



KUNA PLANNING AND ZONING COMMISSION
Agenda for January 23, 2018

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
Commissioner John Laraway

2. CONSENT AGENDA

- a. Meeting Minutes for January 9, 2018.
- b. **Findings of Fact and Conclusions of Law** for 17-09-AN (annexation); A request from Kirsti Grabo with KM Engineering (on behalf of N Star Farm, LLC), seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.).

3. PUBLIC HEARING

- a. **17-06-SUP (Special Use Permit) & 17-19-DR (Design Review)**; On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634. - **Tabled from January 9, 2018**
- b. **18-01-ZOA (Zoning Ordinance Amendment)**; An ordinance of the City Council for Kuna, Idaho striking in its entirety, Section 8 of Title 6, Chapter 3 titled easements and replacing a new section that provides for the location and width of City and public utilities easements, encroachment locations, vest the final determination of the location of easements with the City Engineer, restricts the placement of encroachments within the easement and responsibilities for damage, removal and disposal, allows for easement modifications for side yard easements located on phase boundaries and provides an effective date.
- **Staff requests this item be table to a special meeting on January 30, 2018**
- c. **18-02-ZOA (Zoning Ordinance Amendment)**; An ordinance of the City Council for Kuna, Idaho adding a new chapter, Chapter 18 to Title 5, Titled Private Roads that provides for the allowance of private roads in certain locations, sets forth construction and Design Standards, sets forth access and maintenance requirements, establishes gated road restrictions, provides for private alleys; Amending KCC 5-7-3 Planned Unit Development to reference Private Roads – KCC 5-18-1; Amending 6-3-3 –Planned Unit Development to strike that portion only allowing private roads in planned unit developments and adding the reference to KCC 5-18-1; Amending KCC 6-5-2- Planned Unit and Condominium Subdivisions to provide for private road standards constructed to Ada County Highway District Local Road Standards and review by the City Engineer; and providing an Effective Date.
- **Staff requests this item be table to a special meeting on January 30, 2018**

4. COMMISSION REPORTS

- a. Planning and Zoning Commission Elections for Chairman and Vice Chairman for 2018.

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, January 9, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	Absent	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X		
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Meeting Minutes for December 12, 2017
- b) **Findings of Fact and Conclusions of Law** for 17-10-S (Pre-Plat) and 17-23-DR (Design Review); Gran Prado Subdivision.

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

2. PUBLIC HEARING

- a. **17-06-SUP (Special Use Permit) & 17-19-DR (Design Review)**; On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634.
 - **Applicant has requested this item be tabled to the regular Planning & Zoning Commission meeting on December 12, 2017**

Jace Hellman: This case, was rather contentious, and with shortage of commission members this evening, that applicant has requested that this case be tabled out of fairness to all of those who may be impacted by the decision. So, the applicant has requested that this case be tabled to January 23rd.

Commissioner Damron Motions to table case Nos. 17-06-SUP & 17-19-DR until the meeting of January 23rd; Commissioner Laraway Seconds, all aye and motion carried 3-0.

- b. **17-09-AN (Annexation)**; A request from Kirsti Grabo with KM Engineering (on behalf of N Star Farm, LLC), seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.). The site is formerly known as the Urza property and is addressed as 2030 W. Kuna Road, located near the northwest corner of Ten Mile and Kuna Roads, Kuna, Idaho, within Section 22, T2N, R1W, (A.P.N. # S1322438400).

Kirsti Grabo: Good evening, my name is Kirsti Grabo with KM engineering, 9233 W State St in Boise. I am here tonight on behalf of Tim Eck, the owner of this property. This property before is about 40 acres of agricultural

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ground about a quarter mile west of Ten Mile Rd. on the north side of Kuna Rd. Currently the property is zoned RUT in Ada County, but it is contiguous to city limits on the north and also on the southeast corner of the property. The future land use map for this area calls of medium density residential, so our request would be to be annexed into the city with an R-8 zoning. There are some R-4's and R-6's in the general vicinity, but nothing contiguous to this, so we feel like this would be a good opportunity to get some higher density, and some of those smaller lot sizes that we know the market is looking for at this point and time, but then obviously we would still be in compliance with the comprehensive plan and that medium density residential. We do have a preliminary lot layout in the works, but we do not have a preliminary plat at this time. We thought it would be prudent to have feedback on the zoning before we put together any formal drawings, but we do anticipate following up this application with preliminary plat in the coming months. Not a whole lot more to say about this one, but I would be happy to stand for any questions that you might have. **C/Gealy:** Any questions? **C/Damron:** Not at this time. **C/Gealy:** Thank you. **Troy Behunin:** Good evening Commissioners, for the record, Troy Behunin, Planner III, 751 W 4th St. The application that is before you tonight, 17-09-AN, annexation is for the former Urza property, and is presented to you for your recommendation of approval, conditional approval or denial of this annexation application. Hopefully you have had a chance to review your packet for tonight's hearing, and I am sure you all have. Staff and the applicant have worked together to put all of this material together, so you can come to a recommendation for this application at the end. So, Kirsti already did a very good job, and I would just like to punctuate that they are seeking just annexation at this time, they are not seeking any development at this time. The property does touch city limits which is a requirement for a category "A" annexation. It touches the limits at the north side of this property, it is approximately 39 acres, and they are requesting an R-8 zone which does fit squarely within the comprehensive plan map designation. So, it does follow that, the site is located near the northwest corner of Kuna Rd. & Ten Mile Rd. They do have plenty of frontage on Kuna Rd, and it is possible that we will have a mid-mile collector on the west side of the property. That is where the transportation map has the mid-mile collector located. It is anticipated that sometime in the future when things do line up a preliminary plat will come forward, and possibly with multiple phases, but that is not being presented tonight. The applicant will be required to extend all public utilities at the time of development, which will consist of about a quarter mile of trenching from the intersection of Kuna Rd. and Ten Mile to the east side of this property. Staff has worked with the applicant to get you all of this information tonight, and staff does find this application to be in concert with the Comprehensive Plan, its goals and its map and we look forward to this project bringing a new chapter to Kuna's history in the southwest corner of Kuna, and I will stand for any questions that you have. **C/Laraway:** Just a clarification, and I heard you use this phrase, they are requesting annexation AND an R-8 zone, are we doing two things? **Troy Behunin:** At the time of annexation they have to request a zone, because the zoning in the county does not correlate with the zoning in the City, so they have to choose a zone. So, we are not rezoning the property in terms of city to city, they are changing the zone from county to city, does that make sense? **C/Laraway:** I think so. **Troy Behunin:** They have to choose a zone. **C/Damron:** The applicant has been given the City Engineers comments? **Troy Behunin:** Yes, that was a late arrival today, but they were forwarded that, and you folks have received that as well, and I apologize for the late entry. **C/Gealy:** Any other questions for staff? **C/Damron:** No, thanks Troy. **C/Gealy:** In which case it is 6:10 and we will open the public hearing. **Troy Behunin:** I just wanted to put on record, that the reason for the delay is that we have just hired a new City Engineer. **C/Gealy:** Do we have a sign in sheet? So, the public hearing for 17-09-AN we have a sign in sheet and there is nobody signed in to speak either in favor, neutral, or in opposition. We have some people gathered here, is there anyone that hasn't signed in that would like to speak. Seeing one hand raised, I would ask you to step forward and sign in. **Tim Gordon:** Tim Gordon, 1206 N Black Cat, we are the property contiguous to this on the North, and I just wanted to say I support the annexation. **C/Gealy:** Is there anyone else that wants to speak? **Tim Eck:** Good evening commissioners, my name is Tim Eck, I am the applicant 6152 W Half Moon Lane, in Eagle, Idaho. We did receive

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the comments from Public Works at about 4:00 PM, and are a bit surprised at the comment on the density over the failure of the City to maintain the services I was promised when I went to the City Engineer prior to buying this property. I was assured, there was more than adequate capacity to service the property, and I know there have been issues at the Ten Mile lift station, and they currently working on many plans to get resolved. This will be a multi-phase project, it will take years to build, and we wont even touch it until 2019. We will work on the entitlement process this year and get the phase one design. We are asking for an R-8 allowed in the Comp Plan, we have a layout that is currently right at five per acre, if the Engineer would have said five per acre I would have even commented. Less than four is not consistent with the Comp Plan, and it is not consistent with anything. I believe it is a knee jerk reaction to failing to meet commitment that have been made. Before I buy any property, I make sure capacity exists for the facilities I will need, and that is my standard due diligence. I believe there is time to achieve the necessary improvements, repairs and modifications or whatever has to happen to the current City facilities to accommodate the R-8 zoning that we are asking for, the five per acre density that we will likely have, but to fall in suite with the Engineer's recommendations to limit it to less than four per acre is a Ludacris comment, so I would stand for any questions. **C/Laraway:** I have none. **C/Damron:** When you proposed that to the City Engineer before you bought that property and you notified him what your plan was, did you get that in writing? **Tim Eck:** No, I did not. **C/Damron:** Okay. **Tim Eck:** No, this was verbal conversations that took place on a regular basis with the City Engineer at the time, Mr. Law, and I know that he certainly had plans and visions for what would happen with the City's infrastructure, and when he retired I think there is a line of uncertainty where everything is going. **C/Gealy:** Thank you, if there are no further comments I would close the public hearing at 6:15. Staff would you have any comments to offer? **Troy Behunin:** Staff has nothing to add at this time. **C/Gealy:** Thank you, which brings it back to us for a discussion. **C/Laraway:** It falls within the Comp Plan, it's a medium density and it falls within everything that we require. I don't see any issues with it. I don't have a problem with anything I am seeing or hearing so far. The plat will come out later and we will have more information, but for annexation, and our coding, I don't have a problem with it. **C/Damron:** Well we have seen Mr. Eck here many times working with the City. If he says he had those conversations with the Engineer, I tend to say the probably happened. The lift station, not having enough connection, as it says here or the capacity, I believe that is a City issue that we need to rectify knowing that there is probably going to be more building out there, so I think we need to have that addressed, but I don't believe that is his issue. His issue is to go along with the Engineer that he had prior conversations with. I am in agreement with you John that is all seems to meet everything we have in the Comp Plan, and everything we want to do in those more rural areas. **C/Laraway:** I have nothing else.

Commissioner Laraway Motions to recommend approval to City Council 17-09-AN, with an R-8 zone and with the conditions as outlined in the staff report, Commissioner Damron Seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

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

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PLANNING & ZONING COMMISSION**

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

P&Z Findings of Fact & Conclusions of Law

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To: Planning and Zoning Commission (P & Z)

Case Numbers: 17-09-AN (Annexation)
Former Urza Property

Location: Near the northwest corner of Ten Mile and Kuna Roads, Kuna, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: January 9, 2018
Findings: January 23, 2018

