



KUNA PLANNING AND ZONING COMMISSION

Agenda for May 24, 2016

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

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther

2. CONSENT AGENDA

- a. Approval of the Planning and Zoning Commission meeting minutes for **April 28, 2016**.
- b. Approval of the Planning and Zoning Commission meeting minutes for **May 10, 2016**.

3. NEW BUSINESS

- a. **16-06-DRC: Larson Architects** (*Brad Marczuk*) - Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 9,546 square foot commercial building to house a new Dollar Tree store, accompanying landscaping and parking lot, within the future Ensign Commercial subdivision.
- b. **16-03-DRC: 'A Team' Land Consultants** (*Steve Arnold*) - Applicant seeks approval from the Planning and Zoning Commission (acting as Design Review Committee) for the Journey's End Subdivision which proposes 24 (total) new multi-family (commercial) buildings, a club house (with a pool), parking stalls, public roadways and landscaping in an existing C-1 (Neighborhood Commercial) and R-6 (Residential) zone.

4. PUBLIC HEARING

- a. **16-03-AN: Patrick and Lisa Lee** - Applicant is requesting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with an 'R-4' (Residential) zoning designation.

5. ADJOURNMENT

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

6:00 pm – SPECIAL COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. PUBLIC HEARING:

- a. **16-01-AN** (Annexation) and **16-01-CPM** (Comprehensive Plan Map) ; Scott Stanfield requests annexation of approximately 4.70 +/- acre into the City limits and to amend the Comprehensive Plan Map designation from Med. Density Residential to High Density Residential. Applicant requests a R-12 zone (High Density Residential), in preparations to develop the site as a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

Scott Stanfield: Scott Stanfield, 2964 Stuart Road, Kuna, Idaho. I am representing myself in this application before you this evening; first of all, thank you for having this special meeting tonight. That really helps us out and keeps us on track time-wise, so I appreciate that you've taken time out of your nights to hear us this evening. This application as Chairman Lee pointed out, is a hearing for a comprehensive plan map amendment from a Medium-Density to a High-Density with an accompanying annexation and rezone request to an R-12 zoning of approximately 4.72 acres. Why high density housing? Currently, the demand is relatively high here in Kuna. I have spoken with Stubbs Realty, and in fact, there is a report that should be in your packet, last minute that Mr. Stubbs is cited in that report saying that the vacancy rates are quite low, somewhere around 2% so there is a high demand a not a lot of product out there for high density projects out in Kuna. In fact, as I looked at high-density land within the City, I can only find on your land use map two sites; both were under four acres that are zoned R-16 and both of those are fully developed and both are generally full all of time. That indicates there is not enough R-16 out there in our opinion. Both areas are adjacent to medium-density projects. There is one as you come into town on Meridian Highway as you swing into town on the south side, there is an apartment complex there and then there is one on the south of the intersection of Linder and Deer Flat on the west side, a little cul-de-sac just south of the medium-density subdivision that is north of that. Those are the only two R-16 that I could find. If you go back into the MLS or any other property for sale, there is not land for sale that is currently R-16 so I cannot go out and buy it elsewhere because it just isn't there. In 2013 only 1.2% of the units in the city of Kuna were multi-family and a healthy average is 10-15% and I pulled that off the Kuna website earlier this year so again a very low number of high density product was available. In 2015 Kuna building permits consisted of 193 single-family with no duplex permits pulled. Freddy-Mac reports stating demand for

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multi-family throughout the state of Idaho, particularly the Treasure Valley area... and for any city to survive and thrive, you need a mix of housing types and not just shoving them into one area of town and isolating them, you need to drive a good mix that can mingle with the rest of the city. Again, high-density just isn't readily available in the City of Kuna. The City of Kuna will benefit from this project by bringing in those people that want to have a place but don't want a big yard to take care of; they don't want to have the burdens that come with homeownership. Some of us call them burdens, but they just want to have a nice place to come home to and have somebody else take care of the lawn and the maintenance and the parking and all that stuff and just be able to enjoy life in the community. The current average rent; and this would be rent and mortgages in Kuna is just over \$1000 a month. A lot of people either don't want to pay that much or they just can't pay that much. So a multi-family project such as this; a four-plex will offer renters a variety of choices that are below that \$1000 range so again, you are opening the market to other people that otherwise wouldn't come to our town because that product doesn't exist for them to live in. Why here at this location? 550 Deer Flat; it's a great location. We are really close to the schools, we are probably just about half a mile from the high school, the junior high and the middle schools are really close and within walking distance. Anytime you drive down Deer Flat, you always see all kinds of kids walking so it is a great location for schools. It is easy access to the freeway via Ten Mile; you can take Meridian Road or Linder; there is all kinds of points of ingress/egress to leave Kuna. Most importantly, people in this complex won't have to traverse through an existing neighborhood and travel on local roads to get to an arterial road. They can just get right out of their parking lot and get on an arterial or a collector and head out of town to work in the morning, so it really takes advantage of the transportation networks that are in place now without taxing the traffic on the local roads. Utilities are readily available right here. I would consider this an infill even though it is not infill; it is surrounded by city limits to the east and to the south and a couple parcels to the north, so it is surrounded and it is just a good fit in that area. Again, we are isolated with a little five acre stretch and a direct shot to Deer Flat so you don't have to burden neighboring streets at all; it's on its own.

Other options; the comprehensive plan indicates what are the other options available for a piece of property. This one; if we were to meet the comprehensive plan, the net would be a typical cookie-cutter single family residential subdivision and I am not saying that is bad, but it would just be a street up the middle with a cul-de-sac on one end and approximately 24-28 single family lots with about twelve of those on the north boundary facing the north five acre parcel and about five or six of them on each end and then of course some on the south facing Deer Flat. So it is a balance... does someone want that bearing down on them or do they want a project like ours?

If someone came forward with a straight forward Medium-density project, the city wouldn't have any design review controls that you have with a project like this. Our next step, should we receive approval through City Council, we would come in with a design review and pick the site apart and get your two cents in and generate a really nice project with berms and trees and nice layout and central parking and all the stuff that you wouldn't get with a straight forward single family project. This project we envision ...and I will try not to get too much into site design because that is for the design review, but this project would have private internal driveways or service drives that would access their parking and we would place the parking in the center court with the buildings on the outside to shield the neighbors from the traffic that is inside so again, you wouldn't have those kind of controls with a straight-forward single family cookie cutter sub. This one really lends itself to a well thought out design being private with the flexibility to move the buildings around versus sixty foot wide lot that is all linear so there are some things that we can do that make it really attractive for the City.

Staff report did an excellent job of outlining the comprehensive plan and I will try not to repeat most of that because it does highlight a lot of good points in there. Again, to repeat; you do not have a healthy level of multi-family opportunities in the City of Kuna. I have been watching the listings for about two years now and as soon

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as one unit comes available in town, it is taken pretty quick and so that tells me that the market is strong for that and again, the location is wonderful for that; there is the neighborhood center... there's the gas station, the car wash in that little strip mall and the fitness center is there and the pizza place and Verizon store is all within walking distance. The schools and the open space that the schools offer. Demand is high and Stubbs said the phone is ringing off the hook is what his report says. Hopefully you guys have that exhibit.

I will share some things from that with you. It talks about the rental demand rate is very strong in multi-family and throughout the Treasure Valley. As Stubbs has said the vacancy rate is extremely low or well below a healthy average and basically that report it reiterates some of the facts that I went over earlier that you have a small percentage of your permits are from multi-family and yet the demand is there and the phones are ringing from the realtors, people asking to a; build these, to buy them, either the whole entire complex, or, just, I want to rent one unit, do you have anything, and that's just not available in the City of Kuna right now. My family has been here since 2000 and we have watched this city grow and change and our kids have been going through the school system and we want to offer a nice project to the town of Kuna, we have been here a long time, we have invested a lot of energy in this and we think it's a good project, and again, our goal is to move into design review should we make it, that's where we will really see where this project will lay out, and in your packet I believe you do have an example layout of what we're looking for and by all means, ask me any questions you want of that, but just know that we are going to come in with design review and we are going to have our elevation views and our color swatches and all the pretty pictures to help you make a decision during design review, and there is an existing house on this site and you might have seen that, in the southwest corner off of Deer Flat, it's really close to the road, I've talked to someone at the highway district and his response was " when you get to the point, when you getcome talk to the highway district and they would possibly allow us to draw the right of way around there, couple years ago this parcel gave right of way to present what the road is today and it's not within the five year plan to widen the roadway, so the highway district indicated that we could probably drive around the right of way with some kind of license agreement that would protect that existing house. At this point we have a couple of options, we have to stay in our density, our 12 units per acre so if we keep the house then our overall density we have to lose one unit, we can't just take the 4.76 X 12 and have that many units and keep the house, something's got to go, so if we keep the house, then we'll have a tri-plex versus a four-plex and that sight is laid out that if the highway district should also say you keep the house, drive around with the right of way but you have to access internal, the sight can accommodate that also. We would like to keep that house...if we keep the house, we would like to maintain access off of Deer Flat if we can't, that house can access the internal project, and so access will be taken care of on that as well. The highway district will require us to put in sidewalk along Deer Flat along our frontage and we would probably put that at either where they tell us to put that, or put it in our landscape buffer, which we are required by code to put in along our frontage. We would like to put in a meandering walk detached from the street, but anyway the highway district -apparently they will require us to put in sidewalk. They don't have you put in curb and gutter on the major roadways because they don't know exactly how wide they are going to make it so they just collect the impact fees and then when they have a project and build the road, then they'll do the curb and gutter a full length along there so there will be no pavement widening at this point. It's not required with the trip generations, but there will be a detached sidewalk that will be quite a ways from the edge of pavement. I think that is it in a nutshell. We think it's a good project and the demand is there from all of our research and all the realtors tell us the demand is there, yet there is nothing to offer citizens of Kuna. We think it is a good fit in the neighborhood. The traffic trip generation at peak hour compared to 24-26 single family residential lots compared to an R-12, we're about 15% higher, but it's not a huge impact; many people think it will double because you have twice as many doors but the trip generation manual that is used nationally by the transportation experts, it's not a 2:1 ratio... it's 0.6 or 0.65...it's in the ACHD staff report Which you have so the peak hour is not going to negatively impact Deer Flat and

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ACHD's staff report doesn't indicate that it will drop the level of service for Deer Flat so that is always a good thing and remember, none of this traffic will go through the local road network, so we are just focusing on the collectors which is a good thing. That's all I have. If you have any questions, I will attempt to answer them.

Oh, we did have a neighborhood meeting and we went further than the typical city requirements, because there are a lot of medium density houses around there. We mailed out I think 65-85 mailers and just a hand full of people showed up; predominantly the owners of the five acre parcels to the west and to the north of us and I think we had one individual that was outside of the subdivision that showed up. So I expected a much higher turnout. I was kind of surprised by the low level ... I wouldn't say I was disappointed, but I was kind of surprised because a lot of those people are homeowners and the owners who showed up were the same so it is mostly owner-occupied. We're talking homeowners, not renters in the area. So I don't know if that tells you anything or not but the signup sheet is in your packet as well so you can verify that in my submittal. There is a highlighted area in there that gives a brief summary of the comments and questions raised during the neighborhood meeting. So... That's it.

Cathy Gealy: I don't have any questions at this time.

Dana Hennis: I don't have anything.

Lee Young: Ok, I have a couple; so it is the intent to keep the driveway for the house at this time as well as the new access?

Scott Stanfield: Well, the intent is whatever the highway district allows us to keep. If we elect to keep the house and the renters here...he has been renting it for many, many years and he is here this evening, we are trying to figure out a way so we could keep that for him and he can purchase the house with some land and if that works with the project and we can drop a unit, well then we would go that route and then we would entertain that with the highway district and see if they would allow us to keep that approach. Honestly, Chairman and Commissioners, the end result is the highway district will probably require us to abandon that approach and come through the new approach that we will have and again; the site can accommodate that, but whatever the highway district tells us to do, we will do that.

Lee Young: Ok, and then I know you addressed the 48 foot setbacks for ACHD along the property line, then there is the city setbacks that would be from the private property edge of the sidewalk to a building and that zone designation would be 30 feet?

Scott Stanfield: Correct.

Lee Young: And...how do you plan on trying to deal with the city setback and not ACHD's setback?

Scott Stanfield: That is easy, because this is one parcel. The public sidewalk off of Deer Flat, we are going to be in excess of that because we have a landscape strip and then some land between that and the first tier of buildings on the south side. The internal site, there is no property lines, it is just the parking lot in front of the units, so if you are thinking that sidewalk internally would be the 30 feet off setback, then there isn't a property line right there. It's just one parcel.

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Lee Young: I guess I was addressing the street frontage setbacks

Scott Stanfield: Oh, off of Deer Flat?

Lee Young: From, at least the city's requirement is 30 feet from the back side of that sidewalk which the building or a piece of the building is not supposed to be a part of.

Scott Stanfield: Yeah, we'll be outside of that. The exception would be if the highway district and you folks allow the existing house to stay, then there would have to be a license agreement between the highway district and some considerations from the city for that existing house to stay in place.

Lee Young: OK. and then ...I know we'll go through design review, but as far as building heights in general, have you come up with a thought for an actual building height?

Scott Stanfield: Yeah, we are not going to exceed the maximum height that is allowed in the two stories, it's a similar product in a two story zone which I think is ...a ...single family you are 35 feet? But we won't exceed two stories. By two stories, I am not playing games with filling the site and then going up from there, it is from the ground level. Sometimes that is a trick that some people try to do.

Lee Young: I guess my next question is just general...the intent is to keep the septic system in tact with the existing structure? Is that right?

Scott Stanfield: I am kind of weighing this now so it's a genuine answer; but I believe Mr. Law's letter mandate us to do a couple of things and we will do those to comply with his letter. I think it might have said, when that septic system fails, and then they are required to hook up, so that will require us in our site design infrastructure to stub a sewer service to that parcel.

Lee Young: But the drain field doesn't go underneath or near or close to any of these...?

Scott Stanfield: If it does, then we are going to have to hook him up to city sewer; and maybe as we negotiate and if we do keep that house and we sell it to the renter, maybe he wants to hook up to the city sewer and I think for the water, Mr. Law indicated the same. Because that existing house is served by well and I believe he said that ...I've got it in here but he is not saying the well has to be abandoned but that existing house may have to get connected to city water before his well fails, he'll have to be hooked up at that point so ...

Lee Young: Yes, I think that is what the letter indicates as well. And then my last question... as far as the project goes, do you intend for the applicant to maintain ownership of the whole project or is the intent to break each building into its own parcel and try and develop those as buyers come along.

Scott Stanfield: My intent is whether me and my partner keep and develop it, remains to be seen; but what we do and if we keep it, it is going to be one project. City ordinance; the way we want to do this project ...wouldn't allow individual parcels to be created on this because we don't have a public street. So if you have a private street network inside it, so they can't be individual lots. That is where the control in design review comes under the city of Kuna versus a typical residential cookie cutter subdivision layout; the layout is what it is and there is really nothing that anybody can do about it. This project lends itself well since we don't have those individual

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lots and that further enhances the project in that all the common area is going to be maintained by one entity. Now, individual units could be condo-ed down the road by state statute. And I'm not telling you that we are going to do that, but years from now, anybody could condo unit these and go through the condominium process, but that won't change the overall make up because a condominium plat; the unit is the lot line and the land around it is common area so everybody would maintain the common area; therefore it would be maintained by one entity and the same look, the same feel, the same quality. So I think there are protections that are inherently built into this project as we propose it to keep it going for quite some time.

Lee Young: Ok. Thank you.

Troy Behunin: Good evening Commissioners and Chairman Young; for the record, Troy Behunin, Senior Planner from Kuna Planning and Zoning Department. The application before you tonight seeks to annex approximately 4.7 acres from Ada County jurisdiction into the city of Kuna and they are also seeking a comprehensive map amendment and that change would go from medium-density; which is between R-4 and R-8 and increasing it to high-density, which begins at R-8 and goes up to R-16. The applicant has provided all of the materials required for the submittal. They also held a neighborhood meeting which the applicant mentioned. They also posted the site for tonight's meeting. Staff has also sent out letters to land owners within I believe 400 feet; Kuna code only requires out to 300 feet but because of the nature of the project, through discussions with the applicant, we decided to increase that and so they exceeded the requirement. They wanted more feedback from the neighbors. Tonight's meeting was also published in the Kuna-Melba news and posted around town and at City Hall. All of the noticing procedures have been done that are required by state and city code. I think that the applicant has shared his vision for the project so I am not going to go into that a whole lot but I did want to discuss the finer points of the comprehensive plan. The comprehensive plan is a guide for the decision making bodies. It is not a commandment or a requirement, but serves as a guide for this body and for the final decision makers, City Council. So while it serves as a guide, it is intended to be changed from time to time. The decision makers and staff must find a balance between all of the goals and policies within the comprehensive plan and the applicant has demonstrated that there is a need in Kuna and that they are willing to follow all the rules that they are supposed to in order to accomplish what they want to do. They have gone through all of the procedural items and now they set it before you for a recommendation. What staff must struggle with is to find a balance between protecting neighborhoods and providing neighborhoods. The comprehensive plan states multiple times that we are to encourage and invite and work with those who seek a variety of housing style and not just single family lots or one acre lots or just apartments; there is to be a balance. The applicant is correct that since 2008, the city has issued zero multi-family building permits...not until April 15th of this year so that is quite a span. In that same time frame, the city has grown considerably from the mid 13,000's to well over 18,400 -so while single family projects have soared, the housing market for multi-family housing in essence gone retro-grade. So staff struggle with that balance as well. The applicant has met the goals of the comprehensive plan by providing another variety and style of housing for the market. Hopefully you have had a chance to review the comprehensive plan analysis and I will stand for any questions you have.

Lee Young: Any questions for staff?

Cathy Gealy: I do have a question, and I don't mean to put you on the spot; but I recall that we have seen some multi-family project some before Planning and Zoning and I assumed that they had moved forward, but it sounds like there have been no permits requested for those, is that correct?

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Troy Behunin: That is a very fair question. And you are correct. There have been two projects during my tenure here at the city that have come before design review and this body for a special use permit or some form of land use approvals; one of which is next to Paul's or what is now Alberstons market across the street and they've come in twice for a design review because they let it lapse and it expired. That project is moving forward but as of today, they have not requested a permit –but they could at any point in time.

Cathy Gealy: And there was another at I think Ardell and Ten Mile? Or Deer Flat and Ten Mile

Troy Behunin: Yes, at Deer Flat and Ten Mile there is another project. That was approved almost a year ago by this body for design review and the final plat was approved by City Council in July I think of last year. That is a multi-family project. They pulled permits on April 16th, so that project is moving forward, but again the timeline is that they got their approval 9 months ago and they just barely started pulling permits.

Cathy Gealy: Thank you.

Lee Young: Ok.

Dana Hennis: Most of the portion of the units in the development behind Les Schwabb was multi-family, was it not?

Cathy Gealy: I think that is what he was talking about across from the Paul's market?

Dana Hennis: No, because...

Troy Behunin: No, the ones that you are talking about was an R-16 and those have been there for a long, long time. They have been there for more than ten years.

Dana Hennis: No, no the one south of Avalon

Troy Behunin: Oh, you mean Journey's End?

Dana Hennis: Yes, off of Sailer Place

Troy Behunin: No, they just recently in the last few months they did get approval for some, yes. And the ones I am talking about are on Kay Street directly east of the Paul's market.

Dana Hennis: The two quads, ok. I don't have any other questions that I can think of.

Cathy Gealy: I am just clarifying for the record is all.

Lee Young: Ok, thank you. Then we will open the public hearing at 6:37 pm. I have the sign-up sheet and we'll go in favor, then neutral and then opposition. First, we have listed in favor a Greg Bullock? Please step forward and state your name and address for the record?

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Greg Bullock: Greg Bullock; I live at 504 Bayhill Drive, Nampa, Idaho and I would like to begin by thanking the city planners for their recommendations for approval. First I would like to give you a little history of this almost five acre piece of dirt out there; it has belonged to George and Margie King for a large number of years. George was a business partner of mine. He and I developed Star Pass Ridge in Canyon County at the end of S. Powerline Road. So if you cross over Deer Flat and kind of climb the hill, we put 20 one acre lots on the top of that and called it Star Pass Ridge and he and I were partners in that and he lived in this house on this property during that time and then my wife and I took the proceeds from that and we were the ones who developed Hunter's Point golf community over in Nampa on the southwest area there and then the financial cliff kind of put an end to that. But I bring that up to say that we have developed two very nice projects and this is George and Margie King's home where they lived for a number of years so that is just a little background to this piece of property. In 2000, George came before City Council to try and develop residential lots in there and he was told that it will be twenty years before sewer is north of Deer Flat so he was told no at that time being on that side. So he stayed there and owned that property and let the city kind of grow around him and in 2008, he came to me and said 'I've got cancer and I've got 90 days to live and we need to split up all of our business dealings' and so we did that—we split up all the lots at Star Pass and he took this property and then he passed away. His widow Margie, is now in an Alzheimer's clinic and the family pays about \$10,000 a month just to take care of her there—so they are at the point where they need to sell this property in order to take care of her in that facility. So there is a little bit of the history on this ground. The highest and best use with the estate and myself is to look at this and say 'where is the market' and 'where is the need and demand' 'how does this fit' and so the plan that is coming before you is birthed out of that and the history of it and being able to perhaps fulfill the King estates and have a really nice high-density four plex plan. So the product that we want to put in there is something that the city would be proud of with very nice landscaping and very nice berming; something very attractive with very nice buildings; there are a number of really nice four plex plans that are coming on the market, they are very sharp and something that the neighbors would be surprised at how nice it would look. With the demand that is here now for the rental market, we want to supply something nice. It is one parcel, so you can't split off just a four plex, find an investor, sell it and then that one guy is in charge of that one and then you have twelve different owners out there, whereas predominantly one owner that owns the whole project so it is going to be somebody that can provide for pretty substantial needs to even do it, so that gives credence to the value and the product that is going in there. I did provide an exhibit that I gave to the staff that you have a copy of—that is a publication from Idaho Housing and Finance that I receive about every quarter and just received it yesterday and that's why I made copies and brought it in today, but it does quote Mr. Stubbs here locally and in regards to the demand for rental properties... there is another article in there titled 'why I rent' which is a cross-section; this covers all of Idaho, but it does tend to point quite a bit to Ada County and the needs there in that periodical but I brought that for you as well. We just want to do a really good project for people who would like to rent and would enjoy the freedom from responsibility of ownership and that doesn't make them any less of an economic sphere; they just choose a lifestyle that they would like to have that. I think there is a misnomer about high-density; that you are going to get the lower economic sphere, that you are going to get blight, that you are going to get all kinds of these misnomers out there... and it's just not accurate with every project. This is going to be a very nice project and something that the city would be proud in providing housing for a very needed market so with that, I stand for questions.

Lee Young: Ok, any questions for this gentleman?

Cathy Gealy: None at this time.

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Lee Young: Ok. So since there are none listed to testify as neutral, we will go to those in opposition. First I have listed is Bruce Fox? Just making sure I wasn't reading it wrong.

Bruce Fox: Bruce Fox; I am at 1920 N. Andrew, and I represent six homeowners that all reside in Saratoga subdivision which is north Andrew Lane and I appreciate the comments from the applicant and the proponent that we just heard and we are opposed to this development. We are opposed to this annexation for the proposed development; let me say it that way. The comments by the city planner with regard the comprehensive plan; this project is inconsistent with the comprehensive plan. There have been a lot of taxpayer dollars and effort and time put into developing that plan and it just shouldn't be abandoned because a developer wants to come in and put in 13 units all for the sake of monetary gain. So, a small rental development in our opinion lacks the vision for the city's quality development. Emphasis on quality development. So that is why we are here; the residents of Saratoga. We're here to challenge and encourage this commission to be more thoughtful when considering actions such as this and items placed in front of them by various developers. You have a tremendous responsibility to review these things as planners and carefully look into the future of the community; when you advise and move motions forward to the City Council for approval and that encouragement and challenge is all in the context of considering what we, together want Kuna to look like five years from now, ten years from now, twenty years from now. What's the vision for the future of this community? So, we would encourage you to keep this in mind as we share our opposition to this annexation. So we are opposed to this development because it is inconsistent with the surrounding zoning. There are single family homes all around it. The applicant cited adjacent projects that were zoned similarly; they are not adjacent. So, N. Andrew zoning is Rural-Urban Transit – Single family residences. The zoning against other boundaries of this property and development is R-6; single family. This development is proposing a re-zoning to R-12 high density; completely contrary to the comprehensive plan and inconsistent with surrounding property residences. This proposed development introduces numerous traffic hazards; one egress from and back onto Deer Flat for 13 dwellings; 52 families. The parking within the proposed development is inadequate; there's 86 stalls shown on the development plan; that is 1.6 stalls per family. How many cars do you have at home? More than 1.6 I would imagine. There is no turn-around in the parking areas; parking will be full continually; people will be backing in and out continually, creating continual vehicle hazards. Trash receptacles; where are they planned? What is the plan for the trash truck access to these receptacles, entry and exit into and out of the development? It's just not thought through. It's not planned. This proposed development restricts emergency services access. With the limited parking, most certainly full on a continual basis, ambulance and fire vehicle access will be extremely limited, causing further congestion and inadequate service in case of emergencies; they won't be able to get in there. Inadequate resident parking will cause parking overflow on the round-about that is shown on the master plan and even out onto Deer Flat further increasing traffic hazards and impacting emergency services from proper and timely response. There was some discussion about berms and trees and landscape...the single family residences, especially on Saratoga, the five plus acre lots...those are geared towards quality, higher-quality and larger homes; what plan is in place? I realize you don't have a site plan, master plan yet, but what privacy barriers are planned: berms, plants, green space, others...whatever they might be; what is planned for insulating the existing properties around from this high density planned development? One of the proponents listed –what he called a misnomer about rental units; we do feel that rental units are often, most generally not maintained as a single family residence would be. So, we're concerned about decreased property values much like the Corey Barton development north of Saratoga subdivision that was pushed through and approved with our opposition last fall, this planned development is not doubt, again a starter type resident type community with rental units obviously. The applicant discussed and mentioned that the rental price would be lower than the average, so obviously that is geared toward highest occupancy rates possible. Low rent prices

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translate typically into low maintenance performed on the buildings, and grounds meaning quick deterioration of the property itself dragging down property value and as well, dragging down the values of the adjacent properties around it. So, we would like to understand what plan is in place for long term maintenance and upkeep of this facility to avoid decreased property values. The impact on municipal sewer and water supply systems –the applicant talked about an existing well with the rental house that is on the property; it’s just not realistic for that single well that was designed for a single family home to service 52 families. That is just not realistic. It is going to have to hook onto city water. Same with the sewer.

