage areas, equipment and utensils are clean, in good repair and kept out of the children's reach
- ☒ Ensure that all dishes and utensils are properly cleaned, rinsed, sanitized and air dried
- ☒ Ensure that all perishable foods are stored in a covered container, in an operating refrigerator, with a maximum temperature of 40 degrees
- ☒ Ensure that deep freezers or other refrigeration type units, which cannot be opened from the inside, are locked or stored in a locked room
- ☒ Ensure that no home-canned foods are served to the children
- ☒ All child care facilities are required to be inspected by Central District Health Department for compliance with Idaho Code §39-1110. The child care provider shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions
- ☒ Ensure that a minimum 40 square feet of habitable indoor dwelling area is provided for each child. The City staff shall review and determine which areas of the building are considered habitable
- ☒ Ensure that a minimum 80 square feet of outdoor play space is provided for each child. The City shall review and determine what outdoors areas meet this area requirement

Five escape plan
1-level
up stairs

- ☒
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- ☒ Ensure that all cleaning agents and other poisonous substances that pose danger to children are kept in locked storage or preferably removed from the premises. Chemical storage of chemicals underneath, over or near a sink should be avoided since many chemicals are affected by moisture and become hazardous through chemical change
- ☒ Ensure that child care rooms are clean and dry; that all floors, walls, ceiling and furniture are clean and kept in good repair; that all floors are swept and mopped daily with a sanitizing solution and carpeted areas vacuumed daily
- ☒ The facility must be free of exposed lead-based paint surfaces, that are chipped, flaking or peeling. If the residence has lead based paint, the applicant shall advise the City of this fact
- ☒ Ensure an onsite telephone is operable at all times. Post emergency phone numbers, including fire, rescue, police (or 911 or local equivalent where they are ready accessible to the daycare provider). Place City Planning Department and Poison Control phone numbers in a prominent location
- ☒ Ensure that play materials, equipment and furnishing are kept clean, in good repair; and do not possess sharp edges. Children shall be located in safe, sight-obstructing fenced outdoor play areas. The fences shall be sturdy with no sharp or jagged edges. All equipment shall be kept in good repair and well maintained. Equipment shall be sturdy, stable and free of hazards including sharp edges, lead based paint, loose nails, splinters, protrusions (excluding nuts and bolts on sides of fences) and pinch and crush points. Children shall not be allowed to play on outdoor equipment that is hot to the touch
- ☒ Ensure the building's used for child care meet the City's building and Fire District codes
- ☒ Ensure that all doors opening to the outside are self-closing (except for sliding glass doors) and all ventilating windows have locking screens
- ☒ Ensure that heating, ventilating and lighting facilities meet City code
- ☒ Ensure that child accessible electrical outlets are covered with safety caps, ground fault interrupters or have safety outlets' installed that meet City code
- ☒ All child care provider's refuse and garbage shall be collected, stored and disposed of in an appropriate manner with a minimum weekly solid waste pickup or disposal service. Garbage shall be contained so that it does not attract rodents or insects. Waste material will be placed in containers and locations approved by the City
- ☒ The childcare facility grounds will be kept neat and clean and free from rodents, hazards and other perils
- ☒ Smoking shall be prohibited in all areas of the facility during its hours of operation



- | | | |
|-------------------------------------|---|-------------------------------------|
| ☒ | Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department | ☒ |
| ☒ | Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding; and all bedding shall be washed after soiling and at least once a week | ☒ |
| ☒ | Outdoor play areas shall adjoin, or be safely accessible to indoor areas | ☒ |
| ☒ | All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 1/2") in spacing or diameter or greater than nine inches (9") to prevent child entrapment | ☒ |
| ☒ | All upright angles shall be greater than 55 degrees to prevent the children's entrapment and entanglement | ☒ |
| ☒ | The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 3/4 inch width | ☒ |
| ☒ | All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing | ☒ |
| ☒ | Play equipment shall be place at least six feet (6') away from buildings, fences, trees or other play equipment and kept in good repair. <u>Swing seats</u> shall be made of plastic, soft or flexible material | ☒ |
| ☒ | Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity | ☒ |
| ☒ | Vertical offsets such as outsides basement window wells, stairways or retaining walls shall have guardrails or approved screening | ☒ |
| ☒ | Area's inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles) | ☒ |
| ☒ | Wells, tool sheds and other hazards are to be fenced or closed off | ☒ |
| ☒ | Areas inhabited by children are to be kept free of animal wastes and debris | ☒ |
| ☒ | Remove any poisonous substances such as plants, berries or mushrooms from the premises | ☒ |

CPR OF IDAHO
Letenia Hughes
 has completed:
 Adult and Pediatric First Aid
10Feb15 [Signature]
 Date Instructor
 Expires 2 years after date of class
 Follows AHA/ECC Guidelines, Meets OSHA requirements

CPR OF IDAHO
Letenia Hughes
 has completed:
☒ Adult and Pediatric CPR
☒ Healthcare Provider CPR and AED Training
10Feb15 [Signature]
 Date Instructor
 Expires 2 years after date of class
 Follows AHA/ECC Guidelines, Meets OSHA requirements

RECEIVED

MAR 04 2015

CITY OF KUNA



Special Use Permit Letter of Intent

For

Blossoming Sprouts Group in Home Childcare



March 2nd, 2015

The proposed property for the use of a licensed Group in home childcare is located at 341 N Ave. A. The major cross streets: Main st. and 4th st. The property is zoned commercial but has been used for residential use for many years now. The home is approximately 2,000 sqft. The inside offers at least 1000sqft of available childcare space. This is well over the 40 sqft indoor space per child required. The property is sitting on a substantially larger landscaped and fully fenced yard. Outlining the home in the front were drop-offs take place, is a fully fenced chain link fence with two access gates and lighting. In the backyard where children will be mostly at play is a 6ft wood fully fenced yard with two access gates. The yard is 19x19, and 130x16., Fulfilling the 80 sqft per child outdoor play space with more to spare. The home comes with ample parking, not only in the driveway but fully paved parking lining the front of the home. This excellent parking set up prevents traffic issues and is safe for child drop-off and pick-ups. Located across from the home is the City of Kuna Park. Having the park within a short distance makes this home an optimal location for a low key in home childcare.