Engineer: **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

Owners (6): N Star Farm, LLC,
6152 W. Half Moon Ln.
Eagle, ID, 83616

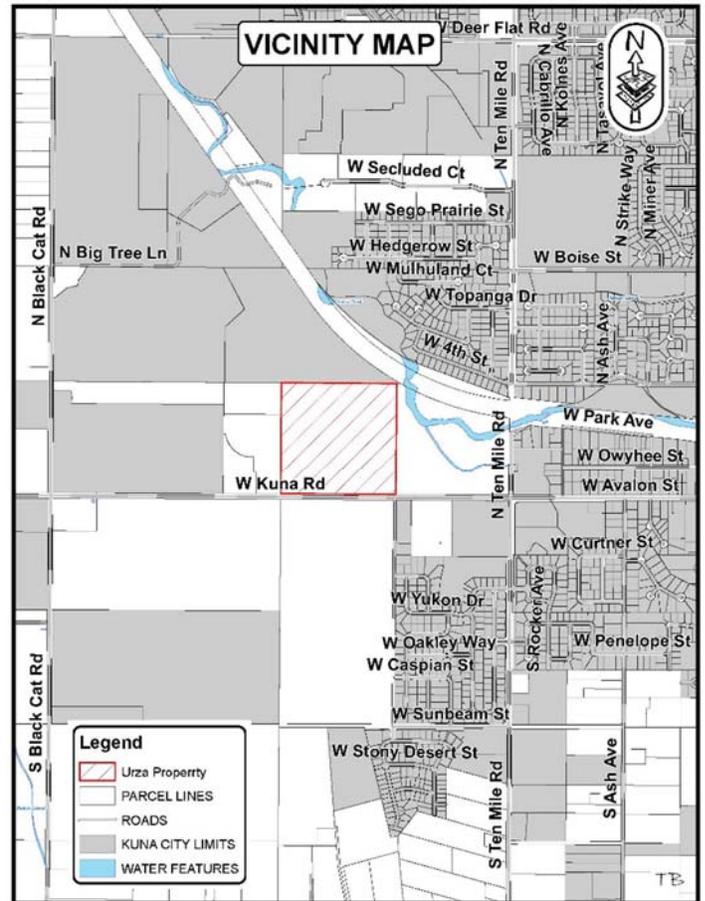


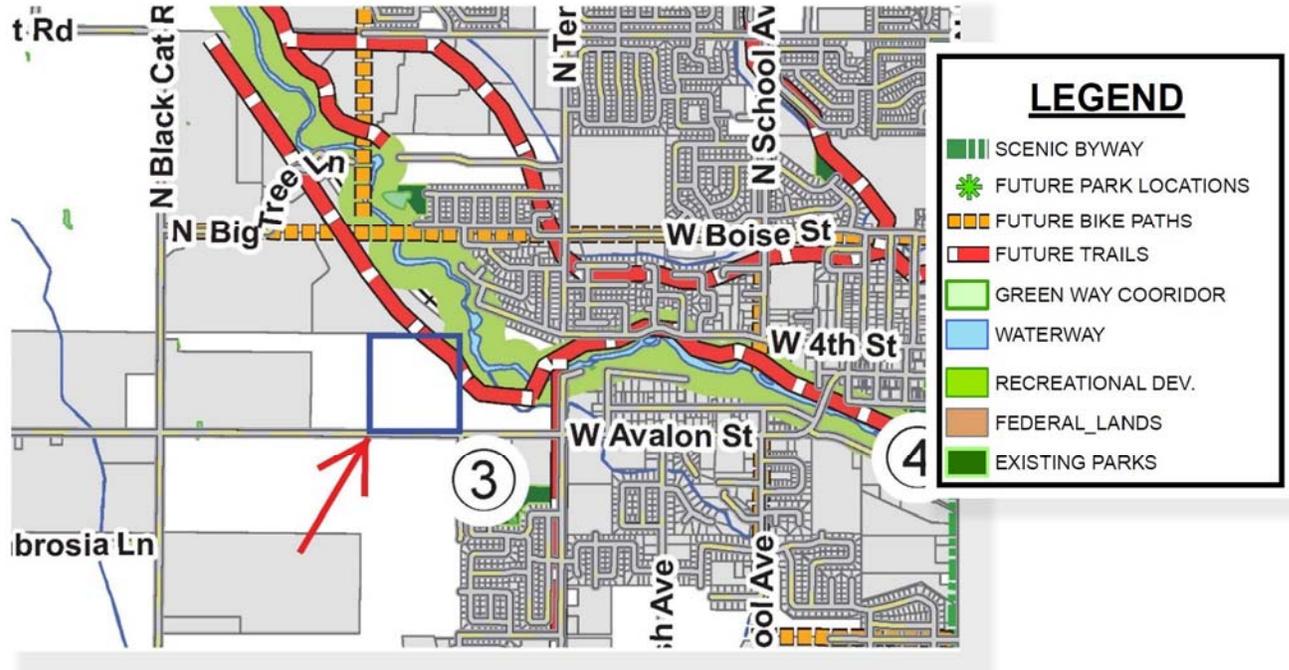
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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the NEC of the site, situated along Indian Creek. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna. It is necessary for each parcel to develop trails and pathways along their frontages of creeks, canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending one in that area at time of development.



3. **Surrounding Land Uses:**

North	A	Agriculture – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	RUT	Rural Urban Transition – Ada County
West	RR	Rural Residential – Ada County

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

Property Owner	Parcel Size (Approximately)	Current Zone: (RUT) Rural Urban Transition	Parcel Number
N Star Farm, LLC	39.48 acres	RUT – Ada County	S1322438400

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**

The majority of this land is being used for agricultural purposes, a small part of it was used for residential purposes (Approx. 1.5 ac.) Applicant anticipates that the land will continue the historic agricultural uses on

the lands until development occurs. The mobile home that was on site, has been removed. There are two outbuildings on site any ancillary sheds or other buildings remaining will be removed prior to development.

7. Transportation / Connectivity:

The applicant has not proposed connection to public streets at this time, as the application is solely for annexation into Kuna City limits. At the time of future development, access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes in place at that time. Current legal points of access being used at this time may remain until development requires a change.

8. Environmental Issues:

Staff is not aware of any environmental, health or safety conflicts.

9. Agency Responses: The following responding agency comments are included as exhibits with this case file:

- Kuna City Engineer (Paul Stevens) – Exhibit B-1 [*This report will be late, due to his recent hiring*].
- Ada County Highway District (ACHD – Austin Miller) – Exhibit B-2
- Boise-Kuna Irrigation District (Lauren Boehlke) – Exhibit B-3
- Cable One TV (Brett Pike) – Exhibit B-4
- Community Planning Association of Southwest Idaho (COMPASS – Carl Miller) – Exhibit B-5

F. Staff Analysis:

The applicant is only interested in annexation of the property at this time. However, in the future when development is desired, the project will be required to submit for subdivision and design review approvals (for landscaping and monument signage) and follow the public hearing process for those entitlements.

Among the Category ‘A’ annexation requirements for annexing lands into the city, a land owner must submit a written request for annexation. Furthermore, it requires that parcels must touch current city limits. The property touches Kuna City limits on its north property line and is adjacent to a principle arterial, Kuna Road. All major public utilities are approximately 1,325 feet east, at Ten Mile and Kuna Roads. Applicant has been made aware that development of this parcel will require extension of, and connection to all city services and require connection fees for that purpose. It is anticipated when these lands move forward with development in the future, it will likely require more than one phase for complete build-out.

Staff has reviewed Kuna’s Comprehensive Plan (Comp Plan), and found the Comp Plan encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff will work with the applicant in the future when an application comes forward for a preliminary plat to ensure technical compliance with Kuna City Code (KCC), as required. Staff would recommend that the applicant work with Kuna City, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency’s requirements.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No’s 17-09-AN, subject to any conditions of approval outlined by Kuna’s Commission and City Council.

G. Applicable Standards:

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

H. Procedural Background:

On January 9, 2018, the Planning and Zoning Commission considered the case, including the application, agency comments, staff's memo, the application exhibits and public testimony presented or given.

I. Factual Summary:

This parcel is located near the northwest corners of Ten Mile and Kuna Roads. The project consists of 39.48 (approx.) acres and is adjacent to City limits and is currently zoned RUT (Rural Urban Transition – County). Applicant requests to annex the parcel into Kuna City with the R-8 (Medium Density Residential) zone. This parcel is adjacent to Kuna Road; a principle arterial.

J. Findings of Fact:

Based upon the record contained in Case No. 17-09-AN, including the Comprehensive Plan, Kuna City Code, staff's memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-09-AN, a request for annexation into Kuna City limits by the applicant follows:

The Commission concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. The Kuna Commission accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on January 2, 2018, to hear from 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.*

2. Based on the evidence contained in Case No. 17-09-AN, this proposal appears to *generally* comply with the Comprehensive Plan.

Comment: *The Comp Plan has listed numerous goals for providing single-family housing in Kuna. The Comp Plan describes this property as Medium Density. As this project proposes to accommodate single-family residential uses, the project follows the goals of the Comp Plan.*

3. The Kuna Commission has the authority to recommend **approval** for this application.

Comment: *On January 9, 2018, the Commission voted to recommend **approval** for case No. 17-09-AN.*

4. 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 January 9, 2018.*

K. City Commissions Comprehensive Plan Analysis:

Commission determines the proposed annexation and zoning request for the *site is* consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price 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 Comprehensive Plan [CP]).

Comment: *The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

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 General's criteria, and a review by the City Attorney, the proposed project does/does not constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Promote and 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 [CP]).

Comment: *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for future development to connect to in the future.*

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 [CP]).

Comment: *The requested zoning provides an opportunity for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

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 development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Comment: *With the requested zoning, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project could add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned 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 (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. With future development, the applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.

L. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. P & Z Commission's Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Commission feels the site **is** physically suitable for development in the future.

Comment: *The 39.48 acre (approximate) proposal appears to be suitable for annexation, as proposed.*

2. The annexation request **is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. The annexation application **is not** likely to cause adverse public health problems.

Comment: *The annexation of the property would generally comply with the Comp Plan. In the future, the project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. 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: *Through correspondence with public service providers and application evaluation, this annexation request appears to avoid detriment to surrounding uses. Commission did consider the annexation and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site **are not** suitable or adequate for future residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are not suitable and adequate for this specific project.*

6. Based on the evidence contained in Case No. 17-09-AN, Commission finds Case No. 17-09-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 17-09-AN, Commission finds Case No. 17-09-AN generally complies with Kuna's Zoning Code.

N. Commission's Recommended Conditions of Approval:

Note: 17-09-AN (Annexation): Based upon the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the January 9, 2018, public hearing, the Kuna Commission votes to **recommend approval** for Case No. 17-09-AN with the following conditions of approval at time of development in the future:

- Applicant shall follow all applicable staff recommended conditions stated in the staff report.
 - Applicant shall be awarded the R-8 Medium Density Zoning.
 - Sewer capacity issues will be discussed at City Council.
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- With 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 request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
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 and shall be approved in the design review process with all new commercial and multi-family.
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. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 23rd day of January, 2018.

Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning & Zoning Dept.



City of Kuna

Staff Report

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

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

File Numbers: 17-06-SUP (Special Use Permit) & 17-19-DR (Design Review); Kuna Townhomes

Location: 1394 West Park Ave
Kuna, Idaho 83634

Planner: Jace Hellman, Planner II

Hearing date: January 9, 2018

Tabled To: **January 23, 2018**

Applicant: Troy Lachcik
ALC Architecture
1119 E State St, Suite 120
Eagle, ID 83616
208.514.2713
troyl@alcarchitecture.com

Owner: Victor Clark
214 S Cole Road
Boise, ID 83709
208.870.4596
victorc@brightstarps.com

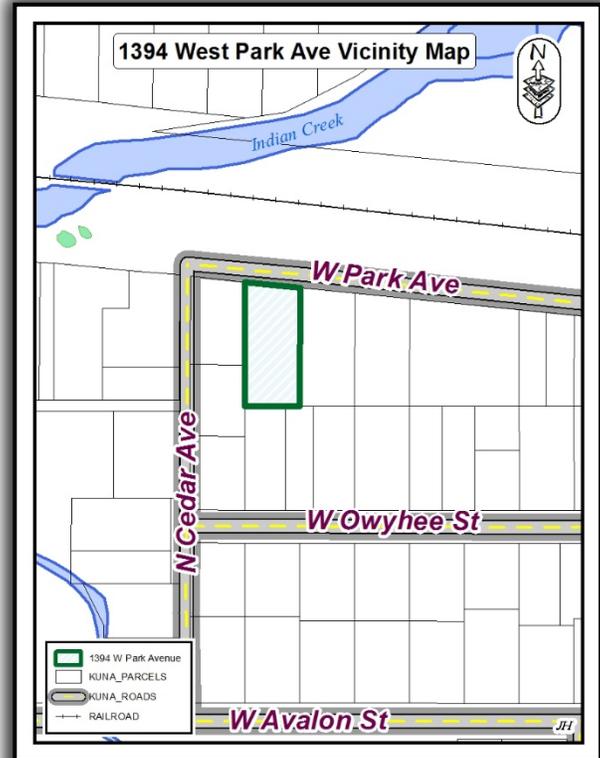


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| E. General Project Facts | K. Proposed Conclusions of Law |
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A. Course of Proceedings:

1. Applicant is proposing one triplex consisting of three townhomes as described in 5-3-2 and 5-1-6-2 (Dwelling, multifamily, apartments (3 or more units under one roof); Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) & Design Review (DR) approval for the construction of townhomes in an R-6 (Medium Density Residential) zone.
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP and Design Review approval for the construction of townhomes within an R-6 Zone.

a. Notifications

- | | |
|-------------------------------------|------------------------------------|
| i. Neighborhood Meeting | September 5, 2017 (Nine Attendees) |
| ii. Agencies | November 16, 2017 |
| iii. 300' Notice to Property Owners | December 20, 2017 |
| iv. Kuna, Melba Newspaper | December 20, 2017 |
| v. Site Posted | December 20, 2017 |

B. Applicants Request:

On behalf of Victor Clark, Troy Lachcik with ALC Architecture requests Special Use Permit (SUP) and Design Review (DR) approval to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 W Park Avenue, Kuna, ID 83634.

C. Aerial Map:



D. History:

This site has been historically zoned Medium Density Residential (R-6).

