



KUNA PLANNING AND ZONING COMMISSION
Agenda for May 9, 2017

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for April 23, 2017.
- a) 17-03-ZC (Rezone) and 17-01-S (Subdivision) - Caspian Subdivision: a request from DBTV Mason Creek Farms, LLC, for a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate density of 3.77 homes per acre. The site is located between Ten Mile and Linder Roads, on the north side of Lake Hazel Road, Meridian, Idaho. ***-Findings of Fact and Conclusions of Law***

3. NEW BUSINESS

- a) 17-05-DR (Design Review) - O'Reilly Auto Enterprises, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 7,453-square foot commercial building to house a new O'Reilly Auto Parts store, accompanying landscape, lighting and parking lot, within the Ensign Commercial Subdivision (Lot 6 Block 1).

4. COMMISSION DISCUSSION AND REPORTS

5. ADJOURNMENT

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	absent	Jace Hellman, Planner I	X
Commissioner #5	Vacant		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

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

1. CONSIDERATION TO AMEND THE AGENDA

- a) Staff requests that the Commission amend the agenda to remove **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - **Findings of Fact and Conclusions of Law** from the consent agenda and add **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - **Findings of Fact and Conclusions of Law as Old Business**.

Commissioner Gealy motions to amend the April 25, 2017 Planning and Zoning Agenda to remove 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - Findings of Fact and Conclusions of Law from the consent agenda and add 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - Findings of Fact and Conclusions of Law as Old Business.; Commissioner Hennis seconds, all aye and motion carried 3-0.

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for April 11th, 2017.
- b) **16-07-AN** (Annexation) – Robert Law Annexation: -**Findings of Fact and Conclusions of Law**
- c) **16-13-AN** (Annexation), **16-04-CPM** (Comp Plan Map Amendment) - Troy Todd, Indian Creek Sports Annexation - **Findings of Fact and Conclusions of Law**

Commissioner Hennis motions to approve the consent agenda; Commissioner Gealy Seconds, all aye and motion carried 3-0.

3. PUBLIC HEARING

- a) **17-03-ZC** (Rezone), **17-01-S** (Subdivision) and **17-07-DR** (Design Review) - Caspian Subdivision: a request from DBTV Mason Creek Farms, LLC, for a zone change from Public to R-6 (Medium Density Residential)

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and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate density of 3.77 homes per acre. The site is located between Ten Mile and Linder Roads, on the north side of Lake Hazel Road, Meridian, Idaho.

C/Gealy: May I ask staff out of a point of order, the pack I received also includes 17-07-DRC. Is there a design review included in this? **Troy Behunin:** There is a design review yes. **C/Gealy:** Thank you. **C/Young:** for the landscape? **Troy Behunin:** he was probably reading the...**C/Gealy:** the agenda. **Troy Behunin:** the agenda yes, but there is a design review, 17-07-DR for the landscape for the subdivision. Good question. **C/Gealy:** Thank you. **C/Hennis:** now we are going to have to talk to Trevor about that one. **David Crawford:** Sorry about that. Chairman, commissioners, my name is David Crawford with B&A Engineers address is 5505 W Franklin Rd in Boise I am representing the applicant who is here tonight regarding a new development that were bringing forth to the City of Kuna, that's called Caspian Subdivision. All of our name and street names were taken from an equestrian theme. There is an existing equestrian area out there so that's how we came up with the name. The property is located North of Lake Hazel Road, East of Ten Mile and West of Linder Road, it's just about under 132 acres of land and we are proposing 497 lots that are residential. We have ten acres of open space or just under, I believe its 8.63 acres of open space within the development and we have developed this plan within accordance of Kuna City Code and ordinances. We have a request for a rezone with the application as well. Part of that land, about twenty-five (25) acres of it, was already rezoned for another action prior to this. There's 25 acres that exist up at the, just well, my light doesn't show up on the screen, but it is approximately right here on this one. There is twenty-five (25) acres there that is already zoned R-6 through another land development application. I believe it was almost two months ago now. So, with that the City of Kuna has also, this is just north of wastewater treatment facility that was constructed, and the City of Kuna Extended sanitary sewer mainlines, underneath Mason Creek along Ten Mile Road and Lake Hazel to service this area. That was also done in conjunction with Memory Ranch Subdivision. Which is located south and west of this development, which is just west of Kuna city wastewater facility. So, there is a regional lift station in that that is designed to handle all the affluent of the development of this land and more throughout the area. This project stipulated in the staff report. Was originally anticipated to be park lands and it was zoned as such in the old comprehensive plan and it was considered to be excess property and it was sold for development to my client. So today we bring forward to you an application that is general designed to be an R-4 zone. Our rezone request is for an R-6 so we can get the right footprint for the lots in there for our frontage requirements. So, it generally fits better within a R-4 zone, but due to the frontage requirements in the R-6 zone to keep our lot frontages correct. So, we believe we are bringing to the area marketable lots, a reasonable development community, a development that would service, or be an attractive asset to the City of Kuna. And we have had many consultations with the City of Kuna staff and of course the ADA County Highway District, which those results and findings are in here. Those also include an extension of a round a bout along the Durant lane corridor, where there is a mid-mile collector and the widening of Lake Hazel Rd. and a little bit of widening on our project on Ten Mile Rd. So, in that traffic impact study there's several categories for when development with require offsite improvements as we reach a specific number of lots, I believe it's the 81st and the 480th lot, so when we reach those development thresholds we have the appropriate traffic widening, or traffic signals would be required at the proper locations. We included in our application what is actually a fiscal impact study, or an economic study and it goes through and shows the tax revenue that's generated from a loss that would benefit the schools and it would also benefit the Kuna park through impact fees, so we believe what we brought to the table is fitting, and in

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keeping with Kuna City Codes and ordinances and we believe to be a marketable development within the area. So, let's see what else should we talk about here, I think I can go into detail about all the open space requirements. We have several areas of open space that are located in the development, one of them is in the large Idaho power corridor, which is located at the Northeast Corner of the development. It is approximately 100 FT wide, no flammable structures are allowed to be built in there but we want to make it an attractive asset to the community at large with pedestrian pathways and etc. in there. We have had several changes in there through the development that came from the ADA County Highway District report, that was just received a few days ago to required additional access points to several out parcels of land which we have complied with and I have a map which shows those. **Audience Members:** we can't see what you're talking about there. We can't see what you're doing. The public has a right to see that too. ****Inaudible**** well we can't see what he is doing on the map up there so... **C/Young:** okay well he's got it so. **Audience member:** okay, Thank you. **David Crawford:** Alright, I think we got it. Can you folks still see it up there? Okay. The Ada County Highway District has required extensions additional stub streets to out parcels within the development, so what's different than the plan you have in your packet is that located right here along the southerly side of the west part of the development is an additional stub street to the north boundary of this parcel here. And we have one shown here existing so there is two stub streets that have accessed that parcel. On the east side of the development, located off of Linder Rd there is a large parcel of land that is not part of this development at the corner, it's the northwest corner of Linder and Lake Hazel. There are two additional stub streets that are provided to that development. One located on the west boundary and one located on the north boundary. So those have been the most recent changes based on the Ada County Highway District review that came in here. **C/Gealy:** could you back up the map that's on the screen so that we can see the western side? Just to see where the stub streets are on the information we have in our packet. **Troy Behunin:** On the monitor? **C/Gealy:** Yes, thank you. So, can you show me again on the map. **David Crawford:** so, there's an additional connection on this map that's not shown on that landscape plan. **C/Gealy:** right. **David Crawford:** and it is on the northerly boundary right there. The Northerly boundary of the out parcel, the south boundary of our development. **C/Gealy:** Okay, so that one where it T's on this... **David Crawford:** Correct **C/Gealy:** is now extended through. **David Crawford:** is now extended through. **C/Gealy:** Okay, thank you. **David Crawford:** and that was at the request of the Ada County Highway District. And then of course the two we have at the south, basically the southeast corner of our development, Northwest corner of the intersection of the roadway. **C/Gealy:** Thank you. **David Crawford:** So, with that being said we've obviously made, we've obviously coordinated a lot of this stuff right up front through many meetings and we have submitted this application months ago. It took 2, 3 months, almost 3 months to get through Ada County Highway District review, we have made provisions to comply with all of those requirements. We also agree with the staff report that was written and we respectfully request your approval tonight.

C/Young: Okay, yes, I know it was in the report, but how many homes, or is it 3.77 acres per home, or for per acre? **David Crawford:** Once we launch into the latest one it is going to be a little different than what was shown on the original submittal. It roughly about 3.8 units per acre, but the number of homes per acre still kind of fits in an R-4 designation as far as the numbers go. **David Crawford:** Correct. **C/Hennis:** So, the amount of open space that you indicated 8.63 acres is primarily just in that, what you call the Idaho Corridor. You don't have anything provided throughout the development for kids to play, open parks or anything, just those little sidewalk strips? **David Crawford:** We have not only the sidewalk strips, but after

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the application was presented to the city of Kuna the developer also requested that we have interconnected pathways throughout the development and those are shown on this particular map so we connect from the westside of the project all the way over to the eastside of the project. **C/Gealy:** could you highlight those please. **David Crawford:** ***inaudible*** along these corridors right through here and through that portion and some up and down and go all the way over into this area. **C/Young:** Okay. **David Crawford:** We will definitely provide that for the city staff so we can look those over a little bit. **C/Gealy:** So those pathways will be running between the lots. **David Crawford:** Correct, yeah so it adds pedestrian connectivity throughout the development. **C/Hennis:** Okay good, Thank you. **C/Gealy:** and that would be suitable for pedestrians and bicycles? **David Crawford:** Correct, yes **C/Hennis:** That's all I've got for right now. **C/Gealy:** I've got no questions at this time. **C/Young:** Okay. **C/Hennis:** Thank you. **C/Young:** Thank you. And we will have staff please come forward. **Troy Behunin:** Good evening commissioners, just for the record, Troy Behunin, planner III, Kuna Planning and Zoning Department. The applications that you have before you tonight 17-01-ZC zone change, 17-01-S Subdivision, pre-plat and 17-07-DRC, subdivision design Review for landscaping. This is for the Caspian subdivision, which is between Ten Mile Rd and Linder Rd on the North Side of Lake Hazel. The total project size is 132 acres approximately and that would include all of 17-01-S and 17-07-DRC. The 17-01-ZC or Zone Change really only for 107 acres of this project, as the applicant mentioned before Approximately 25 acres were already zoned R-6 with another land use application. Staff stands before you tonight to let you know that all of the noticing procedures have been followed in fact that because of the nature of this project and waiting the Ada County Highway District staff report to be finalized and approved by ACHD, it was necessary to delay this public hearing at least twice. And that's exactly what happened it was noticed properly for a late march public hearing, then it got tabled, and then it was tabled again at the April 11th for this evening. Staff did send out two additional courtesy notices to let people know that it was going to be tabled again last meeting, and that this meeting would be held tonight, because the staff report from Ada County Highway District had been received. The applicant has work with Ada County Highway District and also staff in the planning and zoning department and also with the public works department in order to work out all of the necessary components which are transportation related, public utility related and also to make sure that city code was being followed for subdivision design. The applicant has provided staff everything that we have asked for and then some they've gone the extra mile with providing additional stub streets that recently were added because of the Ada County Highway District recommendations, or that were contained in their final report and then also they have added some connectivity for pedestrians though out the subdivision. Staff would just like to point out that this project does follow the comprehensive plan map, as was adopted by city council in august 2015, whereas the land has been designated as medium density which ranges from, which this range falls squarely within, because R-6 is the middle of the medium density designation. You will notice that it does touch Linder Rd and it does touch Ten Mile Road and I believe that phase one of this project actually will take access and develop the Ten Mile west wing of the project and you will also notice that the Ten-Mile corridor is where the brand-new interchange is, well it's not necessarily brand new anymore, but the interchange for Ten Mile and I-84. It's been contemplated that this area will certainly grow and Kuna's efforts to also provided a way to get city services to this regions as an anticipatory measure actually seemed quite right on spot right about now because of all the development that is coming towards Kuna. Anyway, hopefully you have had a chance to read your packets. I know that it was lengthy, I will stand for any questions that you might have and we will end staff presentation there. **C/Young:** Can you run through the differences between the buffering of an R-4 to a R-6. **Troy Behunin:** Landscape buffering or? **C/Young:**

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yeah, what kind of helps put them from a R-4 to a R-6 to make the lots fit better. **Troy Behunin:** Well there is dimensional standards, for an R-4 that are more strict in terms of lot width, lot size, lot depth things like that are an R-6 they are easier to achieve because it has a narrower dimension, but basically it is the design elements that make up how a lot looks in terms of it dimensional make up. **C/Young:** But, it's not necessarily specific to the buffer in-between the subdivision and the streetscape. **Troy Behunin:** no if you're talking strictly landscape buffering, buffering between roads and the back of homes it's the same for R-2, R-4, R-6, R-8, 12 and 20 it's the same. The only difference would if it was on highway 69, because that's our presentation corridor and it's our overlay district, which this is a mile from. **C/Young:** Okay, any other questions for staff at this time? **C/Gealy:** I have one, Applicant mentioned that they included their fiscal impact report which I have seen and that it included the park impact fees, but I don't see the park impact fees as listed separately on the fiscal report, do you happen to know what those park impact fees are? **Troy Behunin:** okay so the park impact fee per home in Kuna since last July or August has been 939 dollars per home. **C/Gealy:** Per? **Troy Behunin:** Per new home permit. **C/Gealy:** oh, per home permit. **Troy Behunin:** So, every home that is built a park impact fee is assessed and is payed when that building permit is picked up so that a contractor can build that house. **C/Gealy:** but there's no annual fee. **Troy Behunin:** No that is a onetime fee, just like the ACHD impact fee that they collect when a new home is built, this is a onetime impact fee and then city taxes take care of the annual fee. But, this development could expect 466,000 dollars in park impact fees from beginning to end. If your times 939 dollars by 497 homes, that is what the city could expect. **C/Gealy:** In a onetime fee. **Troy Behunin:** that is a onetime fee and then the annual assessment with you know with taxes will take care of the annual. **C/Gealy:** So that's included in all the permit fees. **Troy Behunin:** Yes, it would be. **C/Hennis:** Now the applicant stated that this was an old auction property from City Surplus Property. Was this the area that was about being a regional park in the past? **Troy Behunin:** Yes, this is the same property. **C/Hennis:** Okay. **Troy Behunin:** It was purchased by the City in order to apply treated waste water because there was not an option for use to put in to the creek, however at some point between when it was purchased in 2009 and 2012 either the need changed or the standards changed, or something, there was no longer a need for the city to apply the water to the land and so the land was surplus and it did go to public auction. **C/Gealy:** In 2012 did you say? **Troy Behunin:** I believe so yeah. and that would only be the 107 acres of the application not the full 132, again I'm speaking in approximation. **C/Gealy:** did the city purchases other land for parks. **Troy Behunin:** We have acquired other properties, I am not sure if they are for parks, but we have acquired other properties. Including the new City Hall, and the land out back that touches the greenbelt. **C/Gealy:** Thank you I have no further questions. **C/Hennis:** Thank you Troy. **C/Young:** Thank you.

C/Young: Then that brings up the public testimony, and before we start, I will first ask if anybody who has not signed the signup sheet who would like to talk would like to do so. Okay seeing none I will move on from that, but say that the way that the process works, is that each person that signs up get three minutes to tell us what you think and give us your opinion and after that the applicant will have ten minutes to respond to the comments that have been during that time. So, having said that we will open up the public testimony at 6:32, and seeing none listed in favor, I see listed under neutral David Berryman. Please step forward and state your name and address for the record please. **David Berryman:** My name is David Berryman, 2705 W Berryman Lane, part of my questions were answered before the meeting when I talked to Tim there for a minute, but concerning the opening space, but my concern that I see is that the open

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space is almost a mile away from these homes that's going to be built first and I guess another question is that when will that be constructed, the open space, when will that be built in a time frame of today, the first phase. And, the second thing is in the summer, granted you have the open space, but a lot of people visit swimming pools, you know and I for a living kind of build some of these things for other developers and most everyone we do has a pool and this one I see nothing of that nature and I would just like for the people, cause there is going to be what 1,000 kids if each family has two there has got to be something for these kids to do cause I'm right across the fence and I've got livestock and I think we all know how little kids get sometimes. So, I just want a little more amenities for some of the things for kids to do.

C/Young: Thank you. **David Berryman:** Thank you. **C/Young:** Okay, next up I have listed Corilee or Tyler Johnson? **Corilee Johnson:** I'm Corilee Johnson and our address is 5975 South Linder so we touched the development, our property does, we are right here, it is right over the fence. So, my questions are first of all about the ACHD report about that Linder entrance it's that solid yellow line there it's a hill. I just want to know what accommodations are going to be made, obviously, nobody can be turning across to enter the neighborhood if they are coming from the south or if they are coming out and they want to go North, they won't be able to. I mean I don't know, I would love an explanation cause it's a solid yellow line. Then the next thing I was curious about was, so there is kind of a common area down here in the right-hand corner, there is kind of a little strip right there, I would like to know what is, maybe we've already touched on it, but I've missed it, I would like to know a little more about that. I also express concern, the same as the gentleman before me, about the lack of open space park area, I have livestock right across the fence a little concerned about that many kids with not a lot to do. And just my other question, concern whatever would be just once again we've got properties, homes, properties that would back up to our property and I would love, I would request privacy, I don't know if privacy fences are going to be built out there, but that would be a request of mine. Okay, I think I am good. **C/Young:** Okay thank you, and then next we have listed Jeremy Woodland, did I say that correctly? **Audience Member:** Woodland. **C/Young:** Woodland, I got to mess one up every time. **Audience Member:** That's alright. **C/Young:** I am sorry. **Jeremy Woodland:** Jeremy Woodland, I live at 1990 Jarvis court just around the corner from that. I guess that most of my concerns have been expressed already. Obviously, this is going to add a lot more traffic to our area, not to mention I don't even know however many other proposed neighborhoods there are in the area now, how many homes, that's my main concern. Another concern we have on Jarvis Court is that if this development, if it continues North to an adjacent property, we are wondering if our court is going to end up as a through street to a subdivision. Do you guys understand what I am saying there. I guess maybe it doesn't have anything to do with this proposal specifically, but what are the chances that these inlet and outlet roads on Lake Hazel are the only ones to this subdivision and then to future subdivisions in the north. **C/Young:** well the stubs that go up to the north they will be posted to if possibly something develops to go and continue to the north. **Jeremy Woodland:** Right, but would Jarvis Court, which is a dead-end street right now would that be turned into a through street into those neighborhoods. **C/Hennis:** I don't believe they could. **C/Young:** if there is private property below that they would have to obtain that. The way its developing here I can't say 100 percent, but the way it looks I would say no. **Jeremy Woodland:** There is rumor, I don't know, Tim can you confirm did you guys purchase the Jarvis. **Tim Eck:** I can answer the questions. **Jeremy Woodland:** Okay, alright I am kind of representing Jarvis Court so I am going to ask if there is anything else that you want me to bring up. **Audience Member:** I am curious about that street... **Wendy Howell:** If you want to speak you need to go up to microphone ****inaudible**** **Jeremy Woodland:** I guess that's it for me then. **C/Hennis:** Thank you. **C/Young:** Then I will