I am a Kuna local and graduated from Kuna High School. I have a strong fondness for the small town of Kuna, and have a passion for working with children. I wanted to raise my children in the same community that I grew up in. While also being available to them, until they take their journey to public school. I am the mother of two little boys and a baby on the way. I couldn't be more excited to open our small in home childcare and provide more quality options for the families of Kuna, to have a safe place for their children to go that is local to where they live. I know several families of our community and they all are in need of care for their children. I have personally been working with children for over 18 years and have several references of families, that know the quality care I provide. Opening Blossoming sprouts in home childcare, and only providing care for up to 12 children with a full time employee and part-time employee, gives the opportunity for a more efficient ratio and ability to spend more one on one concentration with the children. We are only looking to accept up to school age children at this time.

Blossoming Sprouts in home childcare will offer a variety of options to families and their children including:

~Included Healthy meals that are nutritious and not full of preservatives.

~All snacks provided

~Educational activities/including (morals and values, Gardening, and basic educational concepts preparing for Kindergarten)



~A loving home away from home environment

~BPA free

~CPR and First Aid certified

~ICCP approved

~State and city licensed

~Clean and always friendly environment

Being a part of the growing process of children is a privilege and great responsibility and opportunity. I hope to provide care that is not only just babysitting, but helping to nurture, protect, and educate our future generation.

VICINITY MAP



Teed-Lc

E 4th St

N Linder Ave

W 4th St

N Avenue A



W Main St

N Cleveland Ave

E 3rd St

N Avenue A

W 2nd St

E 2nd St

EXHIBIT

A-3C

Legend

-  Day Care
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

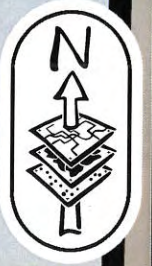
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NOT

CITY OF KUNA

E Avalon St

TB



RECEIVED
MAR 04 2015
CITY OF KANSAS

N Avenue A

AERIAL MAP

EXHIBIT
A-3d
tabbles

Ally Way



Main St.

Zoomed in 8 1/2" X 11" @ (500')





City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

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

RECEIVED
MAR 04 2015
CITY OF KUNA

State of Idaho)
) ss
County of Ada)

I, Jim Zamzow, 1727 Thout Rd.
Name Address
Eagle, Id 83616
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

- A. That I am the record owner of the property described on the attached, and I grant my
Permission to Letonia Hughes 341 Ave A Kuna, ID 83634
Name Address
to submit the accompanying application pertaining to that property.
- B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to the
ownership of the property which is the subject of the application.
- C. I hereby grant permission to the City of Kuna staff to enter the subject property for the
purpose of site inspections related to processing said application(s).

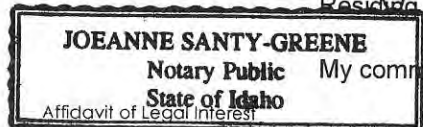
Dated this 6th day of February, 20 15

James B. Zamzow
Signature

Subscribed and sworn to before me the day and year first above written.

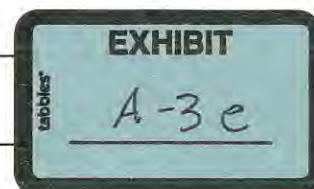
John D. [Signature]
Notary Public for Idaho

Residing at: Meridian



My commission expires: 3/31/2017

Form 100C



MY COMMISSION EXPIRES
March 31, 2017
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NEXTITLE
A TITLE & ESCROW CO.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 VICTORIA BAILEY
NEXTITLE - WASHINGTON

2014-084155
10/15/2014 04:25 PM
\$10.00

RECEIVED

MAR 04 2015

CITY OF KUNA

AXID-0159381 SB

WARRANTY DEED

FOR VALUE RECEIVED

Duane M. Yamamoto and Judith A. Yamamoto, as Trustees of The Duane M & Judith A Yamamoto Living Trust U/T/A dated February 6, 2006 GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

J.R., LLC, an Idaho Limited Liability Company GRANTEE(s), whose current address is: 1201 Franklin Rd, Nampa, Id 83687 the following described real property in Ada County, State of Idaho more particularly described as follows, to wit:

The North Half of Lots 21, 22, 23 and 24 in Block 4 of Townsite of Kuna, according to the official plat thereof, filed in Book 4 of Plats at Page(s) 187, official records of Ada County, Idaho.

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

Dated: 15th day of October, 2014

Duane M. Yamamoto
Duane M. Yamamoto

Judith A. Yamamoto
Judith A. Yamamoto

State of Idaho)
County of Ada, ss.

On this 15 day of October, in the year of 2014, before me the undersigned Notary Public in and for said state, personally appeared Duane M. Yamamoto and Judith A. Yamamoto, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as trustee(s) of the Duane M. Yamamoto and Judith A. Yamamoto Living Trust, and acknowledged to me that he/she/they executed the same as such trustee(s).

Notary Public Idaho Stephanie Buse

Residing at: _____
My Commission Expires: _____

STEPHANIE BUSE
ESCROW OFFICER
RESIDING: BOISE, ID
COMMISSION EXPIRES: 8/31/2020



8/31/2020



IDAHO DEPARTMENT OF
HEALTH & WELFARE

11707

RECEIVED

MAR 04 2015

DAYCARE LICENSE APPLICATION

Official Use Only-Application Received:
RECEIVED
FEB 02 2015
VENDOR SPECIALIST

CITY OF KUNA

☒ "NEW" Application ☐ RENEWAL: Effective date of current license ____/____/____

Facility Type-Maximum number of children age 12 years and younger (including your own) that you want at your facility at any one time. NOTE: The maximum occupancy load of your facility will be determined by the fire inspector and may be lower than what you originally wanted.

☐ Small Center up to 25 children non-refundable license application fee \$250	☐ Large Center 26 or more children non-refundable license application fee \$325
☐ FAMILY up to 6 children non-refundable license application fee \$100	☒ GROUP up to 12 children non-refundable license application fee \$100

Facility Information

Business Name

Blossoming Sprouts Childcare

Owner Name

Letonia Hughes

Director/Operator Name
& Title

Letonia Hughes / owner

Facility Street Address

341 Ave A

City

kuna

State

ID

Zip Code

83634

Facility Mailing Address-If different from above

Address

N/A

City

State

Zip Code

Contact Information

Primary
Phone

208-283-9011

Secondary
Phone

208-283-9011

Email Address-Important!