E. General Projects Facts:

1. Surrounding Land Uses:

North	P	Union Pacific Railroad/Public District – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Parcel Size: Approximately 0.51 acres
- Zoning: Medium Density Residential (R-6)
- Parcel #: R5070002532

3. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Kuna Municipal District
- Gravity Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff)
- Sanitation Services – J&M Sanitation

4. **Existing Structures, Vegetation and Natural Features:**

The current site consists of a bare dirt lot.

5. **Transportation / Connectivity:**

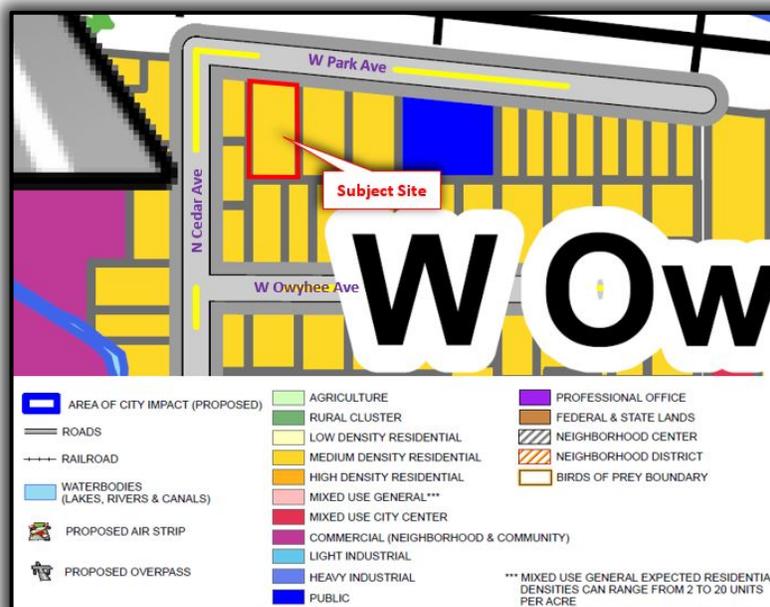
Current access to site exists via an approximately 14-foot wide unimproved driveway onto Park Avenue from the site. The applicant has proposed a 24-foot wide shared driveway onto Park Avenue from the site, located approximately 114-feet east of Cedar Avenue. The proposed shared driveway will accommodate all three residential units. The project fronts Park Avenue, which is improved with 2-travel lanes, 23-feet of pavement, and currently has no curb, gutter and sidewalk abutting the site. The only access to Park Avenue is available via Cedar Avenue which exists as an improved 17-foot wide street section within 20-feet of right-of-way.

6. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

7. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Staff views this proposed Special Use and Design Review request to be consistent with the surrounding zoning designations as designated in the Comprehensive Plan Future Land Use Map.



8. Agency Responses:

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

- Public Works Department (November 22, 2017)Exhibit B4
- Department of Environmental Quality (November 24, 2017)Exhibit B5
- Idaho Transportation Department (December 5, 2017)Exhibit B6
- Central District Health Department (December 5, 2017)Exhibit B7
- Kuna Rural Fire District (December 11, 2017)Exhibit B8
- Ada County Fire District (December 22, 2017)Exhibit B9

F. Staff Analysis:

Under an R-6 zoning designation, a special use permit and design review approvals are required in order to construct three or more units under one roof. The applicant is proposing to construct three townhouses (approximately 1,800 square feet each) which would be built as one structure with fire wall separation between each unit. Staff finds that the proposed townhomes to be 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 to use potable City water for irrigation. Staff would not be in favor of the applicant using potable water for irrigation needs when the applicant has a water right, and access to gravity irrigation water is available.

City services and facilities are within 300-feet of the subject site. the applicant will be required to make an ultimate connection to all city utilities. There is a gravity irrigation main that crosses the parcel from the southeast corner to the northwest corner. This irrigation main will need to be rerouted to accommodate the design of the applicant’s project.

Park Avenue is a dead-end street, and Cedar Avenue provides the only access to the site. Due to the narrow pavement situated on Cedar Avenue Staff would recommend that the applicant provide written approval from the Kuna Rural Fire District for the reduced access to the site. The applicant’s proposed 24-foot wide shared driveway is in conformance with ACHD’s Driveway policy; and Staff feels the proposed driveway should be approved and constructed as proposed. Staff would also note that per Kuna City Code and ACHD’s Local Roadway Policy, the applicant will be required to construct Park Avenue as half of a 36-foot street section including pavement widening, curb, gutter and a minimum 5-foot wide sidewalk along the site’s frontage.

The applicant is hereby notified that this project is subject to design review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance, prior to issuance of the certificate of occupancy.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §67-6512; and the Kuna Comprehensive Plan; and forwards Case No.’s 17-06-SUP and 17-19-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

G. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components as described below:

1. The proposed Special Use Permit and Design Review applications for the site are consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

6.0 – Land Use

Goal 1: *Preserve Kuna’s high quality of life and strengthen the character and image of the community as a family-oriented place with small town character.*

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

12.0 – Housing

Goal 1: *Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.*

Objective 1.1:

Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels

Policy: Encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.

Policy: Encourage mixed-use development that includes town centers, single-family, multi-family, accessory units, and other types of residential development.

I. Proposed Findings of Fact:

1. Based on the record contained in Case No.’s 17-06-SUP and 17-19-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No.’s 17-06-SUP and 17-19-DR.
2. The Kuna Planning and Zoning Commission *approves/conditionally approves/denies* the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on January 23, 2018 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*

3. Based on the evidence contained in Case No.’s 17-06-SUP and 17-19-DR, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 0.51 acres (subject property) as medium-density residential. The proposed townhouses are permitted in this zone with a special use permit.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny this application.

Comment: *On January 23, 2018, Kuna's Planning and Zoning Commission will vote to approve/conditionally approve/deny application 17-06-SUP and 17-19-DR.*

5. 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 section, notice requirements were met to hold a public hearing on January 23, 2018.*

J. Kuna City Code Analysis:

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

Comment: *The proposed application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site is physically suitable for the proposed project.

Comment: *The 0.51-acre parcel is suitable to accommodate townhomes.*

3. The special use permit is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

Comment: *The land to be built on is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The special use permit application is not likely to cause adverse public health problems.

Comment: *The proposed townhomes will be required to connect to Kuna public sewer and water 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 special use permit request considers the location of the property and adjacent uses. The adjacent uses are residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed utility services in proximity to the site are suitable and adequate for commercial use.

Comment: *Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for townhomes if the project is completed in a timely manner.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No.'s 17-06-SUP and 17-19-DR, Commission finds Case No.'s 17-06-SUP and 17-19-DR generally complies with Kuna City Code.
2. Based on the evidence contained in Case No.'s 17-06-SUP and 17-19-DR, Commission finds Case No.'s 17-06-SUP and 17-19-DR are generally consistent with Kuna's Comprehensive Plan.

3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Proposed Decision by the Commission:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case No. 17-06-SUP, a Special Use Permit and 17-19-DR, a Design Review request by Troy Lachcik with ALC Architecture (on behalf of Victor Clark), (with or without) the following conditions of approval:

1. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction.
2. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the public hearing process.
3. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved special use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
 - 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 KMID Irrigation District shall approve 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).
4. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at (208) 387-6100.
5. The applicant shall provide written fire departmental approval for reduced access to the site via Cedar Avenue prior to issuance of any building permits.
6. Applicant shall construct a 24-foot wide driveway approach on Park Avenue leading to the site and pave the driveway its entire width beyond the edge of pavement of Park Avenue.
7. The applicant shall construct Park Avenue as ½ of a 36-foot street section including pavement widening, curb, gutter and a minimum 5-foot wide sidewalk along the site's frontage.
8. Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.
9. 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.
10. 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.
11. Landscaping on site shall comply with KCC Title 5 Chapter 17.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather

permits) 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 permitted with approval from the public and/or private entities owning the property.

13. The use of potable water is not a preferred method of irrigation. The applicant shall install a private pressurized irrigation system, unless an alternative method of compliance is approved by the planning director.
14. This special use permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked by the Planning and Zoning Commission.
15. This development is subject to building and landscaping design review inspections. Inspection fees shall be paid prior to staff inspection.
16. The special use permit is not transferable from one parcel of land to another.
17. The applicant shall follow all staff and agency recommendations.
18. The applicant shall comply with all local, state and federal laws.

DATED this 23rd day of January, 2018



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

Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: <i>Kuna Townhomes</i>	Applicant: <i>ALL Architecture</i>
---	--

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	Landscape plan drawn to scale as the same size as the site development plan with the following details: ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed.	✓
✓	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting.	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓

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

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



RECEIVED
8.21.17



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

For Office Use Only	
File Number (s)	17-06-SUP 17-1A-DR (Design review)
Project name	Kuna Townhomes
Date Received	8.21.17
Date Accepted/Complete	11/16/17
Cross Reference Files	17-06-SUP or 17-1A-DR
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: <u>Victor Clark</u>	Phone Number: <u>208-870-4596</u>
Address: <u>214 S. Cole Road</u>	E-Mail: <u>victorc@brightstars.com</u>
City, State, Zip: <u>Boise, ID, 83709</u>	Fax #: <u>-</u>
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>ALC Architecture</u>	Phone Number: <u>(208) 514-2713</u>
Address: <u>119 East State Street, suite 120</u>	E-Mail: <u>troy@alarchitecture.com</u>
City, State, Zip: <u>Engle, ID 83616</u>	Fax #: <u>-</u>

Subject Property Information

Site Address: <u>1394 West Park Avenue, Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>West Park Avenue, Cedar Street</u>	
Parcel Number (s): <u>R 5070002532</u>	
Section, Township, Range: <u>2N1W23</u>	
Property size: <u>22,219 square feet / .508 acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Kuna Townsite AMD

General description of proposed project / request: Construction of townhouses on the Northern portion of the property

Type of use proposed (check all that apply):

Residential townhouses, 3 attached units

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): —

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: —

Any existing buildings to remain? Yes No

Number of residential units: 3 Number of building lots: 1

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family _____

Townhouses 3 connected townhouses

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 4,243 square feet

Gross density (DU/acre-total property): 3/508 = 5.9 Net density (DU/acre-excluding roads): 3/4 = 7.5

Percentage of open space provided: 81% Acreage of open space: .41 acres

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

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

Number and ages of students/children: _____ Seating capacity: _____

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: [Signature] Date: 8/18/17



August 18, 2017

**City of Kuna
C/O: Design Review Staff**

**Re: Kuna Townhouses
Project Address: 1394 West Park Avenue, Kuna, ID 83634**

To Whom It May Concern:

Pursuant to our Design Review and Special Use Permit applications for the Kuna Townhouses located at 1394 West Park Avenue. We respectfully request approval to our applications to construct a triplex of townhouses on the North end of the Lot 9 Blk 27 Plot 187 Book 4 bordering West Park Avenue.

Currently empty, the .508 acre lot is zoned for residential and is allowed 3 units per city code. We are proposing 3 townhouses (approximately 1,800 square feet each) which would be built as one structure with fire wall separation between each unit. We would also be providing a 20' wide street to lead from West Park Avenue into the site where separate driveways will lead residents into their garages.

The building will be wood frame construction and clad with 6" Masonite horizontal boarding on the outside and architectural asphalt shingles for roofing. With emphasis on affordable housing, these compact two-story townhouses will be an excellent option for residents looking to move in to the area.

Photos, renderings, elevations, floorplans, site plans and material pallets are attached for your reference.

Should you have any questions or concerns regarding this response letter please contact me immediately. We thank you for your time and consideration for this project.

Thank you,

A handwritten signature in black ink, appearing to read 'Doug Newell'.

Doug Newell
ALC Architecture
dougn@alcarchitecture.com
208.514.2713

File Number: 17291817
Policy Number: 2470-O-17291817

ALTA Owner's Policy (6/17/06)

SCHEDULE C
Legal Description

Lot 9 in Block 27 of The Amended Plat of the Townsite of Kuna, according to the official plat thereof, filed in Book 4 of Plats at Page 187, records of Ada County, Idaho.

AND half of the alley lying South and adjacent to said premises, as vacated by instrument recorded March 10, 1986 as Instrument No. 8611725, records of Ada County, Idaho.