Lee Young: Yes, it will.

Bruce Fox: Absolutely. So, the comprehensive plan was surely developed in consideration of the city’s water and sewer infrastructure. What studies have been done with this proposed development to address those critical systems with respect to having adequate capacity to take on the additional loads from this high density development? Also there is an impact on city schools. Surely this development will draw families with school ages children. The schools here are nearly, if not at capacity so with this planned high density development, 52 families. What studies have been done and presented to the public on the impact of local schools? So, the applicant mentioned this is a great place for lower rent units; the problem with Kuna is, that is what we have here. And again, this gets back to encouraging you to have a vision and a plan for the future of Kuna. There are no –there are few, if not, no upgrade opportunities for starter families in this area. If people want to upgrade out of a starter home, they gotta move out of town. Is that what we want for Kuna? So, thank you for allowing us time to express our concerns and again, we just want the future of this community long-term, not short-term considered. Planning and Zoning by definition, is that; planning for the future and we hope we have given you some helpful thoughts to consider for a rejection of this annexation and development. Thank you.

Lee Young: Thank you. Next up, I’m not sure if I am going to say this correctly; Zelda? E-Z-I-E-D-E-O... did I say it right? 1203 Andrew Lane? Please step forward?

Joe Ziegler: I don’t want to speak, I am just opposed.

Lee Young: Ok, then next since he doesn’t wish to testify, next one doesn’t say testify or not to but Brian Fouts?

Brian Fouts: Am I able to ask questions to the applicant?

Lee Young: Yes, you have three minutes to please state your name and address.

Brian Fouts: I am Brian Fouts, 1752 N. Andrew, which is next door. Obviously, I am opposed for obvious reasons. One of my questions to you guys was there is two other high density projects potentially? Am I correct in that?

Dana Hennis: Yes.

Brian Fouts: And one of them is Deer Flat and Ten Mile?

Dana Hennis: Yes, I believe that was where the permit was issued for.

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Brian Fouts: Ok, so you could be developing right there; so my concern is the traffic. And obviously, he gave you national statistics. I don't know if you guys have driven down that road at 7:30 in the morning, but it gets all the way backed up past Andrew Lane. I mean, when you have an influx of 52 units potentially two vehicles per unit and the majority of jobs that people work and living out here; he mentioned access to the interstate driving into Boise. That is a main artery to where everybody drives through. And if you have the potential of another project being developed at the end of Deer Flat, they are also all be going to school at the high school and the elementary right there. So my concern is the traffic and I don't know what was... I guess if there was a plan by the highway department or anything to I guess resolve that? I don't know if my concerns... are I guess, warranted on it, but I just want to know what they are going to do about the traffic and the influx through there. Especially the school zones, just because how backed up it does get.

Lee Young: All I can address is the ACHD report that says that their study of the project says it can handle the increased traffic flow.

Brian Fouts: Ok. Is that the potential for both of them? For the high density going in at the end of Deer Flat and Ten Mile as well?

Lee Young: It should have been for each of those. For each project, ACHD has responded those already.

Brian Fouts: Ok. So...

Lee Young: Each individual projects and the areas... all of them.

Brian Fouts: Ok, that was just one of my concerns. The influx of traffic, I mean as you guys know driving through there at 7:00 in the morning, it is absolutely terrible. It sounds like he knows what I am talking about. And if you haven't, I would encourage it because it is very dangerous as far as visibility for children walking up and down there, crossing the streets and obviously, how much traffic gets backed up there. But that was my main concern. Thank you.

Lee Young: Ok, thank you very much. I have one other listed, but not to testify. Is there anybody who has not signed up that would like to testify?

***inaudible** from audience*

Lee Young: Ok, just come forward and state your name for the record.

Bonnie Heinrich: Good evening Chairman and Commissioners, I'm Bonnie Heinrich; I live at 1672 N. Calaveras and I am a proud resident of Kuna for over 53 years. I lived here when a section of Deer Flat was dirt and so I have seen a lot of change and I'd like to add to Mr. Fox's encouragement and request for just thinking about the vision of our community and what we want it to look like. I am sure there is a demand for multi-family; I am in construction and we build a lot of multi-family units in the Treasure Valley and there is a demand there. I think it is going to peak and I think we are going to see...I think we are in a bubble so everybody wants to build and have a part of that. It sounds like there is other multi-family developments planned for our community in addition to this. Traffic on Deer Flat is a huge concern. My mom is Ruth Reid; she lives on the corner of Deer Flat and Linder and that is where I grew up and Deer Flat traffic is absolutely crazy trying to get off of School Street to Deer Flat

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from our development, Mineral Springs, is very tricky during high traffic areas, so I echo all the concerns related to traffic. The impact to schools is another concern. I think that as you plan and you discuss with the development, I think we need to be talking to our school district and making sure that we understand the impacts to our schools. So, just please... we have got an amazing community; I have got deep roots here and I would love to see... I am getting at the age where a big yard is not a big deal to me; I would love to have a smaller yard and some opportunities for a maintained development where somebody mows my yard, but more cottage-style living. Very high amenities and very high quality... um, I think we should think about things like that. Some other options other than just lower economic scenarios that really add to our community and our neighborhoods that will enhance property values. Thank you.

Lee Young: Thank you. Ok, I will ask one more time, is there anyone that has not signed up that would like to testify? Ok. We'll go ahead and ask the applicant to come forward and respond to the concerns brought up or any of those comments, but please no new information.

Scott Stanfield: Thank you Chairman Lee and members of the Commission. I will make this quick. I should have written names, but I will do them in order. The first gentleman that brought up a few things regarding the site; traffic hazards, I think ACHD pretty much included that in the report that it is not a negative impact generated by the project, again when compared to single family residential units that could go on this project without a comp plan amendment change, then that peak hours slightly increase and the overall number of lots either way, according to ACHD who is the jurisdictional authority over the roadways, has said that it does not negatively impact Deer Flat. Parking; the parking –and I know this is getting into site layout which you will see in the design review, but our plan should we get that far, we have a nexus in city code. Code gives a minimum requirement and we are going to exceed that with parking. Turnaround; the site is uniquely designed –again, this is layout stuff, but I am going to respond to his comments anyway; the layout lends itself perfectly for EMS turn-around. It incorporates a turn-around circle in the middle which doesn't look like a turn-around because we are going to landscape the center island, but still have the 28 and 48 foot radius minimum all the way around, so traffic or fire trucks or any vehicles can pull right in, and right out. Each of the legs going north, east and west; those do not exceed the emergency length distance for a 'T-type' turn-around or a hammerhead. So we have 'T-type' turn-a rounds inherently built in; we've got hammerhead type turn-a rounds, and we'll have a circle built in. So we have really beaten the emergency access to death on this project, literally. That was one of the concerns, was how do we keep emergency vehicles moving through here? And the site really lends itself to that. I did a whole lot of layouts and this one really thrives on that aspect. Trash enclosures are on the layout and that is in the city ordinance too so it's not an issue. In the comment about restricting emergency traffic; that is not going to be a problem, I think this is far better than most projects you see as far as emergency vehicle access goes because that was important to us. Again, that is a site detail issue. Five acre lots; the privacy that they have –we looked at a medium density project and we got with one of the land owners that owns property there or his son does, I'm not sure about the ownership but on the northerly boundary there, if we came in with a medium density project, he would have 11 or 12 or 13 single family homes with no controls bearing down on his lot. To me, that is not privacy. That is not doing the neighbor any favors. This project, we have worked with Jeff and we've worked with that gentleman, we've incorporated berms and when we get to the site development plans, you'll see this in design review. We talked to him and we moved our building away from his boundary; we've rotated them so that every unit doesn't bear down upon his five acres and we think this is much, much less privacy invasive than a single family, straight forward project and they would probably agree. I don't think they want to get out in their back yard and see that many homes, possibly all of them two-story, forty feet away from the boundary. I don't think that is a good project for this area. Again, the design review will go into that, should

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we get that far. The next gentleman; rental units not maintain –there are not studies out there that are fact-based which say, just because you have a rental unit, it's not maintained. I couldn't find any and in fact, I'm sure for every unit you find in a multi-family that isn't maintained, you can find an equal amount of single family units that are not maintained. It just depends on the neighborhood, how it reacts and how they get along with each other and don't get along. This project, unlike a straight forward single family medium-density project where you have different land owners, this will be one entity that will be in charge of the common area and landscaping. It's not going to be hodge-podge with some lousy grass and some with good grass; we just have them be one entity that is in charge of maintaining it. Again, that is so much more important than the level of maintenance. You're just going to see a higher level. Low rents; I didn't say these would be low income and I'm not saying they won't be. Who knows what they will be? But the rent is going to be structured to a) pay the mortgage, b) to pay the maintenance around the parking lot and drive aisles, the striping, the sidewalks, the trash, the typical utilities that come with that and the common space. But the net result is that it will be under the median in Kuna; just over \$1000. The reason why I brought that up originally was \$1000 obviously indicates that is a single family traditional home. That is not an apartment, it's not a duplex, and it's not a four plex or a tri-plex. That further tells you that you have a high relative number of one particular product type. You would see a lower number if you had, let's say a large number of multi-family and you would see a higher number if you were like the city of Eagle with higher tax assessments. But that number indicates you are at a flat point; you aren't offering citizens a variety in the city of Kuna. Again, common areas will be maintained by one entity.

The wells and the sewers; the question was asked, is if that existing house is being hooked up. We can't hook up the new units to that well. We can't hook up those new units to the septic system. Not only would that be foolish because it couldn't handle it, but it's not allowed by ordinance. So we have to put in sewer, water and pressure irrigation as well. That is all in Mr. Laws analysis. I did paw through it while I was waiting and he says in his letter when the well fails, if that house stays, he will be required to hook up to city water, and when septic fails provided we do not move it and we're forced to hook up if we keep that house, then that house shall hook up to city sewer. And health district would require that any time a drain field is within 300 feet of city sewer or public sewer, they will not permit a septic –you have to hook up to city sewer. That's an automatic built in protection. Critical systems were mentioned; that is why you remit to the city engineer; that is why you remit to ACHD; that is why you remit to Boise Project Board of Control and that is why you remit to ITD. None of those agencies had any negative comments regarding this project. Sewer capacity is just fine; no problems there. The water; no problems there. The pressure irrigation; no problems there. Those are the three critical systems that the city is in charge of and again, his letter stipulates that the city can handle that quite easily. ACHD –again, it does not negatively impact Deer Flat. Schools; I pay a lot of money to the schools every year on my property taxes and I'm surprised that they did not submit a negative letter –but they didn't. You must remit to the school district also so there is no negative response from the school district either. And the only way to combat that; if somebody doesn't want any more students to attend the school... then you put a moratorium across the city. No more building permits –is the only way to mitigate that problem, if it is a problem.

The gentleman was asking about the variety of housing here in Kuna –that there are no upgrades in Kuna; there are a few neighborhoods in Kuna that you can upgrade to. There is Denali Heights which comes to mind. It's a wonderful project and its turned out quite nice and I'm sure there are others. It's been a while since I've been in the area of town that is developing –typically they aren't around the school or downtown, but they are out there.

Traffic on Deer Flat; yes it is bad every day. But it is only for a short period of time. We drive by there every day ourselves, and we have for 14 years. We found that if you leave at 7:15, it's not a problem. If you leave at 7:45, there is not a problem. But there is just that small window and then when school gets out –so that problem;

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these users, should their daily jobs and lives allow it, will easily be able to come and go when they need to or they can turn north and go up to Linder or they can go to Deer Flat. They can completely miss –with the location of this project, they can turn left or right pulling out of their neighborhood and make another left or right and head north to get to the same place probably faster and not head down Deer Flat to Meridian Road like everybody else does. But again, that is short snapshot –not even peak hour really, it’s like a peak 20 minutes. And again, this project will add trips, but it’s not going to add to it appreciably greater than any straight forward single family, medium density project. And it won’t add to it enough to drop it down a level of service. ACHD commented on that and they are the authority of the transportation systems. The only way to stop adding traffic on Deer Flat, because everybody in Kuna takes Deer Flat; is to put a moratorium on....and I don’t think that is the answer either.

Lee Young: Alright. Thank you. Are there any other questions for the applicant?

Ron Herther: I am wondering about the adequate parking facility. Are there enough spaces to accommodate all of the residents?

Scott Stanfield: In the site design field, we feel there are. We did an analysis on the parking ratios and we are comfortable with that and we also exceed the city ordinance and there is a possibility that we can squeeze a couple more when we go through design review also and we will definitely talk about that should we get that far; I don’t want to be presumptuous –we have to get your recommendation and then City Council’s ultimate decision, but the very next step will be design review and that will be a fun process. I think you will like some of the design elements we have put into this. I am not sure who makes up the design review board these days...

Dana Hennis: It’s us.

Scott Stanfield: Ok, so I think you will like that process and I don’t know if it’s public or not, but they can come and listen and give their input; particularly the neighbors to the north and the west and we’ve accommodated those folks when we started this layout but we can definitely talk about the parking when we get there. I have tried to squeeze as much as I can in there without getting out to the perimeters where the headlights and doors opening and closing won’t be trespassing onto the neighbors. Does that help at all?
We’re comfortable with the number of stalls we have based on the national averages and we exceed the city ordinance for parking stalls. And the opportunity exists to potentially add more.

Ron Herther: Ok. Thank you.

Cathy Gealy: I have a couple of questions; this might be new –am I allowed to ask something new?

Lee Young: Actually, why don’t we wait until our discussion and then...

Cathy Gealy: I have a question for the applicant.

Scott Stanfield: For me? If she has a question, I can...

Lee Young: Well, we’ll close the public testimony first and then come back. Thank you. So, with that, I will close the public testimony at 7:14 pm and I actually go the right time –so that is good.

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laughter

Lee Young: With that, it brings up our discussion and first of all, I would like to thank everybody that came to testify. We do listen to everyone and we take to heart everything that everyone brings on both sides and we take that into consideration. I would also like to mention to the rest of the Commission that all the comments – like I say, I appreciate all of those that are permitted and focused directly on the impacts of this development are the things that we need to focus on ourselves. So if any of the comments that may be considered which could potentially violate any provisions of federal law, let's make sure we keep that separate. So, having said that, who would like to go first?

Dana Hennis: I think the key thing that we need to look at here is what exactly the increases with regard to the comp plan because the whole premise behind this is that it is not –according to the opposition, is that we are not consistent with the comp plan. However, the comp plan puts this as medium-density residential, which is around and R-8. And so we are not increasing it by that much. It's not like it's still going to be another leg of the Saratoga subdivision where it is a large zoning like R-1 with large acreage residential. We have to look at the fact that we are only changing the amendment from basically one category. So, are we going to have a drastic effect over what the comp plan has already established by changing this amendment? Or does it just change it slightly? As well as the other impacts that have been brought up –those are always a concern, but the whole premise behind this is whether it is consistent with the comp plan and I do believe that it fits with the intent of the comp plan because the difference between medium-density residential subdivision and possibly and what appears to be –and what can be controlled or reviewed down the line which is a good quality, higher density development. But we're not even talking an R-16; we are talking a low R-12, or R-10. I think it is something in the interest of the way that the city is trying to grow and the needs for young professionals as well as older professionals that don't want to maintain certain things –we do need to provide in this city, some more quality common area subdivisions like this. You know, the family type, but of a quality nature and it appears that it will be and that is something that we can easily follow through with in design review as well, so I don't foresee it having a lot of issues in my eyes because it is not a huge increase from what is already designated in that area. If we were changing from like and R-2 up to an R-12, then yes that would be a big step, so...

Cathy Gealy: Or heavy industrial.

Dana Hennis: Exactly. So, unfortunately it is something that every neighborhood has to deal with. I think probably all of us have had to deal with it at some point as well, but whether we go in with a smaller R-8 medium density subdivision like he is saying is it's not going to be as –or may not be as high of quality as what we could maybe direct this one to be. Because we do have a need for these –I happen to know quite a few young professionals that are looking for a higher quality kind of apartment complex. They don't want the average one that is out there. And I think this is something, especially considered that it is a single parcel and its going to be a common area controlled by the owner instead of the possibility of it getting run down or what some of the smaller subdivisions can do with single ownership of the houses.

Cathy Gealy: I did want to discuss some of the concerns that were brought up, especially with respect to parking, trash, emergency vehicles, berms, trees, landscaping –those are all issues that will be considered in the design review process; so there is an opportunity for the public and for the commission to have a lot of input in regards to those issues. Don't think that we are discounting or not hearing those concerns, just as a side note. I did have

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a question... I do agree that the one owner of the common area is I think a benefit in this case but I thought I heard that the ownership of the parcel is not determined at this time. So my question is –is it the intent to develop it and then sell it or is it the intent to develop it and own it.

Lee Young: Can we have the applicant come up and respond to that?

Greg Bullock: Greg Bullock, 504 Bayhill Drive. Right now, we are under contract to purchase this and the contract is contingent upon approvals. This happens often; as you look to develop real estate, you don't go pay the price of an approved project, you make it contingent on that. Having said that, as we've gone through this process, which has been several months –there are people who would like to come on board with Mr. Stanfield and I who are in contract together to purchase this, who have the financial wear-with-all to partner in on the development itself and we would form additional partners in order to finance this or we would have the opportunity to sell this approved project to somebody who would like to come in and just own all of these units themselves. I think the control factor here is that it is one lot. It is not 13 different lots with 13 different owners and 13 different investors if you please, and 13 different maintenance possibilities out there. So, we are in contract to purchase it; if we get approvals, we will go ahead and close that and then we will look at the market as to whether we want to sell the project to another developer who would come in under the same guidelines of approval or if we would venture into that ourselves. So there is the future.

Cathy Gealy: Thank you. The second concern or question that I had and this may or may not be for the applicant, but in reading through the packet, there had been some common amenities that had been included in the plan that were removed based upon concerns from the neighbors that there might be lighting or noise –so at this point, there are no common amenities in the project. Would you address that please?

Scott Stanfield: Yes, I was wondering if someone was going to notice that. When we first laid this out –sorry; Scott Stanfield, 2964 Stuart Road, Kuna, Idaho. When we first laid this out at the neighborhood meeting, we discussed putting some gathering places for these users in the northeast and northwest corners away from Deer Flat and away from the units in the more open areas. That was immediately met with some dislike from the neighbor to the north and I think to the west. We had a basketball court up there and they didn't want any of that stuff –so we pulled those out. Again, in the design review phase, we can address that. I think the amenities we offer is really the product itself. The placement of the buildings are rotated and moved away –not at straight linear cookie cutter presentation, lots of grass space, units clustered as tight as we can, but not too tight –with some green space so the kids can run and play in the open areas versus running in between buildings. We've got some ample areas for those kids to go and not play in the parking lot. The layout with the landscaping in the middle island, I think that lends itself well to an amenity. So those are some things we looked in lieu of having active amenities versus a passive amenity because of the neighbors concerns. Does that help?

Cathy Gealy: Thank you.

Lee Young: Myself... when I first got the packet, I had grave concerns for the project because of the zero transition from an R-12 to an R-5; as I kind of dug into things and see the distance; I am looking at the proposed site plan here –I think with landscaping, berming and working with the applicant, I really think that we can make the people to the north and the west happy with the separation that they can feel from this project. Overall, I feel much better about it and actually, I think I have spent more time looking at this project than I have anything else in about a year. I really have.

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Dana Hennis: Yeah, I agree. I have had some of the same concerns and I think this layout is a lot better than what I expected to see in a similar project.

Lee Young: Any other thoughts or questions? Anything else?

Cathy Gealy: I actually thought that it might actually be a better buffer between the traffic on Deer Flat than an R-8 would be for the homes to the north –well for the community to the north. It's kind of a ... well better than any neighborhood commercial would be.

Dana Hennis: I like the fact that it is pulled away from the northern boundary the way that it is and with the centralized parking like they have, it really kind of centralizes this whole thing and keeps it like they said –away from the neighboring areas. It's designed a lot more user friendly than I thought it would be for the site.

Cathy Gealy: I am concerned about the lack of amenities and I am concerned that I feel like we have a sort of understanding and an agreement as to the quality and what we're expecting to see in the design review and if the... I want to make sure that the understandings are communicated should the ownership change.

Dana Hennis: Yes.

Cathy Gealy: That we would expect a plan for long-term maintenance; that we would expect a high quality development; that we would expect that the concerns of the neighbors would be addressed whether we see the same faces in the design review or not.

Lee Young: Right. If ownership did change, they still have to abide by the same provisions given in any approvals that we give here, so without coming in with a separate application or request, they couldn't modify what they are proposing here. We can certainly condition that when the design review comes, we can have amenities brought in as part of the design review and have discussions for those. So that could certainly be a condition of approval.

Dana Hennis: Like you just said, should a new owner take over this project, there is nothing in the conditions that could state the quality that we are looking for. How do we state that without being ... I mean, is there something that we can condition on that or do we just have to wait for the design review?

Lee Young: I think that what they are asking for at this point is the zone change and the comp plan map

Cathy Gealy: And so the additional...

Lee Young: ... yes, the design review process, we have control over that and we have the ability to dictate a little bit there.

Dana Hennis: Right, we aren't addressing that in this particular agenda. Ok.

Lee Young: Any other thoughts? Ok. I will stand for a motion.

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Commissioner Hennis motions to recommend approval of 16-01-AN and 16-01-CPM to the City Council with the conditions as stated in the staff report with additional considerations to be made regarding amenities presented during the design review, that a discussion take place about those amenities for residents which won't disturb the neighbors; Commissioner Gealy Seconds, all aye and motion carried 4-0.

2. ADJOURNMENT:

*Commissioner Gealy motions to adjourn at 7:32 **pm**; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

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

**MEETING MINUTES
Tuesday, May 10, 2016**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman C/ Young	X	Wendy Howell, Planning Director	Absent
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	X	Nancy Stauffer, Planning Technician	X
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

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

1. CONSENT AGENDA

- a. Approval of the Planning and Zoning Commission meeting minutes for April 26, 2016.
- b. **16-02-AN** (Annexation) –**Gerald & Evelyn Butler (Jayme Butler)**: Applicant is requesting approval to annex an approximately 1.145 acres parcel located at 7945 S. Linder Road into the City of Kuna with a ‘C-1’ (Commercial) zoning designation.
 - *Findings of Fact and Conclusions of Law*
- c. **16-02-ZOA** (Subdivision Ordinance Amendment) – An amendment of the Subdivision Ordinance of the City Council for Kuna, Idaho.
 - *Findings of Fact and Conclusions of Law*

Commissioner Gealy motions to approve the consent agenda at 6:02 pm; Commissioner Hennis Seconds, all aye and motion carried 5-0.

2. NEW BUSINESS:

- a. **16-04-DR** (Design Review) – **Tractor Supply Company Stout C/o Stout Building Contractors, Kelly Kallaher**: Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 21,999 square foot commercial building to house the new Tractor Supply Company (TSC) store and accompanying landscaping and parking lot.

Kelly Kallaher: My name is Kelly Kallaher and I represent Stout Building Contractors in Utah at 1380 W. 50 South, Centerville, Utah. I’m here representing Tractor Supply as we are the general contractor for Tractor Supply; actually we were hired by Ensygn Group which is the developer for the project. The project is actually a two phase project, so it is splitting two properties, so you have three acres which will be the first, which Tractor Supply will be the main footprint of that development. That development in the first phase is actually six sites or six pads; none of the pads will be developed except for Tractor Supply at this time. There are no lease agreements that have been negotiated for the remaining five sites. Tractor Supply is the only one at this time. It

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is a new build from the ground up so the existing right now is agriculture, so we will come in and develop the site which is just the building and then the required parking stalls and lighting on the outside of the building. The Tractor Supply has their own requirements on finishes and colors and things like that unless we need to change them to meet the city standards. Up here you have the paints and the metal finishes; the small samples are the finishes for the outside and the roofing and so forth. The building itself is a little bit more than twenty one thousand (21,000) square feet single story. Inside the building itself will have an office, a break room, and some restrooms; it is mostly all open –I’m sure that you guys have seen some of the Tractor Supply’s around or even maybe like a Lowe’s. It is just an open warehouse that sells farm equipment, some rough tools and clothing and such. The main building is built out of block which is the sample here...

Inaudible

...the main color of the building is this lacquered color here. And then you have accent which is... the trim

Inaudible

...outside storage for propane, a connection there for filling small tanks...

Inaudible

Do you guys have any questions on the design?

C/ Young: Yes, the main building; what is the material on the side there? Because I am assuming its open on the front face and then it is three sided?

Kelly Kallaher: It is three sided, part of it is open. There are no doors on that left side; it is just like a metal siding on a shed or so forth. You’ve got the accent at the top and at the bottom I think it’s like two inches and it’s open to the elements ...so it’s really just like a covered shed. So it’s really just a painted metal. There is no electricity in it. There is a light on the outside of the building at the back side of it. I think it is actually on the back side –right over here. So this is the back side of the building here and it’s got a corner which would face the proposed community that is going in now, just for security reasons. But besides that, there is not power in that shed at all.