Letonia.hughes@mycwi.cc

Hours of Operation

Days of Operation	☒ M	☒ T	☒ W	☒ Thu	☒ F	☐ Sat	☐ Sun	Hours of Operation	6am-6pm
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List all Owners, Operators, Employees, and All other Individuals age 13 years and older who have direct contact with children or that are regularly on the facility premises more than 12 hours per month

Name	Date of hire	Date of Birth	Last 4 digits of Social Security #	Relationship or position at facility
1 Letonia Hughes	2-1-15	10-13-1986	7474	owner
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RECEIVED
FEB 02 2015
VENDOR SPECIALIST

Certification of Understanding

I hereby apply for a daycare license as indicated above in accordance with Idaho Code Title 39, Chapter 11.

I do hereby state that I have thoroughly read and reviewed the IDAPA 16.06.02 RULES GOVERNING STANDARDS FOR CHILD CARE LICENSING and I am prepared to comply with all of its provisions.

I understand that my facility must remain in compliance at all times with fire, safety and health requirements, and all owners, operators, and staff; and all other individuals thirteen (13) years of age or older who have unsupervised direct contact with children **OR** all other individuals thirteen (13) years of age or older who are regularly (12 OR MORE HOURS PER MONTH) on the premises, must have successfully completed and received a clearance for a Department criminal history and background check.

I understand that I am to disclose by written statement, any revocation or other disciplinary action taken or in the process of being taken against myself as a daycare provider in Idaho or any other jurisdiction.

I understand that this document serves as the formal request upon which a decision to issue me a daycare license will be based. I agree, for the purpose of determining compliance with daycare licensing rules established by the Department of Health and Welfare and Idaho State licensing laws, to allow the Department access to the premises for re-inspection at any time during the licensing period.

I authorize investigation of all statements contained herein and understand that misrepresentation or omission of facts may result in denial of my application.

I do hereby state that the information provided on this application is true and correct to the best of my knowledge.

Applicant Signature

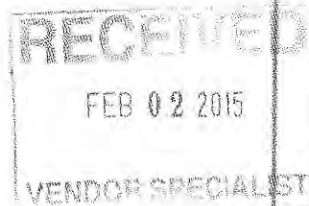
Leforia Hughes

Date

2-1-15

Please submit to:

IDAHOSTARS
VENDOR SPECIALISTS
4355 W EMERALD ST STE 250
BOISE, ID 83706



OR

FAX: 208-345-2973

OR

EMAIL: VS@IDAHOAEYC.ORG



Zoomed in at 300' approximately

RECEIVED

MAY 6 9 2015

CITY OF KUNA





City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

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

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

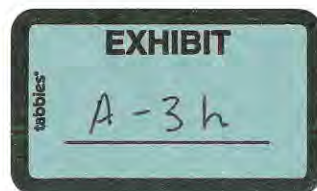
The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

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


Applicant/agent signature:

2-13-2015
Date:

RECEIVED
MAR 03 2015
CITY OF KUNA



mailed out : 02-13-15

**Blossoming Sprouts
In Home Childcare!!**

Date: 02-28-2015

Time: 10am-12pm

Meeting Location:

Kuna Public Library
457 Locust Ave, Kuna ID
Idaho 83634

Contact person:

Letonia Hughes
208-283-9011

E-Mail:

letoniahughes@mycwi.
cc



Blossoming Sprouts!

Site of In Home Childcare:

341 N Ave A Kuna, ID 83634

**Public Notice of Opening, and
neighborhood informative
meeting!**



I am a Kuna Local and graduated from Kuna High School. As a lover of the small town of Kuna and children, I wanted to raise my kids in the same community that I grew up in. While also being available to them, until they take there journey to public school.

As the mother of two little boys and a baby on the way I am excited to announce, we are in the process of opening our little in home childcare. We are right across from the park. We will only be licensed for up to 12 children, keeping our home a low key and high quality in home childcare. If you have questions or concerns please feel free to join me at the meeting. So I can answer any questions. Sincerely Letonia Hughes

EXHIBIT

tabbles

A-31

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
✓ ADA COUNTY HIGHWAY DISTRICT		3775 N ADAMS ST	GARDEN CITY, ID 83714-6447 ✓
✓ ALLEN PROPERTIES LLC		1603 A 12TH AVE RD	NAMPA, ID 83686-0000 ✓
CITY OF KUNA		PO BOX 13	KUNA, ID 83634-0013
✓ CITY OF KUNA		PO BOX 13	KUNA, ID 83634-0013 ✓
✓ CONPAZ FOURTH LLC		PO BOX 444	KUNA, ID 83634-0000 ✓
✓ CONTRERAS ENRIQUE F & ANA M	CONTRERAS ENRIQUE	1922 W ARDELL RD	KUNA, ID 83634-0000 ✓
✓ PAZ REVOCABLE LIVING TRUST	F TRUSTEE	PO BOX 202	KUNA, ID 83634-0202 ✓
✓ CROMWELL RICHARD WAYNE	CROMWELL BARBARA	139 W 4TH ST	KUNA, ID 83634-0000 ✓
✓ DOWNUM DOUGLAS L		157 W 4TH ST	KUNA, ID 83634-0000
✓ FBK PROPERTIES LLC		182 W 4TH ST	KUNA, ID 83634-0000
✓ FINCH DENNIS C SR	FINCH KATHERINE M	PO BOX 219	KUNA, ID 83634-0000
✓ HILL TERRY J		3450 E COMMERCIAL CT	MERIDIAN, ID 83642-0000
✓ JACKSONS FOOD STORES INC		1201 FRANKLIN BLVD	NAMPA, ID 83687-0000
✓ JR LLC			
KUNA UNITED METHODIST CHURCH			
✓ INC		PO BOX 17	KUNA, ID 83634-0017
✓ KUNA ZAMZOWS LLC		1201 FRANKLIN BLVD	NAMPA, ID 83687-0000
✓ KURDY PATRICK T	KURDY WENDY R	3029 N 24TH ST	BOISE, ID 83702-0609
✓ MOTT GLENN E &	MOTT CHARLOTTE	780 S EGAN	BURNS, OR 97720-0000
✓ OLSON FISHER ENTERPRISES L C		P O BOX 68	KUNA, ID 83634-0000
✓ R & M HOLDINGS LLC		80 TAYLOR AVE	MERIDIAN, ID 83642-2545
✓ RJC INVESTMENTS LLC		PO BOX 116	KETCHUM, ID 83340-0000
✓ RUSSELL JAMES D	RUSSELL SHERI J	781 S SCHOOL AVE	KUNA, ID 83634-0000
SANDERS STAN & DOLORES			
✓ REVOCABLE LIVING TRUST		PO BOX 55	KUNA, ID 83634-0000
✓ STEAR JOSEPH L &	STEAR ROBYN N	PO BOX 302	KUNA, ID 83634-0000
✓ STEWART KERI A		222 W 4TH ST	KUNA, ID 83634-0000
✓ WIMER TED	WIMER SHARON	2400 W HUBBARD RD	KUNA, ID 83634-0000