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ask just one more time if there is anybody else that has not signed up, but would like to? Okay seeing none we will let the applicant, please come back up and. **Tim Eck:** My name is Tim Eck I live in 6152 W ****Inaudible**** Lane in Eagle. David Crawford is our civil engineer. Let see if I can touch on all of the questions that were asked. We have provided two additional stub streets to adjacent properties, as required by ACHD, the diagonal strip you see through the property is an Idaho Power easement, we built 100 FT wide, its 100 FT wide. We can construct nothing flammable under that. That will be a greenbelt with pathways through it. The contiguous subdivision over in spring hill has an extension of that thing. Someday we will have a 100 FT wide greenbelt with pathways going from one side of the city to the other side. That is an open space use that I am 100 percent behind. I don't like pocket parks where dogs just defecate, and kids don't play. That, I can do, I can get behind all day long. We have provided additional interior connectivity. The landscape plan you saw up here was before we added all that stuff so it shows the color, but the modified plat shows the connectivity through the plat, we want are kids to be able to get out, get on a bicycle and get from one end of the subdivision to the other and get on to the big pathways that are going to be constructed. we do a lot of market analysis on which subdivisions we want to put pools and club houses in. It's not justified in all subdivisions in Kuna to do a pool and clubhouse they are very expensive, the cost of maintaining them is high. We try to hit a range of market, and land values and lot values, and we just can't put them in every subdivision because every subdivision doesn't want them. The Jarvis Property they've inquired is under contract, that is the property to the North of this, there will be two stub streets going to it from our subdivision, there is only one shown here, is there two on that one? **David Crawford:** There is two on that one. **Tim Eck:** There is two on that one. **C/Hennis:** Can you show us which two, would you mind? **David Crawford:** ****inaudible****. **C/Hennis:** Okay thank you. **Tim Eck:** The roadways in Jarvis would be designed to work off those streets. Jarvis Court, in their subdivision, it's not a current road standards, Troy might be able to elaborate on it, its location if being built today would be required to be a mid-mile collector it could never be improved to be a mid-mile collector today because it's all fronted with homes, and it would have to be significantly wider. It does parallel this property at one spot, our intention would not be to connect to it. We would only connect to it, if the city or the highway district required us to. But, our application would not include a connection for the primary reason that I respect the neighbors wish to stay disconnect, they don't want all of this traffic going through. So, we also, years ago didn't have a parks and rec fee. What's that number 460,000? **Troy Behunin:** just under 467, more like 466. **Tim Eck:** yeah, will be generated in park impact fees for the purpose of buying and constructing regional parks and hopefully we are able to provide the pathways to get there, through our greenbelts that we will put in. But, you know, our desire is to not put in pocket parks that will be a burden on the association, when we are already spending that kind of money for the city to build regional parks, and I stand for any questions. **C/Young:** This one might be for the engineer, but in reference to the connection to Linder. **Tim Eck:** yes, he is going to get up after me and address that. **C/Young:** okay and what's my other one, and the other gentleman's questions about the phasing time frames, could you address those. **Tim Eck:** Well we are going to start, we are starting at Ten Mile because that is where the sewer and the water and the pressurized irrigation are. There is a walking horse facility there, it's the old mason creek walking horse ranch. It is still in operation, we do own it, we are going to try and work around that facility just to leave there as long as we can, because people benefit by it being there, they use it. We will be starting at one end, and kind of working our way from the west to east, across the back and then stretching our way across to Lake Hazel because we will need a second point of access and then we will continue to work our way across. But, with each phase any pathways, common

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lots, which are typically 20 FT wide, there's landscape requirements by city code for those and they will contain asphalt pathways through them for pedestrian and bicycle traffic. **C/Young:** Okay, and I think I've seen the perimeter fences for the neighborhood properties are six-foot vinyl fencing? **Tim Eck:** Yeah Kuna Code, correct me if I'm wrong, requires a six-foot solid vinyl fence around the subdivision boundary. So, as we do each phase the boundary will be fenced with a six-foot vinyl fence. Unless it is an open space that is the option. The pathways ways, we will generally do a four-foot fence with latus on top. So, it is still six foot so you get a little visibility from the back yard into the pathways just for a little bit of security, so that the pathways aren't completely blind corridors. **C/Hennis:** kind off of your thought earlier about certain subdivision wanting pools and clubhouses, it seems like this one is a fairly large subdivision as compared to what you have brought before us in the past, it seems like this warrant something more, to what level, what kind of developments do you think warrant this. **Tim Eck:** well our Springhill subdivision is 677 lots and it's going to have a pool and a rec facility and 26 acres of open space, and so this one we decided to keep it more into the lots and less into the open space, and probably a little more of an affordable product here than will be in Springhill and try to keep the HOA paid dues down. **C/Hennis:** Okay. **Tim Eck:** It's kind of a mixed bag, I mean you go to the sales centers and five buyers come in wanting to know if they are going to have a pool and clubhouse, if you tell them yes, they walk out, the next five come in and you tell them yes, they buy. **C/Hennis:** Yeah, okay, Thank you. **Tim Eck:** And I'll let Mr. Crawford...**C/Gealy:** wait, excuse me on the phasing, I didn't go back and cross check and I apologize for that, in the engineer's report on the last page it talks about phasing and development and that phase 13 of one lot has the possibility of being used to obstruct access and the city engineer would recommend combining it, has phase 13 been combined, now it's just twelve phases? That's a question. Are you addressing the concern of the city engineer? Thank you. **Tim Eck:** I'll have the city engineer answer that question. **David Crawford:** Chairman Commissioners once again, David Crawford B&A Engineers 5505 W Franklin RD. obviously to answer your questions regarding obstructions, we certainly don't want to obstruct access and we will comply with the City of Kuna Engineer's requirements as development occurs throughout the phase. We don't see any issues with that, I believe phase 13 comes in somewhere around the southwest portion of the development if I am not mistaking. I think that we might have been looking at corridor to provide sewer and water through that area at one point in time so I think that may be where the concern is coming from. It certainly isn't one that we are going to do, we will have to design around it in order to continue those types of facilities throughout the development. Certainly, secondary access for emergency access will also be installed. And if I may answer one question, however related, I think it was MS Johnson, indicated there is a hill located on Linder Rd. kind of up towards the north and that was part of the traffic study that was done by Kittleson and Associates and also addressed in the Ada County Highway District Staff Report and we found that the site lines through there in keeping with the Ada County Highway District's requirements for the collector street or arterial street in that case, so we have our access on the east side of Linder road, set south, on our east side of our project, well west side of ***inaudible***. **C/Hennis:** There you go. **David Crawford:** Directions are problematic, so I am going to point. **C/Hennis:** That's alright it takes me a minute to think about it. **David Crawford:** yeah, and on the bottom here this is Linder Road running north and south, and our access point is set here, so we kept it away from the higher part of that hump through there or that line of site right there. So, that's where our access point is placed. **C/Young:** I think part of the ACHD requirement was to maintain that 550 FT plus distance and kind of infill that as needed in order to maintain that sightline. **David Crawford:** and I guess the last thing that I would like to address while I'm standing here is, MS Johnson also asked about the

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southeast corner being open space, that is not part of the development it is owned by others and that is not included in our project at this time but we did provide stub streets to it as required. **C/Young:** okay. **C/Hennis:** I have nothing at this time, thank you. **C/Young:** any other questions for the applicant at this time? **C/Gealy:** Not at this time. **C/Young:** okay then I will close the public testimony at 6:50, and that starts our discussion. Have any initial thoughts? **C/Hennis:** Well my initial thought was per the, where is this one section. I didn't realize that this was the spot that used to be what we were hoping was becoming a regional park, like we talked about, as is outlined in the recreation and pathways map, who knows this could be different here. So, I'm a little disappointed we are not getting some open space up there. Because I thought that was going to be kind of compensating for the way that this development is laid out. I am a little worried about all the open space being on the far side and being in half way through the development. I understand the comments about the pocket parks and such, but I really think the kids need a place to be, and dogs and everybody else that goes out, it can't be all just homes and sidewalks. I mean that's the only problem I have this. I think it's laid out well, and there is a lot of connectivity, I appreciate the pathways they put in. I am worried about the traffic in area, but there is a lot of mitigating provision that ACHD has laid out. **C/Young:** I agree as far as traffic is always a concern, but it seems like as they hit milestones there is additional impact studies that have to be done to determine what direction they need to go, with mitigating and offsetting these. **C/Hennis:** Three other surveys during the time period of construction. **C/Young:** I like that the density is down below, or near an R-4 than an R-6. **C/Hennis:** How much difficulty is it to be an R-4 vs an R-6, I mean I guess its depending on the lot layout. **C/Young:** I think that's what Troy had on as far as it gets into some of its spacing and then widths and depths of some of those lots the way they lay out the land. **C/Hennis:** But as this is plotted they can't go back in and change that anyways so we are kind of stuck with this one anyhow. Did they say in ACHD's report at all as far as what the plan is for the expansion are along Ten Mile. **C/Gealy:** I didn't see it. **C/Hennis:** other time frames? Cause I didn't see much as there talking about this becoming one of the main entrances, but it's still just two lanes. I know there's a couple of stop signs along their that back things up a lot, I was in it one day. **C/Young:** There are some time frames talk about, but I'm not sure, maybe staff can remember what ACHD time frames are for as far as the five-year plan, I think. **C/Hennis:** For along Ten Mile. **Troy Behunin:** I do not know what their five-year plan is for the Ten Mile corridor, no I do not have that. But many of the requirements that are listed the ACHD report are reflective of the traffic impact study that the developer did provide and got approved by ACHD. Many of those are development driven. So, I know there is concern about traffic, and I know there is concern about road widening, and I know there is concern about stop signs vs signals or roundabouts, a lot of that is development driven. ACHD doesn't require that you go out and build everything ahead of schedule, they wait for the homes to get there, they are the traffic authority, they go off of AASHTO, which is the Highway and transportation bible, basically and they are the ones that have picked this apart and using their policies so they are the ones who really determine the time frame. But, I can tell you that most of it is development driven. **C/Hennis:** Right, but more specifically I was indicating or questioning along Ten Mile that's supposedly becoming one of the main corridors off of 84, to me the way its represented is different than the rest of the streets, that's why I wasn't sure, if there was more of a defined... **Troy Behunin:** There is a study that ACHD did complete for the Ten Mile Corridor and I do know that it includes a number of roundabouts along the Ten Mile Corridor, most of those are five and ten and fifteen, twenty years out, but again development will speed that or slow that time frame. **C/Hennis:** Right. Okay thank you. **C/Gealy:** If you look on page 81 of our packet there is a, it's in the ACHD report, they are expecting, the Amity Road

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Ten Mile intersection to be improved with the construction of a roundabout in 2021. **C/Hennis:** Right, I saw that, that's what concerns me is that that's still ways out. **C/Gealy:** But, then further down, in the traffic and impact study. **C/Hennis:** It sounds like it's a lot further. **C/Gealy:** It doesn't seem that far away, the traffic impact study knows that 280 homes could be built before that intersection, and therefore staff recommends ACHD's signature on the final plat, which contains the 281st lot and the applicant be required to install an interim signal. **C/Hennis:** Right, no I saw those, but I was just thinking, I mean we are going to have signals at that, but it is still going to be a two-lane road. Along Ten Mile, but they are trying to bring all this traffic there off of 84 and everything down there and they are trying to funnel down there like a corridor, yet they're making it a two lane with stop signs and such. That's why I was wondering if there was any talk of when that expansion is going to occur because it's a big piece of this area growing. **C/Gealy:** Well I have two concerns. I think ACHD will address the traffic, I mean that's what they do and all of the cities in ADA County have given ACHD that authority, but I am concerned about nearly 500 homes and no open space to speak of. Although I recognize the park impact fee is a significant chunk of change, it doesn't give the people living in these homes, places to gather, there children a place to be. So that's a concern, and I continue to be concerned with transitional lots when we put essentially a R-6 or a R-4 in the middle of what is really a rural area, now that we take into consideration the neighbors that for the time being are used to having open space all around them and try to mitigate that impact on the neighbors through more transitional lots, so that one neighbor doesn't have seven lots backing up on their property. If we could have larger lots where there backing up against existing rural residential customers and provided a little bit more open space within the community for the future residents I think it would be a really nice subdivision. But, those are my two concerns the transitional lots and some sort of amenity for the residents. **C/Hennis:** The one issue with that is primarily all the northern boundaries are already subdivisions, future subdivisions. At least that's according to this one map that's in here. **C/Gealy:** Where is that map? **C/Hennis:** I am trying to find it; do you have the one that shows the subject property? **C/Young:** With the R-6's around them and the R-4? **C/Hennis:** No this one calls out the names of all the subdivisions, my iPad is going extremely slow. **Troy Behunin:** Dana which map are you referring to. **C/Hennis:** It's the one that shows the subject property and it has the name of the subdivisions immediately around. **Troy Behunin:** Oh, that's the vicinity map that would be, that's probably the fifth or sixth page in back of the staff report. **C/Gealy:** into the report? **Troy Behunin:** In the back of the report. **C/Gealy:** oh, behind report. **Troy Behunin:** behind the staff report. **C/Young:** So it's actually a satellite image with the, is that the one you're talking about? **C/Hennis:** No, it's a line drawing much like this vicinity map, but actually, no it's not that one. We might have to start printing these things out. Bear with us folks. **C/Young:** Well there's this that shows Caspian, and Renaissance, Memory Ranch. **C/Hennis:** No actually it's a line drawing. It's much like the phasing drawing. Its right here, page 72. **C/Gealy:** You found it? **C/Hennis:** Yup, it's a B&A Engineers drawing that shows the vicinity map. Immediately to the North you've got areas that are designated as Berryman subdivision, Patriot Ridge estate subdivision, and that one carry's over the other areas Patriot Ridge. Even the little pocket one down by ***Inaudible*** street is a ***Inaudible*** Subdivision. So that's my question. **C/Young:** it seems like this area North of this subdivision are under contract. **C/Hennis:** That's kind of what I am wondering. The only un-platted areas are due south. Along Ten Mile and along Durant. **C/Young:** the map above shows R-6, R-6, R-6, R-4. **C/Hennis:** well this whole area of the Comp Plan is R-6. **C/Young:** But I think everything North of this subdivision would be a future subdivision as far as... **C/Gealy:** well it says it's a subdivision now, but it does say it's an R-6. **C/Hennis:** No its not, and that's a great point. **C/Gealy:** and it's in the county so we know that it's not R-6. **C/Hennis:**

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this is still outside of our area of impact correct? **C/Young:** I think we are hitting the edge of the boundary. **C/Hennis:** Staff, quick question for you, is the line of impact along Lake Hazel Correct? **Troy Behunin:** It is except when you annex property into the city it is no longer in the area of city impact. It's in the City. **C/Hennis:** Thank you. **C/Gealy:** well the city of Meridian was happy for us to annex that piece over north of Lake Hazel and west of Ten Mile. **Troy Behunin:** They were okay with that yes, and all of these lands, they are already in the City. The application tonight, every square foot of this application is already in the City of Kuna, and has been since 2009. **C/Hennis:** Right but that northern boundary always been contentious with Meridian. **Troy Behunin:** it has and at least the long south, or the south part of this project, on the north side of Lake Hazel, its already in the City so it doesn't matter where a line is because its already in Kuna. **C/Young:** I also have a want maybe, for call it a pocket park, or whatever your verbiage your using, but some more open space on the west side of the property. I think it's awesome that as the city develops we are going to have that pathway cutting through here and there is connectivity to there, but that doesn't always necessarily help anybody that's ¼ mile away. **C/Hennis:** Plus, that's not until phase 9 and 14. **C/Young:** I think that looking for some sort of open space along the west side wouldn't be a bad deal. **C/Hennis:** Possible something over here in the phase 2 to 3 area. **C/Young:** Other than that, I like the connectivity that has been provided. As things develop north, north west of this, with what's being planned north and northwest, I think ACHD will be accelerating some of the plans for traffic. I don't have much of a fear of it, and I know it's going to happen and I know it's going to have an impact on it. I think they are going to address that as the area develops more quickly than they thought. **C/Gealy:** I am also disappointed to learn that this is the 100 acres that was supposed to be a regional park. **Audience Member:** you should have heard the rest of us at the neighborhood meeting. ****Inaudible**** **C/Hennis:** Yeah and thinking back on that I don't know how clean that water would be. **C/Gealy:** Then the water would have to be of a certain quality, if you're going to dump it, for it to have contact with humans and animals. We could have a park, but we would have to fence it off. **C/Hennis:** The issue with that is it that most of the time it is really clean, but it has that perception and I'm not even sure if I'm over that. And I'm an engineer. **C/Young:** So, I guess, maybe a question we could ask the applicant is if they might be amicable to do some open space on the west side of the... and I know you people want to see, but I need to see this for a minute to. **Audience Member:** You could turn it 90 degrees. **Tim Eck:** So, we crossed hatched the red open area. So, leave this as open space with pathway connectivity right here and it's just about in the middle of this mass, so that's converting three lots to open space. **C/Hennis:** I am just trying to figure out which phase we are looking at here. Technically we are looking at phase 12. **Tim Eck:** is that phases twelve, it's got to be close. **C/Young:** According to this map it's phase 12. **C/Hennis:** We appreciate your effort greatly. ****inaudible**** I was just going to ask if that was something that could be absorbed into maybe phase 2 or 3, cause its right on a leg of phase 12. **David Crawford:** we couldn't get it into phase two because that doesn't connect to it, but we could get into phase three. **C/Hennis:** Okay. That would be much appreciated. What lot numbers were those? **Trevor Kesner:** Hey David, could I just have grab the microphone, do you want to take it with you. **David Crawford:** Chairman, Commissioner they were lots 13, 14, 15 block 7. **C/Hennis:** Thank you. **C/Young:** that kind of addresses that concern and I am happy they were able to have discussion with staff about the pathways. Do you have any other thoughts or concerns? **C/Gealy:** Nope that's good. I appreciate that. **C/Young:** okay, then if there is no other discussion I guess I could stand for a motion. **C/Hennis:** hang on a second, so rezone and subdivision will be recommendations, whereas DR will have to be separated out for an actual approval or denial, okay.

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Commissioner Hennis motions to recommend approval for Case No.'s 17-03-ZC (Rezone) and 17-01-S (Subdivision) With the conditions outlined in the staff report as well as discussions that have occurred tonight with the revisions that were made for the open space prior to tonight and absorbing lots 13, 14 and 15 of blocks 7 into phase 3 for open space; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Commissioner Hennis motions to approve Case No. 17-07-DR (Design Review with the conditions outlined in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Chairman Young calls for recess at 7:17

Commissioner Hennis Motions to approve a three-minute recess; Commissioner Gealy seconds, all aye and motion carries 3-0.