C/ Young: Ok. I guess as far as the building goes, have you given any thought to... -when the rest of the parcels develop, there will be structures on all of the other sides of the building, taking some.... either on the north the west and south on those elevations-taking some pilasters to break up that ...I mean, I think you have done a good job with the horizontal break on the building with the colors and that, but giving some vertical relief to those long, flat expanses? Like a pilaster or like maybe three pilasters on the long sides and maybe two on the west elevation?

Kelly Kallaher: So Pilasters on here? Here, here and on the back?

C/ Young: Yes, like the back is probably would be ok, but I am thinking ...breaking that up and just maybe three sections with pilasters just to give some vertical relief to that.

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Kelly Kallaher: We can do whatever you want. This is a Tractor Supply national design that they have, so usually we implement it and submit it first and then if there is any reason or request, then we can definitely implement them at that time if that is what we need to do. We try to keep within what Tractor Supply has going through the nation to keep it consistent in the way they look.

C/ Young: I understand.

Kelly Kallaher: You know -whatever we need to do. I mean, there is nothing wrong with doing that. Now, I know that on this side of the building here, this pad; they are actually talking to a national account which is Bi-Mart, which is... I guess they're in Oregon? I have never heard of them. So that side of the building truthfully won't even be seen by anyone and then on the adjacent side over here, there is another pad and I think it's a Dollar Tree that goes in there so they are going to be seeing some more of it because I think the front of their building actually faces the side of the Tractor Supply.

C/ Young: Ok. Anything else for the applicant at this point?

C/ Hennis: I have one question; it said that you are dealing with site drainage onto ... or in through the retention pond which appears to be on ...kind of the north side on parcel 'C'... so that is going to remain undeveloped there? Because it looks like if you are trying to put something on parcel 'C', it could be impacted there.

Kelly Kallaher: The detention pond in that corner there which basically would be right there next to McDonalds I want to say. There is nothing that is going to go there, but next to it on the south end of that detention pond, there are two pads there, but there is actually parking lot in between the detention pond and ...

C/ Hennis: Ok, so it would just be parking?

Kelly Kallaher: Yes, it is just parking there –there is not pad or anything.

C/ Hennis: Ok.

C/ Gealy: I have a question and I am not sure that it's a Design Review question; but it is about access to Meridian Road where you are putting in the driveway. It is a state highway so will that access road be the access for the other parcels or the other lots in that area?

Kelly Kallaher: That access that enters there now, will actually supply Tractor Supply plus the two parcels that are proposed in front of Tractor Supply as well as Dollar Tree and Bi-Mart and then the second phase which is to the south of it; there will be another entrance once that part is developed.

C/ Gealy: But, it looks like you are planning to put in an access?

Kelly Kallaher: Yes, that is correct. Yes we are. Right off of Meridian.

C/ Gealy: Right, and that will be the access for those which you just described?

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Kelly Kallaher: Correct, and then there is two existing accesses right now if you go into that side road that is there by McDonalds at the north of the site; there are two accesses that are proposed, we are going to use one of them to access –so we don't use a lot of that side access onto which would basically be to the north.

C/ Gealy: Oh I see. Like, to the other parking lot and McDonalds. I see now.

Kelly Kallaher: Yes, so those two accesses; I think the furthest one back.

C/ Gealy: Ok. Alright, thank you.

C/ Young: Ok. Well, I guess we can go over the landscape or whichever you have next.

Kelly Kallaher: Next is there is no landscaping on the actual site; it is all at the street over at Meridian Road. Except there is the parking stalls and so forth. The landscape is all mainly on the road to the street itself, which there is just grass and then there is proposed trees. I don't think the trees have been called out or anything specific. If the city of Kuna has something specific that they would like us to do or proposed there in kind of keeping the community, that is fine with us. At the detention pond, that will all be grassed area there and then that would be the only part that would be landscaped.

C/ Hennis: Have you seen the staff report as well that has been issued that talks about the buffer that is needed toward the rear of the building? Kuna city code states that between a 'C-1' zone and a residential zone, that we need to create about a twenty (20) foot buffer zone so staff is recommending that you do about a ten (10) foot buffer zone back there. I'm just seeing if you knew...

Kelly Kallaher: I have heard conversations about it from the civil engineer that is Aspen Engineering here locally. He has discussed it but I haven't seen anything in writing that actually... saying how much. I knew there was a number but I wasn't exactly sure what the requirement was.

C/ Hennis: Ok. It is like ten (10) feet is what the city is requiring so...

Kelly Kallaher: I know I had a meeting here about a week or two ago and I know it was discussed but I never found out what they defined or what we needed to do, but whatever it is, we'll do it. I know that we are going to have an easement back there.

C/ Hennis: Ok. Well as long as you can work with the city to arrive at what that will be.

C/ Young: Ok, I guess on your L101 page for the landscaping plan in your layout for planting; in the parking lot that plan does show landscaping in the islands of the parking lot. Is that still proposed?

Kelly Kallaher: You know what? That is proposed. I am sorry.

That is correct. You know, I am doing four projects right now and I just... there so much stuff and I was in California last week and ... you know I've Utah projects. Sheesh. So, yes. We actually just landscaped –the landscaper/designer; he is part of the family for the contractor so he landscapes probably 75% of our projects, so when you see his plans, you never know which project it goes to because you always see just the name –so it kind of gets you mixed up.

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C/ Young: Are you putting in the new entrance on Highway 69/Meridian Road there? Since blocks 1 and 2 that are in front of the Tractor Supply parcel; is it your intent at this time to extend the sidewalk down Meridian road or does that happen when other parcels develop along that frontage?

Kelly Kallaher: No, we will extend the sidewalk that is here at the corner of the site all the way across for the access.

C/ Young: In this phase?

Kelly Kallaher: In this phase, yes.

C/ Young: Ok. Then I guess along with that, when the sidewalk goes in, with that buffer area, there are certain requirements along that arterial street which is just part of the code with the plantings that go along with that and I know that just based on this with what trees are shown here, we'll probably have to add some more landscaping along that to meet that buffer zone requirement.

Kelly Kallaher: In this area here? Along the street?

C/ Young: Yes.

Kelly Kallaher: Yeah. As long as we know what the requirements are, we will do it. The last thing that we had here, we actually discussed about on the south side; adding I think 268 feet of landscaping and ...you know, finish of this area before the next phase goes in. That was one of the requirements. I actually just got the plans this morning for that redesign on that side. So it kind of just finishes off the entrance.

C/ Hennis: Ok. Yeah, there are just a couple of ordinances that say how many deciduous versus evergreen trees too as just some site requirements.

Kelly Kallaher: Yeah. As long as we know what the requirements are, that's fine. It's not an issue.

C/ Hennis: Yeah, it's pretty easy to work with staff; I mean the city forester is really helpful with getting that squared away.

C/ Young: And sometimes Troy is, but ... eh. He's just a planner.

laughter

C/ Hennis: I don't have anything more.

C/ Young: Anything else?

C/Wierschem: Have we addressed the dumpster?

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C/ Hennis: Good point. The staff report also stated that you have wooden gates on the trash enclosure at this point which the city ordinance has that either metal or vinyl type...

Kelly Kallaher: So the gate itself, the frame is metal and then there are wood slats in between. So you are saying the wood slats, you would want metal or vinyl?

C / Hennis: Yeah. That is just our city code.

C/ Young: More than likely, it should be metal.

C/ Hennis: For durability.

C/ Young: When they come to pick up, they are not very nice to those gates is why.

Kelly Kallaher: Exactly. I hear you. We have replaced a lot of those. But we can do metal, I mean, whatever you guys prefer; if it's a solid metal, can we match the actual side of the building itself or even...

C/ Young: Yeah... just something that looks the same but is metal. Ok.

Kelly Kallaher: I like that you all use tablets. I just upgraded to the larger one and it is awesome. They are so fast.

C/ Young: We are getting used to them. It's the speed of the user that we're dealing with...

laughter

C/ Wierschem: And did we get clarification for the signage or does that come later?

C/Young: Yes, that is later under separate application. Any other questions at this time?

C/ Wierschem: I have none.

C/ Young: Ok, I think that is all we have. Thank you. Alright... then we will have Troy come forward.

Troy Behunin: Chairman and Commissioners, for the record; Troy Behunin, Senior Planner for city of Kuna Planning and Zoning Department. You have heard from the representative for the application tonight and it seems like the concerns or questions that staff had about the landscape along the buffer has been answered which is very good. And staff would support that. We also resolved the landscaping question in the back and also that of the dumpster. I can tell you that the applicant has been very good to work with. If I have asked for anything, they have been forthcoming and supplied all of the materials in your packets. Very easy to work with. Hopefully you have had a chance to read the entire packet and go through everything and judging by the conversation before, it seems like you all have so thank you very much.

I think that you have all of the information before you and I can't supply you with anything new or additional so I guess the only question I have –and I apologize because this is a late submission of a question; but because I didn't know about the sidewalk or the intent for the sidewalk... are you aware (to applicant) that between the

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McDonalds and your site, that there is about a sixty (60) foot shortfall of sidewalk? It is not on Ridley's subdivision?

Kelly Kallaher: We are. We were just planning on extending it from that point on; that was a discussion we have had so far.

Troy Behunin: Perfect. I was just going to ask that you coordinate that with them and it sounds like you already have so great. Great news. I have nothing else to provide here, so I will stand for any questions you have.

C/Gealy: Excuse me, I would just like clarification on the landscaping to the west; because when I look at it, it doesn't look like Tractor Supply... well this property; the Tractor Supply property backs up to residential. It looks like there is other property or lots between...

Troy Behunin: Between the back of the building and ... yes that is true. You heard Kelly mention that they had a easement back here so there is an access for Meridian Road that is proposed and then this back here will be for the truck traffic. This will also serve as a private drive if you will. Very, very similar, if not identical to what is behind Ridley's. It will be public access but it will not be a public road. The distance between the building and their parking lot, which is down here; is in the neighborhood of 40-45 feet and what that would do is allow for a ten (10) foot buffer and they are only providing half of the twenty (20) because there should be a twenty (20) buffer. So we are asking Tractor Supply to supply ten (10) feet and then the residential portion when they come in, will provide the remaining ten (10) feet of that buffer. And then, he talked about the access from Profile Lane, which is that road south of McDonalds off of Meridian Road; there will be a connection point so basically, you will be able to get from Deer Flat Road all the way down to the south of this project, which actually extends further than Tractor Supply. That is a mid-mile and it will be the future Meadow View. There will be continuous, undisturbed, unrestricted access on private driveways. So that is what that is. Does that answer your question?

C/ Gealy: No.

Dana Hennis: I think what she is asking is –the property right behind that drive that you are talking about is actually the R-6 area.

C/ Gealy: It's R-6; it's not commercial.

Troy Behunin: You are right. I didn't realize your question was zoning related; I thought you were asking what was going on back there.

C/ Hennis: That is the one that we split a while back. We brought this in as a commercial zone where the rest of it was that multi-use development.

Troy Behunin: I think on page 6 or 7 of your packet

C/ Gealy: I am on page 78 of 105.

Troy Behunin: OK, so go to the staff report, on the front page, there is a vicinity map. Now, go 7 pages further into the document and there should be...

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C/ Hennis: That is where she was.

C/ Gealy: So this is... Ok.

Troy Behunin: So see the portion there that is hatched? It says project site? Directly west or to the left of that is R-6.

C/ Gealy: Ohhhhh.

Troy Behunin: It's just not developed yet. Now, the parcel north of the red box and south of the red box –those are commercial, yes.

C/ Gealy: Ok.

C/ Hennis: Because we looked at that whole development a long time ago –that was going to be a multi-use.

C/ Gealy: But now with multi-use behind... Ok. Thank you.

Troy Behunin: That is actually part of a master planned unit development or site plan.

C/ Gealy: So you are thinking that... R-6 behind this will get access from...

Troy Behunin: From Meadow View or the very western part which will become Sailer Place; that will be a public street. Meadow View, if you look at the very bottom, it will actually go westward.

C/ Gealy: So it will cross Meridian Road?

Troy Behunin: At some point; but not right away or even next year, but it will at some point in the future.

C/ Gealy: Thank you

C/ Young: Ok. Any other questions for Troy? Ok so that brings up our discussion and landscape wise, I think staff has identified most of what we need to look at which I wish I had read the staff report before I looked at the landscape plan because I was making notes all over the plan and then realized I didn't have to do that.

C/ Hennis: That's why you always read that first. Because Troy does do good work.

C/ Young: Yes. So I think if we take these items that are outlined in paragraph four (4), under item 'F' in the staff report and we will just list these as conditions or put them in place as conditions along with anything we want to add for the building.

C/ Hennis: Right

C/ Gealy: Well, there is already one condition that is here at the end of the staff report for landscaping.

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C/ Young: The ten (10) foot buffer on there?

C/ Gealy: Yeah, and to replace groundcover with acceptable material so on condition number three (3).

C/ Hennis: Yeah, I think staff has done a nice job of lining things out here so...

C/Young: So, if we can take those other items ...

C/ Gealy: So that would be the Meridian Road and the trash enclosure gates, is that right?

C/ Hennis: And the rear buffer.

C/ Gealy: I think that is in that condition.

Troy Behunin: I will just add that staff are happy to forward or provide any codes or guidance that they need for landscaping or anything else. I would be happy to send him anything they need and I will work with their landscaper for the numbers and materials and such.

C/ Young: Ok. Thank you. Does anyone have any other thoughts on the building itself? I think overall it will look nice out there with everything else that will develop going north.

C/ Hennis: I think; like you suggested, to get a couple of vertical reliefs along those long sides, I think that would be fine. Because you will still see a lot of it as you are coming down and up Meridian Road. Even with some other future parcels in there. The back, I don't think anyone will really even see, especially with that landscape buffer so that is kind of up to you.

C/ Young: I am sure that when that R-6 comes in, it will have trees and everything that will grow in there. But that is really the only thing I saw on the elevations that came up. Any other thoughts? Ok. Questions?

C/ Herther: It says something in the report about screening of the utilities that are going to be on top of that elevation. Why does it have to be screened? Air conditioners and such?

Kelly Kallaher: I can address that. What happens is the actual roof mount... these units here are actually –you wouldn't really see them. They are actually in the middle of the building where they aren't even seen. And if we have to run something around them to... you know maybe a façade fencing of the same material or the metal itself, or siding like is seen on the shed, we can do something on the front if we need to. If we get to a point when the building inspector says 'hey, that needs to be screened' –we can actually run something around those or if you want us to just require that we do it.

C/ Young: Well, I don't think we need you to go to any unnecessary expense. Maybe if you could do just a quick little study or like a 100 foot sight line from the top of that to 100 feet, and if it clears then I personally don't see a need for it. Any other thoughts on something like that?

C/ Herther: No, I think that is good.

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C/ Hennis: I think so because especially coming from the side, you will have some long exposure along the side because you are still going to have that coming down Meridian Road. You're going to see more of the side of the building than you will of the front of the building as you're coming down because even still, with that lot 1 and lot 2 in front, you are still –they're not really going to block the side of that.

Kelly Kallaher: Well the other parcel that is at the other side that is supposed to go to Bi-Mart.

C/Hennis: Oh so you are saying Bi-Mart

Kelly Kallaher: Yes, because Bi-Mart is actually going to be the same size or a little bigger than this building but we can get the architect to do a study to see. I mean if we place the HVAC units at this location on the roof, how far out do we need to be in order not to see them – I mean, we can do that.

C/Young: I think if it works out, then it will be a lot cheaper than putting the screens up if they aren't necessary. Ok. Thank you.

Any other questions? Ok. I will stand for a motion.

Commissioner Hennis motions to approve 16-04-DR with the conditions as outlined in the staff report, and the condition to work with staff in regard to the landscaping conformance along Meridian Road and the rear buffer zone, and to work with staff for compliance with trash enclosure gates as suggested to match it with the metal on the building, and to also have the architect perform a 100 foot sight line study to see if the mechanical units need to be screened, and to have the architect explore the addition of elevation relief in the form of two or three pilasters of a vertical nature to the building; Commissioner Gealy Seconds, all aye and motion carried 5-0.

3. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:39 pm**; Commissioner Gealy Seconds, all aye and motion carried 5-0.*

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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Design Review Staff Report

To: Planning and Zoning Commission; acting as Design Review Committee

Case Numbers: 16-04-DR (Design Review) –
DOLLAR TREE – Ensign Subdivision
(Forthcoming)

Location: 817 South Meridian Road - South
of Ridley's Market – SWC of
Meridian & Deer Flat.

Planner: Troy Behunin, Senior Planner

Meeting Date: May 24, 2016

Applicant: **Larson Architects, Brad Marczuk**
210 Murray St.
Boise, ID 83706
208.376.7502
brad@larsonarchitects.biz

Owner: **B & S Investments, LLC,**
Travis Stroud
1980 S. Meridian Road Ste. 140
Meridian, ID 83642
208.412.1329
Trja8871@msn.com

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- H. Proposed Decision by the Commission

A. Course of Proceedings:

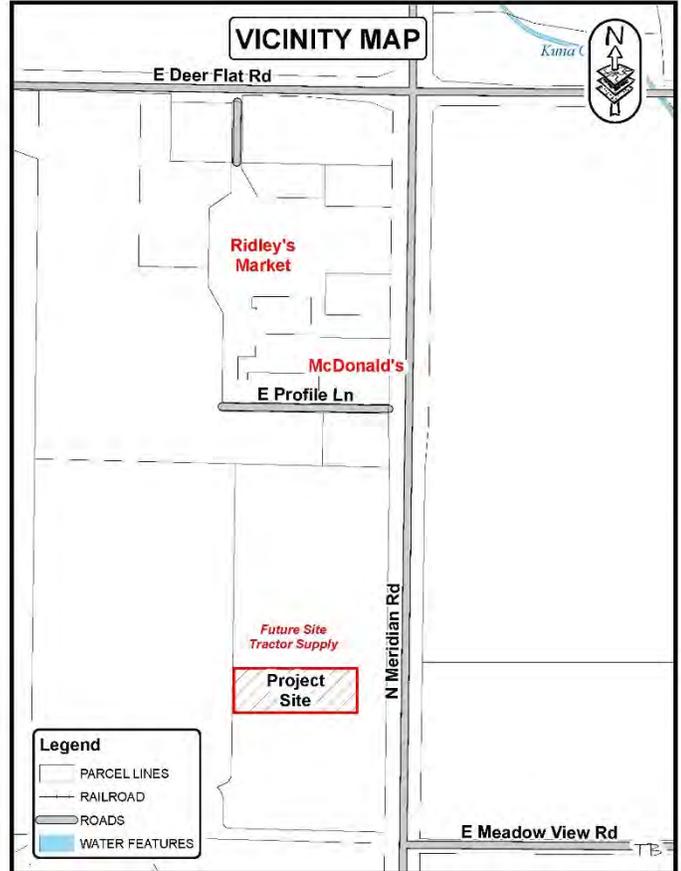
1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, parking lots and signage are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

May 24, 2016

2. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, this application seeks DRC approval for building, landscaping and parking lot design for a new Dollar Tree, store in Kuna.



B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 9,546 square foot commercial building to house a new Dollar Tree store, accompanying landscaping and parking lot, within the future Ensign Commercial subdivision.

C. Aerial Map:



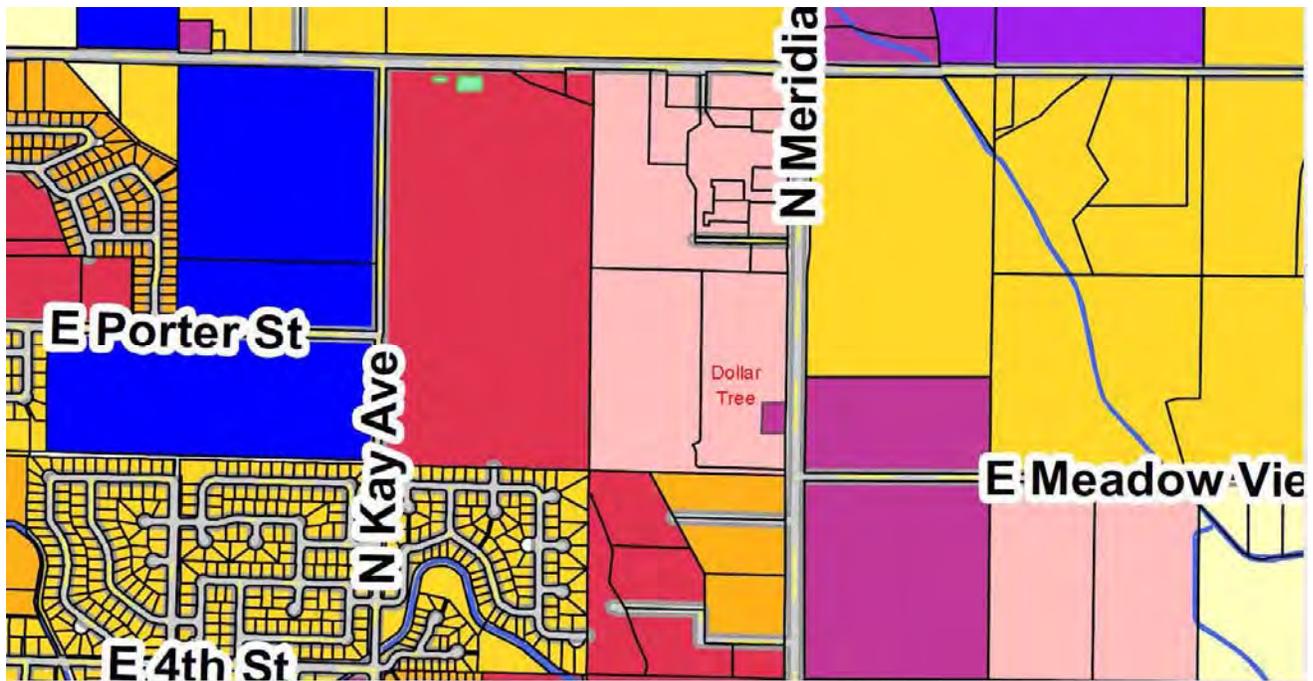
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D. History:

The property is in the City limits and is zoned C-1 (Neighborhood Commercial District). This parcel has historically been farmed.

- E. General Project Facts:** This parcel is just south of the Ridley's and Ace stores – Kuna, Idaho. The Dollar Tree will be approximately 9,546 square feet in size and will have accompanying landscaping and a parking lot.

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this site as Neighborhood Commercial District. Staff views this request to be consistent with the approved CPM map.



Legend

 AGRICULTURAL	 PROFESSIONAL OFFICE
 RURAL CLUSTER	 FEDERAL LAND
 LOW DENSITY	 NEIGHBORHOOD CENTER
 MEDIUM DENSITY	 NEIGHBORHOOD DISTRICT
 HIGH DENSITY	 WWTF
 MIXED USE GENERAL***	 CITY INTEREST
 MIXED USE CITY CENTER	 MIXED USE GENERAL WITH A MINIMUM EQUIVALENCE OF 3 UNITS PER ACRE
 LIGHT INDUSTRIAL	 GREEN WAY WATERWAYS
 HEAVY INDUSTRIAL	 GREENBELT OVERLAY
 PUBLIC	
 COMMERCIAL	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

2. Surrounding Land Uses:

North	C-1	Neighborhood Commercial – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	RUT, AG	Rural Urban Transition & Agricultural– Ada County
West	R-6	Medium Density Residential – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately .89 acres (39,023 SF)
- C-1, Neighborhood Commercial
- Parcel No. S1324142250 (until Commercial Subdivision Records)

4. Services:

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The property has no existing buildings and has vegetation associated with a farm field.
6. **Transportation / Connectivity:** Approved driveway access ingress/egress from East Profile Lane, south of McDonalds. The Ensign Subdivision recently received approval for another ingress/egress for Meridian Road from City Council - May 18, 2016.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

F. Staff Analysis:

Staff has reviewed the application and finds the proposed building, landscaping and parking lot generally satisfies the intent of Kuna's Codes and fits into the overall vision of the C-1 District and generally conforms to the 'Kuna Architecture' guidelines and parking standards.

Staff finds that the proposed commercial building for Dollar Tree is in general conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4).

The applicant has proposed 51 parking spaces and staff finds the parking lot is in substantial conformance with KCC Title 5 Chapter 9.

Staff finds that part of the proposed landscaping is *not* in conformance with KCC Title 5 chapter 17, the Landscaping Ordinance. Gravel is not an acceptable ground cover in the C-1 zone and should be switched out with an appropriate cover defined in KCC. Applicant has proposed a landscape buffer for the west side of the site. Staff notes this buffer must to be a minimum of ten feet in width and contain trees and shrubs with an appropriate ground cover (see KCC 5-9-2-I, 5-17-13-B-5 and 5-17-14-D). Commercial and residential uses are generally not viewed as compatible. When incompatible uses are directly adjacent to each other, a 20 foot buffer is required to be placed between them. Applicant's ten foot buffer will provide half of the required buffer. Staff recommends the applicant follow the landscape requirements for the overlay district listed in KCC 5-17-15.

Proposed wall signs (and other signage) will require a separate design review application as they were not a part of this application and shall be submitted in conformance with KCC 5-10-4-G and Q.

Applicant is subject to design review inspections and fees for the inspections (post construction), for compliance verification of the building, parking lot, landscaping and eventually signage, prior to the certificate of occupancy being issued.