RECEIVED

Neighborhood Meeting Certification

MAR 03 2015

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5789

CITY OF KUNA

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Blossoming Sprouts Group home Childcare
 Date and time of neighborhood meeting: Wednesday 28th @ 10am - 12pm
 Location of neighborhood meeting: Kuna Library Conference Room

SITE INFORMATION:

Location: Quarter: _____ Section: 23 Township: 2N Range: 1W Total Acres: 0.16
 Subdivision Name: Kuna Townsite Amd. Lot: N/2 21-24 Block: 4
 Site Address: 341 Ave A Kuna, ID 83634 Tax Parcel Number(s): P50700000470

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Jim Zamzows
 Address: Po Box 17 City: Kuna State: ID Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Letonia Hughes Business (if applicable): Blossoming Sprouts
 Address: 341 Ave A City: Kuna State: ID Zip: 83634





Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend.

Please fill out the supplied certification form and include it with your application so we have written record of your meeting. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

~~*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)*~~

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

APPLICATION TYPE

- ☐ Subdivision (Sketch Plat and/or Prelim. Plat)
☐ Conditional Use
☐ Variance
☐ Expansion of Extension of a Nonconforming Use
☐ Zoning Ordinance Map Amendment

BRIEF DESCRIPTION

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____
Subdivision Name: _____ Lot(s): _____ Block(s): _____
Site Address: _____ Tax Parcel Number(s): _____

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: _____
Address: _____ City: _____ State: _____ Zip: _____

CONTACT PERSON (Mail recipient and person to call with questions):

Name: _____ Business (if applicable): _____
Address: _____ City: _____ State: _____ Zip: _____
Fax: _____ Phone: _____ Cell: _____

OFFICE USE ONLY

File No.:	Received By:	Date:	Stamped:
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SIGN IN SHEET

PROJECT NAME: Blossoming Sprouts / Group Home
Childcare

Date: 2-28-15

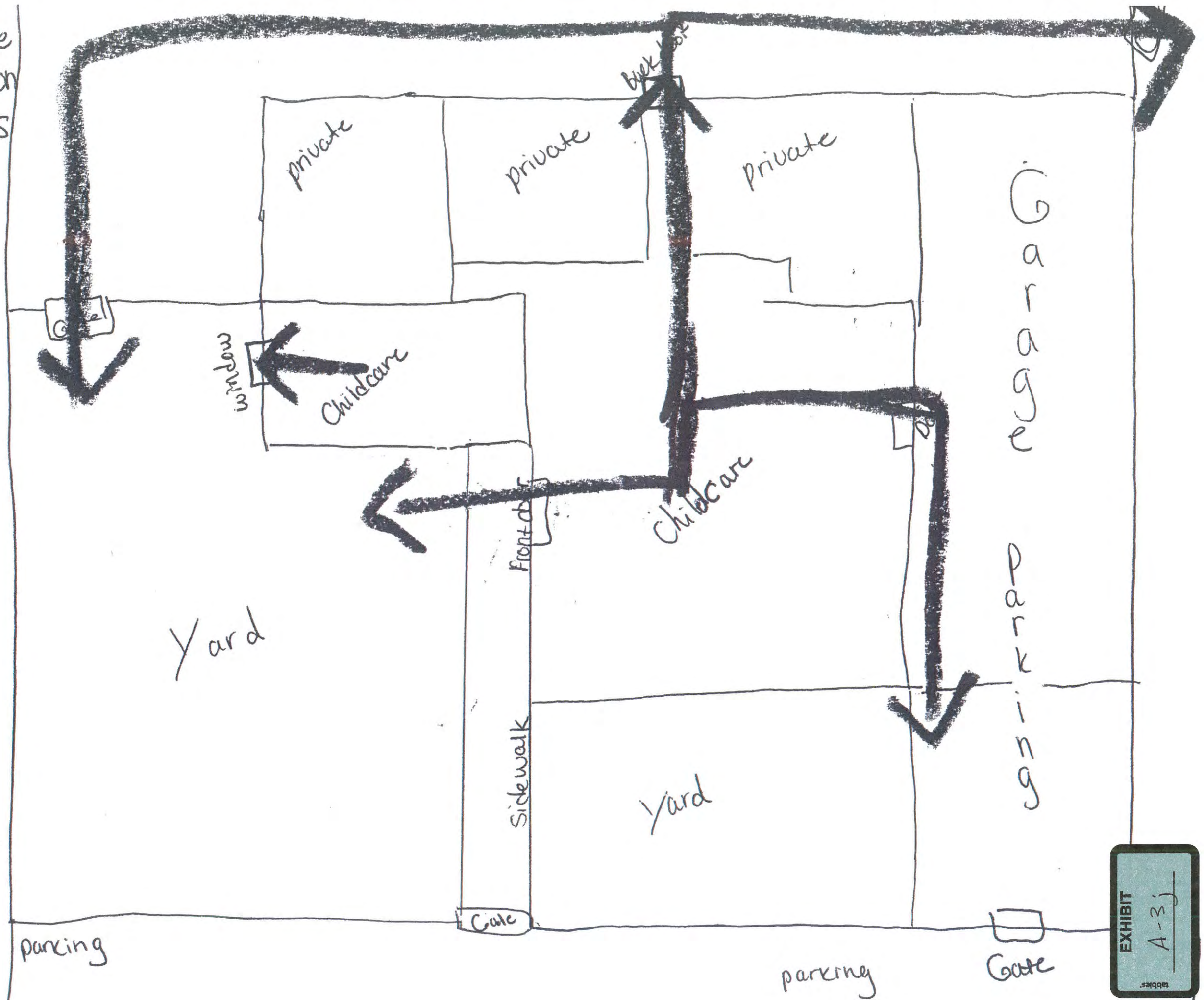
	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
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There were NO
Attendees!