Chairman Young calls for a comeback to order at 7:20

4. OLD BUSINESS

- a) 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision - ***Findings of Fact and Conclusions of Law***

Trevor Kesner: Chairman and Commissioners Trevor Kesner, Planner for the City of Kuna, 751 W 4th Street. This is in regard for the findings of fact and conclusions of law for Winfield Springs Subdivision that was before you on the consent agenda for this evening. What I would like to do is, I would like to draw your attention to the conditions that were put forth in the packet which you have before you. If I could draw your attention down to condition number ten, which currently reads the developer adequate land for a well site and a pump station, within the project boundaries, the developer shall construct the pump station and the reservoir and provided a three-phase power and drain line for blow off and over flows consistent with city policy. Location of the pump station and reservoir shall be approved by the city engineer. I have heard from the applicant that they want the conditions to read a little more in line with the city engineers recommendation, so what I did was I consulted with the city engineer for some proposed language changes and I consulted with the applicant for some proposed language changes, and I will pass that to you and we will put it in the record. The first email is from Scott Wonder from J-U-B Engineers, saying he is okay with the proposed language which is in red before you and on the second page you will see an email from the city engineer saying for his purposes the language is acceptable. The change will be noted in the findings. So, the text that is in red has been proposed to the City Engineer and the applicant. They are both in agreement with those proposed changes. We just wanted to make sure that those findings were amended in the proper forum prior to you guys approving them. **C/Gealy:** So, you'll re-number the remaining conditions? **Trevor Kesner:** Yes, in fact the number ten with the strike through will change to the number ten that is in red and there will be an addition of number 11, which it will have an additional condition. The reason for this really is one, more to do with a potable water supply well, number 10, and then number 11, is really the City Engineer's determination that there is a need for an actual pressure irrigation pump station, it's kind of if the developer will bring that 12-inch pressure irrigation line they will provide the land for the well site and the reservoir and the city will build the well

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site. **C/Gealy:** in your staff report there is a condition 11, so you're just going to shift the other ones down? **Trevor Kesner:** Yes correct. **C/Gealy:** for the record, I was not present at this meeting, the previous meeting so can I still vote on this. **C/Young:** have you read the rest of the meeting minutes, and if you're comfortable with the rest of the meeting minutes. **Trevor Kesner:** There is no new conditions being put forward here, it is just a change in the language, where both parties are more comfortable with the clearer language for what is being proposed in the findings. **Wendy Howell:** and it was reviewed with the City Engineer. **Trevor Kesner:** It was reviewed by the City Attorney as well. **Wendy Howell:** To verify that there wouldn't be any issues. **Trevor Kesner:** So, the findings of fact that in your folder tonight for you to sign will be the revised version which includes the new number 10 and new number 11.

Commissioner Hennis motions to approve Case No16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision Findings of Fact and Conclusions of Law with the provisions and additions as presented; Commissioner Gealy Seconds, all aye and motion carried 3-0.

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.

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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P & Z Findings of Fact & Conclusions of Law

To: **P & Z Commission**

File Numbers: **17-01-S** (Subdivision),
17-01-ZC (Rezone) and
17-07-DRC (Sub Design Review).

Location: NEC of Ten Mile Road & Lake
Hazel Road, Meridian, Idaho

Planner: Troy Behunin, Planner III

Hearing date: March 28, 2017 (**tabled**)
Tabled Until: April 25, 2017
Findings of Fact: **May 9, 2017**

Representative: **B & A Engineers**
David Crawford
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Owner: **Mason Creek Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID 83616
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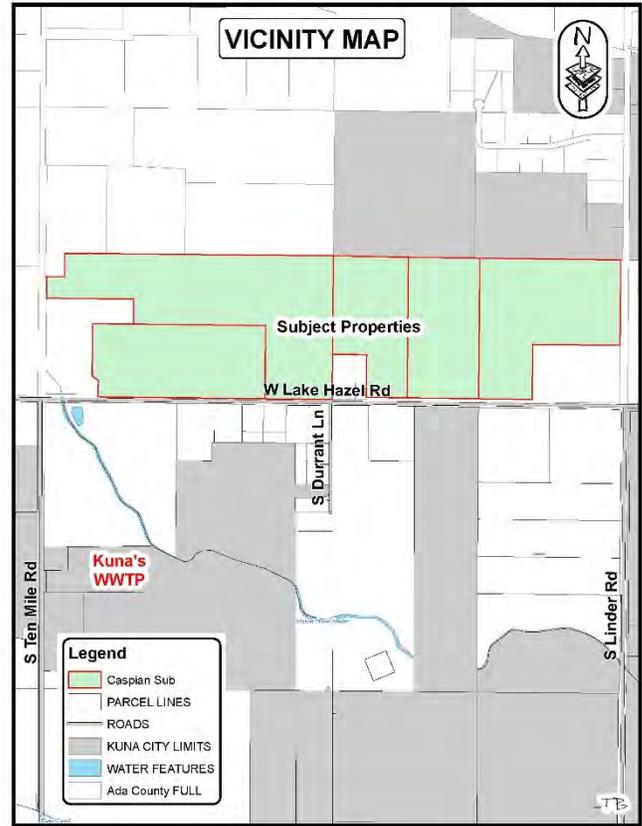


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones and preliminary plat's for subdivision's are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for Subdivision landscape design review. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- i. Neighborhood Meeting October 14, 2016 (one person attended)

- | | |
|---|---------------------------------|
| ii. Agency Comment Request | January 26, 2017 |
| iii. 300' Property Owners
<i>Courtesy Notice</i> | March 10, 2017
April 7, 2017 |
| iv. Kuna, Melba Newspaper | March 8, 2017 |
| v. Site Posted | April 3, 2017 |

B. Applicants Request:

1. Request:

On behalf of Mason Creek Farm, LLC. Tim Eck, David Crawford with B & A Engineers (applicant), requests approval for a rezone of approximately 107 acres from P (Public) to R-6 (Med. Density Residential), and a preliminary plat for approximately 131.74 acres of land. The applicant proposes to subdivide the parcels into 497 buildable lots and 68 common lots. Applicant is also seeking Subdivision landscaping Design Review approval. This site is located north of Lake Hazel, between Ten Mile and Linder Roads (See Map).

C. Aerial Map:



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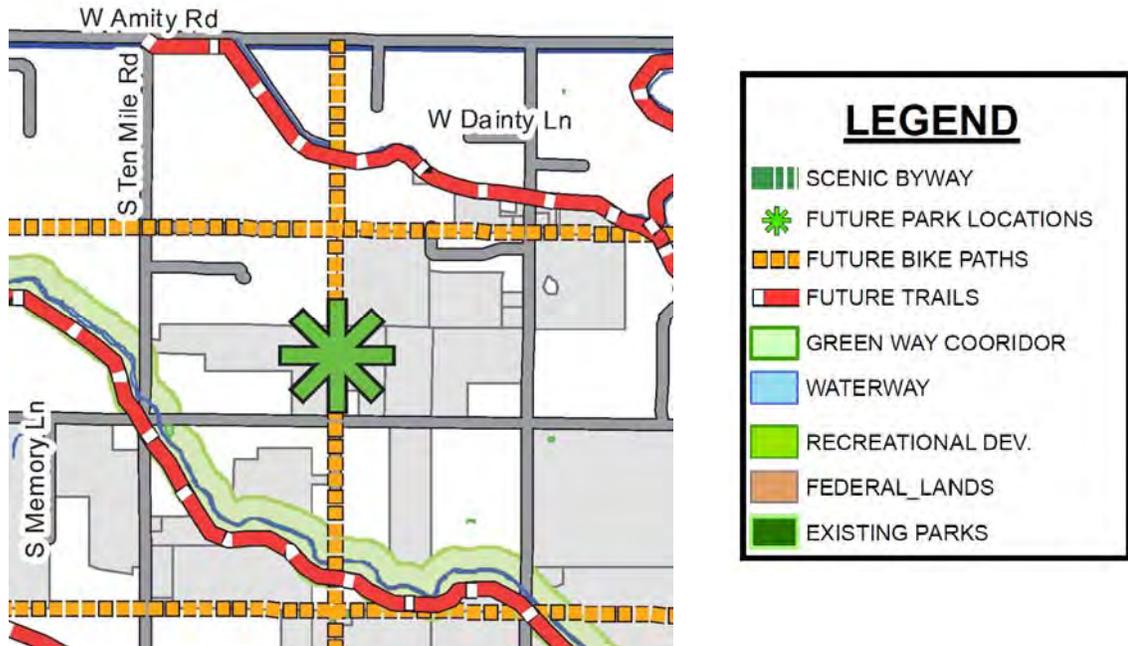
D. Site History:

Recently, this site was annexed into Kuna and has historically been used for small agricultural purposes and farm property for many years. The site is near City and County platted subdivisions – Memory Ranch, west/southwest: Kuna, Patriot Ridge, north: Ada County, Durrant Estates, south: Ada County.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to High Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future park in the area within the site. Applicant has proposed open space below the power lines.



3. **Surrounding Land Uses:**

North	Ag., R-2, RUT	Agriculture AND Low Density Residential – Kuna City, Rural Urban Transition – Ada County
South	Ag., RR, RUT	Agriculture - Kuna City, Rural Residential AND Rural Urban Transition – Ada County
East	RUT	Rural Urban Transition – Ada County
West	R-4*, RUT	Medium Density Residential – Kuna City * AND Rural Urban Transition – Ada County

*Recently this land was annexed into Kuna City as R-4.

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

Parcel Size (Approximately)	Current Zone: (P & R-6) Public, Medium Density Residential	Parcel Number
42.04 acres	P – Kuna City	S1235346610
17.14 acres	P – Kuna City	R8468870305
18.94 acres	P – Kuna City	S1235438411
28.29 acres	P – Kuna City	S1235449215
22.87 acres	* R-6 – Kuna City	S1235347051

*Recently this land was annexed into Kuna City as R-6.

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Nampa and Meridian Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Meridian Rural Fire District

Police Protection – Ada County Sheriff’s office – Kuna Police
Sanitation Services – J&M Sanitation

6. Existing Structures, Vegetation and Natural Features:

There are no structures on site. The site has vegetation that is generally associated with Agricultural fields.

7. Transportation / Connectivity:

The site is adjacent to Ten Mile Road on the west, and Linder Road on the East side. The property also touches a significant portion of Lake Hazel Road. There are five proposed points of access for the project; one on Ten Mile, one on Linder, and three places on Lake Hazel.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- City Engineer (Gordon Law, P.E.) *Exhibit B 1*
- Ada County Highway District (Mindy Wallace) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- COMPASS (Carl Miller), *Exhibit B 5.*
- *Approved Traffic Impact Study (Approved by ACHD) Exhibit B 6*

F. Staff Analysis:

In September of 2009 (09-01-AN), approximately 107 acres of this application were annexed into Kuna city limits with a ‘P’ (Public) zone as a way to land apply treated waste waters from Kuna’s Waste Water Treatment Plant (WWTP) that is 1/4 mile south of Lake Hazel on Ten Mile Road. These 107 acres were surplus by the City in 2013, and sold at public auction, as they were no longer a necessity for the City. Additionally, approximately 22.87 acres were recently annexed into Kuna City limits with an R-6 (Medium Density) zone. The site is near other Kuna city subdivisions with the R-6 zone. The project touches three major arterials (Ten Mile, Lake Hazel and Linder Roads) and all public utilities will soon be available to service this subdivision.

The applicant seeks a rezone for approximately 107 acres from P (Public) to R-6 (Medium Density Residential) and approval for a preliminary plat for a total of approximately 131.75 acres, in order to develop the property into 497 new single-family homes and 68 common lots and design review approval for the subdivision landscaping to include the buffers along the road frontages for the project.

Long ago, the city of Kuna recognized the importance of the Ten Mile corridor and the critical role of the new Ten Mile Interchange at I-84, one of the newest interchanges in the Treasure Valley funded by the Idaho Transportation Department (ITD) and the Ada County Highway District (ACHD) in anticipation of the growth along the Ten Mile corridor and neighboring areas. Furthermore, ACHD has completed a study for the south Ten Mile corridor that anticipates additional growth for this area and designated Ten Mile as a major arterial roadway. Additionally, the city of Kuna anticipated the roll of the interchange and growth for this area ahead of all agencies by placing one of Idaho’s newest and most advanced waste water treatment plants a 1/4 mile south of Lake Hazel Road on Ten Mile in 2009.

Furthermore, landowners have noticed the opportunity of the interchange, the treatment plant, and responded by developing their lands as an R-6 (Medium Density Residential) subdivision directly west of the treatment plant (Memory Ranch Subdivision – 262 Homes so far). Through direction from the City, that developer sized and built a lift-station for purposes of serving the entire region and placed it 470 feet south

of Lake Hazel. If this application is approved, development of this site will bring all of Kuna's services to the area and use this up-sized lift-station, thus providing an opportunity for other land owners to connect to Kuna's services. The Memory Ranch lift-station is roughly 1,000 feet from this application and the developer will extend these service lines to his property. In addition to Memory Ranch, a nearby R-6 subdivision (Springhill Subdivision at the southeast corner of Linder and Lake Hazel) will begin construction on phase one this summer. Springhill is approximately 203 +/- acres and could bring 700+ new homes to the area and is only 600 feet from this project (See Exhibit C 1).

City of Kuna Planning Efforts:

Kuna has been extensively planning for and studying this area since 2006. Included with that planning effort is a way to provide city services, a complete Comprehensive Plan Text re-write, Comprehensive Plan and Planning Maps including lands between Lake Hazel and Amity, and the construction of the treatment plant. There are many sections within Kuna's Comp Plan Text that discuss and plan for the lands between Lake Hazel and Amity Roads, and considerations for traffic, services and housing for that region. The lands in this application have been included (and designated as residential) on the planning Map and Area of City Impact (ACI) map since 2008. Notwithstanding nor diminishing Kuna's extensive planning, between 2012 and 2016, Kuna City and Meridian City had numerous discussions about the ACI line between the cities. At the same time, Kuna was negotiating its own new ACI with Ada County. As a compromise, Kuna elected to withdraw from the debate over the mile between Lake Hazel and Amity, and eventually pulled the ACI line down to Lake Hazel. Kuna continued planning for the Bittercreek area, and access to its sewer facilities facilitated the settlement between Bittercreek Meadows Subdivision and City of Meridian by providing sewer at its new \$30 Million treatment plant, only 1,000 feet away. Prior to this application, Kuna's city limits existed above Lake Hazel Road. The Kuna planning map approved by City Council in August 2015 (*See Exhibit C 10*), identifies the lands in this application as Medium Density, and the proposed annexation requests R-6 conforming to the map. As stated in their request, the applicant has proposed that densities will reach about 3.8 units per acre.

Staff has reviewed the proposed landscape plan for the subdivision and finds it is in substantial conformance with the Design Review (for Subdivision Landscape) Code for Kuna.

City of Meridian Planning Efforts:

Meridian City also has been studying and planning for this area. Notably, Meridian city has no immediate plans for municipal sewer, water or pressure irrigation services for this area. Meridian City limits, are nearly a mile from this area and services are even further. On October 11, 2016, Meridian City Council approved a Future Land Use Map (FLUM - *See Exhibit C 11*), demonstrating that Meridian also foresees the importance of the Ten Mile Corridor and the interchange, as Meridian has designated Mixed Use Neighborhoods (MUN) on both sides of Ten Mile for at least two miles; including five City parks planned within one mile, a fire station within one mile and a transit Station for commuters at the Interchange. This MUN designation predicts significant residential growth for the area.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and Map; and forwards a recommendation of approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On April 25, 2017, the Commission considered Case No's 17-01-ZC, 17-01-S and 17-07-DR, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Commissions Consideration:

Based on the record contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, including the exhibits, staff's report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends approval of the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR, for Caspian Subdivision.

The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and the Subdivision and Design Review regulations outlined in titles 5 and 6 of KCC.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial for Case Nos 17-01-S, 17-01-ZC and 17-07-DR. On April 25, 2017, the Commission voted to recommend approval of Case No's 17-01-S, 17-01-ZC and 17-07-DR.

Comment: *On April 25, 2017, the Commission voted to recommend approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on April 25, 2017, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on April 25, 2017, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density. As this is a proposed medium density residential use the project follows the goals of the Comp Plan and the Comp Plan Map.*

6. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 25, 2017.*

J. Factual Summary:

This site is located near the north east corner (NEC) of Ten Mile Lake Hazel Roads and reaches Linder Road to the east. Applicant proposes a rezone from P (Public) to R-6 (Med. Density Residential) for approximately 107 acres and a preliminary plat for approximately 131.75 acres into City limits in an R-6 zone creating a subdivision with 497 buildable lots and 69 common lots. Applicant proposes a Subdivision landscaping for the 68 common lots.

The site will take one access from Ten Mile Road, and one from Lake Hazel Road, and three access points from Lake Hazel Road.

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designation of Medium Density shown on the Planning Map (See Adjacent Map) for these parcels was amended in August of 2015 by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

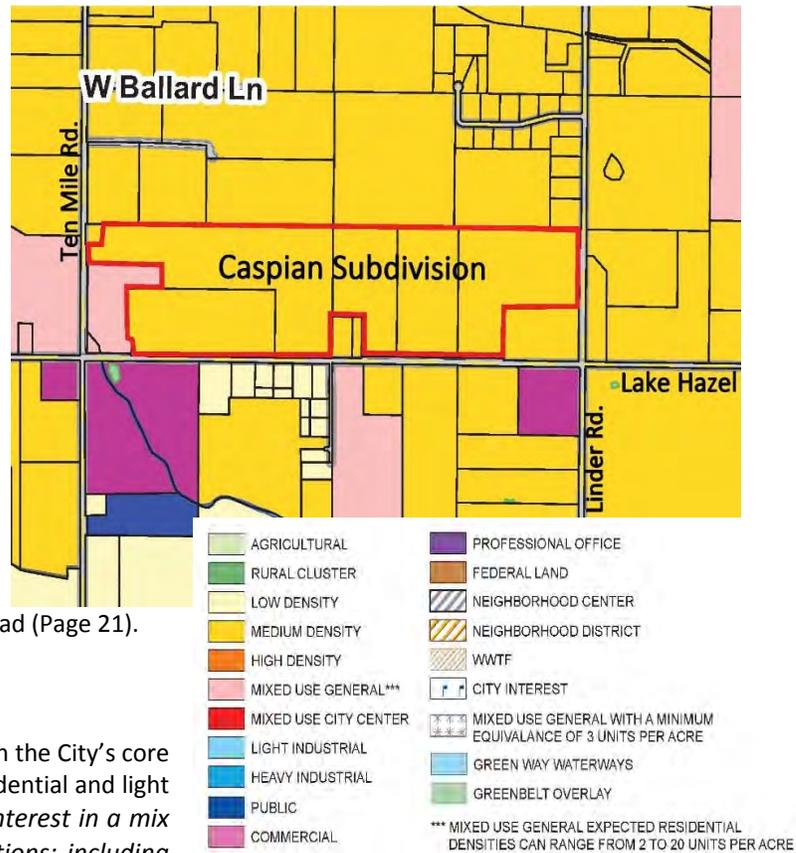
Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City’s core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single- family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposed preliminary plat with a proposed 3.77/DUA follows the community vision and provides a way to achieve the housing goals as stated and adopted.*



Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and 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.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: The proposed preliminary plat requests an R-6 zone, and approximately 3.77 / DUA, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Planning Map.

L. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Titles 5 and 6 of the KCC.

2. The site is physically suitable for a rezone and an R-6, residential subdivision.

Comment: The 131.75 acre (approximate) project includes a request for a rezone from Public to R-6 (Medium Density) and a pre plat for a subdivision. The site appears to be compatible with the proposal.

3. The Rezone and Subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: The land to be rezoned and subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

Comment: The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The medium density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of 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.

Comment: The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City limits and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and the site is adjacent to three major arterial roads.

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.