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

State of Idaho) Project ADDRESS: LOT 9 BLK 27 PLOT 187 Book 4
) ss KUNA, ID 83634
County of Ada)
I, Victor Clark mailing, 214 S. COLE RD
Name Address
BOISE ID 83709
City State Zip Code

being first duly sworn upon oath, depose and say:

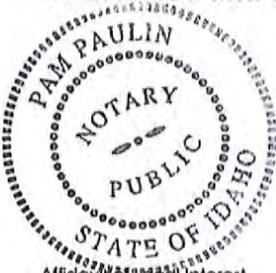
(If Applicant is also Owner of Record, skip to B)

- A. That I am the record owner of the property described on the attached, and I grant my
Permission to Troy Lachcik ALC Architecture 1119 E. State St. #120 Eagle, ID 83616
Name Address
to submit the accompanying application pertaining to that property.
- B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 18 day of JULY, 2017

[Signature]
Signature

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



Pam Paulin
Notary Public for Idaho
Residing at: Bonnie Idaho
My commission expires: 02/20/2021



1394 West Park Ave Aerial Map



Indian Creek

W Park Ave



N Cedar Ave

W Owyhee St

W Avalon St

-  1394 W Park Avenue
-  KUNA_PARCELS
-  KUNA_ROADS
-  RAILROAD

Exhibit
A2e

JH

1394 West Park Ave Vicinity Map



Indian Creek

W Park Ave

N Cedar Ave

W Owyhee St

W Avalon St

-  1394 W Park Avenue
-  KUNA_PARCELS
-  KUNA_ROADS
-  RAILROAD

1394 West Park Ave Zoning Map



Indian Creek

W Park Ave

N Cedar Ave

W Owyhee St

n St

JH

	1394 W Park Avenue		A		M-1		R-4
	KJNA_PARCELS		C-1		M-2		R-5
KUNA PARCEL ZONING			C-2		P		R-6
ZONING			C-3		R-1		R-8
	FUD		CBD		R-2		R-12
			L-O		R-3		R-16
							R-20
							RAILROAD
							KJNA_ROADS

W Hayfield Ct

Local Property Sizes



W 4th St

W Park Ave

N Cedar Ave

W Owyhee St

W Avalon St

S Ash Ave

S Titan Pl

1394 West Park Ave

KUNA_ROADS

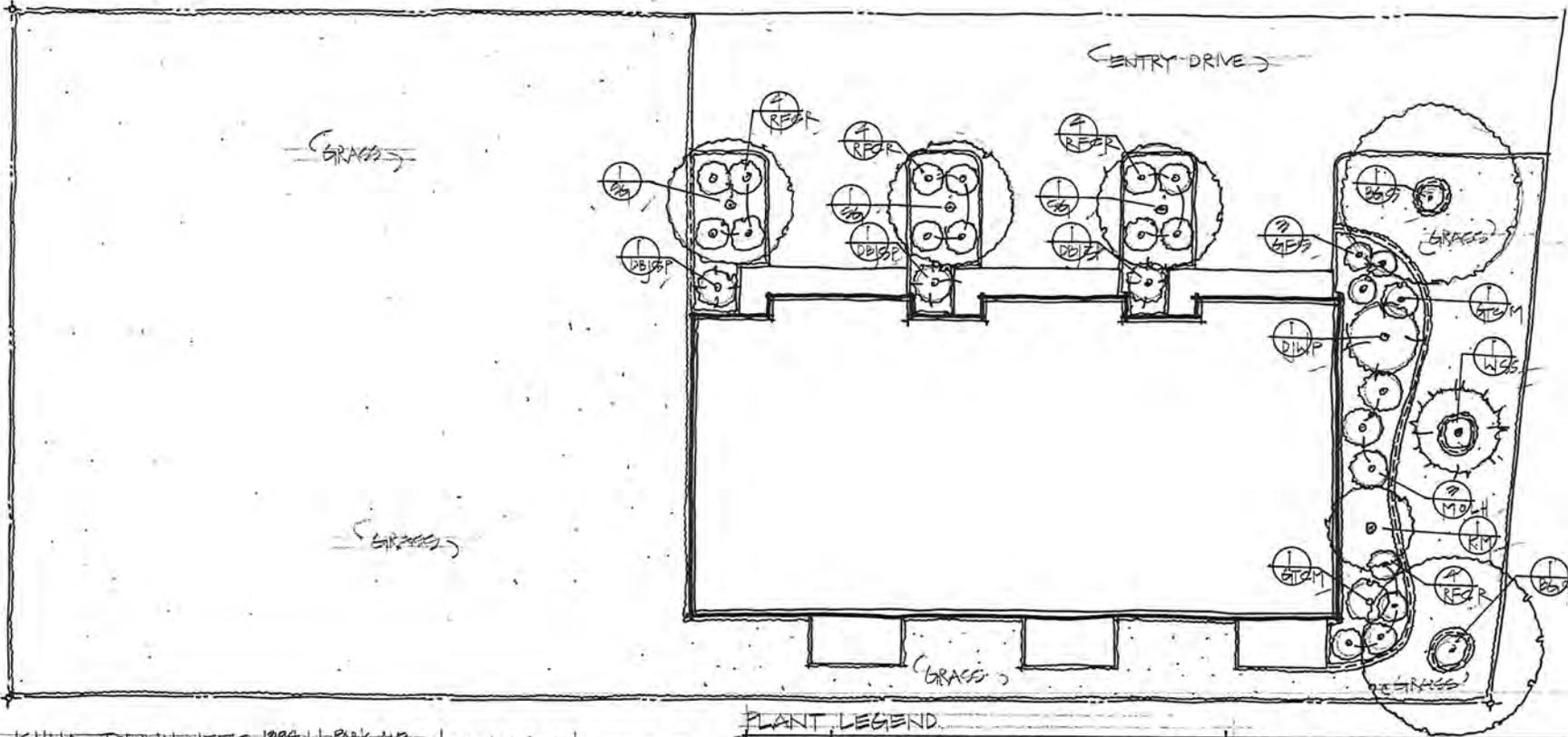
Local Property Sizes
ACRES

1.04 - 0.13
0.54 - 1.03
0.28 - 0.53
0.12 - 0.27
0.02 - 0.11



GENERAL NOTES

1. TOPSOIL = 6" THROUGHOUT TO CREATE FINAL GRADE
2. LAWN = BLUE GRASS BLEND (SOD OR HYDROSEED - PER OWNER)
3. BARK MULCH (2") TOP DRESS AT ALL PLANTER BEDS
4. PLANT MATERIAL: MEET ASTM 2-60.1 AMERICAN STANDARD FOR NURSERY STOCK
MEET IDAHO NURSERY STANDARDS PER PLANTING ALL TREES AND SHRUBS.
5. SPRINKLER IRRIGATION: PER OWNER-CITY AGREEMENT.
6. WARRANTIES: PER OWNER-CONTRACTOR AGREEMENT.



KUNA TOWNHOUSES 1994 W. PARK AVE. PLAN VIEW
 PREPARED BY HARVEST DESIGN
 14 AUG. 2017
 SCALE: 1/8" = 1'-0"

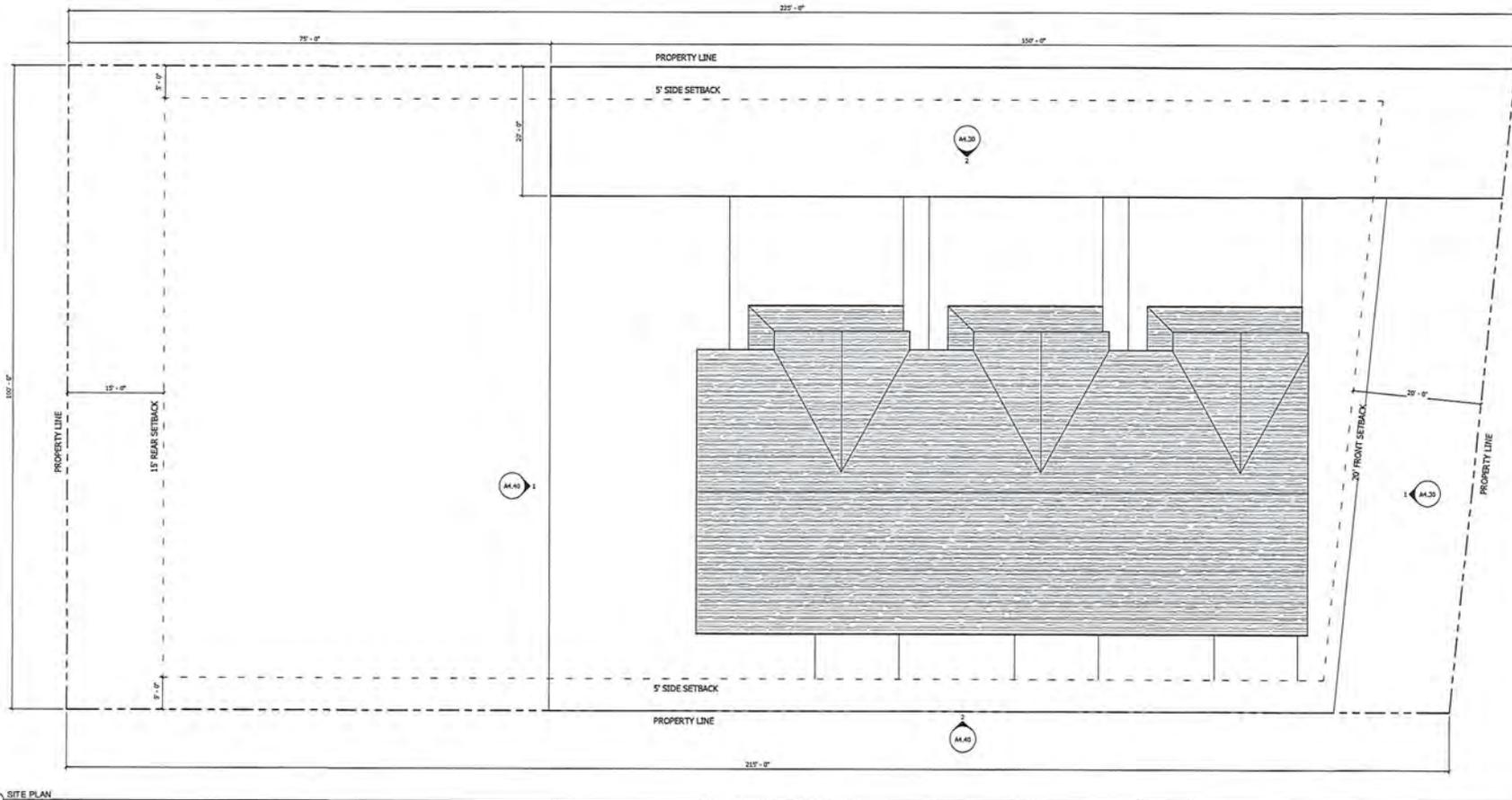
STATE OF IDAHO
 LAND AND WATER COMMISSION
 14 AUG. 2017

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
BSS	BLOODGOOD SPANGLERE	FATANUS X ACER FOLIA 'BLOODGOOD'	24" CAL
DJBP	DWARF BLUE JAPANESE STONE PINE	FINUS PUNILA 'DWARF BLUE'	24" CAL
DJWP	DWARF JAPANESE WHITE PINE	FINUS PARVIFOLIA	24" CAL
W3	WILD GAMBEL SPIRAEA	SPRAEA GAMBELI	24" CAL
W4	GOLDEN GLOBE SPRUCE 'NORPE'	SPRAEA GOLDEN GLOBE	24" CAL
W5	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W6	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W7	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W8	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W9	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W10	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
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W97	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W98	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W99	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL
W100	WINDY HILLS	SPRAEA GOLDEN GLOBE	24" CAL

Exhibit
 A2F

THIS DRAWING CONTAINS INFORMATION WHICH IS PROPRIETARY PROPERTY OF ALC ARCHITECTURE
NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN,
WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC ARCHITECTURE.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
COPYRIGHT © ALC ARCHITECTURE



1 SITE PLAN
1/8" = 1'-0"



Exhibit
A2g



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

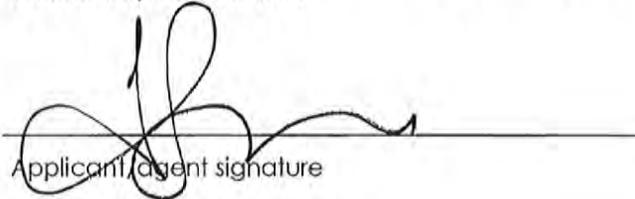
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

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

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

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

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


Applicant/Agent signature

11.16.17
Date



City of Kuna PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 1394 W. PARK AVE, KUNA
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted WED, DEC 20 2017 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 3RD day of JANUARY, 2018.