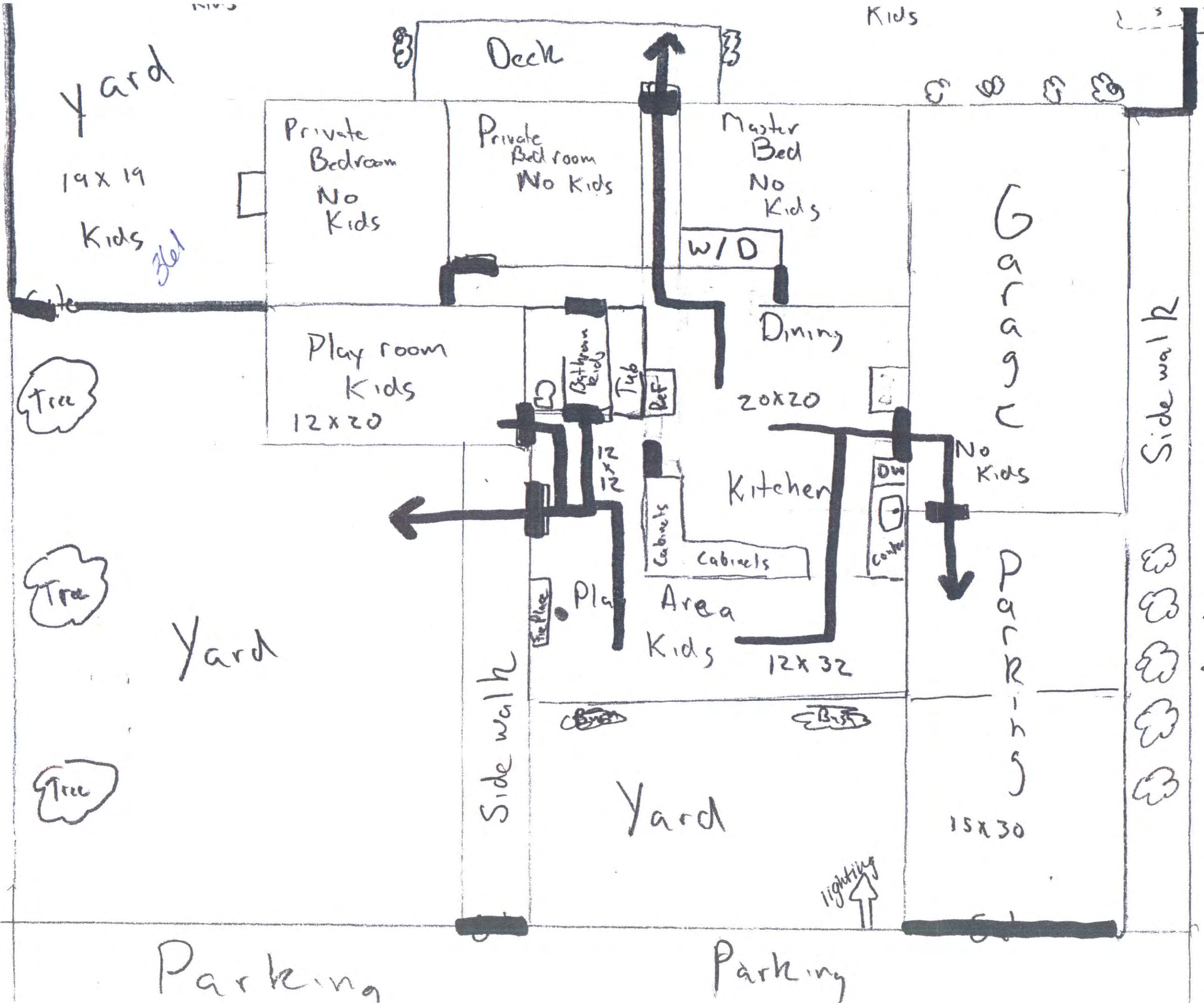
From 10am-12pm

In dark outline
are fire evacuation
Routes & exits

RECEIVED
MAR 03 2015
CITY OF KUNA



- Door
- Gate
- Carbon Monoxide Detector
- Fire Extinguisher
- Fire Escape Route
- 6ft wood Fence



Fire Evacuation Plan and Policies

2-15-15

Blossoming Sprouts Childcare

Letonia Hughes

341 N Ave A

Kuna, ID 83634

In case of fire or disaster the staff on duty will sound fire alarm-if did not fire on own. Staff will gather with list all children, and themselves. They will gather at front of the house outside of the fence, on Ave A. 1 staff member will be designated to taking roll and being in charge of the list. Other staff will call 911.

When fire department arrive's staff will report missing persons to the fire department, and answer any questions pertaining to the fire.

Instructions in case of fire:

1. Rescue persons in immediate danger by removing them from the area of danger.
2. Sound a battery operated fire alarm by pressing the test button, if doesn't go off. Or shout code **red**!
3. Contain the fire by closing the doors to the fire area.
4. Evacuate all persons and staff to the designated assembly area. Designate staff member for head count checklist.
5. Call 911 from safe location.
6. It is safe now to use a fire extinguisher if it is a small fire, and all persons are safely removed.
7. Meet with the fire department and explain the situation.
8. Never re-enter unless fire department says it is safe to.
9. Never reset or silence fire alarms.
10. All staff will be trained on procedures of evacuation plan. Fire drills conducted **monthly**! (Documented)



City of Kuna
Planning & Zoning
Department

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

Only For Office Use Only	
File Number (s)	15-01-SUP
Project name	Blossoming Sprouts/ Letonia Hughes
Date Received	3-2-15
Date Accepted/ Complete	
Cross Reference Files	—
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: 1st Ave. Property Management	Phone Number: _____
Address: 5112 2nd Ave	E-Mail: _____
City, State, Zip: Meridian, ID 83642	Fax #: _____
Applicant (Developer): Letonia Hughes	Phone Number: 208-283-9011
Address: 341 Ave A	E-Mail: letoniahughes@mycwi.cc
City, State, Zip: Kuna, ID 83634	Fax #: N/A
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: 341 Ave A Kuna, ID 83634	
Site Location (Cross Streets): 4th St & Main St.	
Parcel Number (s): R50700000470	
Section, Township, Range: 23-2N-1W	
Property size: 0.16 ac	
Current land use: Residential	Proposed land use: Residential
Current zoning district: CBD	Proposed zoning district: N/A



Project Description

Project / subdivision name: Group Home Childcare / Kuna Townsite

General description of proposed project / request: Licensed in home Childcare

Type of use proposed (check all that apply):

☒ Residential

☐ Commercial

☐ Office

☐ Industrial

☒ Other In home business / Childcare

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? Yes ☐ No ☐

Please describe the existing buildings:

Any existing buildings to remain? Yes ☒ No ☐

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

☐ Single-Family

☐ Townhouses

☐ Duplexes

☐ Multi-Family

☐ Other

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: 0

Gross floor area square footage: 2000 sq ft Existing (if applicable): N/A

Hours of operation (days & hours): Varies 7am - 6pm Building height: _____

Total number of employees: 2 Max. number of employees at one time: 2

Number and ages of students/children: 12 max Seating capacity: 12 children

Fencing type, size & location (proposed or existing to remain): 6 ft

Proposed Parking:

a. Handicapped spaces: Residential Use home Dimensions: _____

b. Total Parking spaces: 5 or more Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: Driveway and front and back door

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

Not Changing anything

Applicant's Signature: _____ Date: 2-20-15



City of Kuna
**PROOF OF
PROPERTY POSTING**

RECEIVED

APR 01 2015

CITY OF KUNA

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

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

This notice shall confirm that the Public Hearing Notice for 341 N Ave A Kuna, ID
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance 83634
5-1-5B. Sign posted 1st, April 2015 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 1st day of April, 2015.

Signature,

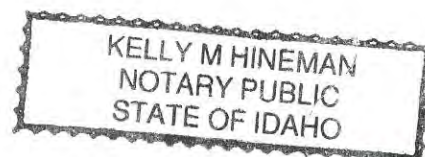

Owner/Developer

STATE OF IDAHO)
County of Ada) ss
)

On this 1st day of April, 2015, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

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

Kelly M. Hineman
Notary Public
Residing at Kuna, Idaho
Commission Expires June 5, 2015





City of Kula Planning and Zoning Commission
Set for the Kula Planning and Zoning Commission
When: April 14th, 2015 at the
Kula City Hall 763 W. Avalon
Purpose: Special Use Permit for
Blossoming Sprouts Group in
Home Child Care Zoning (CBO) in
a Residential Area
Location: 341 N. Ave. A
Kula, ID: corner of Ave. A
and Main St.
Application By: Loretta Hughes

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

**When: April 14th, 2015 at the
Kuna City Hall 763. W Avalon**

**Purpose: Special Use Permit for
Blossoming Sprouts Group In
home childcare Zoning (CBD) in
a residential home.**

**Location: 341 N Ave A
Kuna, ID - corner of Ave A
and Main St.**

Application By: Letonia Hughes



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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Blossoming Sprouts Group Childcare
341 N Avenue A
15-01-SUP

DATE: September 15, 2014

RECEIVED

MAR 09 2015

CITY OF KUNA

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

1. Water and Sewer Capacity

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

2. Sanitary Sewer System.

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

3. Potable Water System.



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

4. Pressure Irrigation.

This residence is beyond 300 feet from pressure irrigation service.

5. Grading and Storm Drainage – Does not apply.

6. Gravity Irrigation.

This residence’s status with respect to gravity irrigation is unknown.

7. General – Does not apply.

8. Public Works Inspection Fees – Does not apply.

9. Right-of-Way – Does not apply.

10. As-Built Drawings – Does not apply.

11. Property Description – Does not apply.

From: [Angela Gilman](#)
To: [Trevor Kesner](#)
Subject: RE: City of Kuna Planning and Zoning Department; Land Use Application "request for comment" and notification - Special Use Permit consideration for Group Childcare Home: Letonia Hughes 341 N. Avenue A, Kuna, Idaho
Date: Monday, March 09, 2015 8:43:45 AM
Attachments: [image001.png](#)

Hi Trevor,

I have no comments.

Thanks,

Angie



Angela M. Gilman, P.E., CFM
County Engineer/Floodplain Administrator

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7925 office
(208) 287-7909 fax

RECEIVED

MAR 09 2015

CITY OF KUNA

From: Trevor Kesner [mailto:TKesner@cityofkuna.com]
Sent: Thursday, March 05, 2015 10:32 AM
To: Mark Perfect; Angela Gilman; Boise-Kuna Irrigation District; Central District Health Department (CDHD); DEQ; Gordon Law; Idaho Power; Kuna School District; Idaho Transportation Dept.; J&M Sanitation Services; Kuna City Attorney; Justin Dusseau; Kuna Rural Fire District Chief; Kuna School District; Natalie Purkey; Pat Jones; Bryce.Ostler@intgas.com; ROBERT.MILLER@mdu.com; Pat JonesPersonal
Cc: Gordon Law; Wendy Howell; Troy Behunin; Letonia Hughes
Subject: City of Kuna Planning and Zoning Department; Land Use Application 'request for comment' and notification - Special Use Permit consideration for Group Childcare Home: Letonia Hughes 341 N. Avenue A, Kuna, Idaho

Notice is hereby given; the following action is under consideration by the City of Kuna:

FILE NUMBER	15-01-SUP (Special Use Permit) – Letonia Hughes – Group Childcare Home
PROJECT DESCRIPTION	Applicant is requesting approvals for a Special Use Permit (SUP) to operate a Group Childcare Home at the residence located at 341 N. Avenue A., Kuna, Idaho. The applicant proposes care for up to 12 children at any given time. The proposed hours of operation will be approximately 7 am – 6 pm with some variations. A copy of all application items submitted is attached.
SITE LOCATION	341 N. Avenue A. Kuna, Idaho N2 of Lots 21 & 24 including Block 24, Kuna Township, Township 2N, Range 1W, Section 1 Boise Meridian, Ada County, Idaho (refer to attached map).
APPLICANT/	'Blossoming Sprouts' Childcare



REPRESENTATIVE	Letonia Hughes 341 N. Avenue A Kuna, Idaho 83634 208.283.9011 letoniahughes@mycwi.cc
SCHEDULED HEARING DATE	Tuesday, April 14, 2015 @ 6:00 p.m.
STAFF CONTACT	Trevor Kesner, Planner I Trevor@cityofkuna.com Phone: 922-5274 Fax: 922-5989
We have enclosed information to assist you with your consideration and response. No response from you within 15 business days will indicate that you have no objection or concerns with this project. We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon after as it may be heard in Council chambers: Kuna City Hall, 763 W. Avalon Kuna, ID 83634.	