M. Conclusions of Law:

1. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, Commission finds Case No's 17-01-S, 17-01-ZC and 17-07-DR generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, Commission finds Case No's 17-01-S, 17-01-ZC and 17-07-DR are generally consistent with Kuna's Comprehensive Plan and its Map.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

17-01-ZC (Rezone), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-01-Sub (Subdivision), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-07-DRC (Design Review), *Note: The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On April 25, 2017, the Commission voted 4-0, to recommend approval for Case No's 17-01-ZC and 17-01-S to City Council, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval for Case No's 17-01-ZC, 17-01-S to City Council, a request for a rezone and subdivision preliminary plat; and hereby approves Case No. 17-07-DR, a subdivision design review request from Mason Creek Farm, LLC. Tim Eck, and David Crawford (B & A Engineers) with the following conditions of approval:

- *Applicants shall follow all conditions stated in the staff memo and appropriate agency comments and discussions at the public hearing on April 25, 2017.*
 - *Applicant shall combine lots 13, 14 and 15, Block 7, and make those lots (part of phase three), into useable open/green space for the use of the H.O.A. members as discussed and agreed upon during the public hearing, and keep all other pathways proposed on the pre plat.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - 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 permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-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. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Staff recommends that phase 13, be incorporated into an adjacent phase to continue logical growth.
13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 9th, day of May, 2017,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

Design Review Staff Memo

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

To: Planning and Zoning Commission (acting as Design Review Committee)

Case Numbers: 17-05-DR (Design Review)

Location: 933 N. Meridian Road, Kuna, ID
Lot 6, Block 1 (Ensign Subdivision)

Planner: Jace Hellman, Planner I

Meeting Date: May 9, 2017

Applicant: Andrew Sherrill
233 South Patterson
Springfield, MO 65802
417.868.4274
asherrill2@oreillyauto.com

Representative: Craig A. Schneider
1736 East Sunshine, Suite 417
Springfield, MO 65804
417.862.0558
esa@esterlyschneider.com

Owner: O'Reilly Auto Enterprises, LLC
233 South Patterson
Springfield, MO 65802
417.868.4274

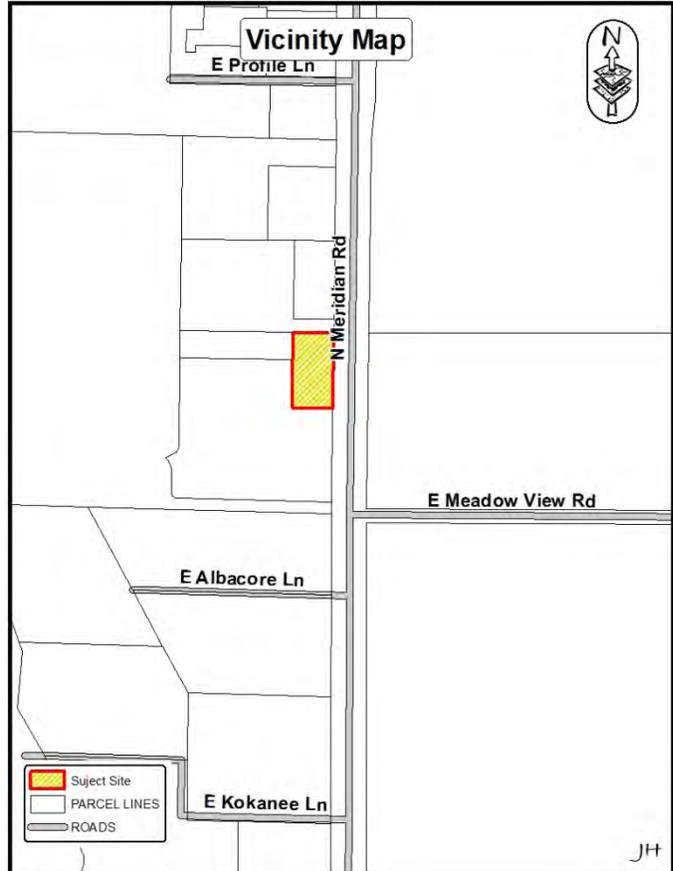


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| B. Applicant Request | F. Staff Analysis |
| C. Vicinity Map | G. Applicable Standards |
| D. History | H. Proposed Decision by the Commission |

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 9, 2017

B. Applicants Request:

1. Request:

O'Reilly Auto Enterprises, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 7,453-square foot commercial building to house a new O'Reilly Auto Parts store, accompanying landscape, lighting and parking lot, within the Ensign Commercial Subdivision (Lot 6 Block 1).

C. Vicinity Map:



D. History:

The property is in city limits and is currently zoned C-1 (Neighborhood Business District). The land is vacant and has historically been farmed.

E. General Projects Facts:

1. Comprehensive Plan Designation: The Comprehensive Plan Map (CPM) identifies this project location as Mixed Use General. Staff views this request to be consistent with the approved CMP.

2. Surrounding Land Uses:

North	C-1	Neighborhood Business District – Kuna City
South	C-1	Neighborhood Business District – Kuna City
East	A	Agricultural – Kuna City
West	C-1	Neighborhood Business District – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- 0.88 (approximate) acres
- C-1, Commercial (Neighborhood Business District)
- Parcel No. R2404320060

4. Services:

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Future 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:

There are currently no structures situated on said lot. The site’s vegetation has been cleared and earth work for future development is underway.

6. Transportation / Connectivity:

As a part of the Ensign Subdivision, vehicle ingress/egress from the East Profile Lane, south of McDonalds, as well as a previously approved ingress/egress for Meridian Road has been completed. A 10-foot-wide sidewalk is currently available to provide pedestrian access.

7. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The 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 Ensign Subdivision and generally conforms to the ‘Kuna Architecture’ guidelines and parking standards.

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

Staff finds the proposed Landscaping to be in conformance with the KCC Title 5 Chapter 17, the Landscaping Ordinance.

The applicant has proposed 31 parking spaces, two of which will be designated handicapped parking. Staff finds the parking lot is in conformance with KCC Title 5 Chapter 9.

Staff finds the proposed wall signs to be in conformance with KCC Title 5, Chapter 10, the Sign Ordinance.

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

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 the City of Kuna. Staff forwards a recommendation of approval for Case No. 17-05-DR to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Overlay District Ordinance.
5. City of Kuna Landscaping Ordinance.
6. City of Kuna Parking Lot Ordinance.

H. Proposed Decision by the Planning and Zoning 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. 17-05-DR, a Design Review request by the developer Andrew Sherrill (on behalf of O'Reilly Auto Enterprises, LLC), with the following conditions of approval:

1. 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.
2. Lighting within the site shall comply with KCC 5-9-5-B.
3. Parking within the site shall comply with KCC 5-9 (Unless specifically approved otherwise).
4. Signage within and on site shall comply with KCC 5-10.
5. This development is subject to landscaping and building design review inspections and inspection fees shall be paid prior to staff inspection.
6. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through the Design Review process.
7. The submitted landscape plan (dated 04.06.2017) shall be considered a binding site plan, or as modified by the Commission. The applicant shall direct the landscape architect to affix his stamp/signature to the referenced plan above, and provide a copy to Planning & Zoning Department prior to installation of any plant materials. Inspections are required when construction is complete and landscaping is installed prior to the issuance of a Certificate of Occupancy.
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property (ITD).
9. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
10. Applicant shall comply with all local, state and federal laws.

DATED: This 9th day of May, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner I
Kuna Planning and Zoning Department

RECEIVED
4.10.17



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-05-DR
Project name	
Date Received	4.10.17
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>O'Reilly Auto Enterprises, LLC</u> Address: <u>233 South Patterson</u> City, State, Zip: <u>Springfield, MO, 65802</u>	Phone Number: <u>417-868-4274</u> E-Mail: _____ Fax #: _____
Applicant (Developer): <u>Andrew Sherrill</u> Address: <u>233 South Patterson</u> City, State, Zip: <u>Springfield, MO, 65802</u>	Phone Number: <u>417-868-4274</u> E-Mail: <u>asherrill2@oreillyauto.com</u> Fax #: _____
Engineer/Representative: <u>Craig A. Schenider</u> Address: <u>1736 East Sunshine, Suite 417</u> City, State, Zip: <u>Springfield, MO, 65804</u>	Phone Number: <u>417-862-0558</u> E-Mail: <u>esa@esterlyschneider.com</u> Fax #: _____

Subject Property Information

Site Address: <u>817 N. Meridian Road</u>	<u>PLAT RECORDED & CHANGED.</u> <u>(933 N. MERIDIAN RD.)</u>
Site Location (Cross Streets): <u>E. Deer Flat Road</u>	
Parcel Number (s): <u>Lot 6 Block 1 Ensign sub # R2404320060</u>	
Section, Township, Range: <u>Section 24, Township 2 North, Range 1 West</u>	
Property size: <u>38,357 s.f.</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>C1</u>	Proposed zoning district: <u>C1</u>

Exhibit
B-1

Project Description

Project / subdivision name: New O'Reilly Auto Parts Store

General description of proposed project / request: New building construction for the purpose of retail sale of auto parts.

Type of use proposed (check all that apply):

Residential _____

Commercial Retail Store

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: 1 Other lots: N/A

Gross floor area square footage: 7,453 s.f. Existing (if applicable): _____

Hours of operation (days & hours): 7:30am-10pm - Monday - Saturday Building height: 27'-0"

Total number of employees: 12 Max. number of employees at one time: 8

Number and ages of students/children: N/A Seating capacity: N/A

Fencing type, size & location (proposed or existing to remain): N/A

Proposed Parking:

a. Handicapped spaces: 2 Dimensions: 20'x8'

b. Total Parking spaces: 31 Dimensions: 20'x9'

c. Width of driveway aisle: 28'-0" 3 west

Proposed Lighting: 2 (27'-6" tall) Light Poles and 7 Wall Packs (2 located North and 2 South) Please refer to sheets

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____ SP1 & SP2 for

Landscaping proposed in the perimeter and parking areas, please refer to sheets L1, L2, L3 and L4 for additional information. additional information.

Applicant's Signature:  Date: 4/6/17



City of Kuna Design Review Application

RECEIVED
4.10.17

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

FILE NO.: 17-05-DR

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"/> N/A	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"/> X	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"/> X	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"/> X	One (1) Vicinity Map (8 1/2" 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"/> X	One 8 1/2" 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"/> X	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"/>

Exhibit
B2



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

Refer to Sheet C1.1



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

N/A



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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input checked="" type="checkbox"/>
Refer to Sheet C1.2 <input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input checked="" type="checkbox"/>
Refer to Sheet C1.1 <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 checked="" 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
- 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

- Size and location of all roof top mechanical units

Staff
Use



Design Review Application

Applicant: Andrew Sherrill Phone: 417-868-4274

Owner

Representative

Fax/Email: asherrill2@oreillyauto.com

Applicant's Address: 233 South Patterson

Springfield, MO

Zip: 65804

Owner: O'Reilly Auto Enterprises, LLC Phone: 417-868-4274

Owner's Address: 233 South Patterson Email: asherrill2@oreillyauto.com

Springfield, MO

Zip: 65804

Represented By: (if different from above) Andrew Sherrill Phone: 417-868-4274

Address: 233 South Patterson Email: asherrill2@oreillyauto.com

Springfield, MO

Zip: 65804

Address of Property: 817 N. Meridian Road

Kuna, ID

Zip: 83634

Distance from Major Cross Street: 1,750 s.f. Street Name(s): E. Deer Flat 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.)*

New building construction for the purpose of retail sale of auto parts.

1. Dimension of Property: 38,357 s.f.
2. Current Land Use(s): Vacant
3. What are the land uses of the adjoining properties?
 North: Commercial
 South: Vacant
 East: Vacant
 West: Commercial
4. Is the project intended to be phased, if so what is the phasing time period? N/A
 Please explain: _____
5. The number and use(s) of all structures: 1 structure / Retail

6. Building heights: 27'-0" Number of stories: 1
 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%
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: Standing seam metal / Gray

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:	<u>N/A</u>	/	_____
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	/	_____
% Masonry:	<u>N/A</u>	/	_____
% Face Block:	<u>3,601 s.f.</u>	/	<u>Sherwin Williams "Latte" SW6108</u>
% Stucco:	<u>3,010 s.f.</u>	/	<u>Base - Sherwin Williams "Softer Tan" SW6141</u> <u>Accent - Sherwin Williams "Positive Red" SW6871</u>
& other material(s):	<u>N/A</u>	/	_____
List all other materials:			
Windows/Doors: <i>(Please list window frame & door type (if any) & finish/material)</i>	<u>438 s.f.</u>	/	<u>Window frames - Kawneer "Dark Ivy"</u> <u>Doors - Sherwin Williams "Latte" SW6108</u>
Soffits and fascia material:	<u>475 s.f.</u>	/	<u>Sherwin Williams "Softer Tan" SW6141</u>
Trim, etc.:	<u>234 s.f.</u>	/	<u>Sherwin Williams "Softer Tan" SW6141</u>

Other: N/A / _____

9. Please identify Mechanical Units: Carrier
Type/Height: 7.5 TON = 50" tall 5 TON = 42" tall
Proposed Screening Method: Fully screened by parapets

10. Please identify trash enclosure: (size, location, screening & construction material) 14' x 14' block enclosure with composite wood doors, located at the south west corner of the site

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

12. Fencing: (Please provide information about new fencing material, as well as any existing fencing material)
N/A
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:
The proposed project is a part of Sub-basin B and will discharge undetained to the existing stormwater management system as identified in the Tractor Supply Company & Ensign Subdivision Drainage Report prepared by Aspen Engineers.

14. Percentage of Site Devoted to Building Coverage: 20%
% of Site Devoted to Landscaping: 43% Square Footage: 16,325 s.f.
(including landscaped rights-of-way)
% of Site that is Hard Surface: 57% Square Footage: 22,012 s.f.
(paving, driveways, walkways, etc.)
% of Site Devoted to other uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): Less than 1%
Landscaping proposed in the perimeter and parking areas, please refer to sheets L1, L2, L3 and L4 for

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

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plan.)
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 wherever possible.)
N/A

17. Dock Loading Facilities:
Number of docking facilities and their location: N/A
Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) Bike racks provided

19. Setbacks of the proposed building from property lines: _____

Front 88 -feet Rear 88 -feet Side 38 -feet Side 15 -feet

20. Parking requirements: 1 space per 250 s.f. of building (7,453/250 = 29.8)

Total Number of Parking Spaces: 31 Width and Length of Spaces: 20'-0" x 9'-0"

Total Number of Compact Spaces 8'x17'): N/A

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 4/6/17

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

RECEIVED
4-10-17

CRAIG A. SCHNEIDER, AIA

architect

April 7, 2017

1736 E. SUNSHINE, SUITE 417
SPRINGFIELD, MO 65804

City of Kuna
Planning & Zoning Department
PO BOX 13
Kuna, ID 63634

417.862.0558
FAX 417.862.3265
email: craig@esterlyschneider.com

Re: New O'Reilly Auto Parts Store
817 N. Meridian Road
Kuna, ID (KNA)
DESIGN REVIEW APPLICATION

To Whom It May Concern,

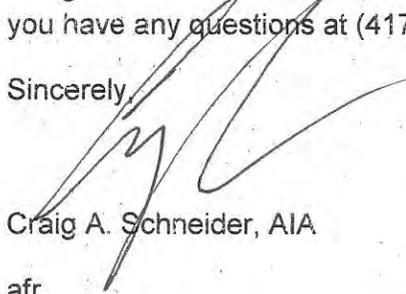
O'Reilly Auto Parts is proposing to develop the property at 817 N. Meridian Road with a new commercial building for the retail sale and wholesale of auto parts. The O'Reilly property is zoned Neighborhood Commercial District (C-1) and it is located within the Design Review Overlay District.

Enclosed you will find the proposed Site Plans, Landscape Plans, Drainage Plan and Elevations for this development. O'Reilly has taken into consideration all of the design aspects that govern the Neighborhood Commercial District and have applied it to their design. The proposed development is a block building that incorporates a split face block and stucco facade as its main material with accented stucco colors and canopies. The facade takes into consideration the adjacent buildings and complements the details of their surroundings. All roof-top mechanical equipment will be screened by the parapets on the building. The trash enclosure is constructed of block to complement with the main building materials.

The site plan has been designed to utilize the land and accommodate all necessary parking and pedestrian features, such as bike racks and sidewalks to connect the building to the public way. The landscape plan has been designed taking into consideration the landscape guidelines and providing a variety of trees, shrubs and groundcovers providing visual interest to the site.

We feel that the enclosed documents meet the design guidelines and have been applied to our design. Please feel free to contact Melissa Higbie with our Architectural Firm for this project if you have any questions at (417) 862-0558.

Sincerely,


Craig A. Schneider, AIA

afr

Copy of this letter only to: Mr. Steve Peterie, O'Reilly Auto Parts

W:\data\O'Reilly\Idaho\Kuna (KNA)\Forms\Design Review Application Letter.docx

Exhibit

B3



Fidelity National Title
Insurance Company

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2017-022305
03/16/2017 10:56 AM
\$13.00

RECEIVED
4.10.17

Escrow No. 34601601071/E2024222

WARRANTY DEED

FOR VALUE RECEIVED

Emmett Partners, LLC, a Utah limited liability company

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

O'Reilly Auto Enterprises, LLC, a Delaware limited liability company

GRANTEES(s), whose current address is: 233 S. Patterson, Springfield, MO 65802
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

Lot 6 in Block 1 of Ensign Subdivision No. 1, according to the official plat thereof, filed in Book 111 of Plats at Pages 16058 through 16061, of Official Records, Ada County, Idaho.

Exhibit
B4

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

Date: March 14, 2017

Emmett Partners, LLC, a Utah limited liability company

BY: M. Brett Jensen
Name: M. Brett Jensen
Title: Member

Notary Acknowledgment – see page 2

Exhibit
B5

State of UT

County of Cache

On this 14 day of March, 2017, before me the undersigned, a Notary Public in and for said state, personally appeared M. Brett Jensen known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Member of Emmett Partners limited liability company and acknowledged to me that he/she/they executed the same as such.