With the staff suggested changes to the landscaping scheme along the west side of the project, and proper screening for the rooftop mechanical equipment, staff views the proposed new commercial building, landscaping and parking lot to be generally consistent with the goals and vision of the overlay district and Kuna city. Staff forwards a recommendation of approval for case No. 16-06-DRC to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Overlay District Ordinance, 2011-06
5. City of Kuna Landscaping Ordinance, 2012-22

6. City of Kuna Parking Lot Ordinance, 2011-12

H. Proposed Decision by the Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves/denies) Case No. 16-06-DRC, a Design Review request by Brad Marczuk with Larson Architects (on behalf of Travis Stroud with B & S Investments), with the following conditions of approval:

Conditions of Approval:

1. Signage for the site shall comply with current Kuna City Code, go through the Design Review Process, and *obtain a sign permit prior to construction.*
2. Lighting within the site shall comply with the Kuna City Code.
3. Landscaping shall be modified to reflect a Ten Foot Min. buffer on the west side of the site along the shared boundary with the residential zone, and replace ground cover with acceptable materials.
4. The applicant shall follow all staff and agency recommendations.
5. The applicant shall comply with all federal, state and local laws.

DATED: This 24th day of May, 2016.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

VICINITY MAP



Kuna

E Deer Flat Rd

**Ridley's
Market**

McDonald's

E Profile Ln

*Future Site
Tractor Supply*

**Project
Site**

N Meridian Rd

E Meadow View Rd

Legend

 PARCEL LINES

 RAILROAD

 ROADS

 WATER FEATURES

T.B

Ridley's

McD's

69

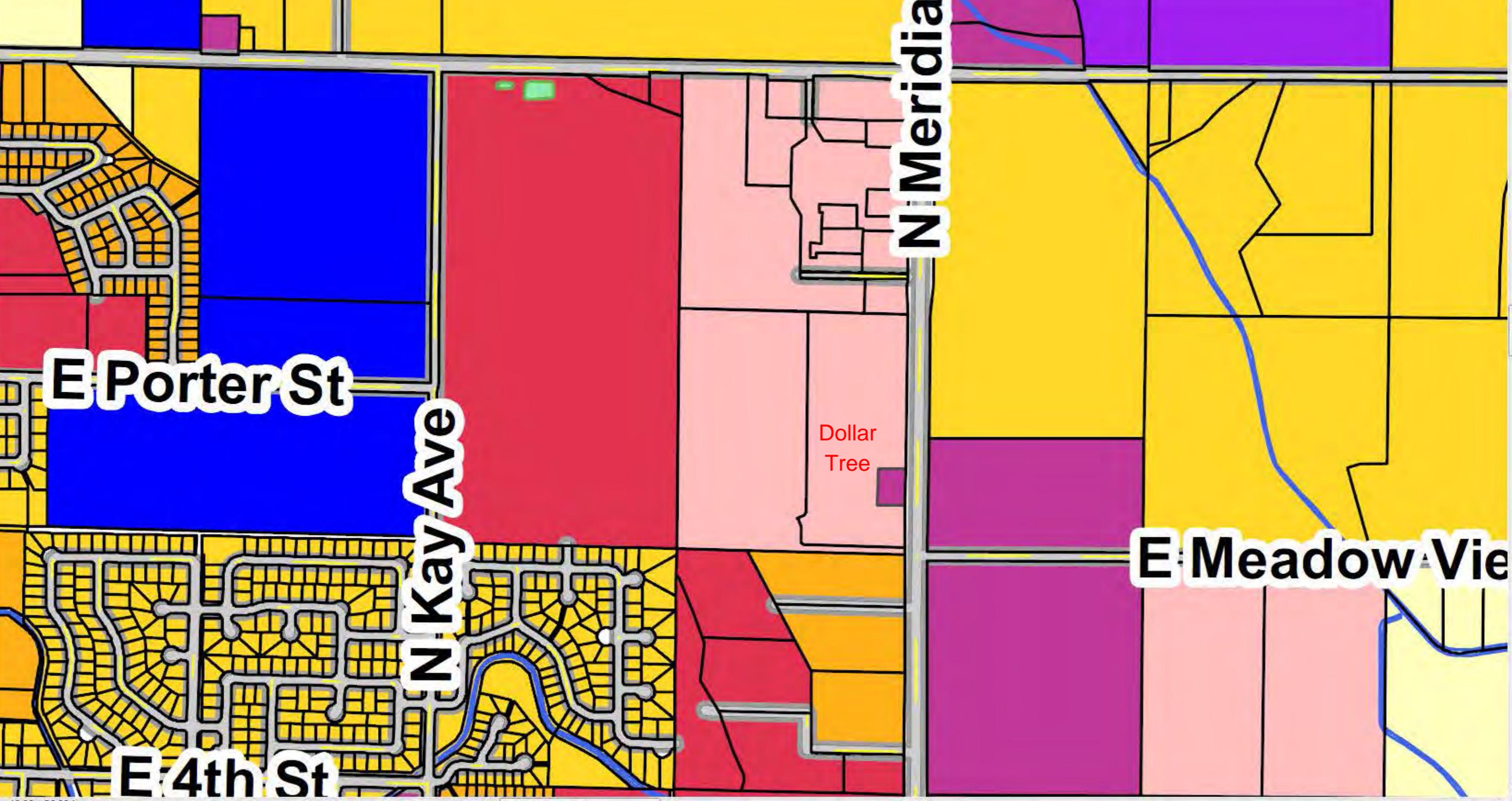
N. Meridian Rd

TSC

Dollar Tree

W. View Rd





E Porter St

N Kay Ave

E 4th St

N Meridia

E Meadow Vie

Dollar
Tree

Larson Architects, P. A.
Architecture and Real Estate Planning
210 Murray Street, Boise, Idaho 83714
Phone: (208) 376-7502 Fax: (208) 658-0224

May 5, 2016

City of Kuna
PO Box 83634
Kuna, Idaho 83634

Re: Dollar Tree

Design Review Committee:

As you be aware the applicant would like to construct a new Dollar Tree Store in the Ensign Subdivision near the intersection of North Meridian Road and Meadow View Road. This building is modeled after the corporate prototype and incorporates many design features in keeping with Kuna's Architecture and Site Design Book.

The building is located south of the proposed Tractor Supply Store in the same Ensign Development. We will share a common access point and drive off North Meridian Road. ACHD has reviewed and approved this common access and lot configuration.

The building is 111'x86'=9,546 square feet, with parking in the front (east) and in the rear (west). A truck unload area is provided in the rear of the building. Thru access is proposed for future development to the south and the Tractor Supply store to the north.

Parking is proposed at the required ratio of 5/1000 or 51 full size parking stalls. Drive aisle access is designed for thru access to the south and a shared drive for future development of lot 6 to the east.

Landscaping is provided in the parking area islands and at islands to the north and south of the building.

The building's primary facade incorporates an arched entry feature with a series of pilasters. A split faced CMU wainscot runs the full length. A recessed entry incorporating a clear anodized storefront system provides modulation and protection from the elements. Storefront windows are also clear anodized aluminum. A metal tension canopy and fabric awnings over the windows will be installed during the tenant improvement phase. The design and structure is incorporated under this phase.

The walls are finished with stucco that incorporates metal expansion joints providing a proportional break up and color definition lines.

Pedestrian access along the building frontage and a bicycle rack provides continuity between the proposed and future buildings.

The design elements incorporated into this building work well within the Kuna design guidelines a present a quality development.

Sincerely,

Larson Architects. P. A. Brad Marczuk – Project Architect



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

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Emmett Partners, LLC</u> Address: <u>2694 N 920 E</u> City, State, Zip: <u>North Logan, UT 84341</u>	Phone Number: <u>801-671-9349</u> E-Mail: <u>jeremy@ensigndevelopmentgroup.com</u> Fax #: _____
Applicant (Developer): <u>B&S Investment LLC</u> Address: <u>1980 S Meridian Rd, Suite 1410</u> City, State, Zip: <u>Meridian, ID 83642</u>	Phone Number: <u>208-412-1329</u> E-Mail: <u>travis@NADEVCO.COM</u> Fax #: _____
Engineer/Representative: <u>Brad Marczuk</u> Address: <u>210 Murry St</u> City, State, Zip: <u>Boise, ID 83714</u>	Phone Number: <u>208-376-7502</u> E-Mail: <u>brad@larsonarchitects.biz</u> Fax #: _____

Subject Property Information

Site Address: <u>Lot 6 Blk 2 Future Ensign Sub</u>
Site Location (Cross Streets): _____
Parcel Number (s): _____
Section, Township, Range: _____
Property size : _____
Current land use: _____ Proposed land use: _____
Current zoning district: _____ Proposed zoning district: _____

Project Description

Project / subdivision name: Ensign Sub
General description of proposed project / request: Dollar Tree

Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____

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: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____

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

Applicant's Signature: [Signature] Date: 5/20/10



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 16-05-DRC DOLLAR TREE

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>

X

Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.)

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 1/2" X 11" REDUCTIONS

X

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of public restrooms na	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location na	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations (a separate sign application must be submitted with this application) na- monument sign under development application	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines (if applicable) na	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored.

The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed. na	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations na - monument sign under development application <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Staff
Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

Applicant
Use

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff
Use

Types and wattage of all light fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Travis Stroud Phone: 208-557-5810

Owner

Representative

Fax/Email: _____

Applicant's Address: 1980 S. Meridian Road, Suite #140

Meridian, Idaho Zip: 83642

Owner: B&S Investments, LLC Phone: 208-412-1329

Owner's Address: 1980 S. Meridian Road, Suite #140 Email: trja8871@msn.com

Meridian, Idaho Zip: 83642

Represented By: *(if different from above)* Larson Architects Phone: 208-376-7502

Address: 210 Murray Street Email: brad@larsonarchitects.biz

Boise, Idaho Zip: 83706

Address of Property: Lot 5 Ensign Subdivision - N. Meridian Road

Zip: _____

Distance from Major

Cross Street: 143'

Street

Name(s): North Meridian Road

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

A Dollar Tree Retail Store

1. Dimension of Property: 401.88 x 97.55 = 39,023 SF
2. Current Land Use(s): vacant
3. What are the land uses of the adjoining properties?
- North: Tractor Supply Store
- South: Vacant
- East: N. Meridian Road
- West: Residential
4. Is the project intended to be phased, if so what is the phasing time period? _____
- Please explain: No

5. The number and use(s) of all structures: A 9,546 SF Retail Store

6. Building heights: 28'-10" Number of stories: One
- The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
X C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 24%
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.*

MATERIAL **COLOR**

Roof: TPO / White

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

- % of Wood application: - / _____
- % EIFS: - / _____
(Exterior Insulation Finish System)
- % Masonry: - / _____
- % Face Block: Painted CMU 12% / P-4 Color
- % Stucco: 47% / ST-1, ST-2 & ST-3 colors
- & other material(s): _____ / _____
- List all other materials: _____
- Windows/Doors: 26% / Clear Anodized Aluminum
(Type of window frames & styles / doors & styles, material)
- Soffits and fascia material: _____ / _____
- Trim, etc.: Cornice - 14% / ST-1, ST-2, ST-3 and P-1

Other: _____ / _____

9. Please identify Mechanical Units: York RTU
Type/Height: 48"-52" depending on tonnage
Proposed Screening Method: High Parapet

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____
In rear of building - Screen by CMU wall

11. Are there any irrigation ditches/canals on or adjacent to the property? _____
If yes, what is the name of the irrigation or drainage provider? _____
NO

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
None
Type: _____
Size: _____
Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
Piped to development Swals

14. Percentage of Site Devoted to Building Coverage: 24%
% of Site Devoted to Landscaping: 5.5% Square Footage: 2,175
(Including landscaped rights-of-way)
% of Site that is Hard Surface: 70.5% Square Footage: 27,572
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): 13.5%

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
None

17. Dock Loading Facilities:
Number of docking facilities and their location: No loading dock
Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Bicycle rack, large front sidewalk

19. Setbacks of the proposed building from property lines:

Front 174'-3" -feet Rear 116'-8" -feet Side 5'-10" -feet Side 5'-9" -feet

20. Parking requirements: _____

Total Number of Parking Spaces: 51 Width and Length of Spaces: Full - 9'x20'

Total Number of Compact Spaces 8'x17'): None

21. Is any portion of the property subject to flooding conditions? Yes _____ No x

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

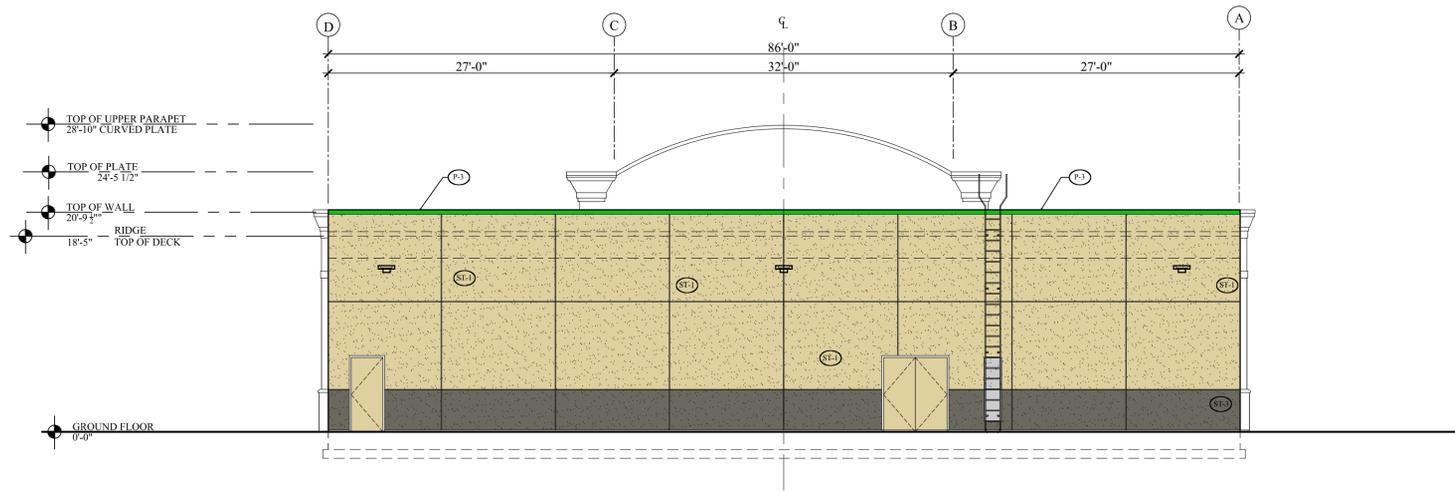
Signature of Applicant  Date 5.11.16

City staff comments: _____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

EXTERIOR PAINT SCHEDULE		
DESIGNATION	PAINT & COLOR	NOTES
ST-1	* STANDSTONE® 93860 or SHERWIN WILLIAMS "BALANCED BEIGE" SW7037	MAIN BODY COLOR STUCCO
ST-2	* SMOKED PUTTY® 93240 or SHERWIN WILLIAMS "AESTHETIC WHITE" SW7035	ENTRY FASCIA & CORNICE TRIM
P-3	SHERWIN WILLIAMS "ENVY" 6925 LRV 18%	BAND & COPING CAP
P-4	SHERWIN WILLIAMS "VIRTUAL TAUPE" - SW7039	WAINSCOT - PAINTED CMU VENEER
ST-3	SHERWIN WILLIAMS "VIRTUAL TAUPE" - SW7039	WAINSCOT STUCCO



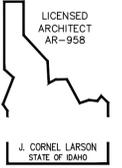
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



Larson Architects, P.A.

Architecture and Real Estate Planning
 210 Murray Street
 Boise, Idaho 83714
 (208) 376-7502

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DOLLAR TREE
 N. MERIDIAN RD &
 E. MEADOW VIEW RD
 KUNA, IDAHO

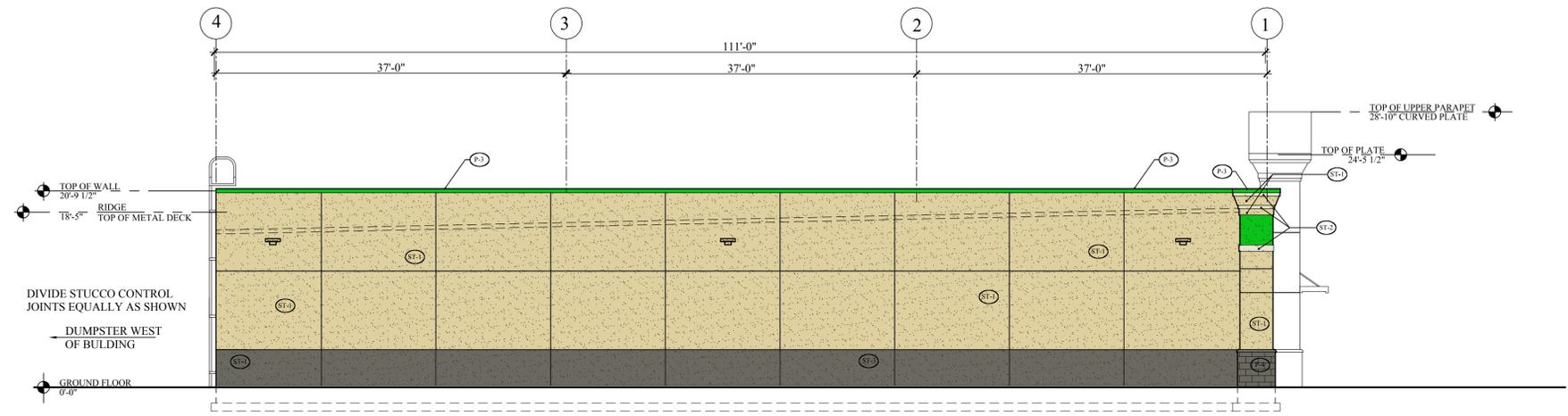
REVISIONS

DRAWN BY
 BJM

DATE
 5-6-16

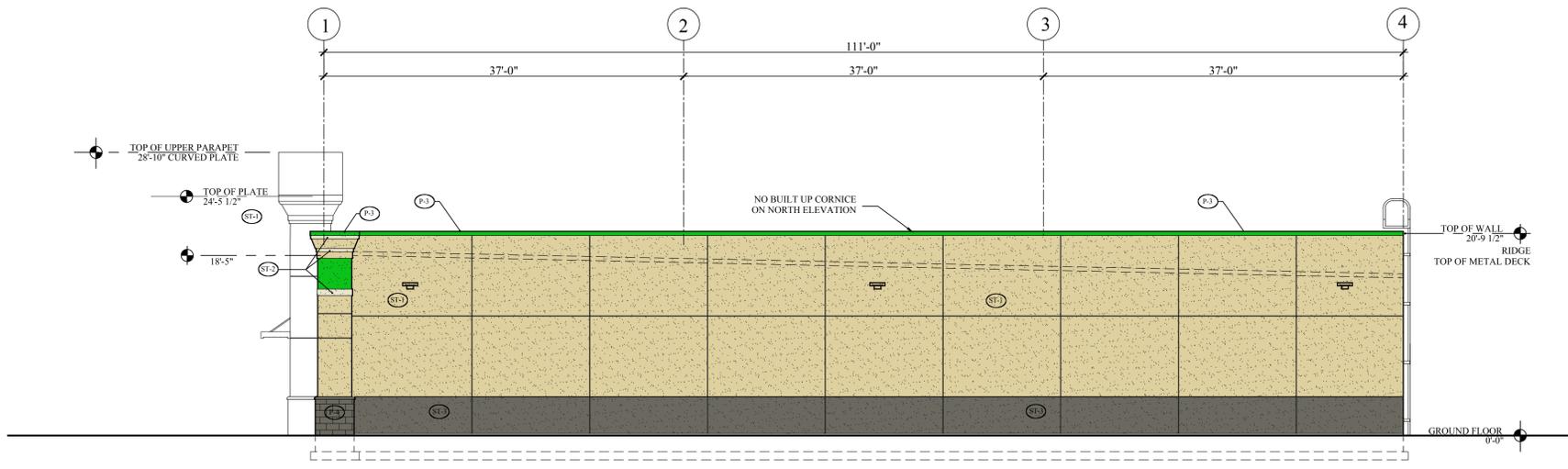
SHEET NUMBER
**DR
 A-2.0**

EXTERIOR PAINT SCHEDULE		
DESIGNATION	PAINT & COLOR	NOTES
ST-1	* STANDSTONE® 93860 or SHERWIN WILLIAMS "BALANCED BEIGE" SW7037	MAIN BODY COLOR STUCCO
ST-2	* SMOKED PUTTY™ 93240 or SHERWIN WILLIAMS "AESTHETIC WHITE" SW7035	ENTRY FASCIA & CORNICE TRIM
P-3	SHERWIN WILLIAMS "ENVY" 6925 LRV 18%	BAND & COPING CAP
P-4	SHERWIN WILLIAMS "VIRTUAL TAUPE" - SW7039	WAINSCOT - PAINTED CMU VENEER
ST-3	SHERWIN WILLIAMS "VIRTUAL TAUPE" - SW7039	WAINSCOT STUCCO



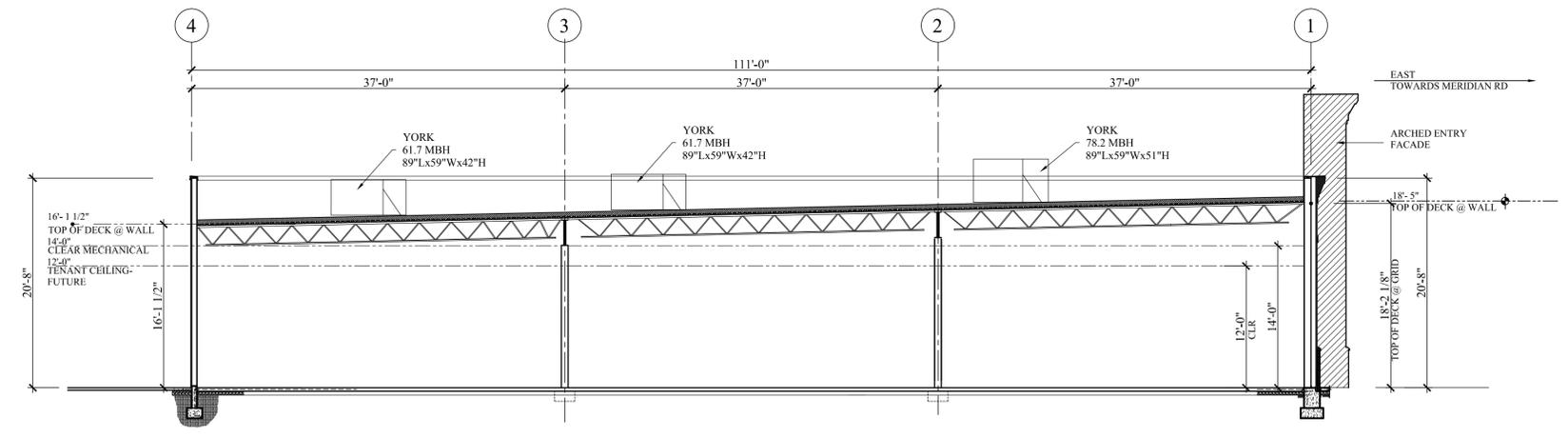
SOUTH ELEVATION

1/8" = 1'-0"



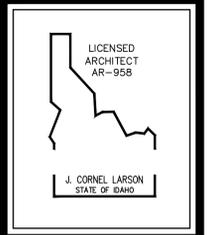
NORTH ELEVATION

1/8" = 1'-0"



BUILDING SECTION E-W

1/8" = 1'-0"



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Architecture and Real Estate Planning
 210 Murray Street
 Boise, Idaho 83714
 (208) 376-7502

DOLLAR TREE
 N. MERIDIAN RD &
 E. MEADOW VIEW RD
 KUNA, IDAHO

REVISIONS

DRAWN BY
 BJM

DATE
 5-6-16

SHEET NUMBER
DR A-3.0

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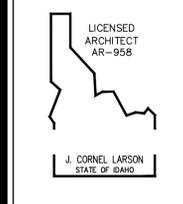
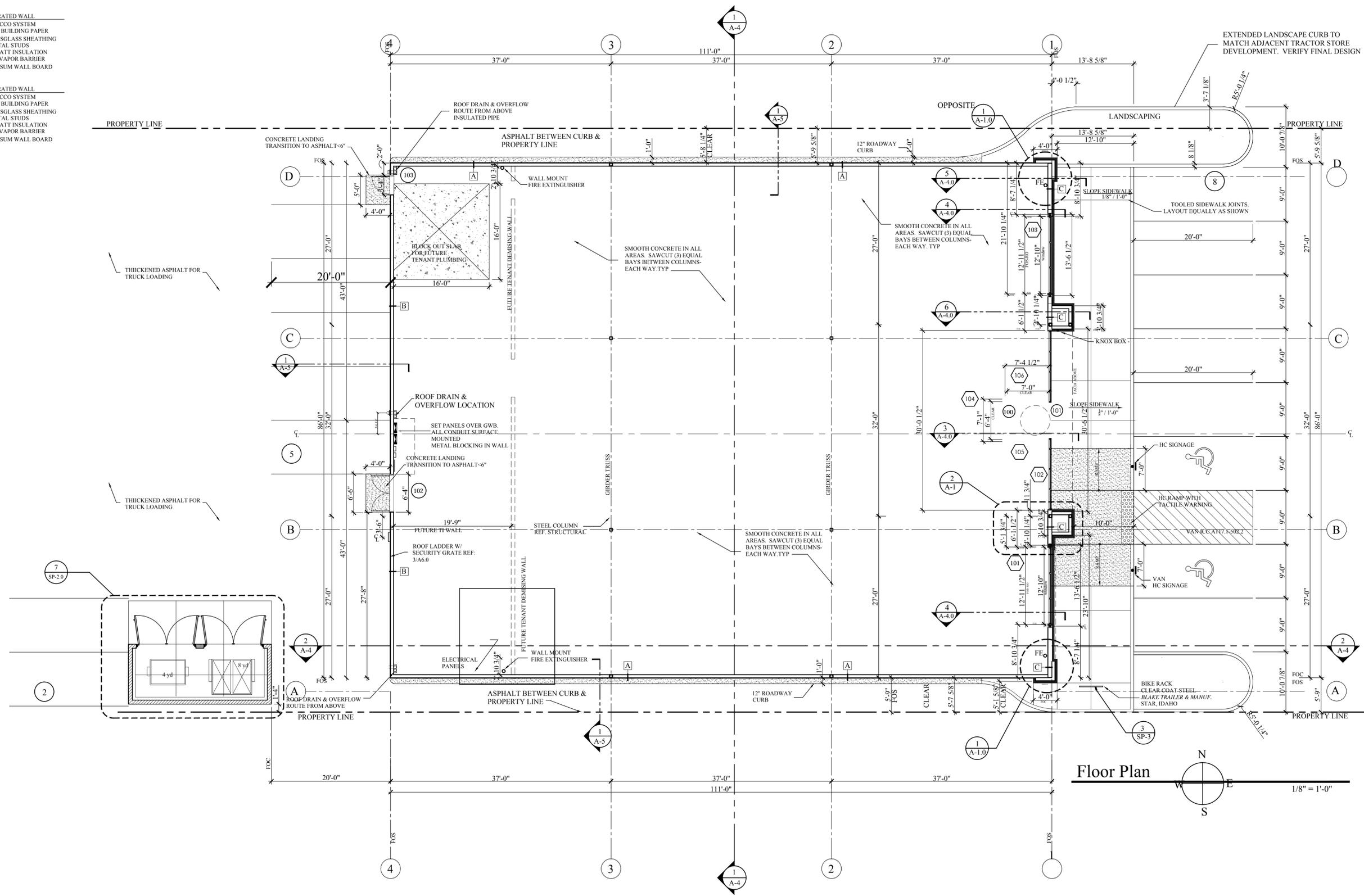
WALL TYPES