City of Kuna
763 W. Avalon
Kuna, ID 83634

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 15-01-SUP

Conditional Use # _____

Preliminary / Final / Short Plat _____

Sect. 1

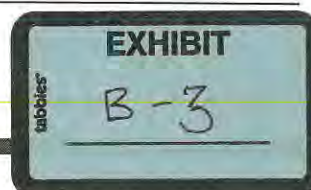
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MAR 19 2015

CITY OF KUNA

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

☐ 14. _____ Reviewed By: [Signature]
Date: 3/13/15



REGISTERED MAR 06 2015



707 N. Armstrong Place, Boise ID 83704
Ph: 208 327-7499 Fax: 208 327-8553

Child Care Health Standards Inspection

ICCP ☐	ICCP-STATE ☒	ICCP-CITY ☐	STATE ONLY ☐	CITY ONLY ☐	FAMILY ☐	CENTER ☐	RELATIVE ☐	GROUP ☒
FACILITY #	43381	EHS#	06	PHONE #	283 9011	Provider's Email: recorded		
FACILITY NAME:	Blossoming Sprouts Childcare			PROVIDER NAME:	Letonia Hughes			
ADDRESS:	341 Avenue A			CITY/ST./ZIP	Kuna ID 83634			
ACTIVITY:	☒ INITIAL INSP	☐ ANNUAL INSP	☐ FOLLOW-UP	☐ INVESTIGATION	☐ RANDOM	INSP. TIME: 130 (MIN.)		
INSPECTION DATE:	03/06/15			FOLLOW-UP DUE DATE:	ON-SITE		VCR:	3/13/15
# OF CHILDREN PRESENT:	2	# OF PROVIDER'S CHILDREN:	1	# OF STAFF:	1	EMP./ CHILD RECORDS EDUCATION	☒	CPSC EDUCATION PROVIDED
							handwritten	handwritten

The items marked with an "x" identify the violations or problems that need to be corrected.

Child Care Health Consultant Referral? Y (N)

	Description	X	Comments/Correction Required	Date Corrected
1	PROVIDER AGE / SUPERVISION			
2	PEDIATRIC RESCUE BREATHING CPR/FA		CPR & FA 2/10/17	
3	CHILD-STAFF RATIO			
4	STAFF/CHILDREN EXCLUDED WHEN ILL			
5	IMMUNIZATION RECORDS		# Enrolled:(includes provider's children) 2	Exemptions
6	EMERGENCY COMMUNICATION			
7	SMOKE DETECTOR, FIRE EXTING, EXITS		Fire Extinguisher serviced 3/2015	
8	FIRE SAFETY EVACUATION PLAN, POSTINGS			
9	FOOD SOURCE/FOOD THAWING			
10	FOOD HANDLING/PERSONAL HYGIENE			
11	FOOD CONTACT SURFACES/SANITIZING	X	200ppm Cl, Letonia reduced Cl now testing 100ppm Cl	3/16/15
12	DISHWASHING/SANITIZING		Uses high temp machine	
13	UTENSIL STORAGE			
14	FOOD TEMPERATURES/THERMOMETERS		37°F Milk	
15	FOOD STORAGE/CROSS CONTAMINATION			
16	MEDICINES/HAZARDOUS SUBSTANCES			
17	GARBAGE COVERED/REMOVED			
18	PLUMBING/SEWAGE DISPOSAL			
19	WATER SUPPLY/WELL SAMPLED		City	
20	HANDWASHING FACILITIES			
21	DIAPER CHANGING FACILITIES	X	MUST have smooth, non-quilted surface	3/9/15
22	FIREARM STORAGE		none	
23	WATER HAZARDS (POOLS, CANALS...)		none	
24	SMOKING/ALCOHOL CONSUMPTION			
25	SLEEPING-PLAY AREAS, RESTROOMS CLEAN			
26	HEAT, LIGHT & VENTILATION			
27	OUTDOOR PLAY AREAS			
28	ANIMAL, PET HEALTH/VACCINATION		1 Cat Vaccinated	
29	GENERAL SAFETY			

COMMENTS: Provided Newsletter, all, Be a Germ Buster, Measles, IRTS info
Discussed shelves anchored,

Referral Date:	2/24/15	Payment Date:	2/3/15	Inspection Passed	☒	Date:	3/9/15	Inspection Not Passed	☒	Date:	3/16/15
Investigation Resolved	☐	Date:		Investigation Not Resolved	☐	Date:		Substantiated	☐	Unsubstantiated	☐
Signatures:											
				Person in Charge Health Authority							



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

RECEIVED

APR 09 2015

CITY OF KUNA

DEQ Response to Request for Environmental Comment

Date: 04/09/2015
Agency Requesting Comments: City of Kuna
Date Request Received: 03/20/2015
Applicant/Description: 15-01-SUP Letonia Hughes Group Childcare Home

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

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

1. Air Quality

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require



preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

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

All projects for construction or modification of public drinking water systems require preconstruction approval.

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

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or

disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Aaron Scheff, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

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

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

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbs@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 2040

Kuna Rural Fire District



150 W. Boise Street
Kuna, ID 83634

Office: (208) 922-1144
Fax: (208) 922-1135

Fire Safety Inspection for State of Idaho Daycare Licensing

Date of Inspection: 2-17-15
Name of Facility: Blossom Sprouts
Operator: Letania Hughes
Owner: SAME
Address: 341 AVE A
City: Kuna
Facility Phone #: 208-283-9011

DEFINITIONS

1. **"Daycare"**: Daycare means care and supervision provided for compensation during part of a twenty-four (24) hour day, for a child or children not related by blood, marriage, adoption, or legal guardianship to the person or persons providing the care, in a place other than the child's or children's own home or homes.
2. **"Child"** means a person less than thirteen (13) years of age.
3. **"Daycare Center"** means a place or facility providing daycare where thirteen (13) or more children, regardless of the relationship to the person providing the care, are in attendance.
4. **"Group Daycare Facility"** means a home, place, or facility providing daycare where seven (7) to twelve (12) children, regardless of the relationship to the person or persons providing the care, are in attendance.
5. **"Family Daycare Home"** means a home, place or facility providing daycare where six (6) or fewer children, regardless of the relationship to the person or persons providing the care, are in attendance.
Note: Family daycare homes caring for four (4) to six (6) children in Kuna are be required to have a fire inspection but not a license. Those caring for three (3) or less children are not required to have a fire inspection or be licensed.
6. **"Permitting Authority"** is the Kuna Rural Fire District.