Signature,



Owner/Developer

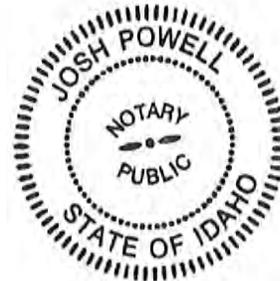
STATE OF IDAHO)
County of Ada) : ss

On this 3 day of January, 2018, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

Troy L Lachcik

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

Josh Powell
Notary Public
Residing at Edgale, ID 83616
Commission Expires 29 Dec. 2022



**CITY OF KUNA
PUBLIC HEARING
NOTICE**
Kuna Planning and
Zoning Commission
THE CITY OF KUNA
will hold a public hearing
on January 9, 2018 at
Kuna City Hall, 751 W. 4th
Street at 6:00 pm
PURPOSE: Design Review and Special
Use Permit to construct a new triplex
of 2 story townhouses
LOCATION: 1194 West Park Ave., Kuna, ID 83634
APPLICATION BY: A/C Architecture





August 23, 2017

Dear Resident,

Kuna requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is such notice of an opportunity to review and discuss a triplex townhouse development on the property located at 1394 W. Park Avenue Kuna, Idaho 83634. This is not a public hearing; public officials will not be present. If you have any questions regarding this Kuna Code neighborhood meeting requirement, please contact the Planning & Zoning Services Department at 208-922-5274. If you have questions about the development project, please contact the representative listed below.

Purpose:

To review and provide comments regarding a new triplex townhouse located at 1394 W. Park Avenue Kuna, Idaho 83634.

When:

Tuesday September 5, 2017 at 6:00 PM

Where:

Location: 1394 W. Park Avenue Kuna, Idaho 83634

Project Description:

We are proposing a new triplex townhouse on the property above. We have included a copy of the vicinity plan for your review.

If you have questions about the meeting or proposed development project, please contact Troy Lachcik at *ALC Architecture, 1119 E. State St. Suite 120 Eagle, Idaho 83616; 208.514.2713*

Thank you,

A handwritten signature in black ink, appearing to read 'Troy Lachcik'.

Troy Lachcik

ALCollaborative Architecture

troyl@alcollaborative.com





Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Three attached townhouses with fire wall separation.
 Date and time of neighborhood meeting: Tuesday, September 5th 2017 at 6:00 PM
 Location of neighborhood meeting: 1394 W. Park Avenue, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: _____ Section: 2N Township: 1W Range: 23 Total Acres: .508
 Subdivision Name: Kuna Townsite AMD Lot: 09 Block: 27
 Site Address: 1394 W Park Avenue, Tax Parcel Number(s): R 5070002532
Kuna, ID 83634

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

CURRENT PROPERTY OWNER:

Name: Victor Clark
 Address: 214 S. Cole Road City: Boise State: ID Zip: 83709

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

Name: _____ Business (if applicable): ALC Architecture
 Address: 1119 E. State St., Suite 200 City: Engle State: ID Zip: 83616

PROPOSED USE:

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

Application Type

Brief Description

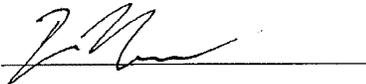
- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

3 townhouses on an R-6 lot.

APPLICANT:

Name: Doug Newell (ALC Architecture)
Address: 1119 E. State St., Suite 120
City: Eagle State: ID Zip: 83616
Telephone: 208.514.2713 Fax: -

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 9/5/17

SIGN IN SHEET

PROJECT NAME: Kuna Townhouses - 17083

Date: 9/5/17

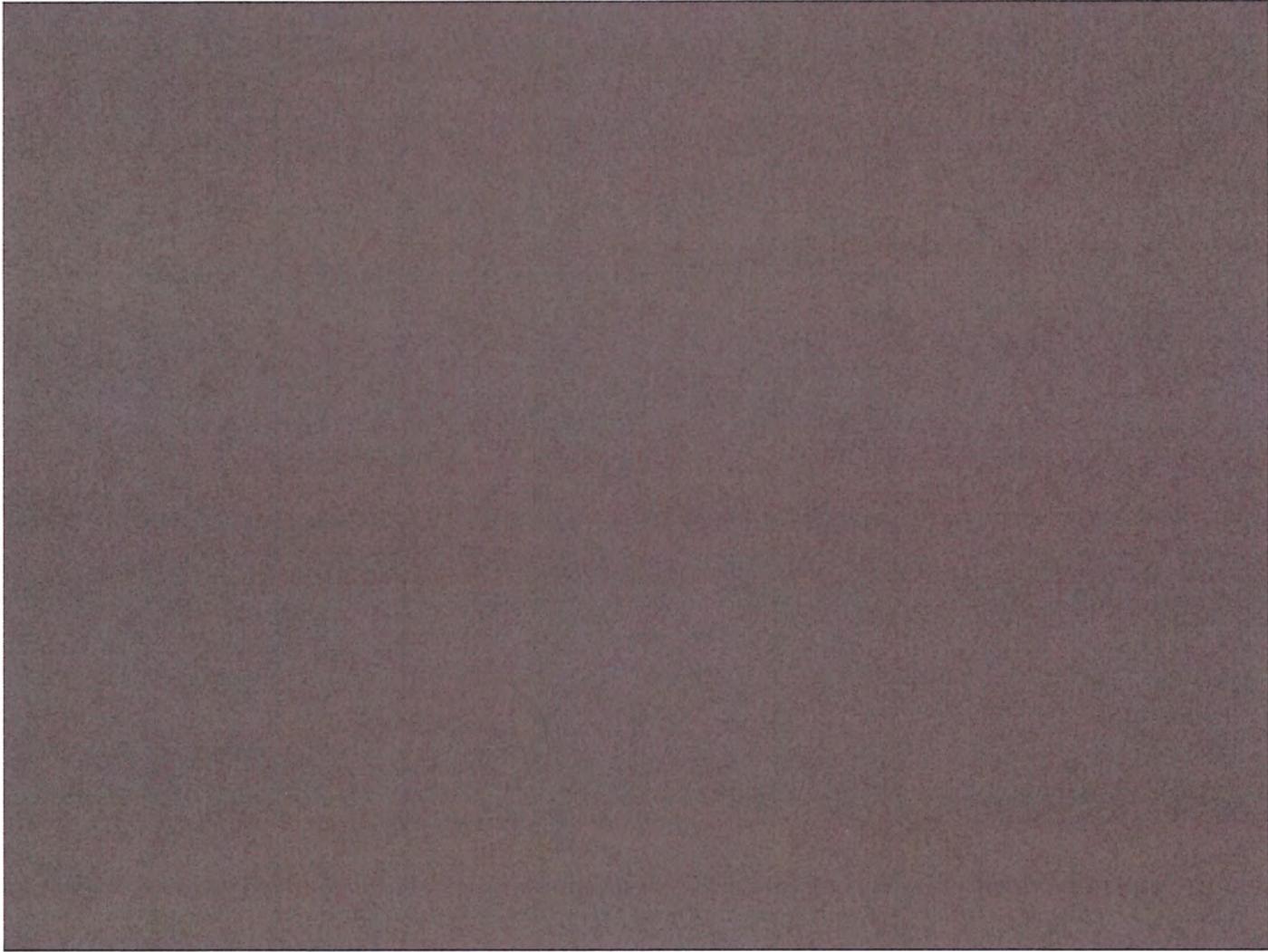
	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Doug Newell	1119 E State Street	83616	208.514.2713
2	Aly Clark	1203 E Columbia	83716	891.4699
3	Jeff Marler	260 Cedar Ave	83634	2087312730
4	Glenda Sanders	260 Cedar Ave	83634	' ' ' '
5	Spencer Bingham	2630 W Divide Creek	83646	208 283 2792
6	Rod Cottrell	215 Cedar Ave	83634	208 573-1590
7	Katrina Cottrell	215 Cedar Ave	83634	208 573-5516
8	Joseph L. Newsome	259 Cedar Ave	83634	208-629-7619
9	Katherine F. Newsome	259 Cedar Ave	83634	208-629-7619
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M1 BLACK - ARCHITECTURAL ASPHALT SHINGLES



M2 TAUPE - 6" REVEAL HORIZONTAL MASONITE SIDING



M3 URBAN BRONZE - MASONITE TRIM



City of Kuna Design Review Application

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

FILE NO.: 17-19-DR (Design Review)

CROSS REF.: 17-06-SUP (special use permit)

FILES: 17-06-SUP & 17-19-DR

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 documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre-application meeting : <u>6-20-17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 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"/>	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"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>





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



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

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCTIONS
- (1) 8 1/2" x 11" PLAN 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

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

Staff Use

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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 type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input 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"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input checked="" type="checkbox"/>

Building Elevations

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Identify the elevations as to north, south, east, and west orientation	<input checked="" type="checkbox"/>

- | | | |
|-------------------------------------|--|-------------------------------------|
| <input checked="" type="checkbox"/> | Colored copies of all proposed building materials and indication where each material and color application is to be located
<i>Note: Submit as 11"x17" reductions</i> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Screening/treatment of mechanical equipment | <input type="checkbox"/> |
| <input type="checkbox"/> | Provide a cross-section of the building showing any roof top mechanical units and their roof placement | <input type="checkbox"/> |
| <input type="checkbox"/> | Detailed elevation plans showing the materials to be used in construction of trash enclosures | <input type="checkbox"/> |

Lighting Plan

- | | | |
|--------------------------|--|--------------------------|
| Applicant Use | | Staff Use |
| <input type="checkbox"/> | Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration) | <input type="checkbox"/> |
| <input type="checkbox"/> | Types and wattage of all light fixtures
<i>Note: The City encourages use of "dark sky" lighting fixtures</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | Placement of all light fixtures shown on elevations and landscaping plans | <input type="checkbox"/> |
- N/A

Roof Plans

- | | | |
|--------------------------|--|--------------------------|
| Applicant Use | | Staff Use |
| <input type="checkbox"/> | Size and location of all roof top mechanical units | <input type="checkbox"/> |
- N/A

Design Review Application

Applicant: ALC Architecture Phone: (208) 514-2713
 Owner Representative Fax/Email: - Troyl@alcarchitecture.com

Applicant's Address: 1119 East State Street, Suite 120
Eagle, ID 83616 Zip: 83616

Owner: Victor Clark Phone: (208) 870-4596

Owner's Address: 214 S. Cole Road, Boise, ID Email: victorc@brightstars.com
 Zip: 83709

Represented By: (if different from above) Same as above (applicant) Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: 1394 West Park Avenue, Kuna, Idaho

Zip: 83634

Distance from Major Cross Street: 100 feet from N Cedar Street Street Name(s): on West Park Avenue

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.)

Request to construct townhouses on the Northern portion of the lot bordering West Park Avenue

1. Dimension of Property: 100' wide and 215'-227' Long

2. Current Land Use(s): Residential

3. What are the land uses of the adjoining properties?

North: Residential

South: Residential

East: Residential

West: Residential

4. Is the project intended to be phased, if so what is the phasing time period? No

Please explain: N/A

5. The number and use(s) of all structures: 1 residential structure with 3 units
seperated by fire wall.

6. Building heights: 28'-2" Number of stories: 2

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? 19%

8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL

COLOR

Roof: Asphalt Shingles / Black

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

100% of walls are to be masonite siding, horizontal 6" boards

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): Masonite siding (79%) / taupe

List all other materials: _____

Windows/Doors: Vinyl/Glass (21%) / White
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: Masonite / urban bronze

Trim, etc.: Masonite / urban bronze

Other: _____ / _____

9. Please identify Mechanical Units: Air Conditioner, Furnace, water heater

Type/Height: -

Proposed Screening Method: -

10. Please identify trash enclosure: (size, location, screening & construction materials) -

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? -

12. Fencing: (Please provide information about new fencing material as well as any exiting fencing material)

6' tall wood fencing on East side of property

Type: wood fencing
 Size: 6' tall
 Location: along East property line

(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:

-

14. Percentage of Site Devoted to Building Coverage: 19% , 4,243 sf
 % of Site Devoted to Landscaping: 60% Square Footage: 13,296 sf
(Including landscaped rights-of-way)
 % of Site that is Hard Surface: 21% Square Footage: 4,680 sf
(Paving, driveways, walkways, etc.)
 % of Site Devoted to other uses: -
 Describe: -
 % of landscaping within the parking lot (landscaped islands, etc.): ~1%

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

(3) 24' x 6' islands

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

No

17. Dock Loading Facilities:

Number of docking facilities and their location: N/A

Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* N/A

19. Setbacks of the proposed building from property lines:

Front 20 -feet Rear 15 -feet Side 5 -feet Side 5 -feet

20. Parking requirements: N/A

Total Number of Parking Spaces: - Width and Length of Spaces: -

Total Number of Compact Spaces 8'x17': -

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED 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 *[Handwritten Signature]* Date 8/18/17

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

GENERAL

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

ROADWAY

- 1. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ACHD OR IDOT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION... 2. ACHD OR IDOT WILL INSPECT ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY TO INCLUDE UTILITY LOCATIONS... 3. KUNA PUBLIC WORKS WILL INSPECT STORM DRAINAGE IMPROVEMENTS SERVING PRIVATE ROADS AND DRIVEWAYS...