1-HOUR RATED WALL - GA FILE NO. WP 8005

- A**
- 3/4" STUCCO SYSTEM
 - (2) 60# BUILDING PAPER
 - 1/2" DENSGLASS SHEATHING
 - 6" METAL STUDS
 - R-21 BATT INSULATION
 - 6 MIL VAPOR BARRIER
 - 5/8" GYPSUM WALL BOARD

- B**
- NON-RATED WALL
 - 3/4" STUCCO SYSTEM
 - (2) 60# BUILDING PAPER
 - 1/2" DENSGLASS SHEATHING
 - 6" METAL STUDS
 - R-21 BATT INSULATION
 - 6 MIL VAPOR BARRIER
 - 5/8" GYPSUM WALL BOARD

- C**
- NON-RATED WALL
 - 3/4" STUCCO SYSTEM
 - (2) 60# BUILDING PAPER
 - 1/2" DENSGLASS SHEATHING
 - 8" METAL STUDS
 - R-25 BATT INSULATION
 - 6 MIL VAPOR BARRIER
 - 5/8" GYPSUM WALL BOARD



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 KUNA, IDAHO

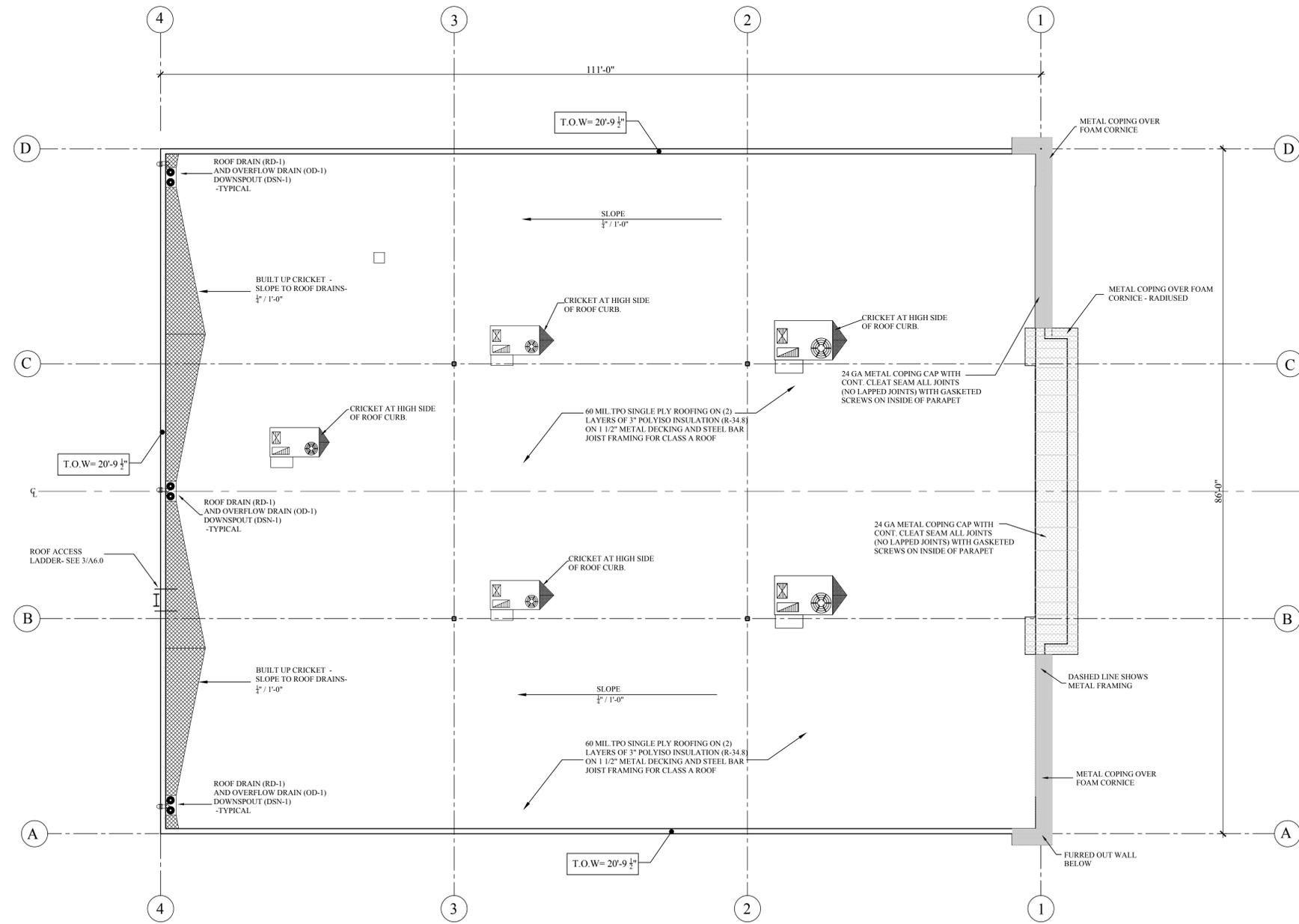
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 A-1.0**

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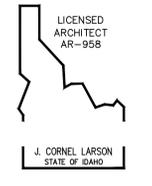
ROOF PLAN

1/8" = 1'-0"

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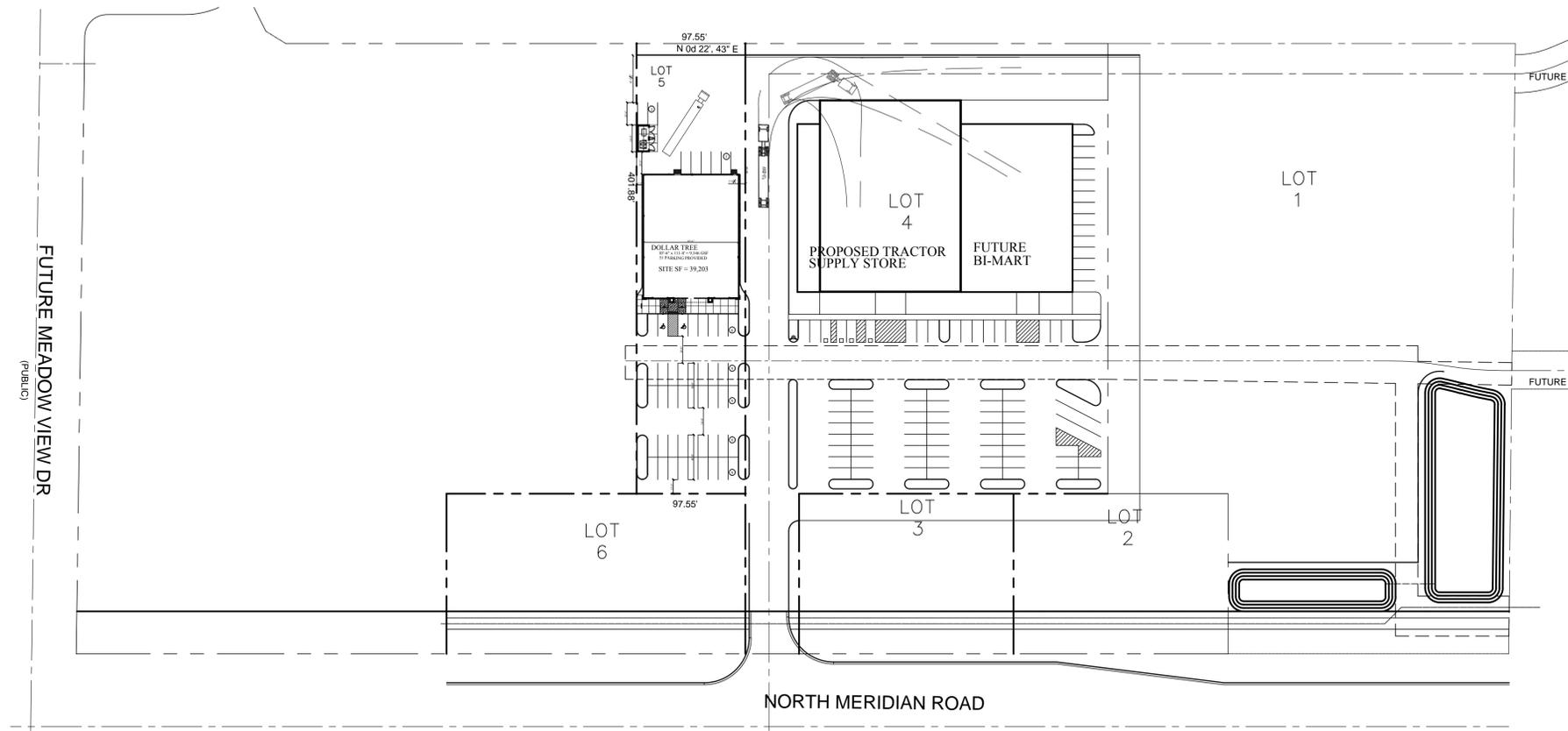
REVISIONS

DRAWN BY
BJM

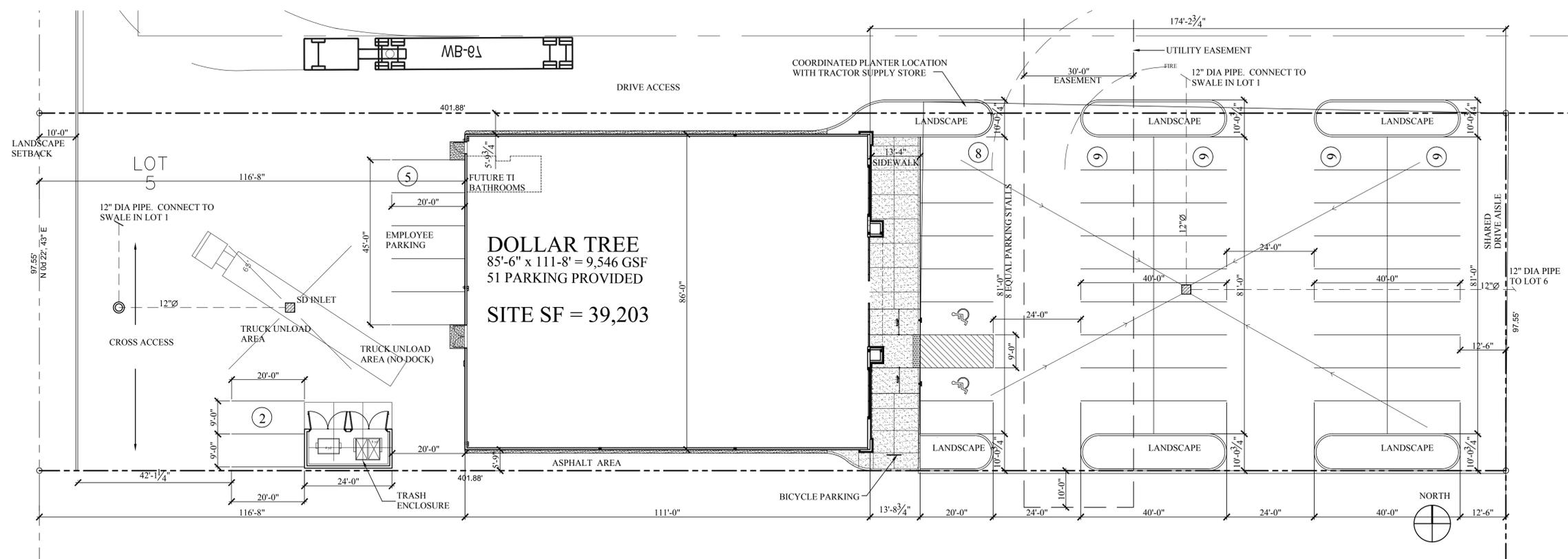
DATE
5-6-16

SHEET NUMBER

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A-4.0

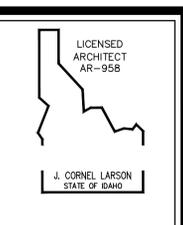


OVERALL DEVELOPMENT PLAN
NO SCALE



DOLLAR TREE SITE PLAN
1/16" = 1'-0"

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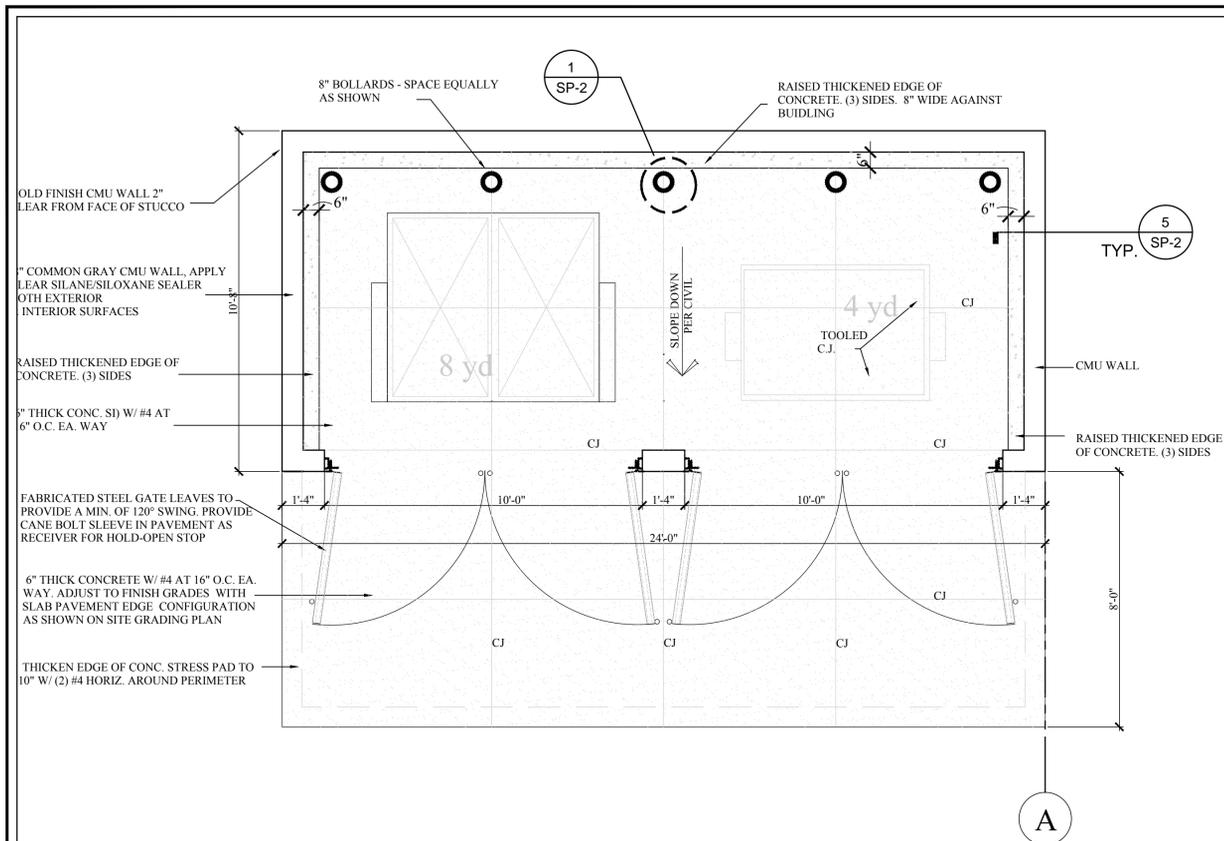
**DOLLAR TREE
N. MERIDIAN RD &
E. MEADOW VIEW RD
KUNA, IDAHO**

REVISIONS

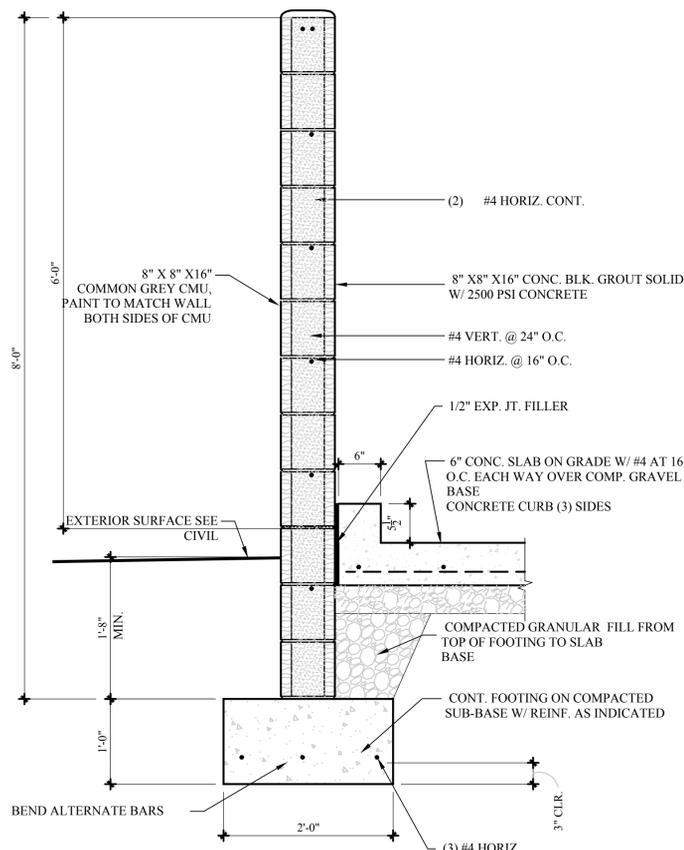
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5-6-16

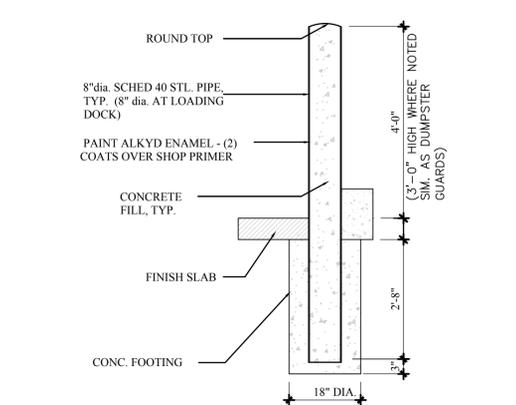
SHEET NUMBER
**DR
SP 1.0**



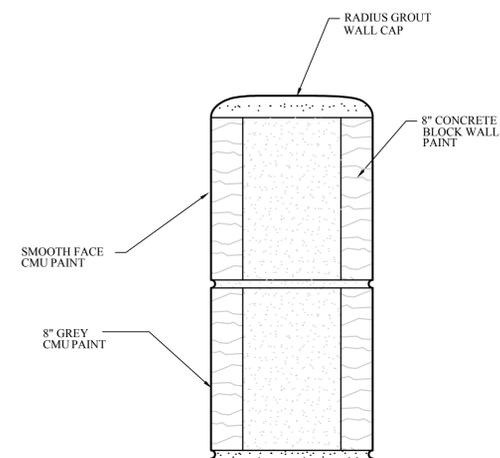
7 TRASH ENCLOSURE PLAN DETAIL
3/8" = 1'-0"



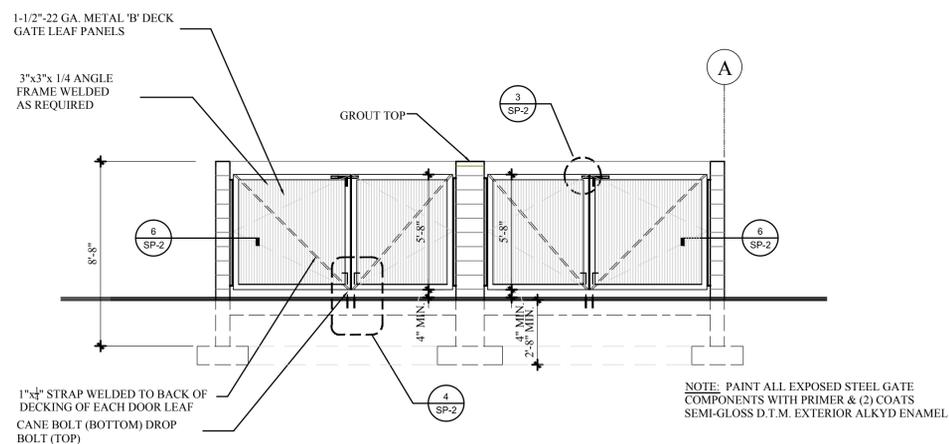
5 TYPICAL ENCLOSURE WALL SECTION
1" = 1'-0"



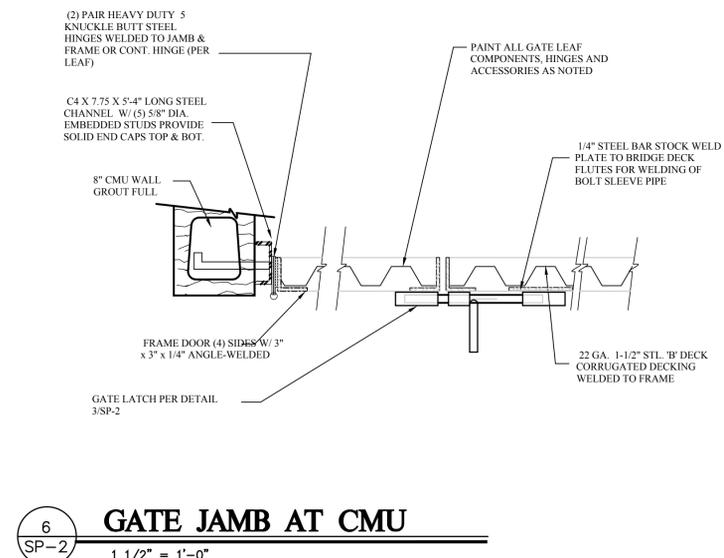
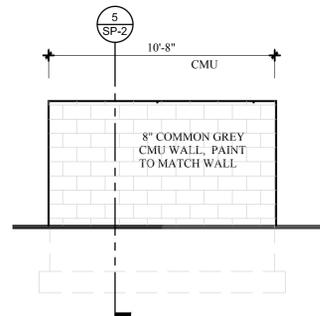
1 PROTECTION BOLLARD
3/4" = 1'-0" MAY NOT BE USED IN PROJECT VERIFY WITH SITE PLAN



2 GROUT CAP DETAIL
3" = 1'-0"

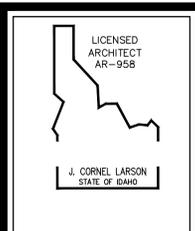


8 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



6 GATE JAMB AT CMU
1 1/2" = 1'-0"

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SP 2.0
TRASH ENCLOSURE



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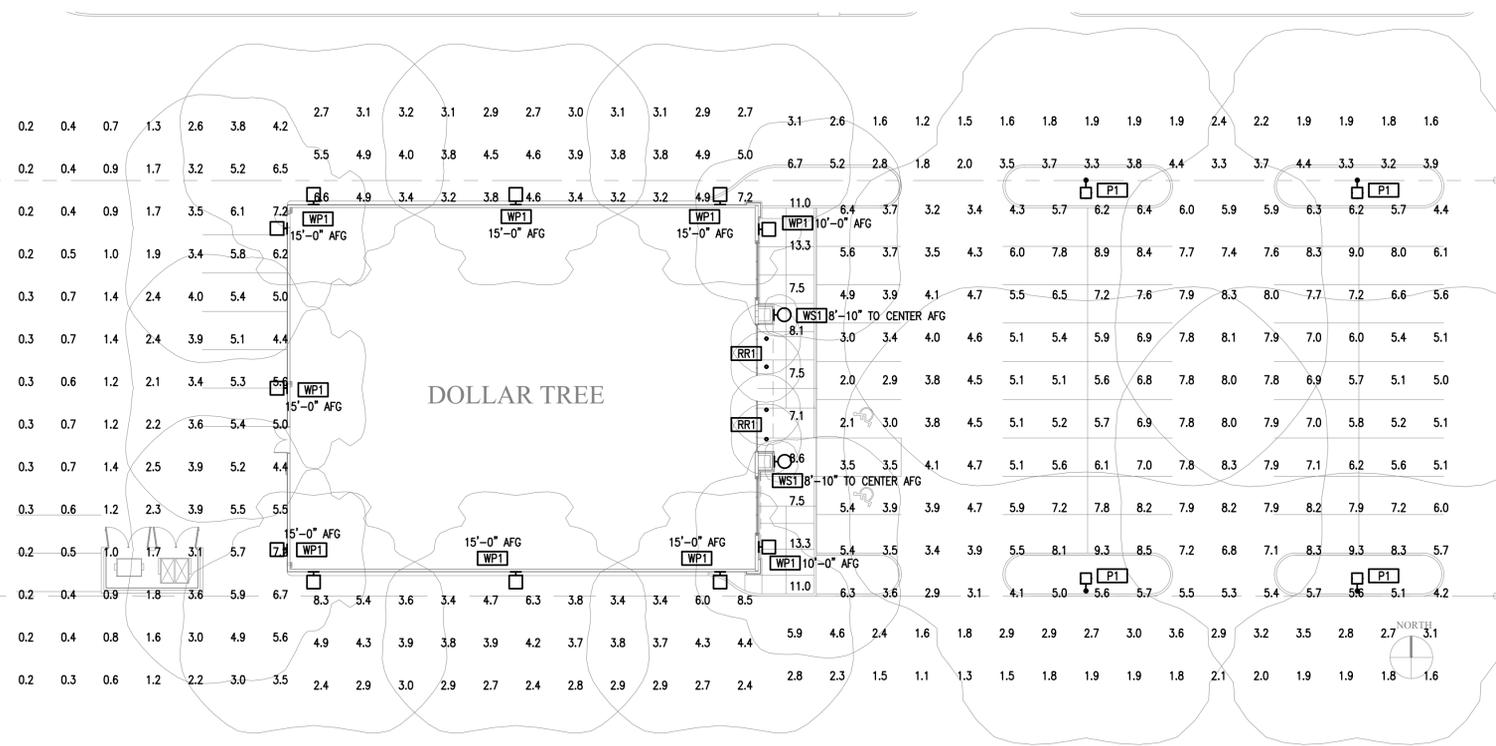
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DATE
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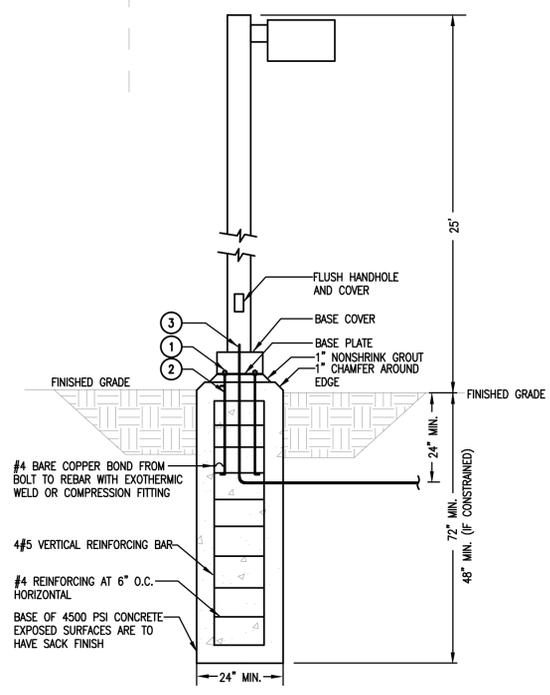
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1 PHOTOMETRIC SITE PLAN
 SCALE: 1" = 20'



POLE BASE DETAIL GENERAL NOTES:

- WHERE CONCRETE SLAB OR PAVING IS IN DIRECT CONTACT WITH POLE BASE, THE BASE IS CONSTRAINED AND THE FOOTING EMBED MAY BE REDUCED AS NOTED.