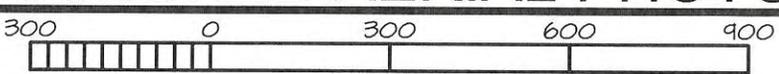
Karrie Shelton
Notary Public Name: Karrie Shelton
Residing at Cache County
My Commission Expires: 8-4-2020



AFTER RECORDATION RETURN ORIGINAL TO:
O'Reilly Auto Enterprises, LLC
Attn: Sylvia Bernard, Legal Department
P.O. Box 1156
Springfield, MO 65801



COLORED AERIAL PHOTO



SCALE: 1" = 300'-0"

BRECKON *landesign*

- Civil Engineering
- Landscape Architecture
- Erosion & Sediment Control
- Graphic Communication
- Irrigation Design
- Land Planning

www.breckonlanddesign.com
 Fax: 208-376-6528
 Phone: 208-376-5152
 6661 North Glenwood Street
 Garden City, Idaho 83714

O'REILLY AUTO PARTS
 KUNA, IDAHO
 COLORED AERIAL PHOTO

Scale: 1" = 300'
4/4/2017
17059
X1.0

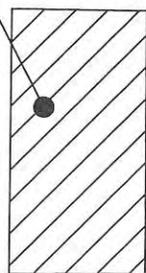
Exhibit
 B7

McDonald's 

Tractor Supply Co 

69

PROJECT
 LOCATION



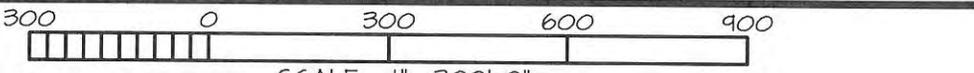
Meadow View Rd

Mt

E Albacore Ln



VICINITY MAP



SCALE: 1" = 300'-0"



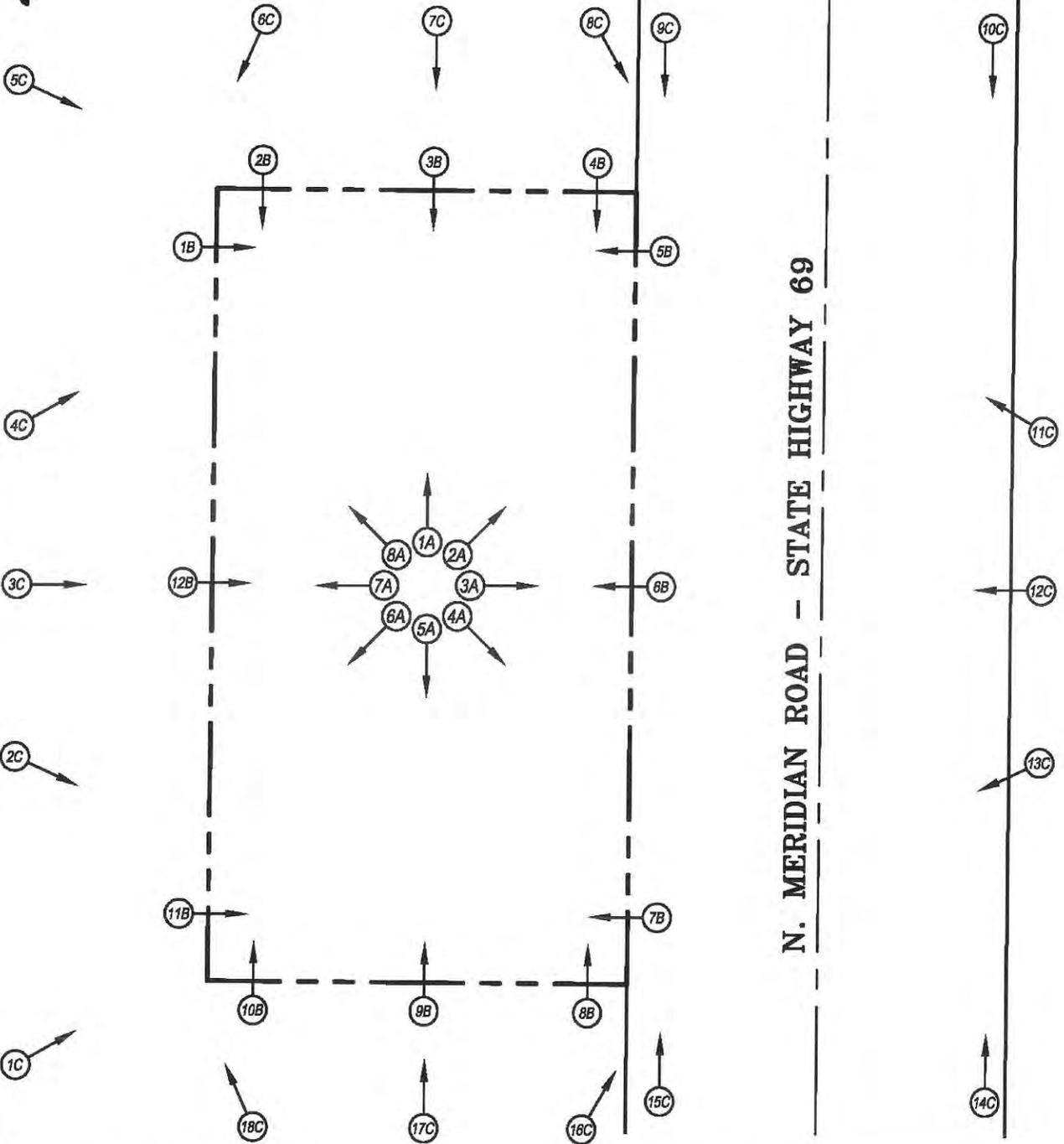
• Civil Engineering
 • Landscape Architecture
 • Erosion & Sediment Control
 • Graphic Communication
 • Irrigation Design
 • Land Planning

www.breckonlanddesign.com
 Fax: 208-378-8888
 Phone: 208-378-5153
 8661 North Glenwood Street
 Garden City, Idaho 83714

O'REILLY AUTO PARTS
 KUNA, IDAHO
 VICINITY MAP

Scale: 1" = 300'
4/4/2017
17059
X2.0

Exhibit
 B7



N. MERIDIAN ROAD - STATE HIGHWAY 69

O'Reilly **AUTO ENTERPRISES**

Corporate Office:
 233 South Patterson, Springfield, MO 65802
 Phone: (417) 862-2674 FAX: (417) 874-7119

PHOTO LAYOUT KEY
 Kuna, ID
 (KN2)

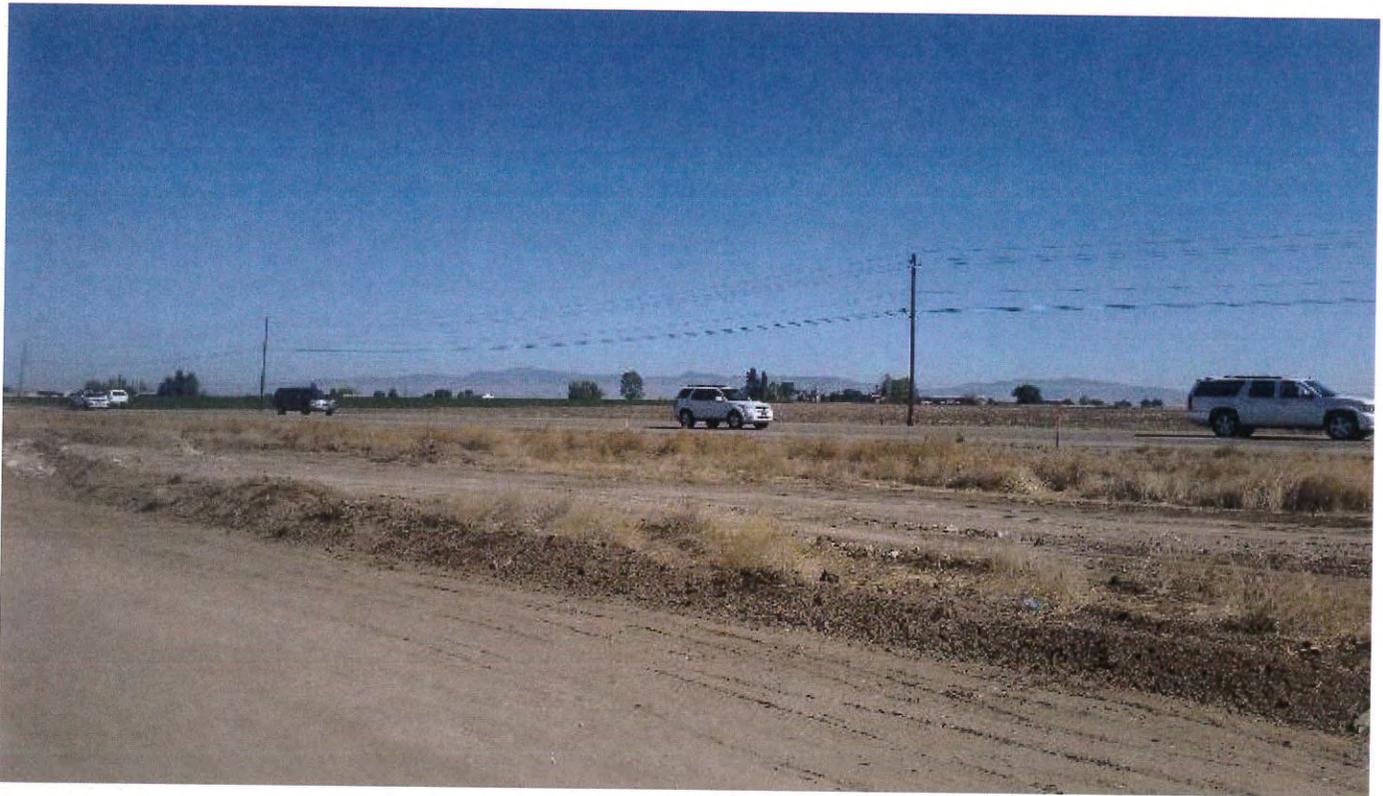


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 1A

VIEW: NORTH FROM CENTER OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 2A

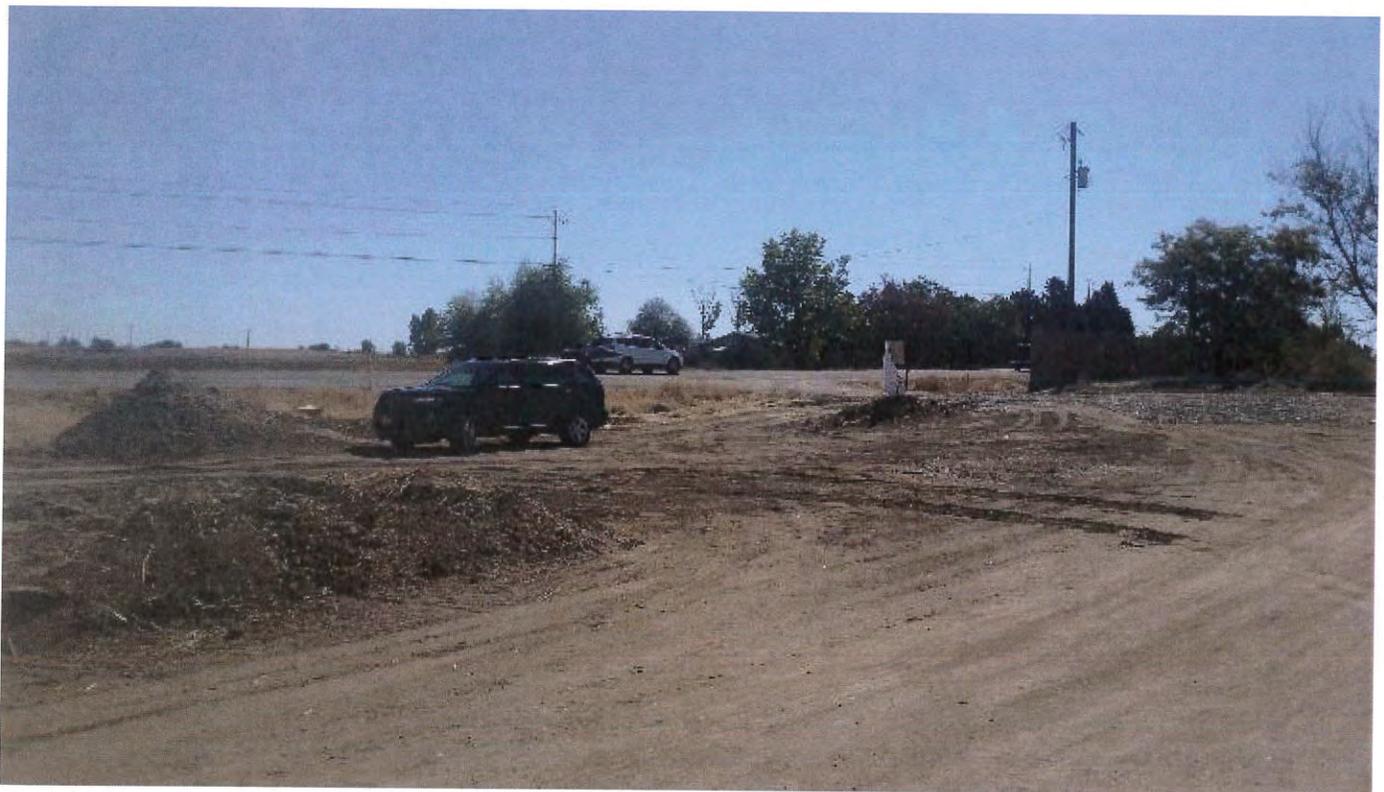
VIEW: NORTHEAST FROM CENTER OF SITE



PROJECT: KN2
VIEW: EAST FROM CENTER OF SITE

SEPTEMBER 27, 2016

LOCATION: 3A



PROJECT: KN2
VIEW: SOUTHEAST FROM CENTER OF SITE

SEPTEMBER 27, 2016

LOCATION: 4A



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 5A

VIEW: SOUTH FROM CENTER OF SITE

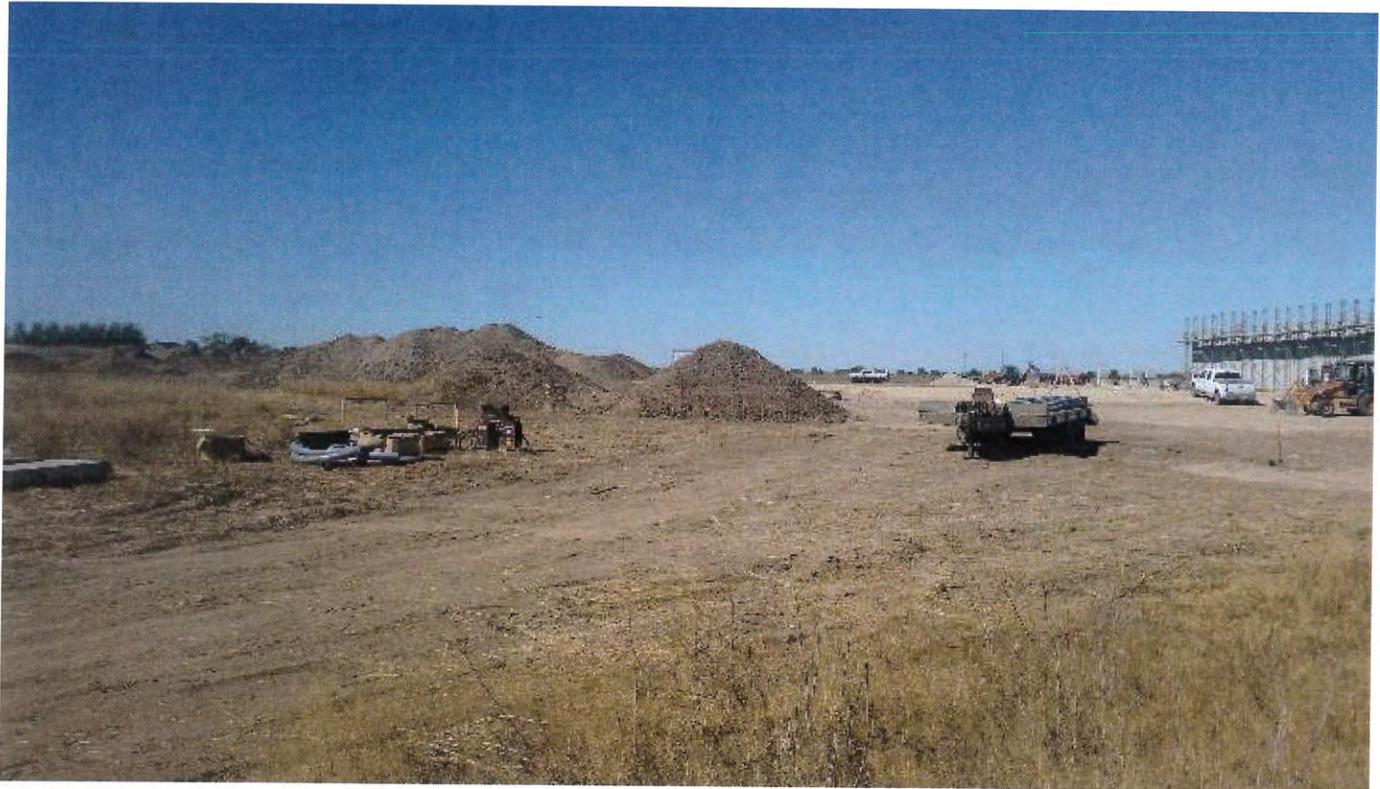


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 6A

VIEW: SOUTHWEST FROM CENTER OF SITE

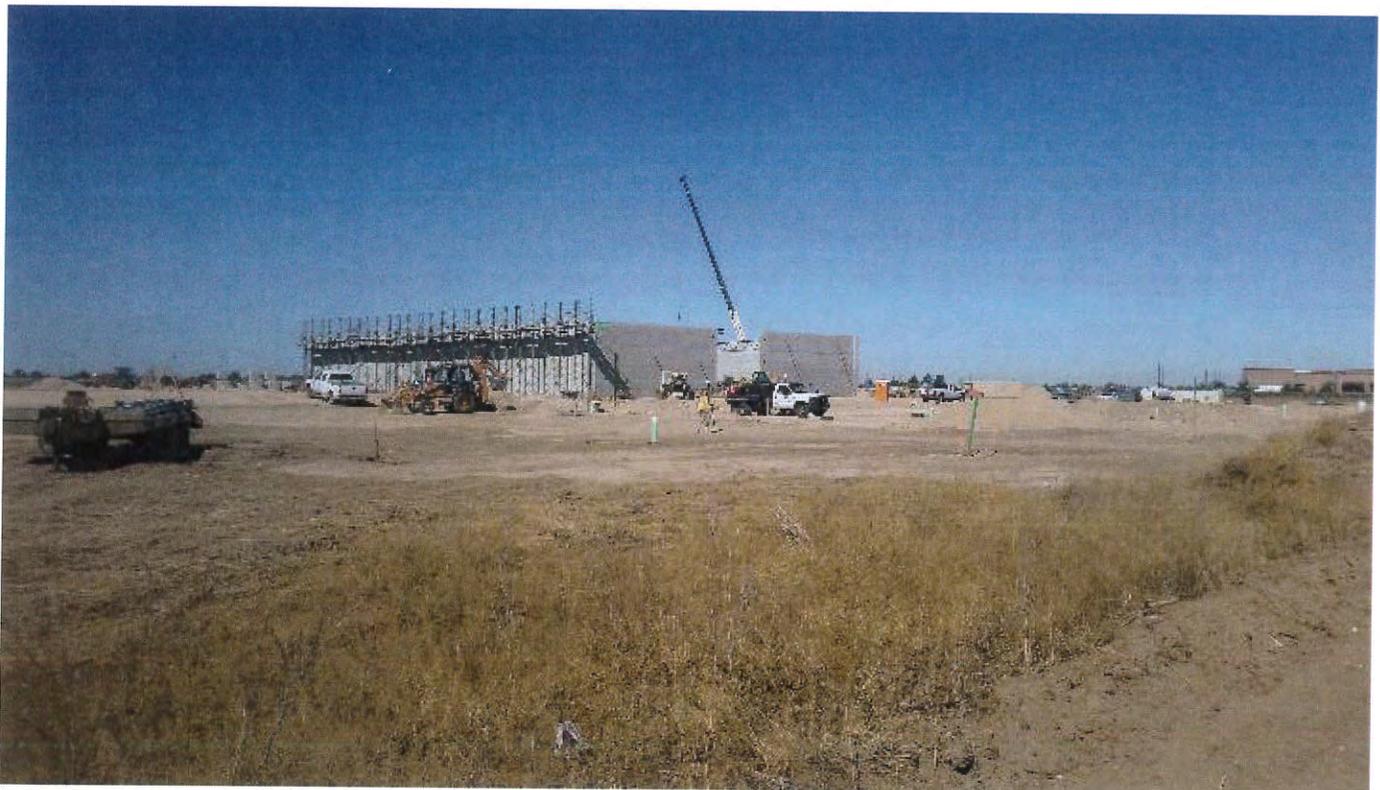


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 7A

VIEW: WEST FROM CENTER OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 8A

VIEW: NORTHWEST FROM CENTER OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 3B

VIEW: SOUTH FROM NORTH SIDE - MIDDLE OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 4B