WATER

- 1. CONSTRUCTION OF THE WATER SYSTEM SHALL CONFORM TO THE STANDARDS IN THE "TOWN RULES FOR PUBLIC DRINKING WATER SYSTEMS (SMALL SIZE)" AS WELL AS THE STANDARDS AND SPECIFICATIONS RETURNED TO THE CONTRACTOR... 2. THE HORIZONTAL SEPARATION OF POISSABLE WATER MAIN AND NON-POISSABLE WATER MAINS (DRAINAGE, SEWER, STORM DRAIN) AND IRRIGATION SHALL BE A MINIMUM OF TEN (10) FEET... 3. THE HORIZONTAL SEPARATION OF NON-POISSABLE WATER MAINS AND POISSABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET...

EROSION CONTROL

- 1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES... 2. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN DURING CONSTRUCTION OPERATIONS... 3. NO LAND CLEARING OR GRADING SHALL BE UNDERTAKEN UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED...

SEWER

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SEWER SPECIFICATIONS AND STANDARD DRAWINGS OF THE ISMHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (SPWC), KUNA PUBLIC WORKS DEPARTMENT AND/OR THE ADA COUNTY HIGHWAY DISTRICT (ACHD) WORKBOOKS TO THE SPWC... 2. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWERS IN ACCORDANCE WITH THE STANDARD PLANS APPROVED BY THE KUNA PUBLIC WORKS DEPARTMENT... 3. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE KUNA PUBLIC WORKS DEPARTMENT...

TITLE SHEET FOR KUNA TRIPLEX

194 W. PARK AVENUE CITY OF KUNA, ADA COUNTY, IDAHO



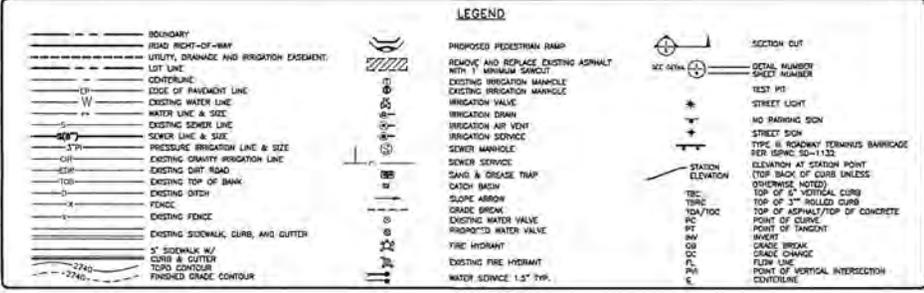
SHEET INDEX table with columns for sheet number and description: COVER SHEET, GRADING & UTILITY PLAN, SANITARY RELOCATION PLAN & PROFILE, PRIVATE STORM DRAINAGE PLAN & DETAILS.

SURVEY INFORMATION

CONSTRUCTION STAKING WILL BE PROVIDED BY COMPASS LAND SURVEYING - RICHARD GREY, PLS. PHONE NO. (208) 688-2510. ELEVATIONS ARE BASED ON NAVD 83 DATUM. BENCHMARK #1 - SET RECORDED POINT NORTH ACROSS THE ROAD FROM NW PROPERTY CORNER EL. 2683.23. BENCHMARK #2 - 1" X 1" PIN SOUTH EAST PROPERTY CORNER EL. 2683.81.

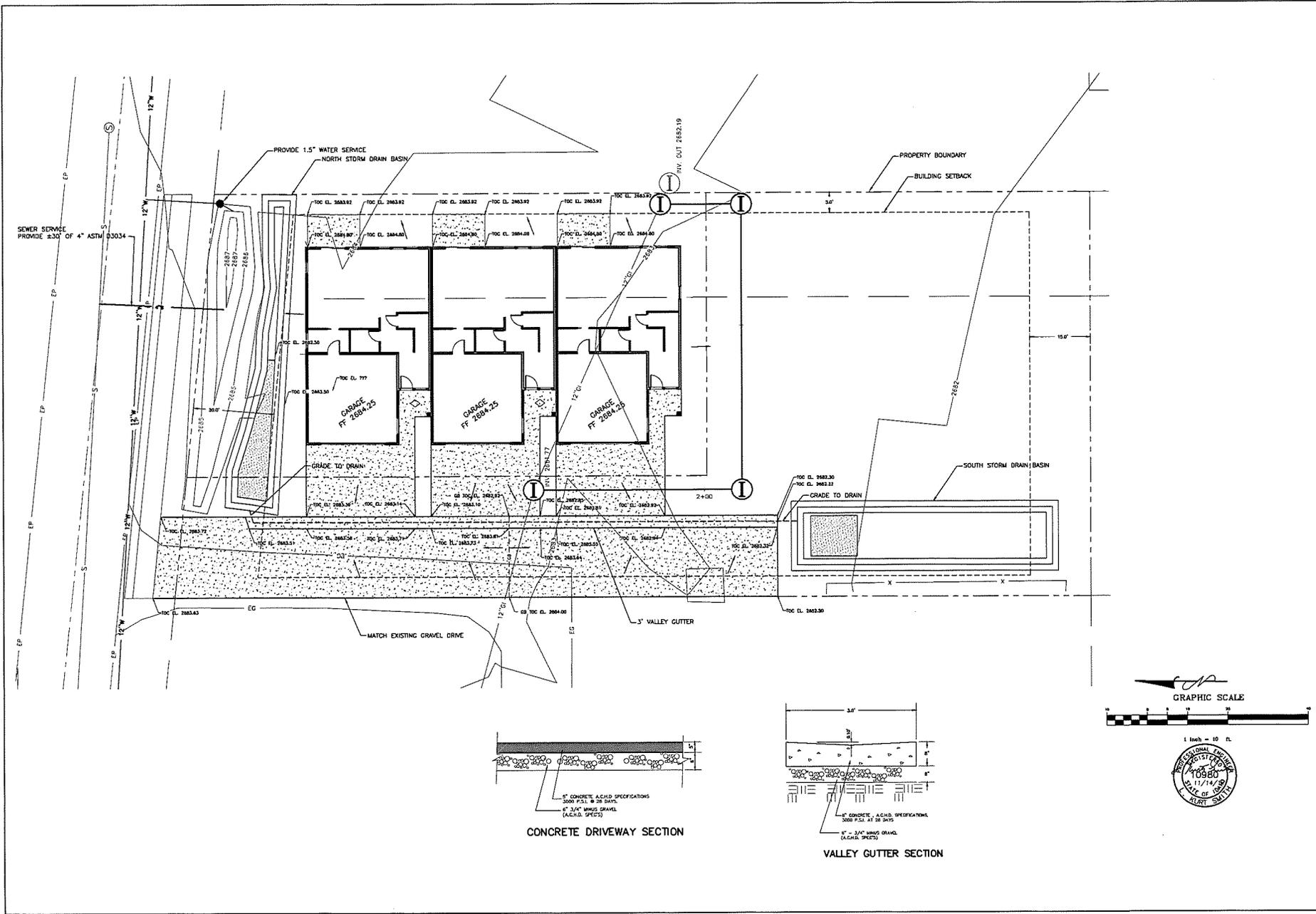
NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT... UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.



Vertical text on the right margin containing project details, drawing title (KUNA TRIPLEX COVER SHEET), sheet number (E1 OF E4), and contact information for KUNA TRIPLEX ENGINEERING.

Handwritten yellow note: 'MOUNT A4'.



SEWER SERVICE
PROVIDE #30 OF 4" ASTM 83034

PROVIDE 1.5" WATER SERVICE
NORTH STORM DRAIN BASIN

PROPERTY BOUNDARY
BUILDING SETBACK

GARAGE
FF 2084.25

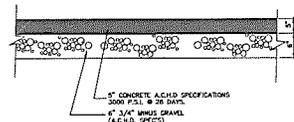
GARAGE
FF 2084.25

GARAGE
FF 2084.25

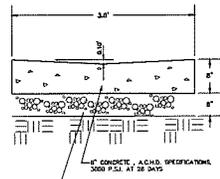
SOUTH STORM DRAIN BASIN

MATCH EXISTING GRAVEL DRIVE

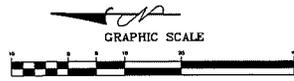
3' VALLEY GUTTER



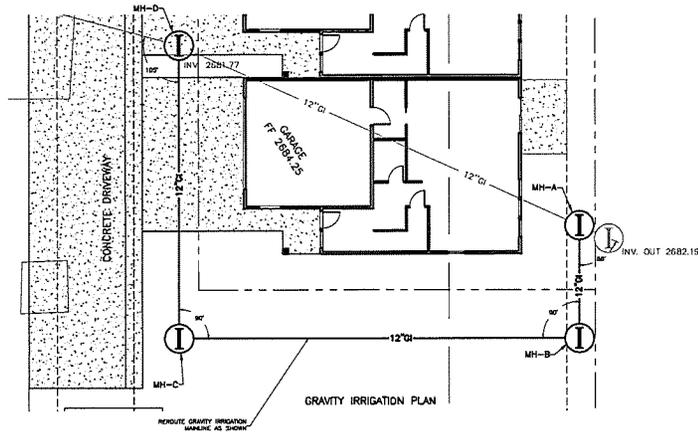
CONCRETE DRIVEWAY SECTION



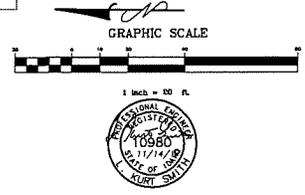
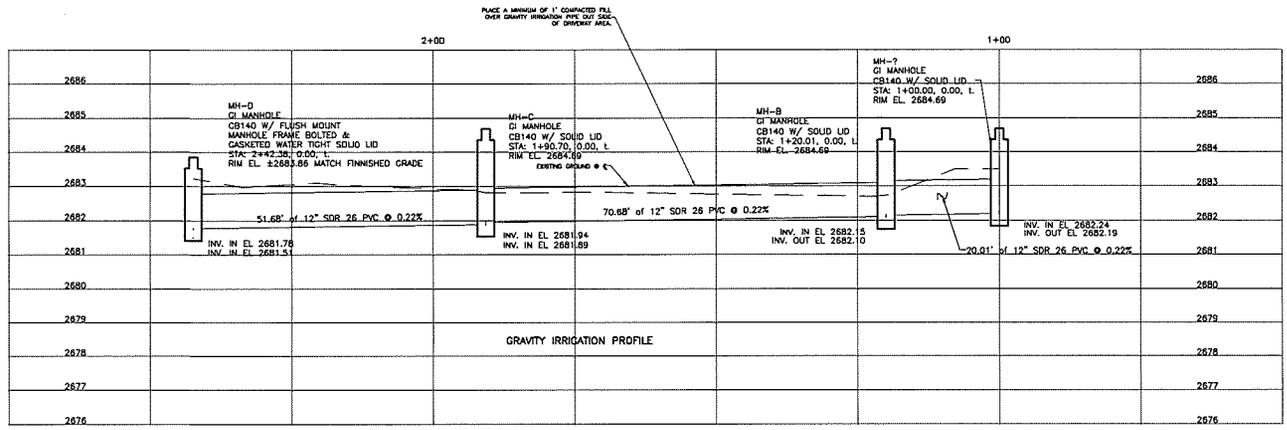
VALLEY GUTTER SECTION



DRAWING TITLE GRADING & UTILITY PLAN	JOB NO. RUM TREFLER DEPT. OF TRANSPORTATION	CLIENT ARCHITECTURE BOOY LACHUK 1119 E. STATE ST., SUITE 120 EAGLE, ID 83616 208-514-2713	DATE 11/14/19	SCALE AS SHOWN	FIELD BOOK NO.	NO. REV.	DATE	DESCRIPTION
						1	11/14/19	SUBMITTED FOR REVIEW
						DESIGNER: R.J.S.	11/17/2019	
						CHECKED: R.J.S.	11/17/2019	
						DATE PLOTTED: R.J.S.		