POLE BASE DETAIL KEYED NOTES:

- PROVIDE STAINLESS STEEL LOCKNUTS AND LOCKWASHERS.
- PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
- STUB 3/4" - 6" ABOVE POLE BASE.

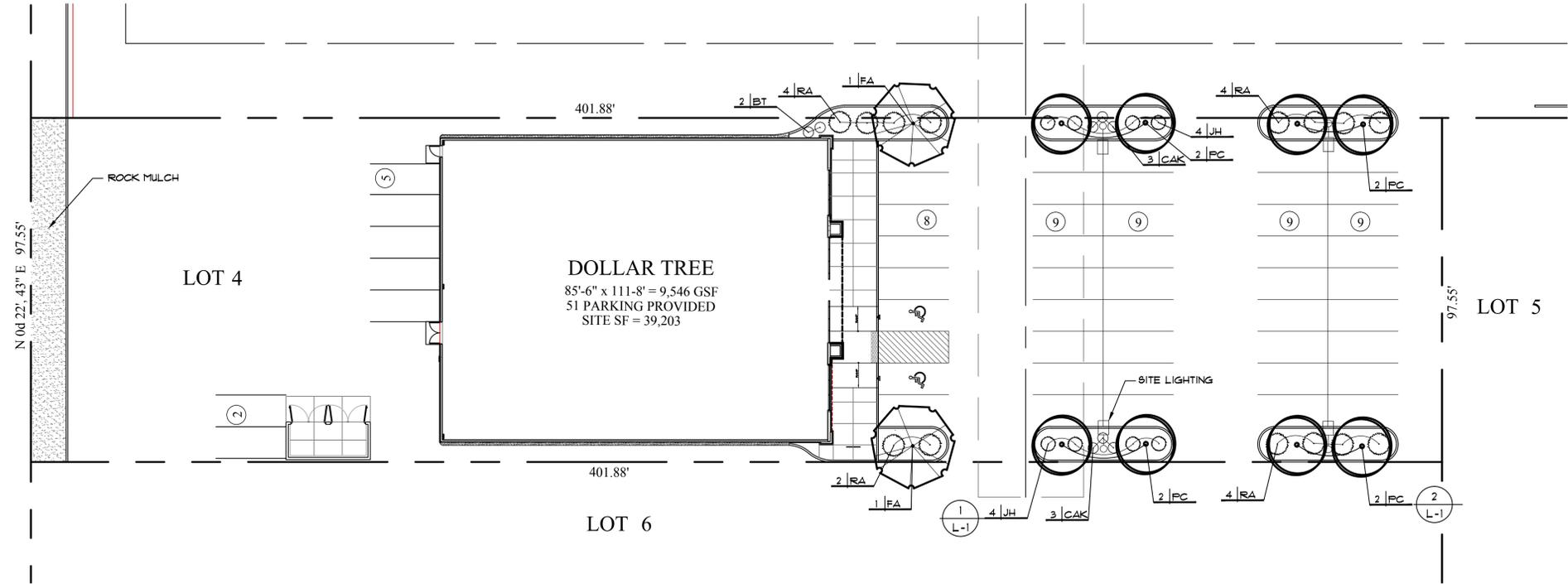
POLE BASE DETAIL
 SCALE: N.T.S.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North	+	3.9 fc	7.2 fc	2.7 fc	2.7:1	1.4:1
North Drive zone	+	2.8 fc	6.7 fc	1.2 fc	5.6:1	2.3:1
Parking Lot	+	5.9 fc	9.3 fc	2.0 fc	4.7:1	3.0:1
South	+	4.0 fc	8.5 fc	2.4 fc	3.5:1	1.7:1
South Drive Zone	+	2.5 fc	5.9 fc	1.1 fc	5.4:1	2.3:1
Store Front	+	9.5 fc	13.3 fc	7.1 fc	1.9:1	1.3:1
West	+	2.5 fc	7.2 fc	0.2 fc	36.0:1	12.5:1

LUMINAIRE SCHEDULE - DOLLAR TREE - KUNA, ID.							5/6/2016
LUMINAIRE	MANUFACTURER	CATALOG NUMBER	LAMPS	INPUT WATTS	VOLTAGE	MOUNTING	COMMENTS
P1	LITHONIA	DSX2 LED 100C 1000 40K TFTM MV/OLT SPA	LED	357	MV/OLT	POLE	SITE LIGHTING. SEE NOTE #3.
RR1	GOTHAM	EVO 40/10 6AR MWD LS MV/OLT	LED	12	120	RECESSED	RECESSED CANOPY LIGHT
WP1	LITHONIA	DSXW2 LED 30C 1000 40K TFTM MV/OLT	LED	109	MV/OLT	WALL	MOUNT AT 15'-0" & 10'-0" A.F.G. SEE PLANS
WS1	LITHONIA	QLLWU-WH	LED	14	MV/OLT	COLUMN	MOUNT AT 8'-10" A.F.G.

- Notes:
- Contractor shall provide and coordinate all fixture mounting accessories.
 - Coordinate with owner/architect for selection of shade/diffuser shape and finish options.
 - Provide Lithonia #SSS 25 4G DM19A S DCB
 - Design is based on first named manufacturer. Alternate manufacturers are acceptable, subject to compliance with the specified requirements, model number, type, and/or catalog number, and prior approval by engineer and architect.





PRELIMINARY
 NOT FOR
 CONSTRUCTION
 PURPOSES

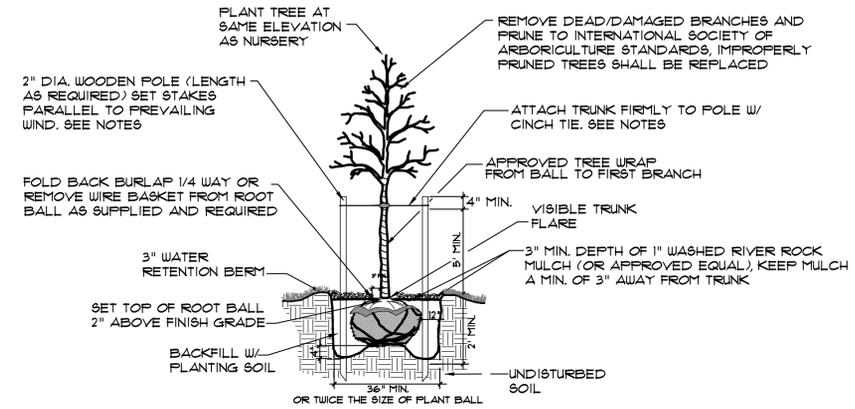
South
 LANDSCAPE ARCHITECTURE, P.C.
 2002 S. VISTA AVE.
 BOISE, IDAHO 83705
 (208) 842-2899
 FAX (208) 342-2898

PLANT SCHEDULE

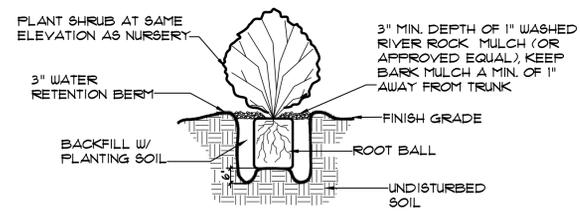
KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE
TREES		
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B4B
FA	Fraxinus americana 'Junginger' Autumn Purple Ash	2" B4B
PC	Pyrus calleryana 'Glen's Form' Ornamental Flowering Pear	2" B4B
SHRUBS		
BT	Berberis thunbergii 'Crimson Pymg' Crimson Pymg Barberry	2 Gal.
JH	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.
RA	Rhus aromatica 'Grow Low' Grow Low Sumac	2 Gal.
GROUND COVERS/ PERENNIALS/GRASSES		
CAK	Calamagrostis x acutiflora 'Karl Forester' Karl Forester Grass	1 Gal.

PLANTING NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size shown.
- All planting beds shall be covered with a minimum of 3" of Small (1") Washed River Rock Mulch over DeWitt Pro weed barrier.
- All planting beds shall have 18" of topsoil.
- All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses.



- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.



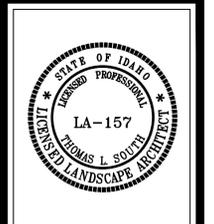
NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

① **SHRUB PLANTING DETAIL**
 NO SCALE

② **DECIDUOUS TREE PLANTING DETAIL**
 NO SCALE

LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 NORTH

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 (208) 376-7502

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 N. MERIDIAN RD &
 E. MEADOW VIEW RD
 KUNA, IDAHO

REVISIONS

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 TLS

DATE
 05-09-2016

SHEET NUMBER
L 1.0
 LANDSCAPE PLAN



RECEIVED
5.12.14

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

State of Idaho)
) ss
County of Ada)

I, M. Brett Jensen , 2694 W. 930 E
Name Address
North Logan , UT 84321
City State Zip Code

being first duly sworn upon oath, depose and say:

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

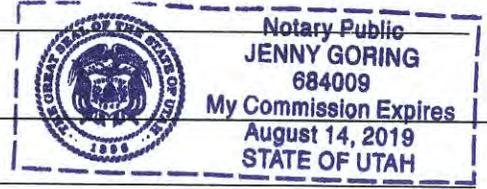
- A. That I am the record owner of the property described on the attached, and I grant my
Permission to CARSON ARCHITECTS 210 MURRAY ST BOISE, ID 83706
Name Address
to submit the accompanying application pertaining to that property.
- B. I agree to indemnify, defend and hold City of Kuna and its employees 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 06 MAY 2016 day of MAY, 20 16

M. Brett Jensen
Signature

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

Jenny Goring
Notary Public for Idaho - UT
Residing at: Utah
My commission expires: 8.14-19





City of Kuna

Design Review Staff Report

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: Planning and Zoning Commission; acting as Design Review Committee

Case Numbers: 16-03-DRC (Design Review) – Journey's End Subdivision

Location: S. Sailer Place and S. Kay Avenue
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: May 24, 2016

Applicant: 'A Team' Land Consultants
Steve Arnold
1785 Whisper Cove Ave.
Boise, ID, 83709
208.321.0525
steve@ateamboise.com

Owner: Black Creek, LLP
PO Box 690
Meridian, ID 83680
(208) 514-4909

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Decision by the Commission

A. Course of Proceedings:

1. Applicant proposes 24 (total) new multi-family (commercial) buildings, a club house (with a pool), parking stalls, public roadways and landscaping in an existing C-1 (Neighborhood Commercial) and R-6 (Residential) zone. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review Overlay); all new multi-family (commercial) buildings, landscaping, parking lot and signage are required to submit applications for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

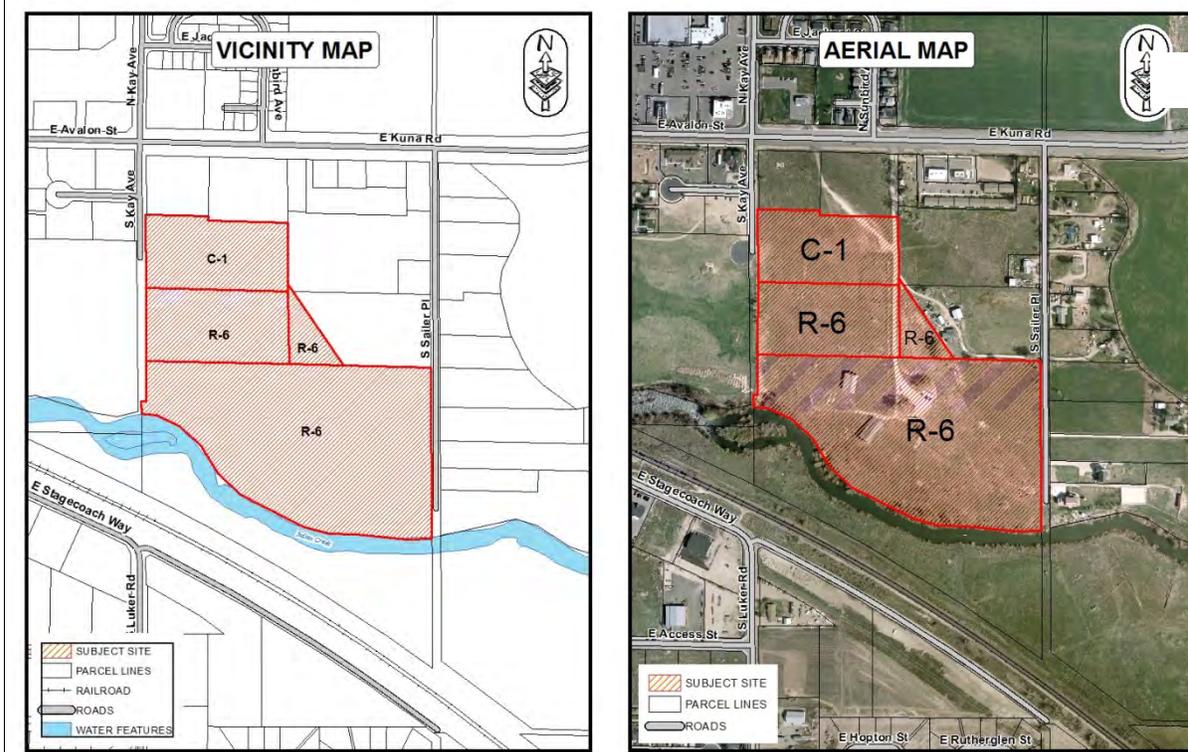
May 24, 2016

- In accordance with KCC Title 5, Chapter 4, this application seeks DRC approval for 24 two-story (four units in each building) multi-family buildings (for a total of 96 dwelling units) and one (1) club house with a swimming pool, parking lots, and common-lot landscaping.

B. Applicant Request:

- Applicant requests approval from the DRC for all 24 multi-family buildings, the club house, parking lots and common area landscaping over four (4) parcels which totals 28.79 acres in size, within the Journey's End subdivision. The applicant requests to phase the construction, according to market demands and the availability of city services.
- The applicant has submitted all necessary documents and materials for DRC review and are included as exhibits with this case file.

C. Vicinity Maps:



D. History:

The four (4) parcels which comprise the development site have historically been used for agricultural activities. Three of the four parcels are already zoned R-6 (Residential), with the remaining northern parcel zoned for commercial use (C-1). The site was previously farmed and has followed the natural progression of the general area in terms of development.

E. General Project Facts: The applicant proposes to construct the multi-family portion of this development project adjacent to S. Kay Avenue as the first phase, with subsequent phases to include the club house, pool, townhouse units and a portion of the single family home sites. Future phases will be constructed as sewer services are made available.

- Comprehensive Plan Designation:** The Future Land Use map (FUTURE LAND USE MAP) approved by City Council, indicates the site is situated within both commercial and residential designations. The applicant received Special Use Permit approval from the Planning and Zoning Commission on November 24th, 2015 in order to construct multi-family units within a commercial zone (reference case #15-03-SUP). In accordance

with KCC 5-3-2, staff views the request from 'A Team' Land Consultants to be consistent with the FUTURE LAND USE MAP as the applicant has applied for a DRC.

2. Surrounding Land Uses:

North	C-1/R-6	Neighborhood Business District/Medium-Low Density Residential - Kuna City
South	RUT	Rural-Urban Transition--Ada County
East	R-4	Low Density Residential – Kuna City
West	RR and R-1	Rural-Urban Transition – Ada County AND Low Density Residential - Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 28.79 total acres
- C-1 (Existing) – 4.72 Acres AND R-6 (Existing) – 24.07 Acres
- Parcel #'s showing (see vicinity map on page 2 of 8): a) R0615252032 (C-1); b) R0615252200; c) R0615251800; d) R0615252800.

4. Services:

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

5. Existing Structures, Vegetation and Natural Features: Currently the land is fallow with two agricultural related structures situated on the site. It is anticipated that the current use will continue until construction begins on the development. This site's topography is generally flat.

6. Transportation / Connectivity: The applicant will improve S. Kay Avenue and S. Sailer Place and construct local roadways (pavement, curb, gutter, sidewalk and storm drain facilities) throughout the development to Ada County Highway District (ACHD) standards. According to the traffic impact analysis accepted by ACHD, the Journey's End development is projected to generate gross average daily traffic (ADT) of approximately 1600 vehicles per day. Approximately 61% of that daily traffic will utilize Kay Avenue to access the site and 39% of the daily traffic will use S. Sailer Place for access. The pedestrian pathways which traverse through the subdivision will also connect to internal sidewalks and the Indian Creek pathway (greenbelt).

7. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflict. This site's topography is generally flat. To date, no infrastructure improvements have been constructed.

F. Staff Analysis:

Staffs review of the application revealed there is adequate parking assigned for this use and application. The architecture style, materials and colors appear to follow the guidelines in the Design Review Handbook for Kuna.

Staff views this application to be consistent with the approved uses and the approved FUTURE LAND USE MAP designation. Staff forwards a recommendation of approval for case No. 16-03-DRC to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

1. The proposed Design Review for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICY – 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 six criterion established to determine the potential for property taking.

GOALS AND POLICY – 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 POLICY – Land Use

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

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

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.

GOALS AND POLICY – Transportation

Policy 1.1.2: Pedestrian and bicycle activities should be separate from automobiles road system – where possible.

Policy 3.2.1: Encourage developers to create mixed use developments that will reduce travel demand through trip capture.

Policy 3.2.2: Increase Kuna’s employment opportunities as a means of reducing commuter trips.

Policy 3.4.9: Assure that commercial ventures have a secondary means of roadway access.

Policy 3.4.10: Require shared driveway access where possible.

Policy 3.4.12: Promote ease of access to all portions of the City.

I. Proposed Decision by the Committee:

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

On May 24, 2016 the DRC voted _____, to approve Case No. 16-03-DRC based on the facts outlined in staff's report, the case file and discussion at the public meeting of the Design Review Committee of Kuna, Idaho, and hereby approves Case No. 16-03-DRC, a Design Review request by 'A Team' Land Consultants with the following conditions of approval:

- Follow all plans as shown in the packet for the DRC, date stamped May 15, 2016 (Design Review Site Plan) and April 15, 2016 (Building elevations), and they shall be considered binding.
- Applicant shall arrange plants in any parking islands to be staggered or interspersed, rather than linear.
- Applicant shall install landscape around the club house and the pool similar with the rest of the project.
- Maintenance of the common area landscaping shall be consistently cared for and remain in a healthy growing condition. The trash enclosures shall be maintained, kept clean, safe and in a functional condition or repaired in a timely manner.

Proposed Conditions of Approval:

1. In the event the uses, any of the buildings or any other DRC elements for this application are enlarged, expanded or altered in anyway (even temporarily), the applicant shall seek an amendment to the approvals of this DRC.
2. Signage for the site shall comply with current Kuna City Code, as well as, obtain a sign permit prior to construction.
3. The applicant shall follow all staff and appropriate agency recommendations.
4. The applicant shall comply with all Federal, State and Local Laws.

DATED: This 24th day of May, 2016

Lee Young, Chairman
Kuna Planning and Zoning Commission
(Acting as Design Review Committee Chair)

ATTEST:

Trevor Kesner, Planner II
Kuna Planning and Zoning Department



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 16-03-DR ~ Journey's End Multi-Family
 CROSS REF.: 15-02-S (Journey's End Sub) 16-05-FP (Phase I)
 FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi-family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre-application meeting : <u>March 30, 2016</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES

(1) 11" X 17" REDUCTIONS

(1) 8 1/2" x 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use



North Arrow



To scale drawings



Property lines



Name of "Plan Preparer" with contact information



Name of project and date



Existing structures, identify those which are to be relocated or removed



On-site and adjoining streets, alleys, private drives and rights-of-way



Drainage location and method of on-site retention / detention



Location of public restrooms



Existing / proposed utility service and any above-ground utility structures and their location



Location and width of easements, canals and drainage ditches



Location and dimension of off-street parking



Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas



Trash storage areas and exterior mechanical equipment, with proposed method of screening



Sign locations *(a separate sign application must be submitted with this application)*



On-site transportation circulation plan for motor vehicles, pedestrians and bicycles



Locations and uses of ALL open spaces



Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*



Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle



Locations of subdivision lines *(if applicable)*



Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles



Location of walls and fences and indication of their height and material of construction



Roofline and foundation plan of building, location on the site



Location and designations of all sidewalks



Location and designation of all rights-of-way and property lines

Staff Use



Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored.

The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

Applicant
Use

- Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color
- Identify the elevations as to north, south, east, and west orientation
- Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions
- Screening/treatment of mechanical equipment
- N/A Provide a cross-section of the building showing any roof top mechanical units and their roof placement
- Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use

-
-
-
-
-

Lighting Plan

Applicant
Use

- Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)
- Types and wattage of all light fixtures
Note: The City encourages use of "dark sky" lighting fixtures
- Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

-
-
-

Roof Plans

Applicant
Use

- N/A Size and location of all roof top mechanical units

Staff
Use

- N/A

Design Review Application

Applicant: A Team Land Consultants, Steve Arnold Phone: 321-0525

Owner

Representative

Fax/Email: 401-0977

Applicant's Address: 1785 Whisper Cove Avenue

Boise, Idaho

Zip: 83709

Owner: Black Creek LLP Phone: 514-4909

Owner's Address: PO Box 690 Email: lbootstfi@gmail.com

Meridian Idaho

Zip: 83680

Represented By: *(if different from above)* A Team Land Consultants, Steve Arnold Phone: 321-0525

Address: 1785 Whisper Cove Avenue Email: steve@ateamboise.com

Boise, Idaho

Zip: 83709

Address of Property: Sailer Place and Kay Avenue

Kuna Idaho

Zip: 83634

Distance from Major Cross Street: Adjacent to Kay Avenue 400' s/o Avalon Street Street Name(s): _____

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

The applicant is proposing to construct 24 four plex buildings.