VIEW: SOUTH FROM NORTHEAST CORNER OF SITE

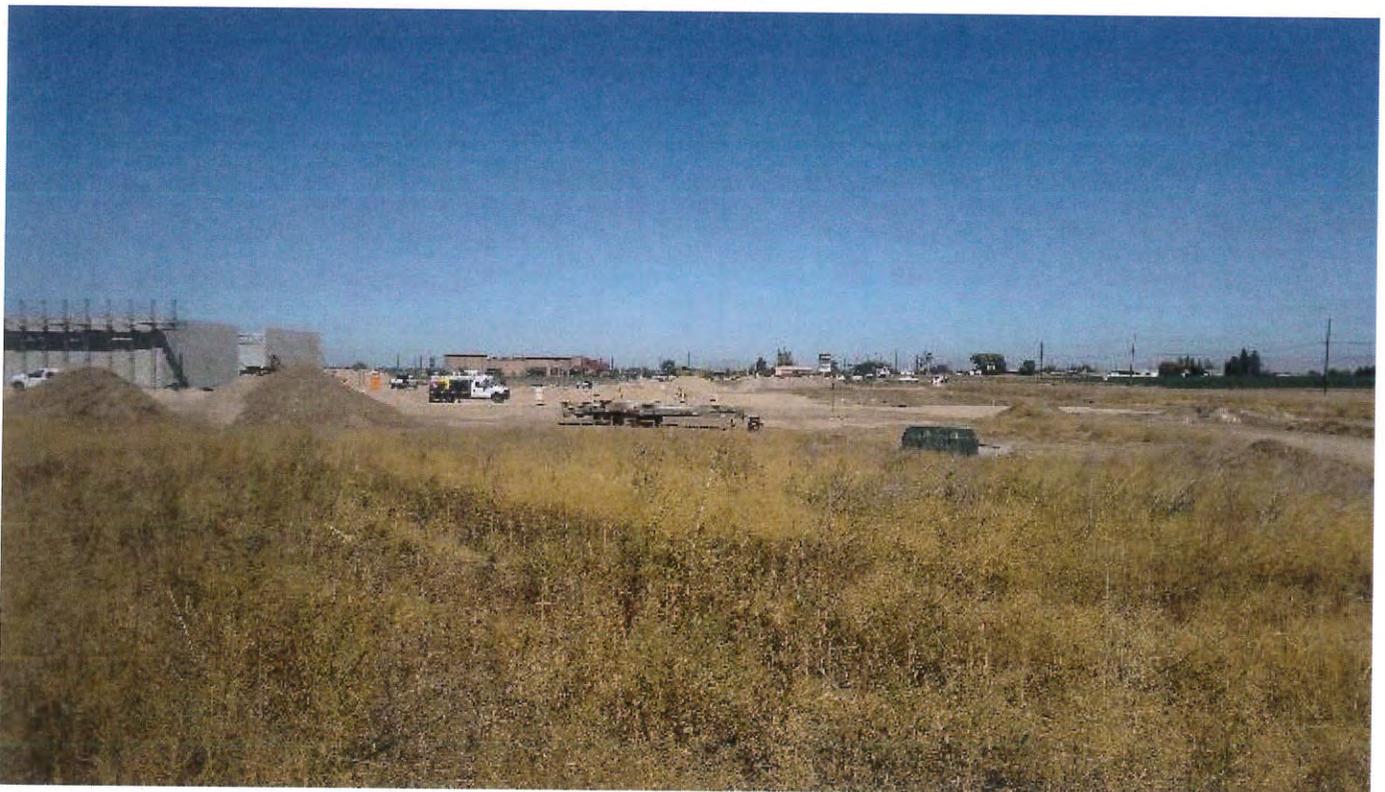


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 9B

VIEW: NORTH FROM SOUTH SIDE - MIDDLE OF SITE

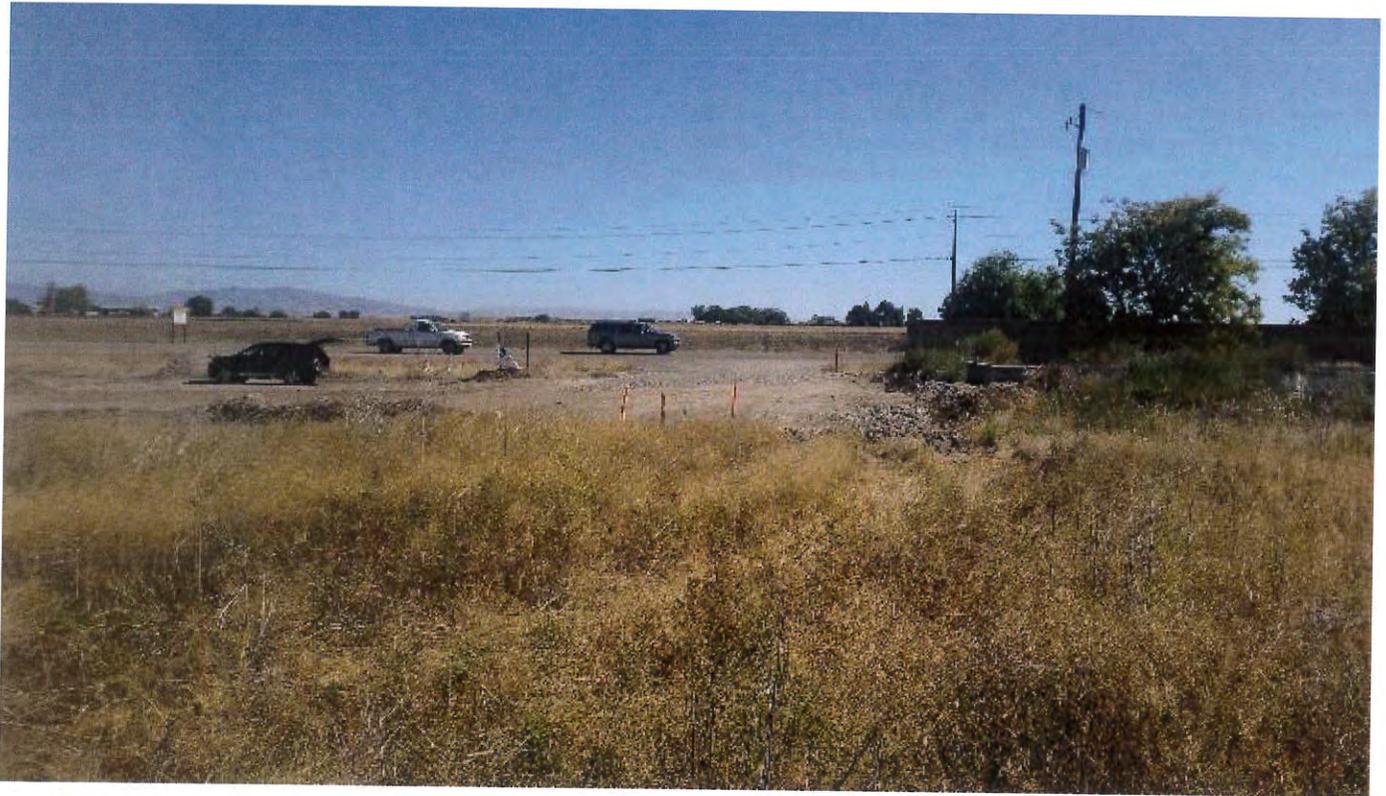


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 10B

VIEW: NORTH FROM SOUTHWEST CORNER OF SITE

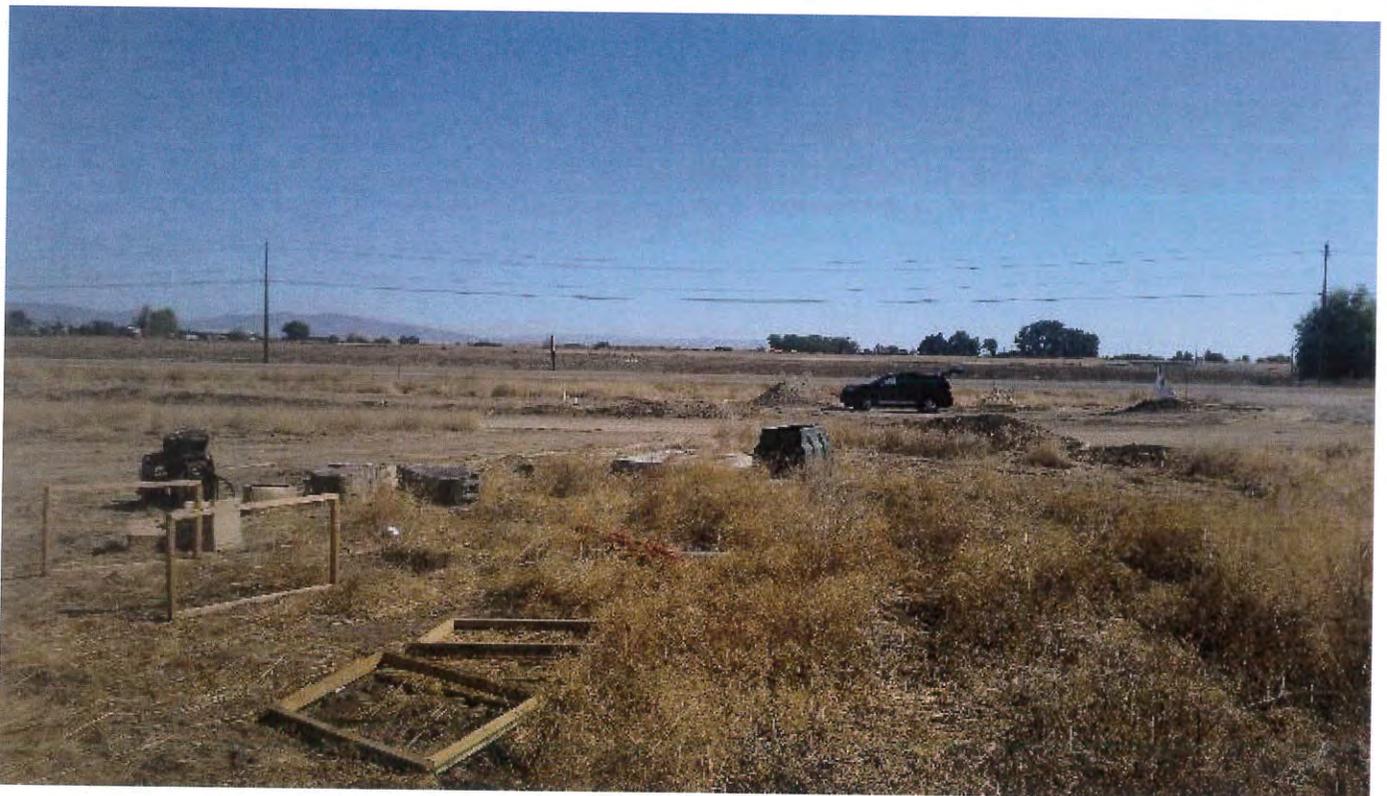


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 11B

VIEW: EAST FROM SOUTHWEST CORNER OF SITE

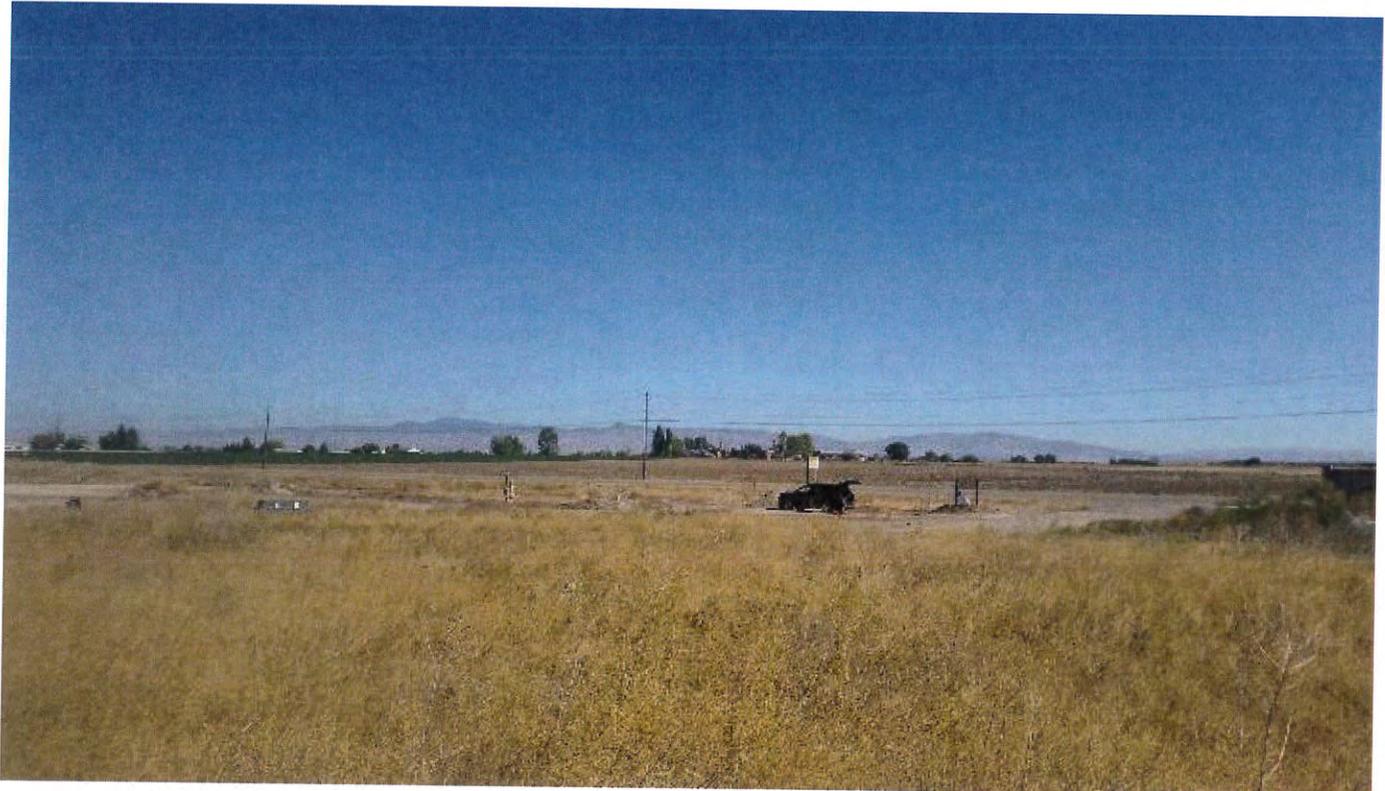


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 12B

VIEW: EAST FROM WEST SIDE - MIDDLE OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 1C

VIEW: NORTHEAST FROM SOUTHWEST SIDE OF SITE

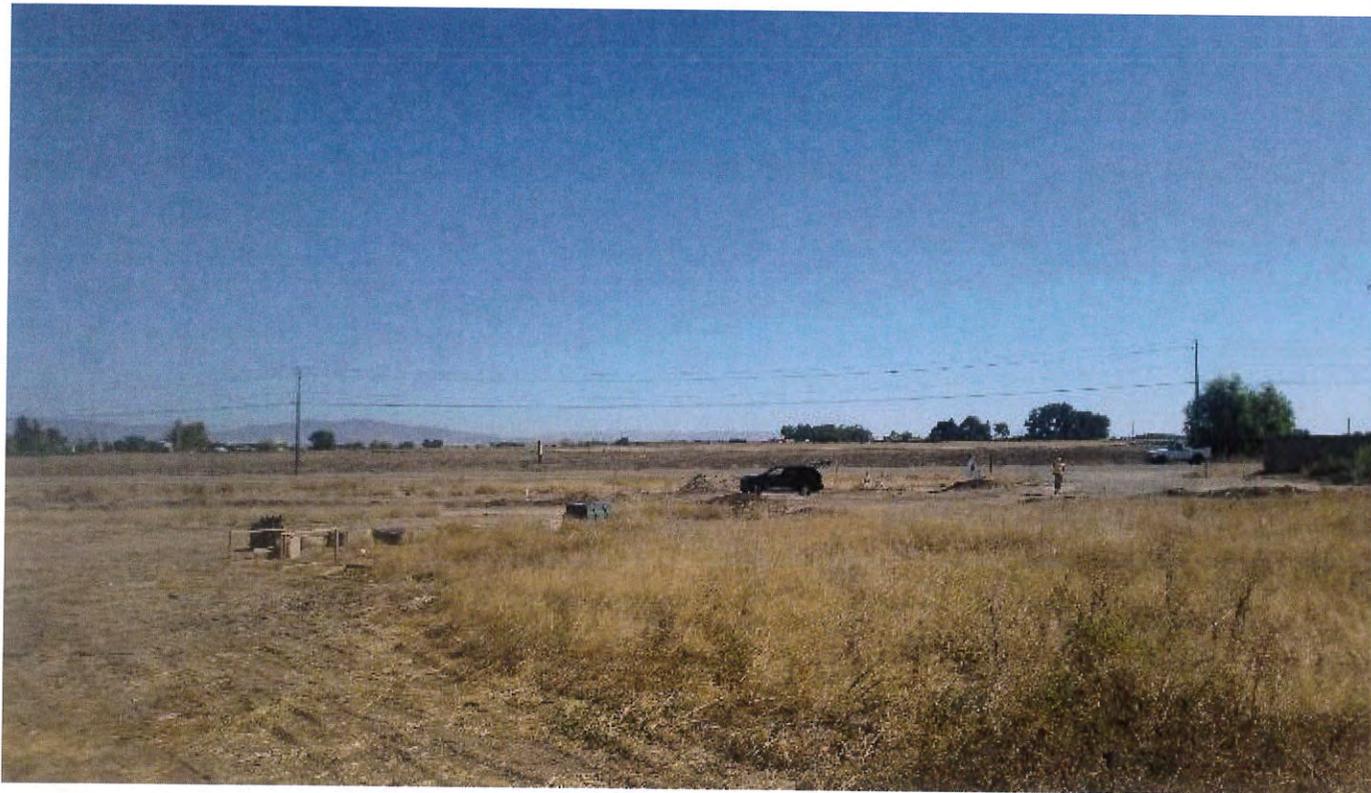


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 2C

VIEW: SOUTHEAST FROM WEST SIDE - MIDDLE OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 3C

VIEW: EAST FROM WEST SIDE - MIDDLE OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 4C

VIEW: NORTHEAST FROM WEST SIDE - MIDDLE OF SITE

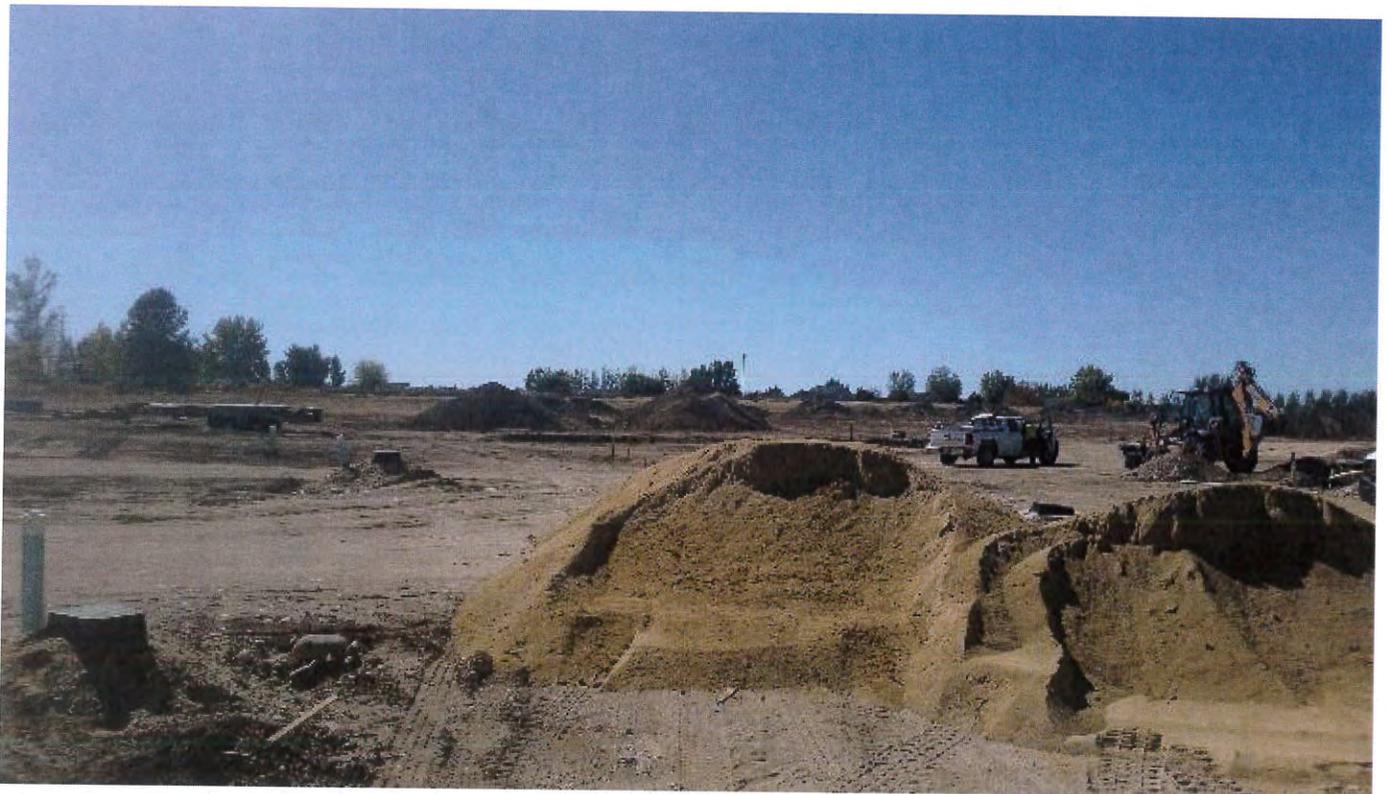


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 5C

VIEW: SOUTHEAST FROM NORTHWEST SIDE OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 6C