PROPOSED ACCESS
(PRIVATE)



INTERMOUNTAIN ENGINEERING
2427 SOUTHWEST 41st AVE, SUITE 120
EAGLE, ID 83616
TEL: (208) 336-1111
FAX: (208) 336-1111
WWW.INTERMOUNTAINENGINEERING.COM

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	11/12/2011
2	REVISION	11/12/2011
3	REVISION	11/12/2011
4	REVISION	11/12/2011
5	REVISION	11/12/2011
6	REVISION	11/12/2011
7	REVISION	11/12/2011
8	REVISION	11/12/2011
9	REVISION	11/12/2011
10	REVISION	11/12/2011

DESIGNED BY: JAS
DRAWN BY: JES
CHECKED BY: JAS
APPROVED BY: JAS

CLIENT:
ALC ARCHITECTURE
1719 E STATE ST, SUITE 120
EAGLE, ID 83616
208-514-2713

JOB NO. KSW TRSLE
DWG NO. PVALBUE
SCALE: 1"=20'
V. SCALE: 1"=4'
FIELD BOOK NO.

DRAWING TITLE: IRRIGATION RELOCATION
PLAN & PROFILE

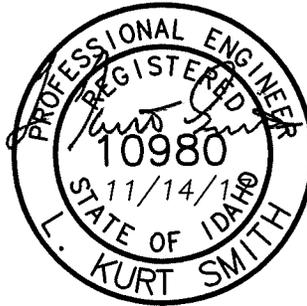
SHEET NO. C3 OF C4

STORM DRAINAGE
CALCULATIONS FOR:

Kuna Triplex
Kuna, Idaho

November 13, 2017

AS PREPARED BY:
Intermountain Engineering
2587 SouthSide Blvd..
Melba, Idaho 83641
(208) 941-1245



CALCULATIONS

FLOW CALCULATIONS

Flow and volume for the basin areas were calculated using the Rational Method. The "C" coefficient used in the calculations is based on weighted values as shown.

GENERAL NOTES

Runoff water will enter the shallow pond and percolate into the ground. All water will be retained on site. There will be no discharge off site.

EQUATIONS USED IN CALCULATIONS

RATIONAL METHOD

$$Q=CiA$$

where: Q = Runoff Rate, cfs
C = Runoff Coefficient
i = Storm Intensity, in./hr.
A = Basin Area(s), acres

MANNING EQUATION

$$V=1.49R^{2/3}S^{1/2} / n$$

where: V = Velocity, fps
R = Hydraulic Radius, ft.
S = Channel Slope, ft./ft.
n = Manning Roughness Coefficient

PERCOLATION VOLUME (SCS TRIANGULAR UNIT HYDROGRAPH METHOD)

$$V=(\text{Area})(\text{Perc. rate})(t) / (12)(60)$$

where: V = Volume, cu. ft.
Area = Infiltration bed area, sf
Perc. rate = percolation rate, in/hr
t = worst-case duration, min.

ORIFICE EQUATION

$$Q=(\text{Coefficient})(3.1416 \times \text{Radius}^2)(64.4 \times \text{Head})^{1/2}$$

where: Head=W.S.E. - Center of Orifice
=81.50-78.14
=3.4'

OTHER EQUATIONS USED

$$Q=VA$$

where: Q = Flow, cfs
V = Velocity, fps
A = Cross Sectional Area, sq. ft.

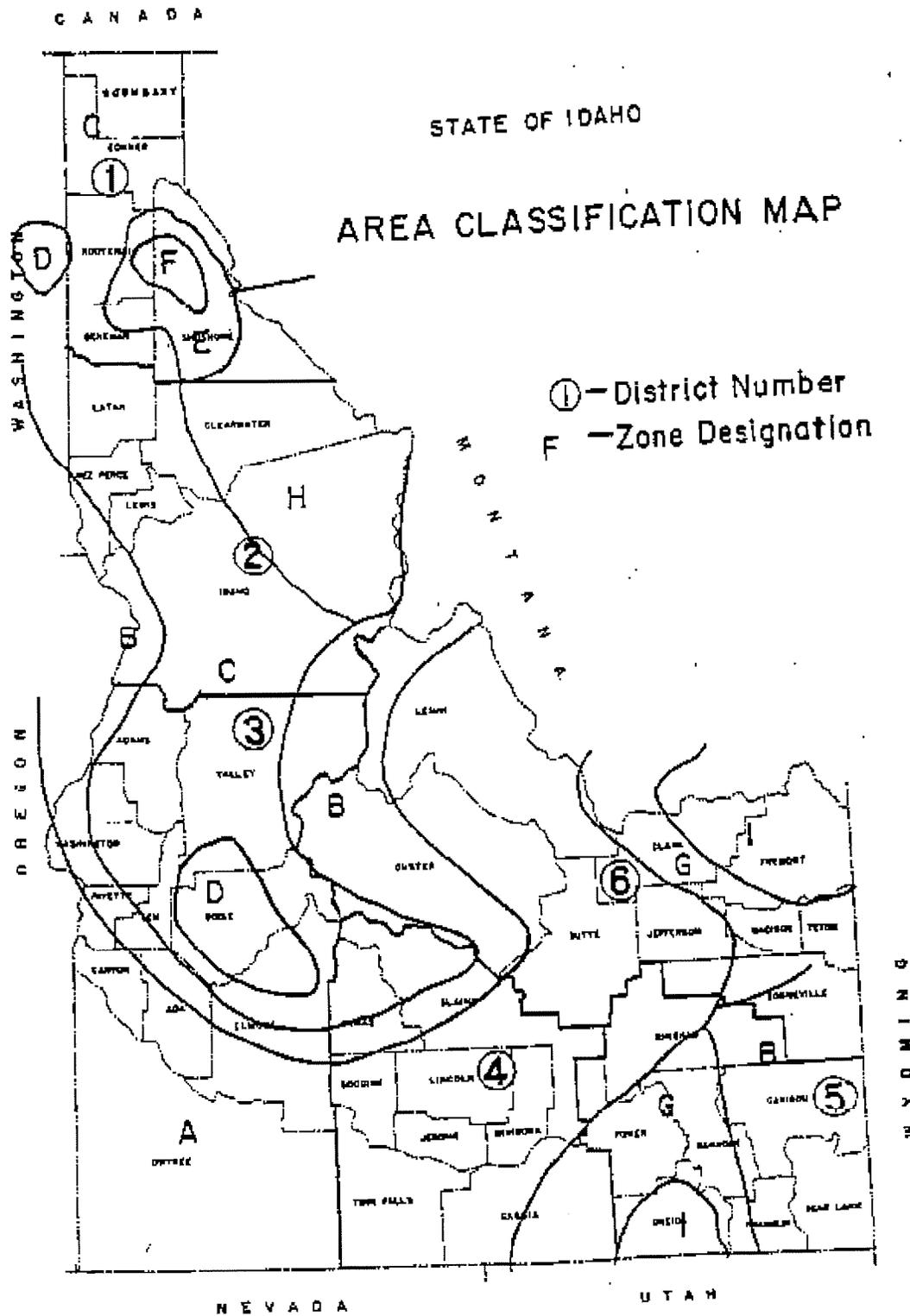
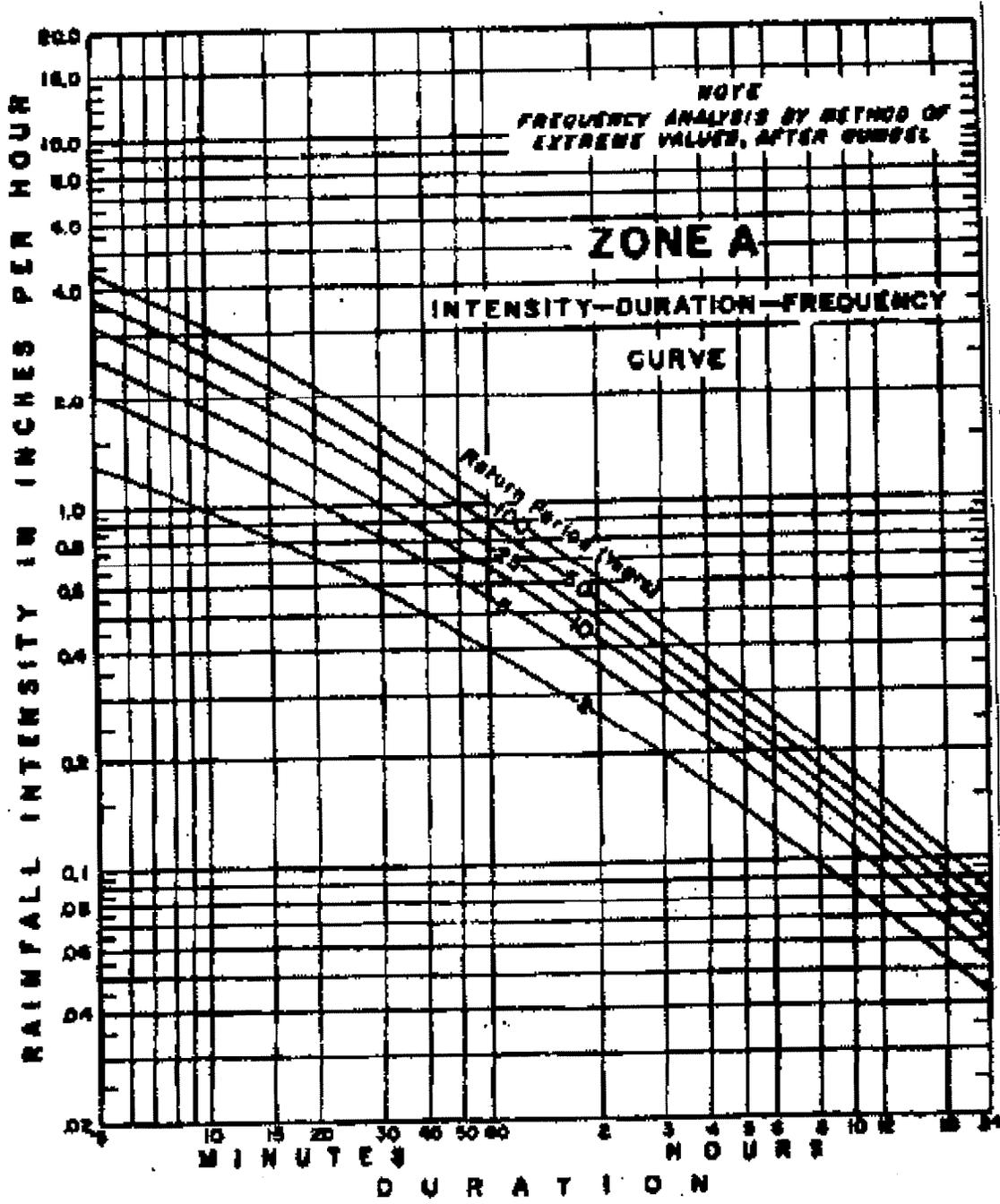