1. Dimension of Property: 641-feet by 357-feet
2. Current Land Use(s): Vacant
3. What are the land uses of the adjoining properties?
- North: Commercial
- South: Vacant
- East: Single Family
- West: Public Road and commercial
4. Is the project intended to be phased, if so what is the phasing time period? Yes
- Please explain: The first phase will be constructed off Kay Avenue, when that is complete and rented phase two will follow. Phase three will be dependent upon sewer.
5. The number and use(s) of all structures: Twenty-four 4-plex buildings and a common lot.
- The clubhouse and townhouse units will be submitted with a latter phase that will include the club house townhouse units, and a portion of the single family units. This will be constructed when sewer is available.
6. Building heights: 28-feet Number of stories: Two
- The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.
- Note: The maximum building height for each zoning district is as follows:*
- | | | | | |
|----------|----------|----------|----------|--------|
| L-O: 35' | C-2: 60' | CBD: 80' | M-2: 60' | P: 60' |
| C-1: 35' | C-3: 60' | M-1: 60' | M-3: 60' | |
7. What is the percentage of building space on the lot when compared to the total lot area? 20-percent
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.*

MATERIAL

COLOR

Roof: Asphalt Shingles / Black

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application: Horizontal Lap/shake/wood grain / Mix of earth tones

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: 3-Percent cultured stone / Earth tones

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: Vinyl/Single Hung / White/Beige
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: Wood grain / mix of earth tones

Trim, etc.: Horizontal trim / mix of earth tones

Other: _____ / _____

9. Please identify Mechanical Units: exterior adjacent to patio
Type/Height: mini split, 2-foot
Proposed Screening Method: wood fence

10. Please identify trash enclosure: *(size, location, screening & construction materials)* Six yard containers, cinder block construction with gates

11. Are there any irrigation ditches/canals on or adjacent to the property? Yes
If yes, what is the name of the irrigation or drainage provider? A 36" ditch has been piped at the north PL

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
Beige vinyl
Type: Vinyl
Size: 6-foot
Location: At the north and east boundary
(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
Sub surface seepage beds

14. Percentage of Site Devoted to Building Coverage: 20-percent
% of Site Devoted to Landscaping: 50-percent Square Footage: 3.26-acres
(Including landscaped rights-of-way)
% of Site that is Hard Surface: 28-percent Square Footage: 1.82-acres
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: 2-percent devoted to a clubhouse and pool, gazebo area
Describe: Pool and clubhouse, gazebo and pic nic area, micro path to the south.
% of landscaping within the parking lot (landscaped islands, etc.): 4-percent, or 11,315-square feet

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
None

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
There are no existing trees within this phase that will remain.

17. Dock Loading Facilities:
Number of docking facilities and their location: None
Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* There are 70 bike spaces provided and a gazebo and pic nic area.

19. Setbacks of the proposed building from property lines:

Front 10 -feet Rear 20 -feet Side 5 -feet Side 5 -feet

20. Parking requirements: 192

Total Number of Parking Spaces: 224 Width and Length of Spaces: 9x19

Total Number of Compact Spaces 8'x17'): none

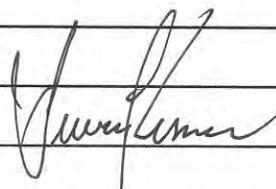
21. Is any portion of the property subject to flooding conditions? Yes _____ No no

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant  Date 4/15/16

City staff comments:

Signature of receipt by City Staff  Date 5/3/2016

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)



April 18, 2016

Mrs. Wendy Howell
Planning and Zoning Administrator
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

Dear Wendy:

Subject: Journey's End Design Review

On behalf of Black Creek LLP, A Team Land Consultants presents to the City of Kuna, a Design Review Application for the first phase of Journey's End Subdivision. The subject property is located on the east side of Kay Avenue, approximately 400-feet south of State Highway 69. This phase contains 6.48 total acres.

Project Summary

The applicant is proposing 24 multifamily buildings with an additional open space lot. Originally the site was approved for 25 multifamily buildings, however, in the design phase it was concluded that 24 buildings would have a nicer feel along with the addition of a common area central to the site. Each of the four plex buildings will be platted so that they may be placed into separate entities.

Access Roads and Connectivity

A Common drive isle will connect the multifamily units to Kay Avenue, and Odyssey Street. The Odyssey Street connection will be made in a future phase. A temporary turnaround in phase one will be constructed for fire and other vehicles until such time the internal drive isle is connected out to Odyssey Street.

Proposed Multifamily Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to add architectural amenities to the buildings appearance. All of the buildings will be constructed to a high energy efficiency standard, which in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.



The buildings and the facades are architecturally attractive and help function to promote a higher end rental unit. Each of the units are two stories with its own individual entrance on each side of the building so that there is not one renter living above another unit. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. The buildings are undulated throughout the site to break up the front and rear façade. This allows for larger landscape pocket and a nicer street scene.

Landscaping and Amenities

There is approximately 3.26 acres of open space being proposed in the multifamily area. A landscape plan has been prepared in accordance with the City standards. There is a proposed 20-foot buffer along Kay Avenue. Internal pathways will connect to the common areas with the Clubhouse and Pool. All of the landscaping will be maintained by a subdivision owner's association.

The trash enclosures will be cinder block and landscape screening will be provided to reduce their visibility. There is a 15 to 30-foot landscape strip separating the multifamily from the commercial uses to the north. This strip will be heavily landscaped. Sidewalks are provided throughout the site internal to the drive isles and all along the public roadways. The club house design will be submitted with the townhouses when that phase is submitted. It is the intention of the developer to install landscaping that exceeds the City requirements and provide a nice amenity to all the residents.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's west and east property line. The developer is proposing to extend both sewer and water from the west into this site. Dry utilities will also be extended into this site to all building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. All the parking has been designed to City standards. Half of the parking will be covered. Bike racks are also being provided in addition Bike closets are provided for each unit. This will allow for alternatives to vehicular traffic.

Vision Statement

Our vision is to promote a residential development with a series of building products to increase a variety of housing choices within the City of Kuna. This site is centrally located in an area of the City that has been developed with residential and commercial uses. There are entertainment and employment centers in very close proximity to the proposed development. Amenities are

provided to enhance the livability of this development and promote a sense of being.

The Developers is proposing three architectural styles of buildings within the overall subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical rental unit. This in turn allows the developers to have higher fees associated with the units. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the application is in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

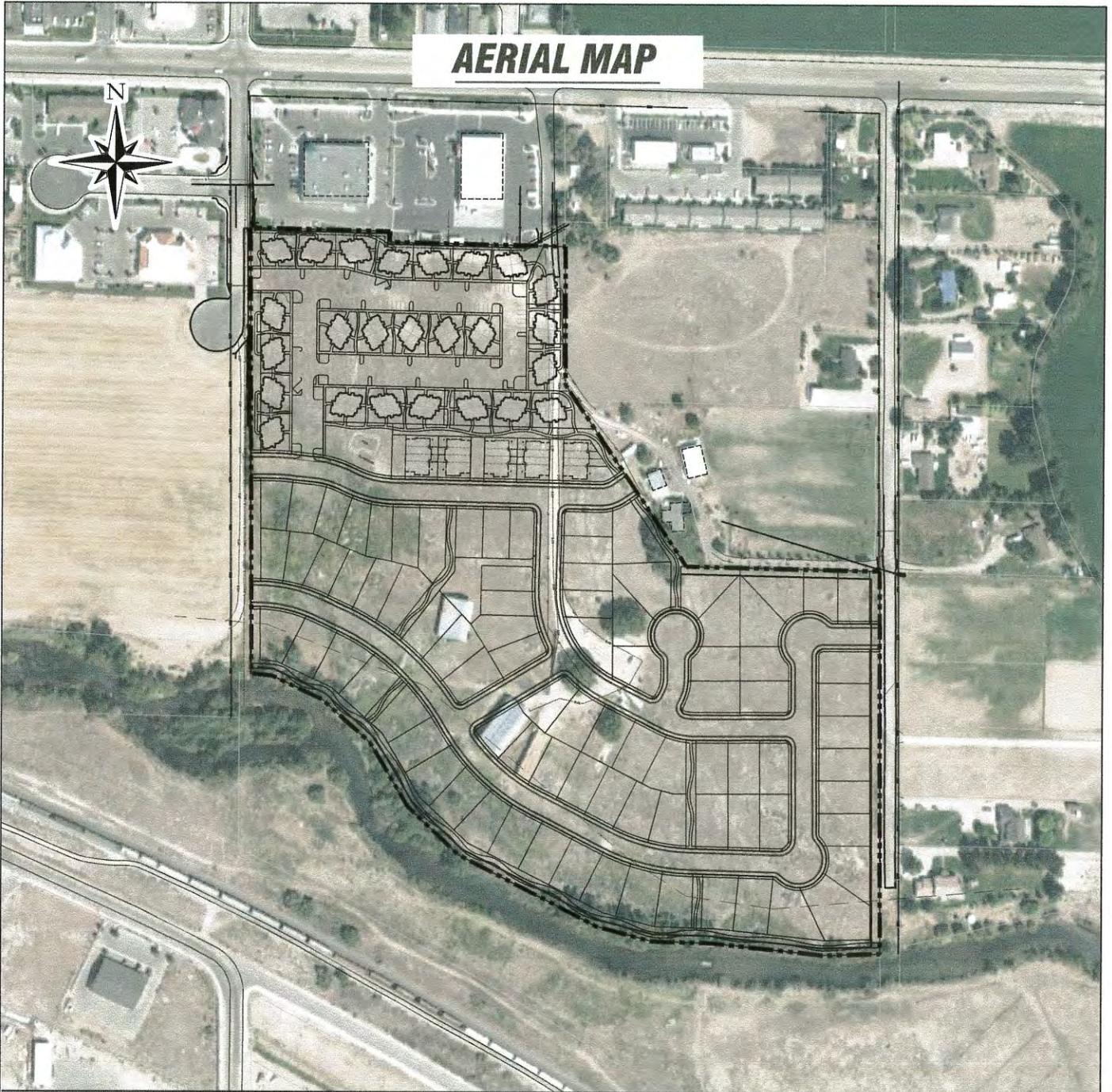
Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads "Steve Arnold". The signature is written in a cursive, flowing style.

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots

AERIAL MAP



OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

JOURNEY'S END SUBDIVISION

**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

1" = 400'





SITE CHARACTERISTICS

ZONING:
C-1 & R-6 (AS NOTED)

AREAS:
PHASE 1 ONLY = 282,315 SF (6.481 ACRES)
BUILDINGS = 80,702 SF (1.834 ACRES)
DRIVEWAYS + PARKING = 78,214 SF (1.802 ACRES)
LANDSCAPE ISLANDS = 11,315 SF (0.260 ACRES)
OTHER LANDSCAPING = 120,782 SF (2.782 ACRES)

LOTS:
3 COMMON LOTS
24 MULTIFAMILY (4-PLEX) LOTS

BUILDINGS:
124 APARTMENTS
96 APARTMENT DWELLING UNITS

PARKING SPACES:

REQUIRED:
192 - STALLS (4-PLEXES)
[7 (MIN) TO BE HANDICAP]
48 - BICYCLE PARKING (4-PLEXES)

PROVIDED:
224 - STALLS (APARTMENT)
[112 COVERED]
[7 HANDICAP]
70 - BICYCLE PARKING (4-PLEXES)



C-1 ZONING
R-6 ZONING

Revisions	
Date	Description

EDGE OF EXISTING THE ROCK AND BEYOND INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL, LLC.

ROCK SOLID CIVIL
1214 PINEAPPLE ROAD SUITE 200 KUNA, IDAHO 83842
PHONE: (208) 323-2771
WWW.ROCKSOLIDCIVIL.COM

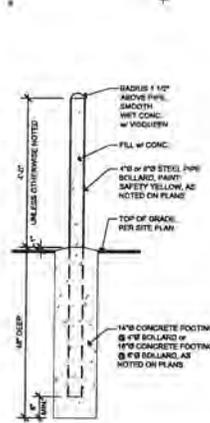
AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

Project Name: JOURNEY'S END (EAST) KUNA
Sheet Name: DESIGN REVIEW SITE PLAN

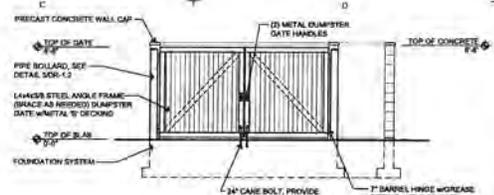
Project No: RSC-1607
Drawn By: DWR
Date: April 15, 2014
Sheet No: **SITE**
1 of 1



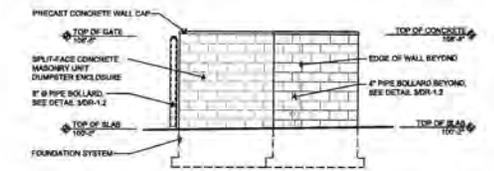
Exhibit
D-1



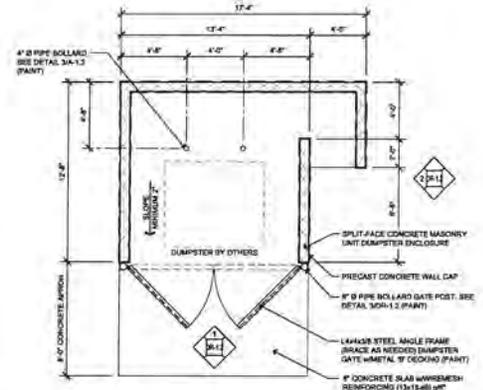
3 BOLLARD DETAIL
SCALE N.T.S.



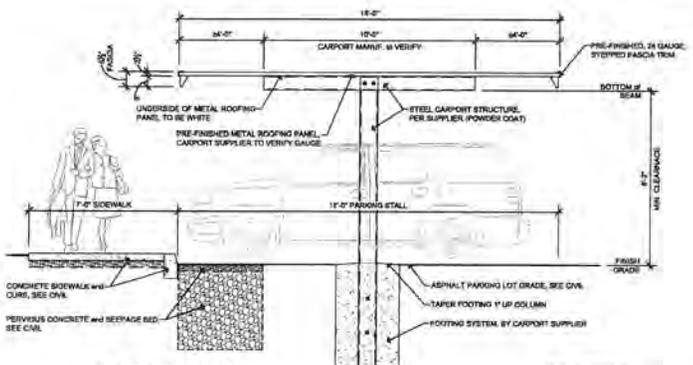
1 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



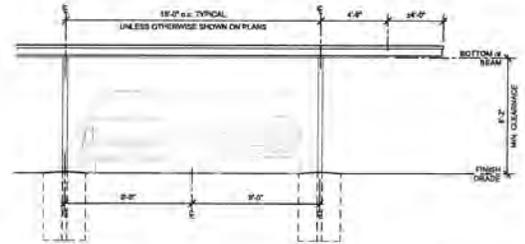
2 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



A DUMPSTER ENCLOSURE PLAN
SCALE 1/4" = 1'-0"

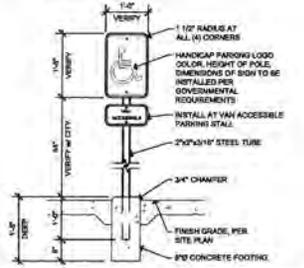


4 CARPORT SECTION
SCALE 3/8" = 1'-0"

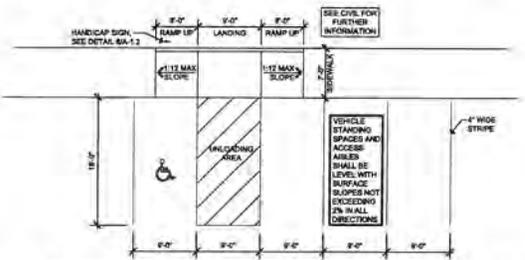


B CARPORT ELEVATION
SCALE 1/4" = 1'-0"

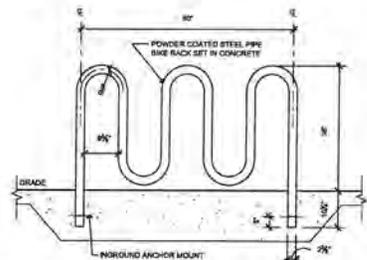
GENERAL NOTES:
1. SIGNS SHOULD BE PRIORITELY CENTERED AT FRONT OF PARKING SPACE.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 4' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3" CLEAR.



6 HANDICAP SIGN DETAIL
SCALE N.T.S.



C PARKING STALL PLAN
SCALE 1/8" = 1'-0"



5 BIKE RACK DETAIL
SCALE 3/4" = 1'-0"

REVISIONS	DATE

JOURNEY'S END SUBDIVISION
FOURPLEX
KUNA
ADA COUNTY, IDAHO

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Glancey Rockwell & Associates
Architects • Planners
595 S Americana Boulevard Boise, Idaho 83702
(208) 345-0566 (208) 345-1714 Fax (208) 387-0889
info@glancey.com

SHEET DATA
DRAWN BY: SB
CHECKED BY: PB
SCALE: 1/4" = 1'-0"
DATE: 04/15/2018
PROJECT: 16218

DR-1.2



EAST & WEST ELEVATION
SCALE COLOR SCHEME 1 1/8" = 1'-0"



NORTH & SOUTH ELEVATION
SCALE COLOR SCHEME 1 1/8" = 1'-0"



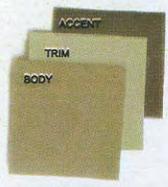
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'CERTAIN TEEB'
THUNDERSTORM
GRAY OR SIM.



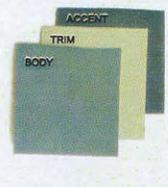
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EDGE STONE CANYON
FOG M574 OR SIM.



DOORS & WINDOWS



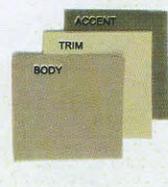
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COLOR SCHEME 2



COLOR SCHEME 3

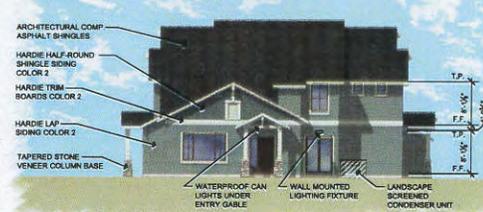


COLOR SCHEME 4

COLOR BOARD
SCALE N.T.S.



EAST & WEST ELEVATION
SCALE COLOR SCHEME 2 3/32" = 1'-0"



NORTH & SOUTH ELEVATION
SCALE COLOR SCHEME 2 3/32" = 1'-0"



EAST & WEST ELEVATION
SCALE COLOR SCHEME 3 3/32" = 1'-0"



NORTH & SOUTH ELEVATION
SCALE COLOR SCHEME 3 3/32" = 1'-0"



EAST & WEST ELEVATION
SCALE COLOR SCHEME 4 3/32" = 1'-0"



NORTH & SOUTH ELEVATION
SCALE COLOR SCHEME 4 3/32" = 1'-0"

REVISIONS	
DESCRIPTION	DATE

JOURNEY'S END SUBDIVISION
FOURPLEX
KUNA
ADA COUNTY, IDAHO

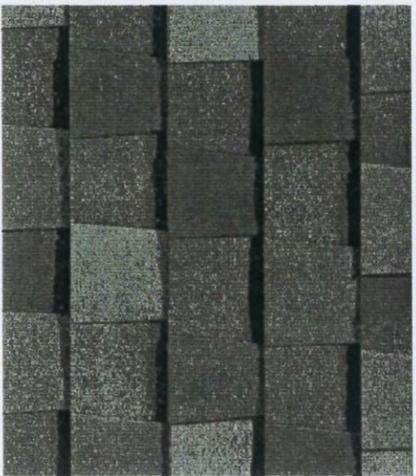
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Architecture • Planning
995 S Americana Boulevard Boise, Idaho 83702
(208) 345-0566 (208) 345-1718 Fax (208) 387-0889
office@grbuse.com

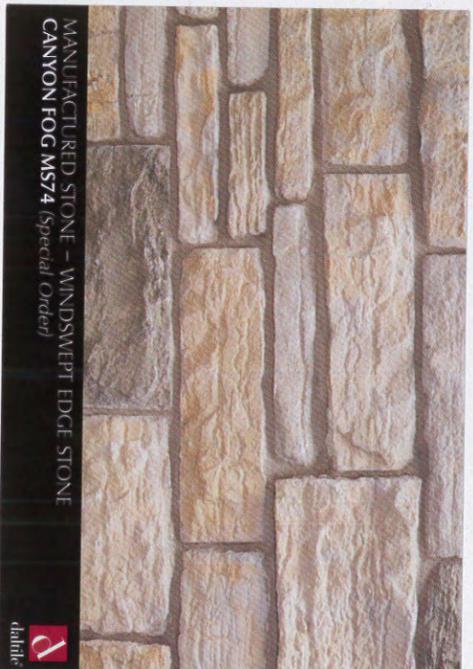
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DATE: 04/15/2016
PROJECT: 16016
SHEET NUMBER

DR-1.1

Exhibit
D-2



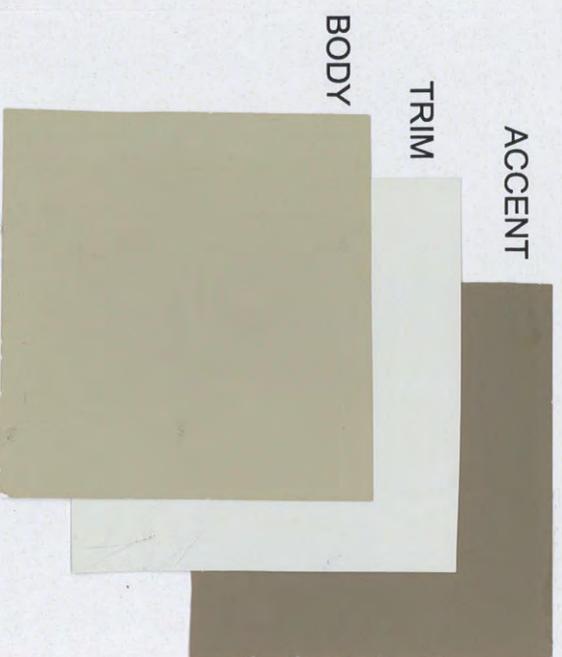
SHINGLES:
'CERTAIN TEED'
THUNDERSTORM
GRAY OR SIM.



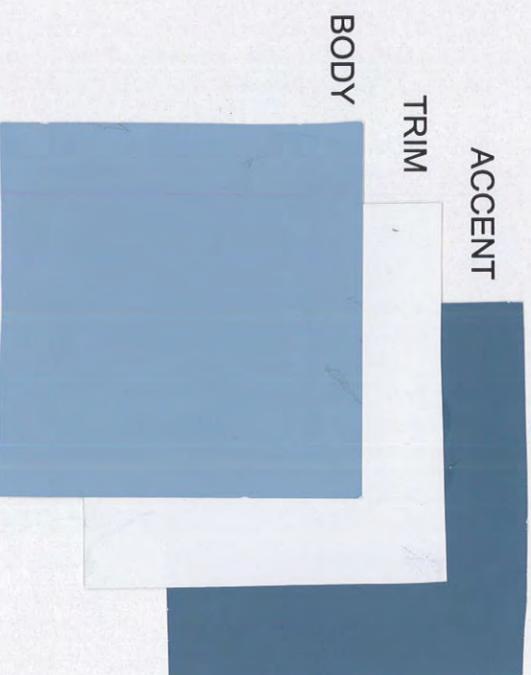
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'DAL TILE' WINDSWEEP EDGE
STONE CANYON FOG MS74
OR SIM.



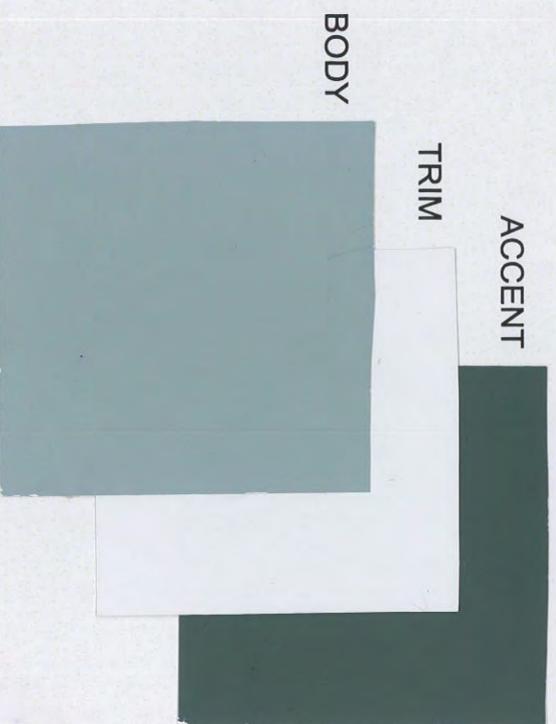
DOORS & WINDOWS



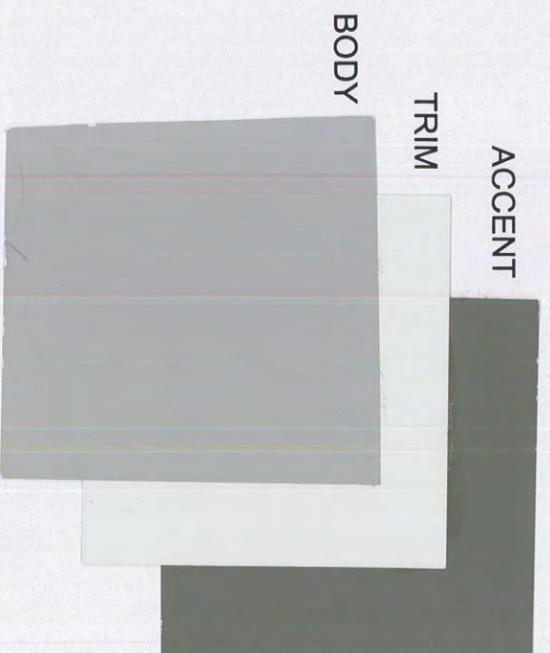
COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3



COLOR SCHEME 4

COLOR

SCALE

BOARD

N.T.S.