VIEW: SOUTHWEST FROM NORTHWEST SIDE OF SITE

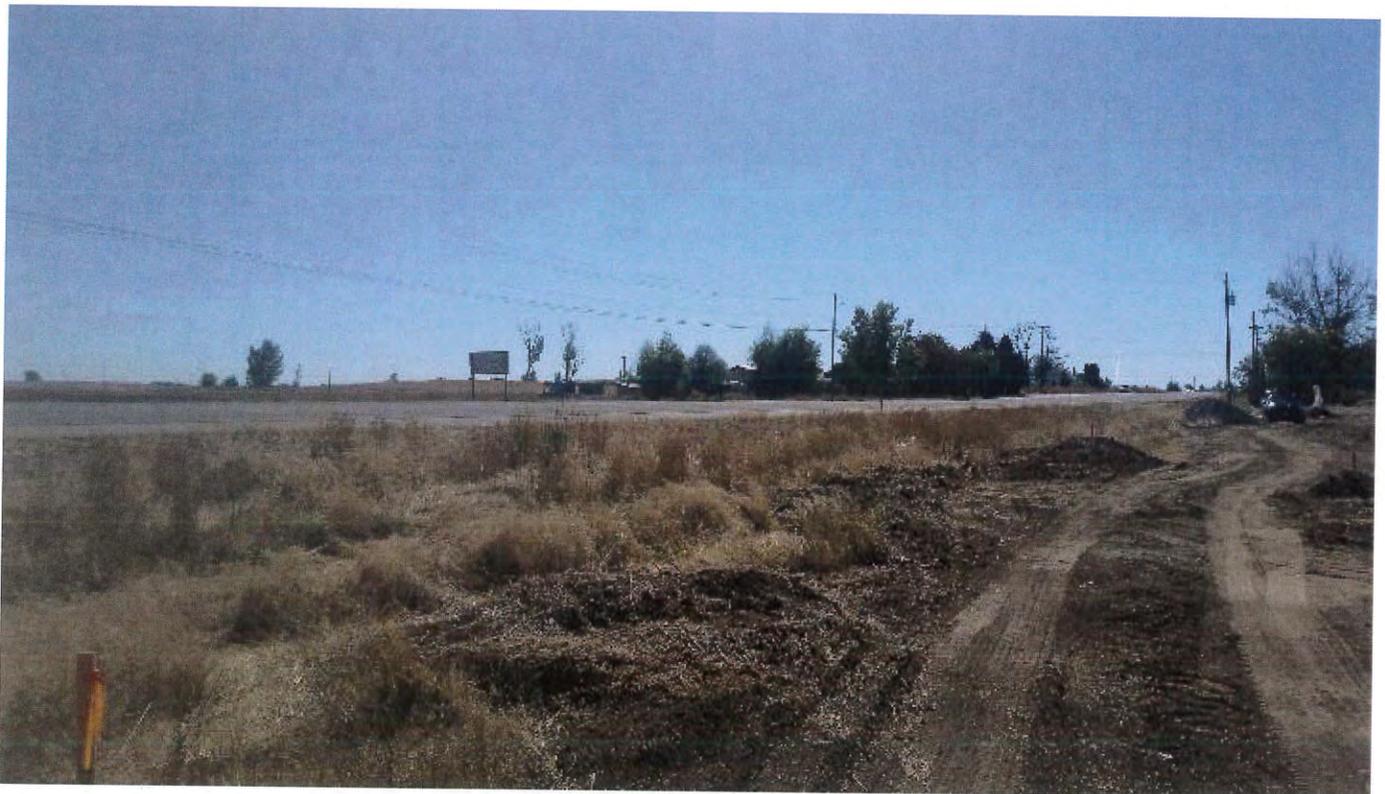


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 7C

VIEW: SOUTH FROM NORTH SIDE - MIDDLE OF SITE

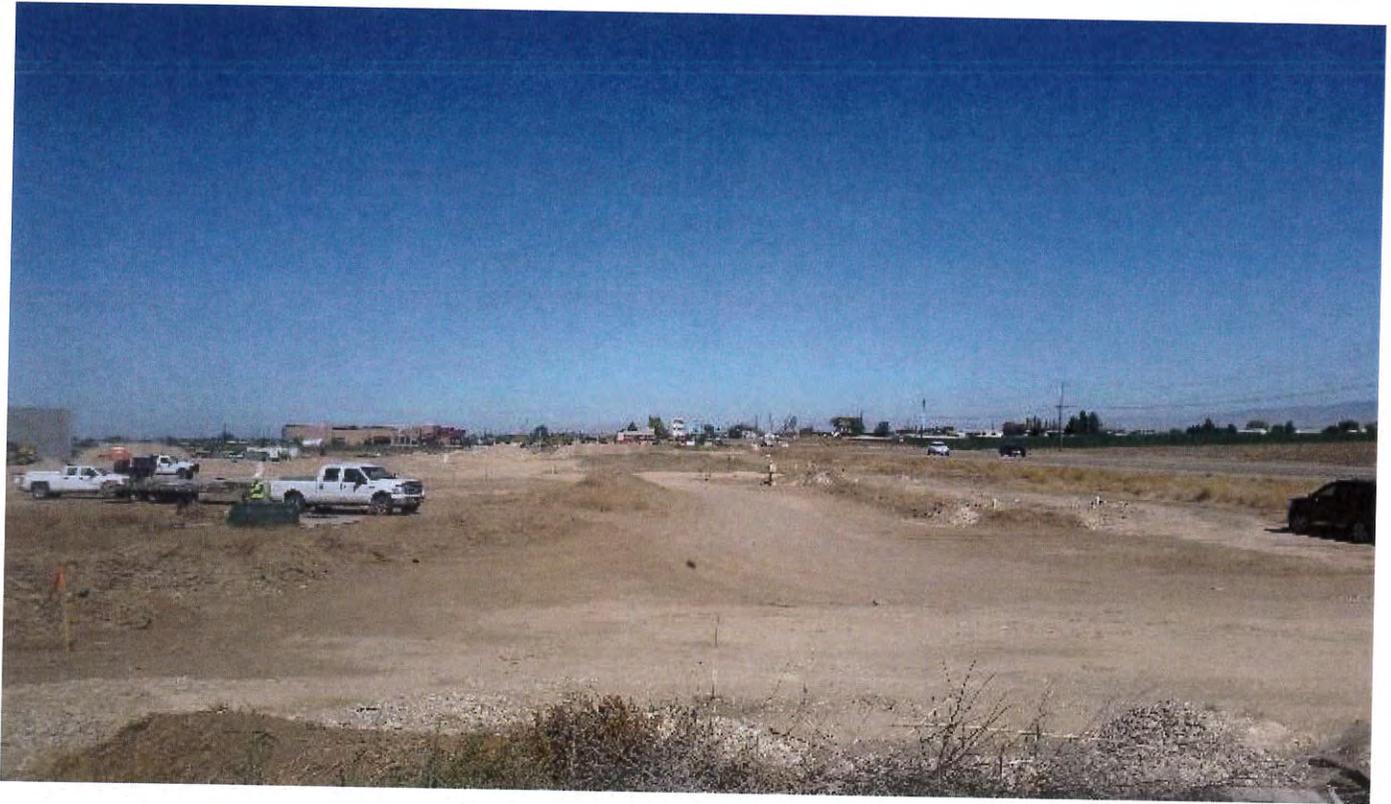


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 8C

VIEW: SOUTHEAST FROM NORTHEAST SIDE OF SITE

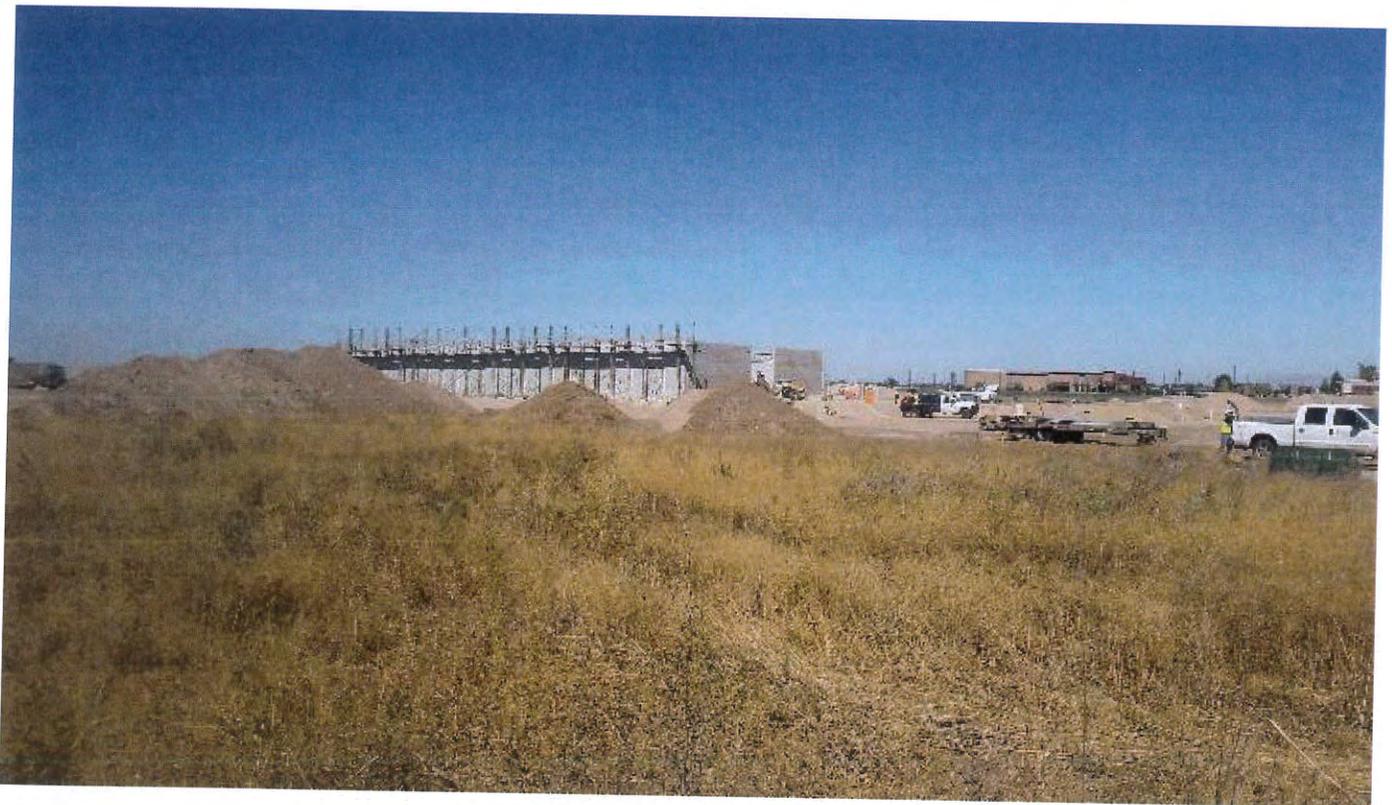


PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 17C

VIEW: NORTH FROM SOUTH SIDE - MIDDLE OF SITE



PROJECT: KN2

SEPTEMBER 27, 2016

LOCATION: 18C

VIEW: NORTHWEST FROM SOUTHWEST SIDE OF SITE



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

April 11, 2017

O'Reilly Auto Enterprises, LLC. Andrew Sherrill
233 South Patterson
Springfield, MO 65802
417-868-4274
asherril2@oreillyauto.com

Completeness Letter:

17-05-DR (Design Review) 933 N. Meridian Rd., Kuna, ID (APN # R2404320060)

Dear Andrew Sherrill:

On *April 11, 2017*, Kuna's planning and zoning staff finished reviewing the submitted Design Review application for the parcel referenced above. This letter is to notify you the City will consider the applications complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public meeting date for your case is tentatively scheduled for **May 9, 2017**, here at City hall at 6:00 pm.

Fees

The following application fees are now due:

Planning and Zoning Department

Design Review Building: \$400 (base)+ (\$10 / 1,000 SF) 7,453 SF \$80 = **\$480.00**

Fees Due: \$480.00

The following fees will be required when construction is completed and prior to the City Issuing a Certificate of Occupancy:

- Design Review Compliance Building Inspection Fee: \$150.00
- Design Review Compliance Landscape Inspection Fee: \$150.00

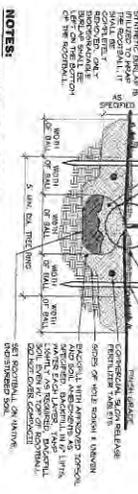
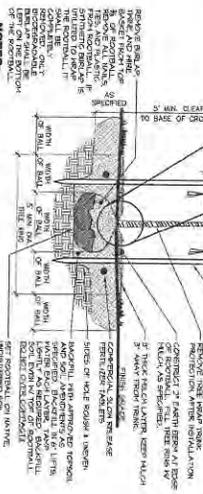
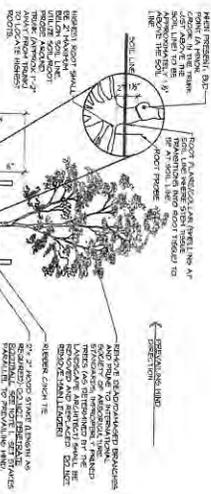
Kuna highly encourages pre-payment of these Design Review and inspection related fees in order avoid delays at the back-end, as the project winds down when timelines are critical

If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at jhellman@Kunaid.gov.

Respectfully,

Jace Hellman
Planner I
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services



Craig A. Schneider, AIA
ARCHITECT
1736 East Smahtoe, Suite 417
Springfield, Missouri 65804
417.862.8588
417.862.5265
e-mail: archilc@aicschneiderr.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MERIDIAN ROAD
KUNA, ID
LANDSCAPE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
23 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

CONTRACT #
DATE
REVISION #
DATE

CONTRACTOR CAUTION!
VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING SEWER LINES AND MANHOLES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING SEWER LINES AND MANHOLES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING SEWER LINES AND MANHOLES.

GENERAL NOTE:

FROM THE UTILITIES, GENERAL CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING SEWER LINES AND MANHOLES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING SEWER LINES AND MANHOLES.

VENSTAR KEYNOTE

1. VENSTAR SEWER / WATER COMPANY, INC. SEE SHEET VES-02 & VES-01 (GENERAL NOTES OF WORK (G.E.W.))

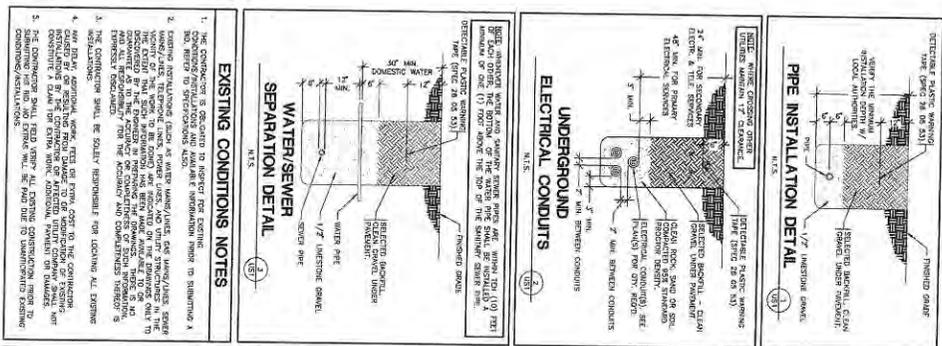
STOP-CALL BEFORE YOU DIG

811

UTILITIES CONTACTS:

NEW UTILITIES

VENSTAR SEWER / WATER COMPANY, INC.
 1100 N. MERIDIAN ROAD, SUITE 100
 SPRINGFIELD, MISSOURI 65804
 PHONE: 417-862-8558
 FAX: 417-862-3265
 E-MAIL: ARCHITECT@ESCRTSCHEIDT.COM

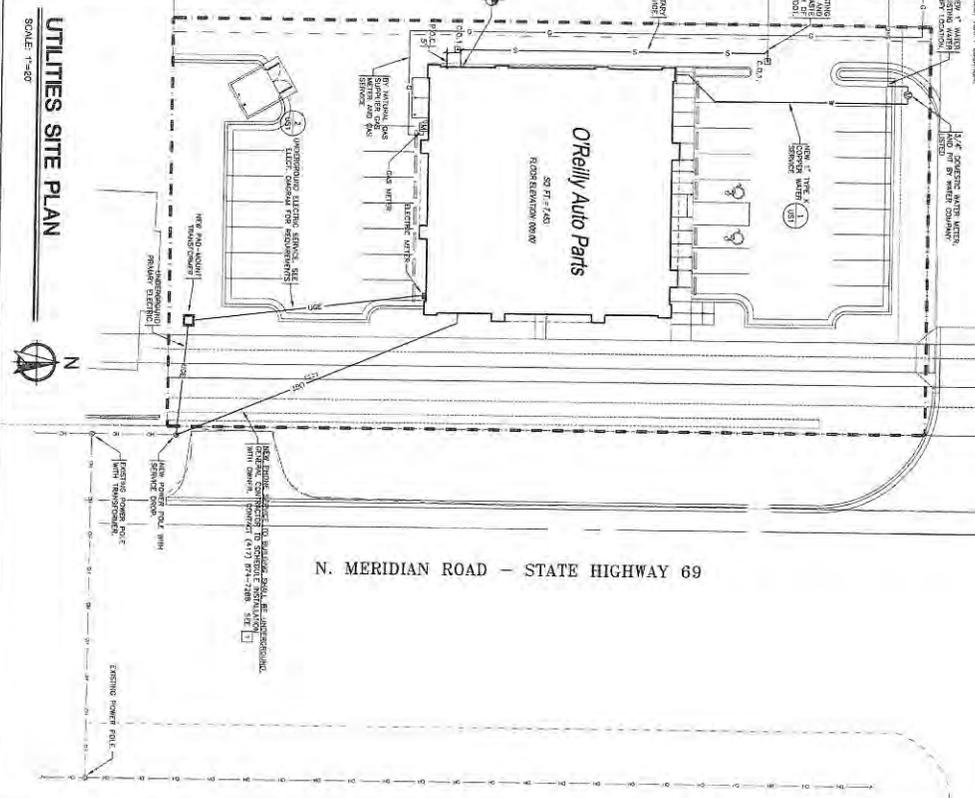


EXISTING CONDITIONS NOTES

- THE CONTRACTOR IS REQUIRED TO VERIFY FOR EXISTING...
- EXISTING UTILITIES (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, ETC.) SHALL BE IDENTIFIED AND PROTECTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UTILITIES AND MANHOLES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UTILITIES AND MANHOLES.
- ALL EXISTING UTILITIES AND MANHOLES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UTILITIES AND MANHOLES.
- ALL EXISTING UTILITIES AND MANHOLES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UTILITIES AND MANHOLES.