GENERAL REQUIREMENTS FOR ALL DAYCARE OCCUPANCIES

Exiting Requirements:

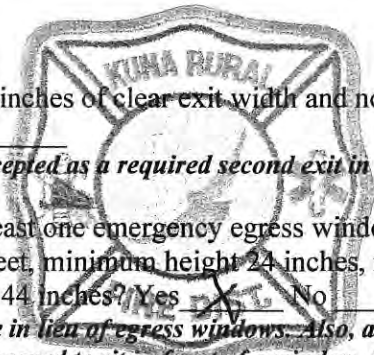
Are the required exits located to provide an unobstructed path outside the building to a public way or area of refuge? Yes X No _____

Can exit doors be opened from the inside without the use of a key or any special knowledge or effort? Yes X No _____

Are there at least two exits (travel distance between not to exceed 75 feet) located a distance apart, not less than one-half the diagonal dimension of the building or portion used for daycare? Yes X No _____

Exception: In buildings with automatic fire sprinkler systems, the distance may be increased to 110 feet.





Are the required exits not less than 32 inches of clear exit width and not less than six feet, eight inches (6'8") in height? Yes ☒ No ☐

Exception: Sliding patio doors will be accepted as a required second exit in "Family and Group Daycare Facilities" only.

Are sleeping rooms provided with at least one emergency egress window having at least a minimum single net clear opening of 5.7 square feet, minimum height 24 inches, minimum width 20 inches, and maximum finished sill height not over 44 inches? Yes ☒ No ☐

Note: An approved exit door is acceptable in lieu of egress windows. Also, an approved piece of furniture or platform, if anchored in place, can be approved to sit in front of a window, if the sill height is over 44 inches

Are approved egress windows from sleeping areas operable from the inside without the use of separate tools? Yes ☒ No ☐

Where children are located on a story below the level of exit discharge (basement), are there at least two exits provided, one of which is directly to the outside? Yes ☐ No ☐ N/A ☒

Daycare is only allowed on any upper floor when the entire structure it is located in is completely protected by a NFPA approved fire sprinkler system AND it has two IBC approved separate exits one of which opens directly to the outside. Yes ☐ No ☐ N/A ☒

Fire Extinguishers:

Note: Fire extinguishers shall be maintained properly including a current service tag attached.

Daycare Centers: Is there a portable fire extinguisher (minimum 2(A)-10(BC) mounted securely in the immediate area of the kitchen AND one other in an approved location. The top of the extinguisher shall not exceed five (5) feet from the finished floor, and travel distance to an extinguisher shall not exceed seventy five (75) feet. Yes ☒ No ☐ N/A ☐ If grease laden foods are being prepared is there a hood-type fire suppression system installed? Yes ☐ No ☐ N/A ☒

In Facilities exceeding twenty thousand (20,000) square feet or when the number of children under the age of eighteen (18) month exceeds ten (10) is there an automatic sprinkler system? Yes ☐ No ☒ N/A

Group Daycare Facilities and Family daycare Homes:

Is there a portable fire extinguisher (minimum 2A-10 BC) mounted securely in the kitchen area that is visible, does not to exceed five (5) feet from the floor to the top to the extinguisher, and travel distance to an extinguisher shall not exceed seventy five (75) feet. Yes ☒ No ☐

In facilities over three thousand (3,000) square feet additional fire extinguishers are required, travel distance to an extinguisher shall not exceed 75' AND a minimum of one extinguisher is required on each level? Do they comply? Yes ☒ No ☒ N/A

Telephone: Is there an operable telephone on the premises? Yes ☒ No ☐

Address displayed: Are their address numbers contrasting with the background, clearly visible from the street fronting the property? Address numbers on residential care facilities shall be a minimum of 6" in height, numbers on Day Care Centers shall be a minimum of 10" in height. Yes ☒ No ☐

UL Listed Carbon Monoxide and UL Listed Smoke Detectors:

Is there a smoke detector (less than 10 years old) installed in the basement having a stairway which opens from the basement into the facility? (such detector shall be interconnected to a sounding device or other detector(s) to provide an audible alarm in all sleeping areas) Yes ☐ No ☐ N/A ☒

Are approved smoke detectors (less than 10 years old) provided on the ceiling or within 18" of it on a wall outside each separate sleeping area or in the immediate vicinity of bedrooms? Yes ☒ No ☐

Is there a smoke detector (less than 10 years old) in each room used for sleeping? Yes ☒ No ☐

Is there a smoke detector AND a carbon monoxide detector on each level? Yes ☒ No ☐

Fire Safety and Evacuation Plan:

Each daycare center, group daycare facility or family daycare home voluntarily licensed must have an approved fire safety and evacuation plan prepared, those plans must include the bulleted items below.

- Procedures and policies that accounts for all employees and children after an evacuation is completed.
- Identifies evacuation routes, locations of facility exits, and assembly point for an evacuation.
- Include location of fire extinguishers.
- A schedule of fire and emergency evacuation drills and annual reviews that all employees and children participate in with records of those drills available for reference and review.

For facilities exceeding 50 children

Notes: In addition to the requirements above, those facilities licensed to care for over fifty (50) children must also meet the criteria outlined below.

- Do exit doors swing in the direction of egress? Yes No
- Do exit doors from rooms having an occupant load to fifty (50) or more, if provided with a latch, have panic hardware? Yes No
- Are Exit signs installed at required exit doorways and where otherwise necessary to clearly indicate the direction of egress? Yes No
- Is an NEPA 72 approved fire alarm system installed? Yes No

Occupant Load:

Note: Only those areas used for daycare purposes will be used when determining occupant load.

To determine occupant load, calculate the square footage of the space between the interior face of the exterior walls, assigned to daycare use, and divide by the occupant load factor of 35. Allowances for interior walls or partitions and furnishings have been taken into account in the occupant load factor, except fixed seating. The occupant load for fixed seating is determined by counting the seats.

Enter Occupant Load: 17

Is the facility in compliance? Yes X No

Note: This inspection is for the purpose of meeting only the requirements of the Kuna Fire District. There may be additional inspections required on all facilities that are required to be licensed.

ADDITIONAL COMMENTS: Facility meets KRFD
requirements

Facility passes fire inspection: Yes X No Type: Family X Group Center

INSPECTION MADE BY: Jon Tillman

TITLE: Chief

Signature of Inspector: [Signature] Date: 2-17-15

Name of facility operator/owner (please print): Letonia Hughes

Signature of facility operator/owner: [Signature] Date: 2-17-15

Fire Inspection Fee: The permit fee Kuna Fire District charges for a Fire Inspection is \$20.

Paid in cash ✓ OR Paid by Check #