Journey's End

Kuna, Idaho





City of Kuna

P&Z Staff Report

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

To: Planning and Zoning Commission

Case Number(s): 16-03-AN (Annexation) *Lee Annexation*

Location: 80 S. Sailer Pl.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: May 24, 2016

Applicant: Patrick and Lisa Lee
80 S. Sailer Pl.
Kuna, Idaho 83634

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity and Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission

A. Course of Proceedings

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

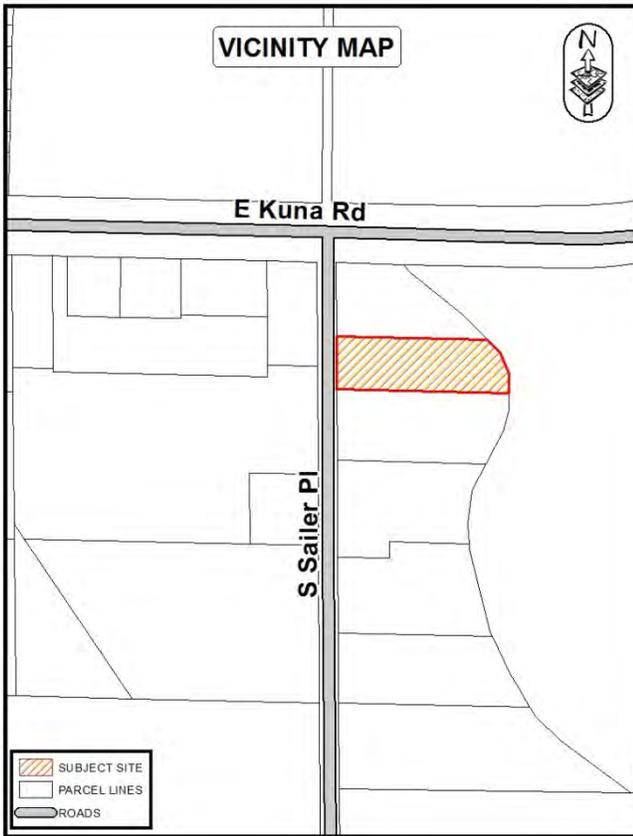
a. Notifications

- | | |
|---------------------------|----------------|
| i. Neighborhood Meeting | March 18, 2016 |
| ii. Agencies Notified | April 25, 2016 |
| iii. 300' Property Owners | March 25, 2016 |
| iv. Kuna, Melba Newspaper | May 11, 2016 |
| v. Site Posted | April 24, 2016 |

B. Applicant Request:

1. The applicant is requesting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with a 'R-4' (Residential) zoning designation. The applicant intends to continue living at their residence on the subject site.

C. Vicinity and Aerial Maps:



D. History: The parcel is contiguous to City limits and is currently zoned RUT (Rural-Urban Transitional) in Ada County. The applicant’s primary residence and one (1) accessory structure are currently situated on the subject parcel. This parcel has historically been used as a residential home site.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this site as ‘Mixed Use General’. Staff views this land use request to be consistent with the approved Future Land Use Map.

2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transitional – Ada County
South	RUT	Rural Urban Transitional – Ada County
East	RUT	Rural Urban Transitional – Ada County
West	R-1/R-6	Estate Residential (Ada County) / Medium Density Residential (Kuna)

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approx. 0.9 total acres
- RUT, Rural Urban Transitional (Ada County)
- Parcel # - R0615251450

4. **Services:**

Sanitary Sewer – Existing Private Septic System
 Potable Water – Existing Domestic Source (well)
 Irrigation District – Boise-Kuna Irrigation District
 Future Pressurized Irrigation – City of Kuna (KMID)

Fire Protection – Kuna Fire District
Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – J&M Sanitation Services

5. **Existing Structures, Vegetation and Natural Features:** The applicant's current home is on the existing parcel. There is currently one additional outbuilding (accessory structure) on the subject parcel. The site has historically been used as the primary residential dwelling. The applicant has not indicated any intention to develop the property or use it for any other purpose other than their primary residence.
6. **Transportation / Connectivity:** The parcel is not currently improved with any curb, gutter, sidewalks, or surface drainage improvements. The site currently takes access from S. Sailer Place, and will remain the ultimate access for the parcel. Ada County Highway District (ACHD) shall provide direction and ultimate approvals for any future street frontage improvements or access modifications.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts resulting from this application. This site's topography is generally flat.
8. **Agency Responses:** The following agencies returned comments: Central District Health Department (CDHD) Boise Project Board of Control (BPOC), Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file.

F. Staff Analysis:

The subject site is located 80 S Sailer Place. The applicant requests to annex a 0.9 acre parcel into Kuna City limits as a R-4 zoning designation. The property has functional on-site water and sewer services, and as long as these services continue functioning, there will be no obligation to connect to City services

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 16-03-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna, Title 5 Zoning Ordinance: Annexations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission, accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – 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 six criterion established to determine the potential for property taking.

Policy 3.1: Promote developments with a variety of lot sizes.

GOALS AND POLICY – 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.

I. Proposed Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).
2. The site is physically suitable for annexation.
3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation application is not likely to cause adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; 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.
6. The existing street and utility services in proximity to the site appear to be adequate for the proposed residential use; however, any site development improvements (excluding, but not exclusively limited to electrical, plumbing, HVAC/mechanical or fencing and landscape) as determined by the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC)
7. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No. 16-03-AN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The Planning and Zoning Commission has the authority to recommend approval or denial for the annexation application.
10. The public notice requirements were adhered to and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 16-03-AN, the Kuna Planning and Zoning Commission finds Case No. 16-03-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No 16-03-AN, the Kuna Planning and Zoning Commission finds Case No. 16-03-AN is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

K. Proposed Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/denial* of Case No. 16-03-AN, a request for annexation from Patrick and Lisa Lee with the following conditions of approval:

1. All development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:

- a. Central District Health Department (CDHD).
 - b. The City Engineer shall approve the future sewer hook-ups.
 - c. The Kuna Fire District shall approve the commercial use and all building plans.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permits.
2. All public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permit from Ada County Highway District:
 - 2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. All utilities shall be installed underground (see KCC 6-4-2-W).
 4. 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.
 5. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC)
 6. Submit a petition to the City (as necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 7. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
 8. Applicant shall abide by all applicable federal, state and local laws and ordinances.



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

Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: Annexation	Applicant: Lisa Lee
------------------------------------	-------------------------------

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Recorded warranty deed for the property.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	✓
N/A	Development Agreement & Development Agreement Checklist	N/A
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

JPB
4.14.16

Exhibit
A-7

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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

For Office Use Only	
File Number (s)	16-03-AN
Project name	LEE, LISA
Date Received	4/11/16
Date Accepted/Complete	
Cross Reference Files	N/A
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Lisa Lee</u>	Phone Number: <u>907-354-4846</u>
Address: <u>80 S. Swiler Place</u>	E-Mail: <u>lisadlee@hotmail.com</u>
City, State, Zip: <u>Kuna Id 83634</u>	Fax #: <u>907-581-2951</u>
Applicant (Developer): <u>Lisa Lee</u>	Phone Number: <u>907-354-4846</u>
Address: <u>80 S. Swiler Place</u>	E-Mail: <u>lisadlee@hotmail.com</u>
City, State, Zip: <u>Kuna Id 83634</u>	Fax #: <u>907-581-2951</u>
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>80 S. Swiler Place Kuna Id. 83634</u>
Site Location (Cross Streets): _____
Parcel Number (s): _____
Section, Township, Range: _____
Property size : _____
Current land use: _____ Proposed land use: _____
Current zoning district: _____ Proposed zoning district: _____

Project Description

Project / subdivision name: _____
General description of proposed project / request: Annexation to Kuna City Water

Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____

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: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____

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

Applicant's Signature: [Signature] Date: 4-14-16

*Patrick & Lisa Lee
80 S. Sailer Place
Kuna, Idaho 83634
Phone: 907-359-4846*

Letter of intent:

We are on the border of rural and residential Kuna. We noticed the new construction going on across our street and thought it may be a good time to connect to the City. We are remodeling our home and we are currently on a shared well and we can see the damage well water does to everything and so we considered our options and believe getting a connection to City would be an asset to our property. We also thought because of the new construction going on it would be easier to connect at the same time. So for us our plan to make the following changes to our property:

- 1. Annexation into the City of Kuna*

*Sincerely
Patrick & Lisa Lee*



RECEIVED
APR 11 2016
CITY OF KUNA

VICINITY MAP



E Kuna Rd

S Sailer Pl



	SUBJECT SITE
	PARCEL LINES
	ROADS

Exhibit
A-2c

AERIAL MAP



N Sunbird Ave

E Kuna Rd

S Sailer Pl

Indian Creek

	SUBJECT SITE
	PARCEL LINES
	ROADS

Exhibit
A-2c



Exhibit A

Tract B of that certain survey filed in Book E of Surveys at Page 216 and recorded as Instrument No. 8110596, records of Ada County, Idaho, and being more particularly described as follows:

That portion of Lot 2 in Block 9 of The Amended Plat of Avalon Orchard Tract, according to the official plat thereof, filed in Book 6 of Plats at Page 254, official Records of Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monumenting the Northwest corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence along the centerline of State Highway 69
South 89°14'00" East, a distance of 2,618.78 feet to a found 5/8 inch steel pin; thence continuing
South 89°14'00" East, a distance of 24.43 feet to a found 1/2 inch steel pin; thence continuing
South 89°14'00" East, a distance of 1,300.39 feet to a set P.K. Nail; thence
South 0°53'26" East, a distance of 331.30 feet to a point; thence
South 89°14'00" East, a distance of 20.00 feet to a steel pin, said pin being the Real Point of Beginning; thence
South 89°14'00" East, a distance of 361.02 feet to a steel pin; thence
North 0°02'39" West, a distance of 42.27 feet to a steel pin; thence
North 24°52'18" West, a distance of 48.54 feet to a steel pin; thence
North 45°42'55" West, a distance of 37.95 feet to a steel pin; thence
North 89°14'00" West, a distance of 315.14 feet to a steel pin; thence
South 0°53'26" East, a distance of 112.20 feet to the Real Point of Beginning.

Exhibit
A-2d



Order Number: 13223208

Warranty Deed

For value received,

Joey Henson Echevarria and Tricia Echevarria, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Patrick E. Lee and Lisa D. Lee, husband and wife

whose current address is PO Box 921534 Dutch Harbor, AK 99692

the grantees, the following described premises, in Ada County, Idaho, to wit:

Tract B of that certain survey filed in Book E of Surveys at Page 216 and recorded as Instrument No. 8110596, records of Ada County, Idaho, and being more particularly described as follows:

That portion of Lot 2 in Block 9 of The Amended Plat of Avalon Orchard Tract, according to the official plat thereof, filed in Book 6 of Plats at Page 254, official Records of Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monumenting the Northwest corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence along the centerline of State Highway 69 South 89°14'00" East, a distance of 2,618.78 feet to a found 5/8 inch steel pin; thence continuing South 89°14'00" East, a distance of 24.43 feet to a found 1/2 inch steel pin; thence continuing South 89°14'00" East, a distance of 1,300.39 feet to a set P.K. Nail; thence South 0°53'26" East, a distance of 331.30 feet to a point; thence South 89°14'00" East, a distance of 20.00 feet to a steel pin, said pin being the Real Point of Beginning; thence South 89°14'00" East, a distance of 361.02 feet to a steel pin; thence North 0°02'39" West, a distance of 42.27 feet to a steel pin; thence North 24°52'18" West, a distance of 48.54 feet to a steel pin; thence North 45°42'55" West, a distance of 37.95 feet to a steel pin; thence North 89°14'00" West, a distance of 315.14 feet to a steel pin; thence South 0°53'26" East, a distance of 112.20 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Joey Henson Echevarria
 Joey Henson Echevarria
Tricia Echevarria
 Tricia Echevarria

Alaska
 State of Idaho, County of Blaine
 3rd Judicial District

On this 22 day of May in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Joey Henson Echevarria and Tricia Echevarria, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Daniel Mason
 Notary Public
 My Commission Expires: 06/05/2014
 (seal)

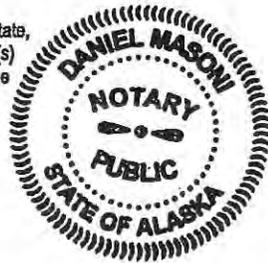


Exhibit
 A-2e

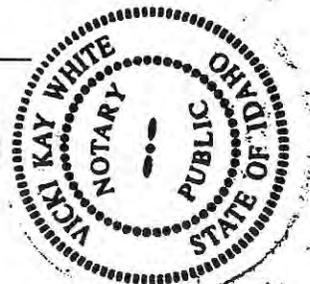
INDIVIDUAL - JURAT

State of IDAHO)
County of ADA)

On this 24TH of May, 2013, before me, the undersigned, a notary public personally appeared, Tricia Echevarria, known to me or proven to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public
Residing In: NAMPA, IDAHO
Expires: 10-30-15





Neighborhood Meeting Certification

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

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: Lee Annexation (80 S. Sailer Pl.)
 Date and time of neighborhood meeting: 3/18/16 - 6-7:00 pm
 Location of neighborhood meeting: ON SITE (80 S. Sailer Pl.)

SITE INFORMATION:

Location: Quarter: Section: 25 Township: 2N Range: 1W Total Acres: 0.9
 Subdivision Name: Avalon Orchard Tracts AMD Lot: 2 Block: 9
 Site Address: 80 S. Sailer Pl. Tax Parcel Number(s): R0615251450
Kuna, Id 83634

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

CURRENT PROPERTY OWNER:

Name: Lisa Lee & Patrick Lee
 Address: 80 S. Sailer Pl. City: Kuna State: Id Zip: 83634

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

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



PROPOSED USE:

Application Type

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

80 S Sailer Place - Annexation to Kuna City

APPLICANT:

Name: Patrick & Lisa Lee

Address: 80 S Sailer Place

City: Kuna

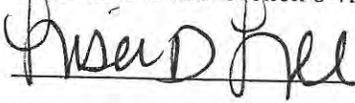
State: ID

Zip: 83634

Telephone: 907-359-4846

Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code.



Signature: (Applicant)

Date 3/18/16

RECEIVED
4.14.16

Patrick & Lisa Lee

Thursday, March 03, 2016

INVITATION TO NEIGHBORHOOD MEETING

To: Joan Henson

Kuna City Code requires an opportunity for a meeting between the applicant of a development proposal and all the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of this development application to the City. This letter is a notice of an opportunity to review and discuss our proposed annexation to Kuna City. This is not a public hearing; public officials will not be at the meeting. If you have any questions regarding this Kuna City Code neighborhood meeting requirement, please contact the Planning Division at 922-5274. If you have any questions about the proposed development please give me a call at 907-359-4846.

Purpose: To review and provide comments regarding the proposed Annexation.

When: March 18, 2016 at 6:00 -7:00 pm

Where: 80 S Sailer Place Kuna Id 83634

Project Description: The applicant is proposing to annex to Kuna City.

If you cannot attend the meeting and have questions concerning the application for Annexation, please feel free to call me at 907-359-4846.

Sincerely,

Patrick & Lisa Lee

80 S Sailer Place

Kuna, ID 83634

Exhibit
A-2h

To ^{Att.} Troy Behunin

RECEIVED
MAR

SIGN IN SHEET

PROJECT NAME: 80 S. Sailer Pl - Annexation to City Kuna

Date: 3/18/16

←

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Joan Henson	120 S Sailer Pl	83634	208-922-1990
2	Bryan Byington	172 S. Sailer Pl	83634	208-412-4740
3	Rachael Byington	172 S Sailer Pl	83634	208-412-7166
4	Roberta Sailer	1185 E Kuna Rd	83634	208-922-1181
5	Michael Sailer	1185 E. Kuna RD	83634	208-922-1181
6				
7	Roberta & Michael's concerns are: they do not want to			
8	be forced into annexation because the property			
9	requesting annexation is close to theirs. (Roberta Sailer)			
10	I nor do I Joan Henson			
11	want to be			
12	forced into			
13	annexation!			
14				
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27				
28				
29				
30				

Thank you

Exhibit
A-2h



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.cityofkuna.com

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

[Handwritten Signature]

Applicant/agent signature

3-25-14

Date



IDAHO PRESS TRIBUNE
EMMETT MESSENGER-INDEX
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 05/09/16 08:10 by sje14

Acct #: 345222

Ad #: 1456902

Status: N

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

**Case # 16-03-AN
(Annexation)**

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, May 24, 2016, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 763 W. Avalon, Kuna, ID; in connection with a request from Patrick and Lisa Lee to annex approximately 0.9 acres into the Kuna City limits with a "R-4" (Residential) zoning designation. This parcel is located at 80 S. Sailer Place, Kuna, Idaho (APN #: R0615251450).

All persons wishing to testify must state his/her name and residential address for the record. No person shall speak until recognized by the Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by 5:00 pm, May 23rd, 2016, or it may not be considered. Please mail any comments to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 763 W. Avalon.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor. Such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning
Department

May 11, 2016

1456902



City of Kuna PROOF OF 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

This notice shall confirm that the Public Hearing Notice for 80 S Sailer Pl Kuna
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted 4-23-16 (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. Id
83634

DATED this 26 day of April, 2016.

Signature,

Joan Henson
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 26 day of April, 2016, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer), Joan Henson

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

Dawn Stephens
Notary Public
Residing at Kuna, Idaho
Commission Expires 1-17-18





**City of Kuna Public
Hearing Notice**

Before the Kuna Planning and
Zoning Board

Hearing: May 24th, 2016
Kuna City Hall - 763 W. Avalon

Purpose: Application - Airport Orchard Tracts
AWO - Zoning
1.5 acres, 1.5 acre, 1.5 acre - 1.5 acre dwelling

Location: 60 S. Sager Place

Kuna Idaho

Application: By Patrick & Lisa Lee

Case: 16-03 AW

Planning & Zoning: 922-5774

**City of Kuna Public
Hearing Notice**

Before the Kuna Planning and
Zoning Board

Hearing: May 24th, 2016
Kuna City Hall - 763 W. Avalon

Purpose: Annexation - Avalon Orchard Tract
AMD - Zoning R-4
2.0 acres, 1 lots, single-family dwelling

Location: 80 S. Saffier Place,
Kuna Idaho

Applicants: Patrick & Lisa Lee

Case# 16-03-AN

Planning & Zoning: 202-922-5274





CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 763 W Avalon St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission are scheduled to hold a public hearing on **May 24, 2016** beginning at 6:00 pm on the following case: 16-03-AN (Annexation); an Annexation request by Patrick and Lisa Lee.

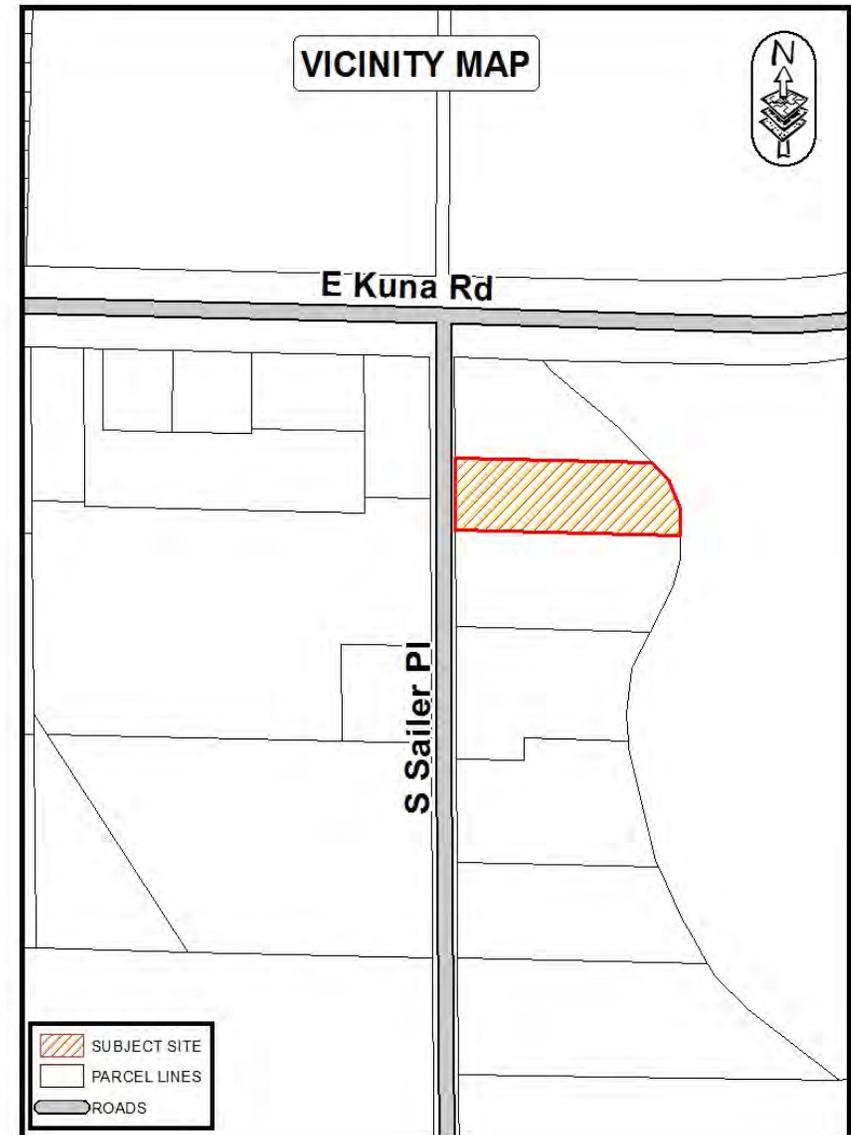
The site is located at 80 S Sailer Place; Lot 2, Block 9 in the Avalon Orchard Tracts, (refer to adjacent map).

The public hearing will be held in the City Council Chambers at Kuna City Hall located at 763 West Avalon Street, Kuna, Idaho.

All documents concerning public hearing items may be reviewed at Kuna City Hall, 763 West Avalon Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Department at (208) 922-5274.

You are invited to provide oral or written comments to the Commission at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Planning and Zoning Commission and read into record.

Please refer to the case name: **16-03-AN (Lee Annexation)** in all correspondence concerning this case





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: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Patrick & Lisa Lee – 80 S. Sailer Place
Annexation and Rezone
16-03-AN

DATE: April 27, 2016

The City Engineer has reviewed the annexation request of the above applicant dated April 15, 2016. The City Engineer understands that this annexation request is in reference to an “already developed” property and the request does not contemplate any further development or re-development of the property. The existing development has functional on-site services, and as long as these services continue functioning, there is no obligation to connect to City services. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The existing homestead appears to be served its own septic tank and drain field. It is further noted the nearest reachable and useable sewer main is located approximately 840 feet from the property (following right-of-way) in Empty Pockets Subdivision. Sailer Shores Meadows Subdivision is under construction, and when it is complete, the distance to sewer will be reduced to approximately 160 feet. Accordingly, the City Engineer recommends the continued utilization of the site facilities as long as the existing use is maintained, the site system remains viable or the property owner elects to connect.
- b) The closest sewer main discharges to the South Sewer Treatment Plant which has sufficient capacity to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities and understanding issues associated with connection to public facilities, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The existing homestead appears to be served by its own well. It is further noted the nearest reachable and useable water main is located approximately 840 feet from the property (following right-of-way) in Empty Pockets Subdivision. Sailer Shores Meadows Subdivision is under construction, and when it is complete, the distance to water will be reduced to approximately 10 feet. Accordingly, the City Engineer recommends the continued utilization of the site facilities as long as the existing use is maintained, the site system remains viable or the property owner elects to connect.
- b) The closest water trunk line has sufficient capacity to serve the site. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and the Boise-Kuna Irrigation District. It is further noted the nearest reachable and useable pressure irrigation main is located approximately 1000 feet from the property (following easements) on East Avalon. Sailer Shores Meadows Subdivision is under construction, and when it is complete, the distance to water will be reduced to approximately 50 feet. Accordingly, the City Engineer recommends the continued utilization of the site facilities as long as the existing use is maintained, the site system remains viable or the property owner elects to connect.
- b) When connecting to the pressure irrigation system, the applicant will need to abide by the Master Plan, any relevant reimbursement policies and agreements and any relevant connection fees.
- c) Connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.

4. Grading and Storm Drainage (Not applicable)

5. General (Not applicable)

6. Inspection Fees (Not applicable)

7. Right-of-Way (Not applicable)

8. As-Built Drawings (Not applicable)

9. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

RECEIVED
MAY 02 2016
CITY OF KUNA

Rezone # 16-03-AM

Conditional Use # _____

Preliminary / Final / Short Plat _____

Avalon Orchard
Tracts

- 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: Row Bady
Date: 4/27/16

Exhibit
B-2



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

May 3, 2016

RECEIVED
5-3-16

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

VIA EMAIL

RE: 16-03-AN LISA LEE

The Idaho Transportation Department has reviewed the referenced annexation application for Lisa Lee located at 80 South Sailer Place south of SH-69. ITD has the following comments:

1. ITD has no objection to the annexation and does not require any mitigation.
2. This property does not abut the State highway system.
3. Applicant must apply for and receive an approved Right-of-Way use permit prior to doing any work or activity within the highway Right-of-Way. Please have the applicant contact Ken Couch at 332-7190 for more information.

If you have any questions, you may contact Ken Couch at 332-7190 or me at 332-7191.

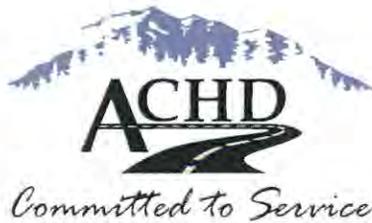
Sincerely,

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

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

Exhibit

B-3



Kent Goldthorpe, President
Paul Woods, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

May 12, 2016

To: Lisa Lee
80 S. Sailer Pl.
Kuna, ID 83634

Subject: KUNA16-0010 / 16-03-AN
80 S. Sailer Pl.
Annexation

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent streets as this is an annexation application. If the property is redeveloped, improvements may be required to Sailer Place. Please coordinate with ACHD prior to redevelopment.

A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.

If the City of Kuna requires roadway improvements, the applicant shall be required to:

1. Contact ACHD Planning staff to determine where the improvements should be located, and if any right-of-way dedication is necessary to accommodate the improvements.
2. Submit engineered plans to ACHD Development Review for review and approval prior to obtaining a permit to work in the right-of-way.
3. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any work or improvements within the right-of-way.
4. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner I
Development Services

cc: City of Kuna, via e-mail