TELEPHONE SERVICE REQUIREMENTS

CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING TELEPHONE LINES AND MANHOLES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING TELEPHONE LINES AND MANHOLES.



O'Reilly AUTO PARTS

CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 N. MERIDIAN ROAD
 KUNA, ID

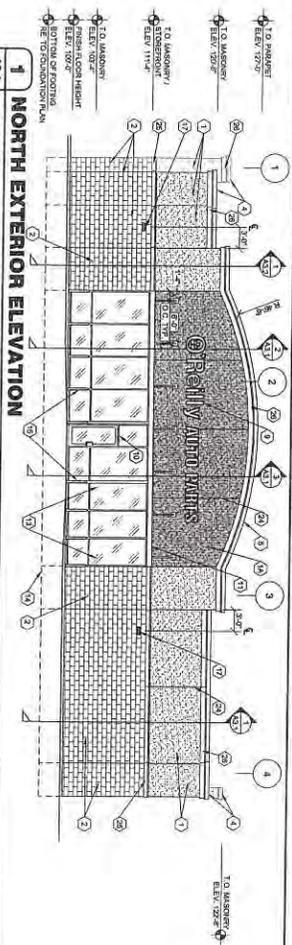
UTILITIES SITE PLAN

**CRAIG A. SCHNEIDER, AIA
 ARCHITECT**

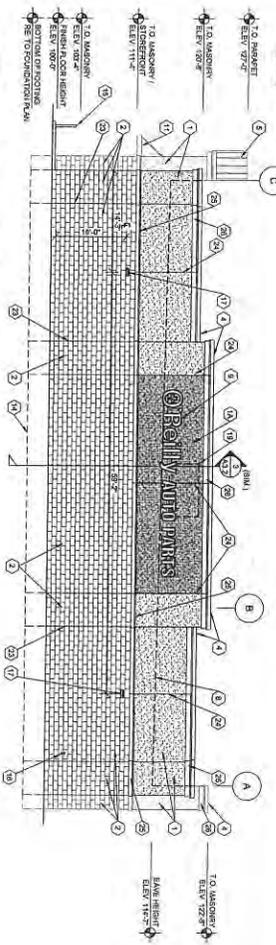
1736 East Sunshine, Suite 417
 Springfield, Missouri 65804

417.862.8558
 417.862.3265
 architect@escrtscneider.com

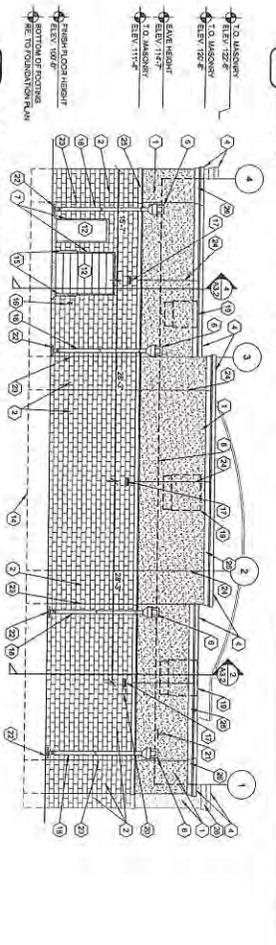
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR PERMIT



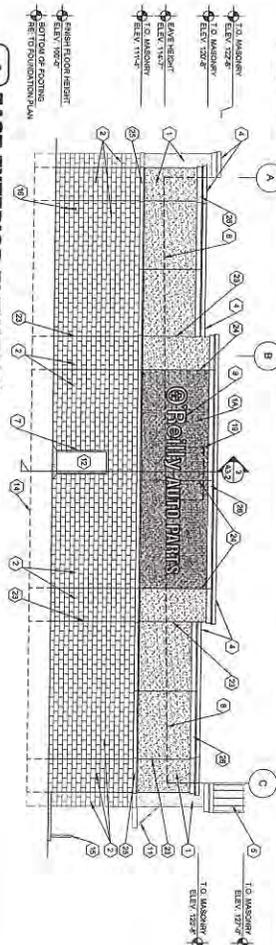
1 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



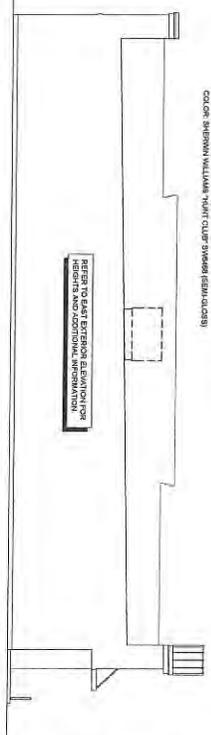
2 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



5 BUILDING CROSS SECTION
SCALE 1/8" = 1'-0"

GENERAL NOTES

- 1) REFER TO PRODUCT MANUAL FOR ADDITIONAL REQUIREMENTS.
- 2) REFER TO ONE DRAWING FOR ADDITIONAL REQUIREMENTS.
- 3) REFER TO SCHED. MECHANICAL AND ELECTRICAL DRAWINGS FOR EXISTING TYPES AND ADDITIONAL REQUIREMENTS.
- 4) REFER TO EXISTING FINISH SCHEDULE FOR MATERIAL TYPES.
- 5) REFER TO THE ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- 6) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

EXTERIOR FINISH SCHEDULE

- 1) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 2) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 3) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 4) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 5) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 6) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 7) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 8) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 9) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 10) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 11) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 12) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 13) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 14) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 15) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 16) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 17) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 18) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 19) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 20) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 21) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 22) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 23) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).

KEY NOTES

- 1) EXTERIOR PORTLAND CEMENT FINISH. REFER TO EXISTING FINISH SCHEDULE.
- 2) EXTERIOR PORTLAND CEMENT FINISH. REFER TO EXISTING FINISH SCHEDULE.
- 3) CONCRETE MASONRY UNIT CURT EXTERIOR WALL CONSTRUCTION. REFER TO EXISTING FINISH SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- 4) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- 5) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 6) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 7) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
- 8) BRICK, FULL BODY, 8" x 8" x 16" (SEE NOTE NO. 1).
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O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MERIDIAN ROAD
KUNA, ID
EXTERIOR ELEVATIONS

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshale, Suite 417
Springfield, Missouri 65804
417.862.8558
417.862.3265
e-mail: architec1@eastcraigarchitect.com

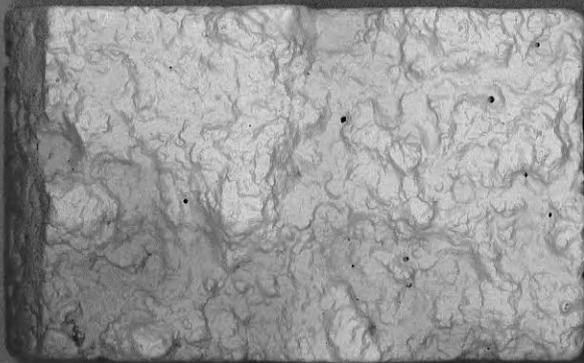
D2

Exhibit

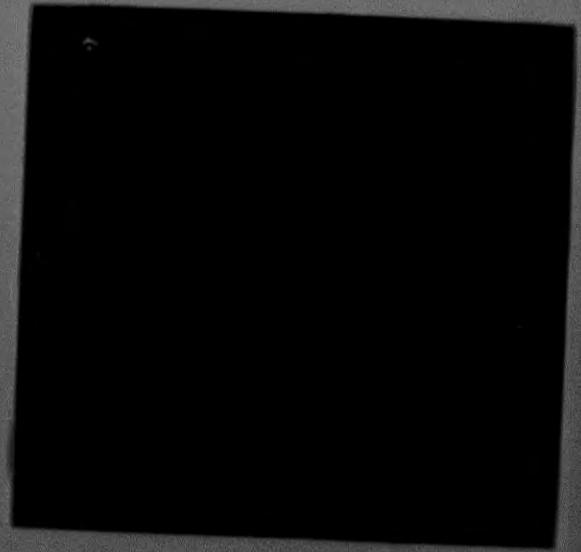


AUTO PARTS

New O'Reilly Auto Parts Store
N. MERIDIAN ROAD
KUNA, ID



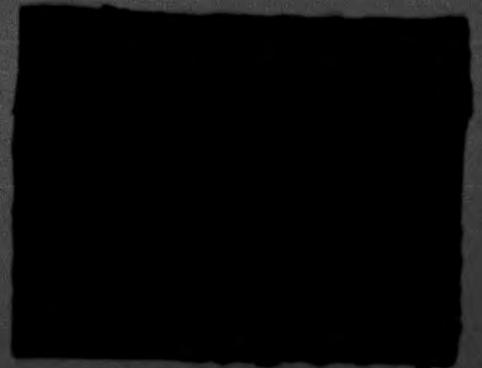
FIELD BLOCK
PAINTED SPLIT FACE CMU
"LATTE" SW6108



STOREFRONT
KAWNEER
"DARK IVY"



FIELD STUCCO
SHERWIN WILLIAMS
"SOFTER TAN" SW6141

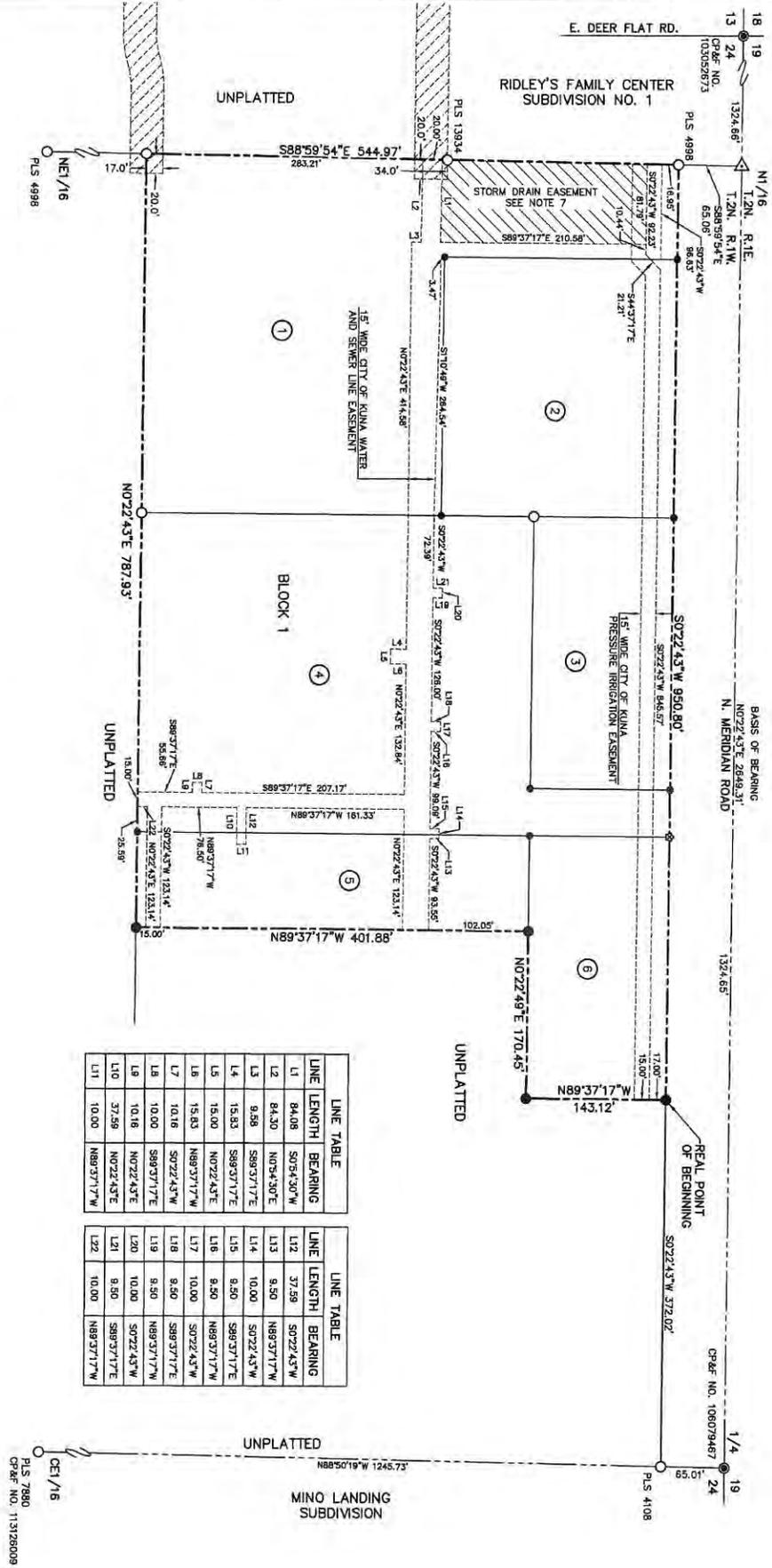


ACCENT STUCCO
SHERWIN WILLIAMS
"POSITIVE RED" SW6871

EXHIBIT

D3

ENSIGN SUBDIVISION NO. 1



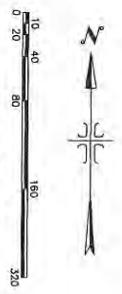
LINE	LENGTH	BEARING
L1	84.08	S0°54'30\"W
L2	84.30	N0°54'30\"E
L3	9.58	S89°37'17\"E
L4	15.83	S89°37'17\"E
L5	15.00	N0°22'43\"E
L6	15.83	N89°37'17\"W
L7	10.16	S0°22'43\"W
L8	10.00	S89°37'17\"E
L9	10.16	N0°22'43\"E
L10	37.59	N0°22'43\"E
L11	10.00	N89°37'17\"W

LINE	LENGTH	BEARING
L12	37.59	S0°22'43\"W
L13	9.50	N89°37'17\"W
L14	10.00	S0°22'43\"W
L15	8.50	S89°37'17\"E
L16	9.50	N89°37'17\"W
L17	10.00	S0°22'43\"W
L18	9.50	S89°37'17\"E
L19	9.50	N89°37'17\"W
L20	10.00	S0°22'43\"W
L21	9.50	S89°37'17\"E
L22	10.00	N89°37'17\"W

LEGEND

- FOUND 5/8\" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8\" IRON PIN WITH CAP PLS 7729
- SET 1/2\" IRON PIN WITH CAP PLS 7729
- CALCULATED POINT
- SET 1\" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- LOT NO.

ADDITIONAL EASEMENT INFORMATION
(SEE PAGE 1 OF 4 FOR NOTES)



IDAHO SURVEY GROUP, P.C.
 1450 E. WATER TOWER ST.
 SUITE 100
 MERIDIAN, IDAHO 83642
 PH. (208) 848-8570
 FAX (208) 884-5399

3k 111 Pg 16059

ENSIGN SUBDIVISION NO. 1

Bk III Pg 166a

CERTIFICATE OF OWNERS

Know all men by these presents: That Emmett Partners, LLC, a limited liability company and B&S Investments LLC, an Idaho limited liability company, are the owners of the property described as follows:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

Thence along the East-West centerline of said Section 24 North 88°50'19" West, 65.01 feet to a point on the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69);

Thence along said West right-of-way line North 00°22'43" East, 372.02 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said West right-of-way line North 89°37'17" West, 143.12 feet;

Thence North 00°22'49" East, 170.45 feet;

Thence North 89°37'17" West, 401.88 feet;

Thence North 00°22'43" East, 787.93 feet to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 544.97 feet to a point on said West right-of-way line of N Meridian Road;

Thence along said West right-of-way line South 01°31'50" East, 1.85 feet

Thence continuing along said West right-of-way line South 00°22'43" West, 950.80 feet to the **REAL POINT OF BEGINNING**. Containing an area of 10.38 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Emmett Partners, LLC

[Signature]
Jeremy Terry, Manager

B&S Investments LLC

[Signature]
Travis Stroud, Member

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter



P.L.S. No. 7729

ACKNOWLEDGMENT

Utah
State of Idaho)
County of Ada) s.s.
Salt Lake

On this 6th day of October, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeremy Terry, known or identified to me to be the manager of Emmett Partners, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

May 13, 2018

My commission expires



[Signature]
Notary Public for Idaho
Residing in Salt Lake City, Utah

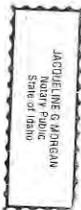
ACKNOWLEDGMENT

State of Idaho)
County of Ada) s.s.

On this 14th day of October, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis Stroud, known or identified to me to be a member of B&S Investments LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

4-13-19
My commission expires



[Signature]
Notary Public for Idaho
Residing in Kuna, Idaho

ISG

IDAHO SURVEY GROUP, P.C.

1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(209) 846-8570

SHEET 3 OF 4

ENSIGN SUBDIVISION NO. 1

Bk 11 Pg 16801

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.



Dawn Paul
District Health Department, EHS Date 10-19-16

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 26 day of October, 2016.



Ken St. Martin
President ACHD

APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day February 4, 2017, hereby approve this plat.

Gordon Law
City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the 27th day of October, 2016, this plat was duly accepted and approved.



Chas Ennels
City Clerk, Kuna, Idaho



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Dorothy Hartley
County Surveyor
PLS 5359
2-16-2017

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Lacey McIntyre
County Treasurer
Quinty
Deputy Treasurer

Date 02/21/2017

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
County of Ada) s.s.

I hereby certify that this instrument was filed for record at the request of Debra E. Anderson at 3:0 Minutes past 12 O'clock P. M. on this 21st day of February, 2017, in Book 111 of plats at Pages 16059-16061.

Instrument No. 2017-015448

Th. Olson
Deputy Fee: \$21.-

Christa Taylor D. Hill
Ex-Officio Recorder

ISG

IDAHO SURVEY GROUP, P.C.

1450 E. WATERTOWER ST.
SUITE 130
MERRIDIAN, IDAHO 83642
(208) 846-9570

SHEET 4 of 4



1 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION:
TYPE: 38" OR AND 23" CHANNEL LETTERS
DETAIL: REFER TO 5/SG2.1

RIGHT EXTERIOR ELEVATION:
TYPE: 38" OR AND 23" CHANNEL LETTERS
DETAIL:

LEFT EXTERIOR ELEVATION:
TYPE: 38" OR AND 23" CHANNEL LETTERS
DETAIL:

REAR EXTERIOR ELEVATION:
TYPE: NO SIGN
DETAIL:

FINISH LEGEND:

	FIELD STUCCO -	SHERWIN WILLIAMS "SOFTER TAN" SW6141
	ACCENT STUCCO -	SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE
	FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
	STOREFRONT, - CANOPY, AND BOLLARDS	KAWNEER "DARK IVY"



5 MASONRY ENCLOSURE (FRONT)

CE1 SCALE: 1/8" = 1'-0"



6 MASONRY ENCLOSURE (SIDES AND REAR)

CE1 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. MERIDIAN ROAD
KUNA, ID
COLOR ELEVATIONS

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

COMM #	
DATE:	4-6-17
REVISION	
DATE:	

CE1

Exhibit
DS