Figure D-1. State of Idaho Area Classification Map



12"W EP

12"W EP

12"W EP

12"W EP

EP

12"CI

12"CI

I

2681.77

I

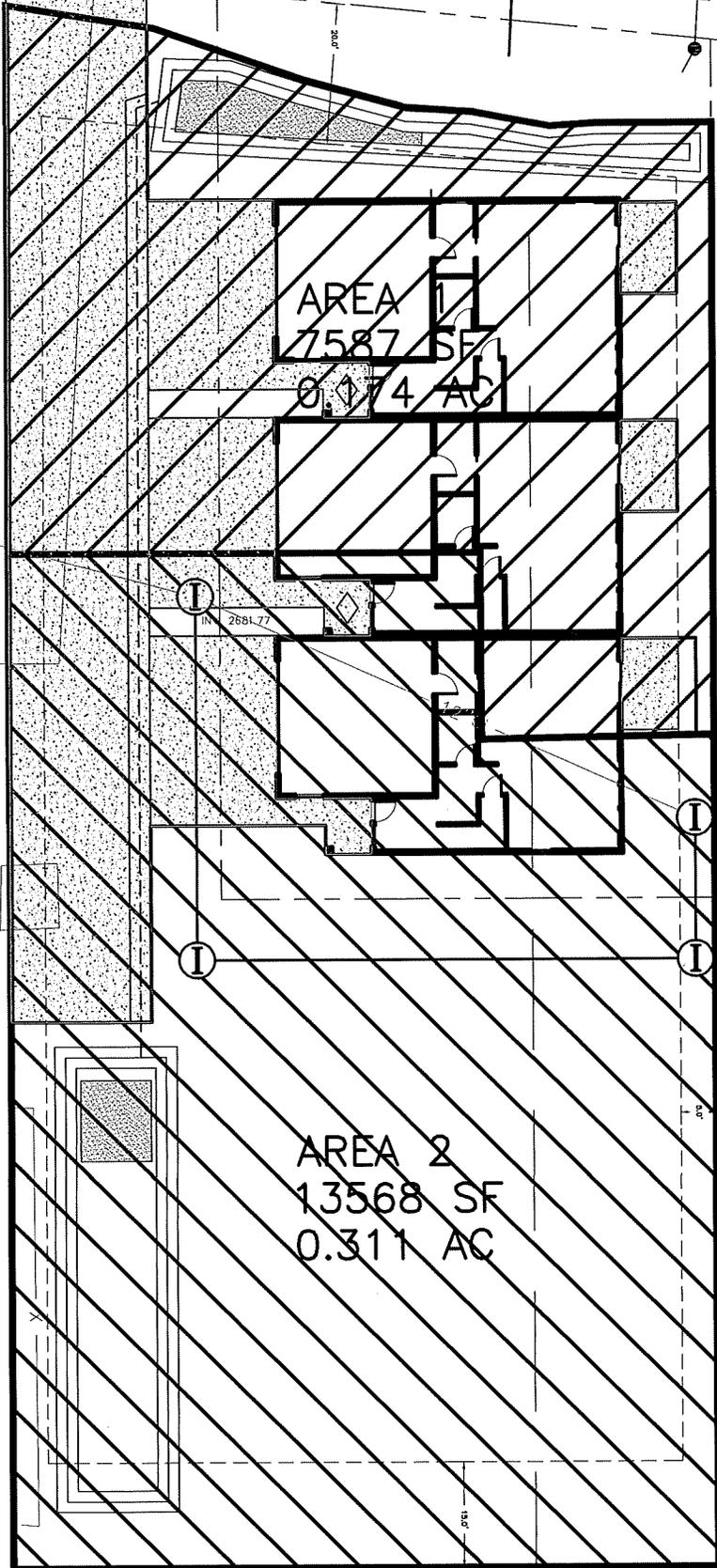
I

I

INV. OUT 2682.19

AREA 1
7587 SF
0.174 AC

AREA 2
13568 SF
0.311 AC



The weighted runoff Coefficient for the developed site is calculated.

C = RUNOFF COEFFICIENT (EXHIBIT "B" Recommended "C" Coefficients for "Rational Method Equation" - Peak Rate of Discharge)

Cu = UNIMPROVED AREA RUNOFF COEFFICIENT
 = 0.10

Cd = DEVELOPED SINGLE FAMILY RESIDENTIAL RUNOFF COEFFICIENT
 = 0.50 (or use calculated (weighted) value if higher)

$$C = \frac{\text{BLDG \& PAVED ACRES (0.95)} + \text{LANDSCAPED ACRES (0.10)}}{\text{TOTAL ACRES}}$$

$$= \frac{0.132 * (0.95) + 0.042 * (0.10)}{0.174} = 0.74$$

PRE-DEVELOPED FLOW AND VOLUME CALCULATIONS

The pre-developed flow for the project site and the upstream area from the site are calculated using the Rational Method. The time of concentration is based on overland flow to a point of channelization and then the travel time in the existing channel to the downstream end of the concerned area.

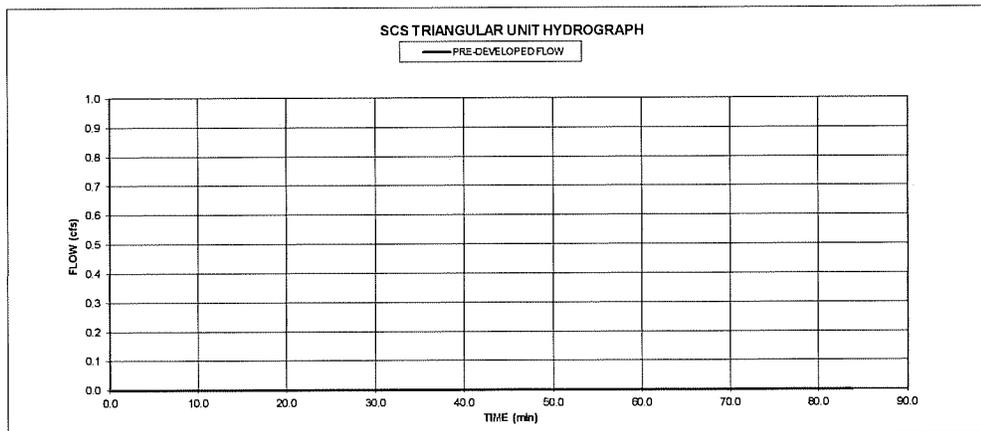
The pre-developed volume is calculated using the SCS Triangular Unit Hydrograph. Pre-developed volume and flow are based on the 100-year storm event and site characteristics. Note the basin area is only accounting for the area of the basin that we will be able to discharge from.

BASIN CHARACTERISTICS

BASIN AREA=	0.00 acres
OVERLAND FLOW LENGTH=	345.00 feet
OVERLAND SLOPE=	1.21%
RUNOFF COEFFICIENT (C)=	0.10

FLOW AND VOLUME CALCULATION RESULTS

OVERLAND TIME OF CONCENTRATION	31.4 min	
100 YEAR STORM INTENSITY (i)=	1.57 in/hr	
100 YEAR PEAK FLOW (Q)=	0.00 cfs	NO DISCHARGE
100 YEAR VOLUME (from SCS triangular unit hydrograph)=	-	cf



Post-developed flow for the basin areas are also calculated using the Rational Method. The time of concentration is based on a combination of lot to street time, gutter time and applicable pipe time prior to reaching the detention pond area. The lot time is calculated using Manning's kinematic solution (Overton and Meadows 1976). This equation is also used for sheet flow of less than 300 feet. The gutter time is calculated using the travel length along the gutter and the gutter velocity at the design slope. Pipe time is calculated using the pipe travel length and an average pipe velocity calculated using manings formula.

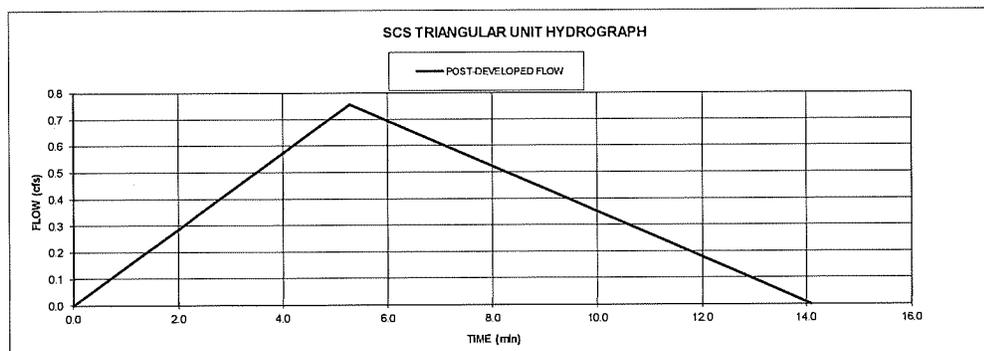
STORM RETURN PERIOD = 100 YEAR

BASIN CHARACTERISTICS

BASIN AREA=	0.174 acres
2 YEAR 24 HOUR RAINFALL (in)=	1.20 in
OVER GRASS FLOW =	8.00 feet
LOT SLOPE =	0.01 FT/FT
MANNING'S n FOR GRASS=	0.24
VALLEY GUTTER=	
GUTTER FLOW LENGTH=	63.00 feet
GUTTER SLOPE=	0.47%
MANNING'S n FOR CURB=	0.016
PIPE LENGTH=	- feet
PIPE DIAMETER=	12 IN
PIPE SLOPE	0.0022
MANNING'S n FOR PIPE=	0.013
AVERAGE PIPE VELOCITY=	1.94 ft/sec
RUNOFF COEFFICIENT (C)=	0.74 (weighted)

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME=	4.1 min.		
GUTTER TRAVEL TIME=	1.2 min.		
PIPE TRAVEL TIME=	0.0 min.	Method 1 uses Tc	Method 2 1hr, 100 yr. Tc
TOTAL TIME OF CONCENTRATION		5.3 min	60.00 min
100 YEAR STORM INTENSITY (i)=		5.83 in/hr	1.00 in/hr
100 YEAR PEAK FLOW (Q)=		0.76 cfs	0.13 cfs
100 YEAR VOLUME (from SCS triangular unit hydrograph)=		319 cf	623 cf

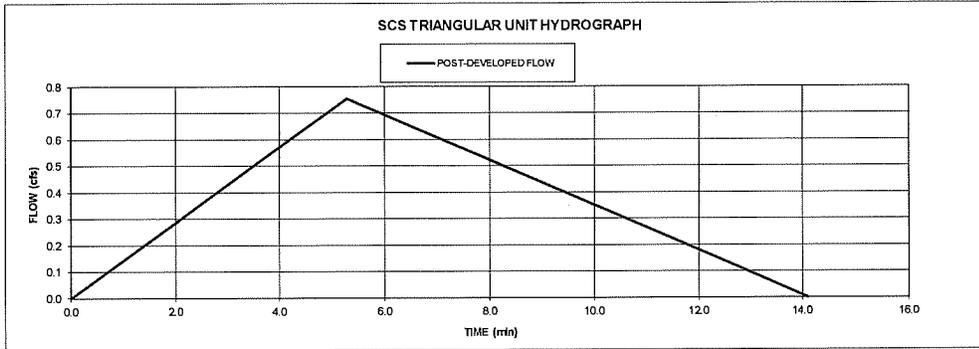


The method calculates the required detention volume by subtracting the calculated pre-developed volume from the post-developed SCS Triangular Unit Hydrograph. Then the volume is increased by 15 percent to compensate for detention volume losses due to sediment between maintenance periods.

STORM RETURN PERIOD = 100 YEAR

UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs (worst case design)
 POST-DEVELOPED VOLUME = 623 cf (worst case design)



DETENTION VOLUME REQUIRED = 623 cf
 15% VOLUME FOR SEDIMENT = 93 cf
 TOTAL VOLUME REQUIRED = 716 cf

POND VOLUME CALCULATIONS

The pond volume calculations are based on the equasior Also included in this section are infiltration bed calculations. Infiltration bed volume calculations are based on void space in the drain rock and percolation volume which occurs over the time base for the post-developed SCS Triangular Unit Hydrograph. If infiltration beds are not used, then only the pond bottom percolation is considered.

REQUIRED DETENTION = 716 cf

POND VOLUME CALCULATION

POND BOTTOM AREA =	228.00 sf	
POND WATER SURFACE AREA =	471.39 sf	
POND TOP BANK ELEV =	2683.50 ft	
POND WATER SURFACE ELEV =	2683.00 ft	
POND INVERT ELEV =	2682.50 ft	
SEASONAL GROUND WATER =	2668.50	WELL LOGS SHOWED WATER GREATER THAN 15' BELOWGROUND
POND FREEBOARD =	0.50 ft	
INVERT TO GROUND H2O =	14.00 ft	
POND DEPTH =	0.50 ft	
POND STORAGE =		174.85 cf

INFILTRATION BED CALCULATION

INFILTRATION BED AREA	168.00 sf	
INFILTRATION BED BOTTOM AREA =	471.39 sf	(entire bottom)
INFILTRATION BED DEPTH =	4.00 ft	
VOID SPACE IN SAND =	25%	
PERCOLATION RATE =	2.00 in/hr	

VOLUME IN VOIDS = 168.00 cf
 PERCOLATION VOLUME = 210 cf
 INFILTRATION STORAGE = 553 cf

TOTAL DETAINED VOLUME = 727 cf

> 716 cf (required)
 THEREFORE STORAGE IS ADEQUATE

The weighted runoff Coefficient for the developed site is calculated.

C = RUNOFF COEFFICIENT (EXHIBIT "B" Recommended "C" Coefficients for "Rational Method Equation" - Peak Rate of Discharge)

Cu = UNIMPROVED AREA RUNOFF COEFFICIENT
 = 0.10

Cd = DEVELOPED SINGLE FAMILY RESIDENTIAL RUNOFF COEFFICIENT
 = 0.50 (or use calculated (weighted) value if higher)

$$C = \frac{\text{BLDG \& PAVED ACRES (0.95) + LANDSCAPED ACRES (0.20)}}{\text{TOTAL ACRES}}$$

$$C = \frac{0.082 * (0.95) + 0.229 * (0.10)}{0.311} = 0.32$$

PRE-DEVELOPED FLOW AND VOLUME CALCULATIONS

The pre-developed flow for the project site and the upstream area from the site are calculated using the Rational Method. The time of concentration is based on overland flow to a point of channelization and then the travel time in the existing channel to the downstream end of the concerned area.

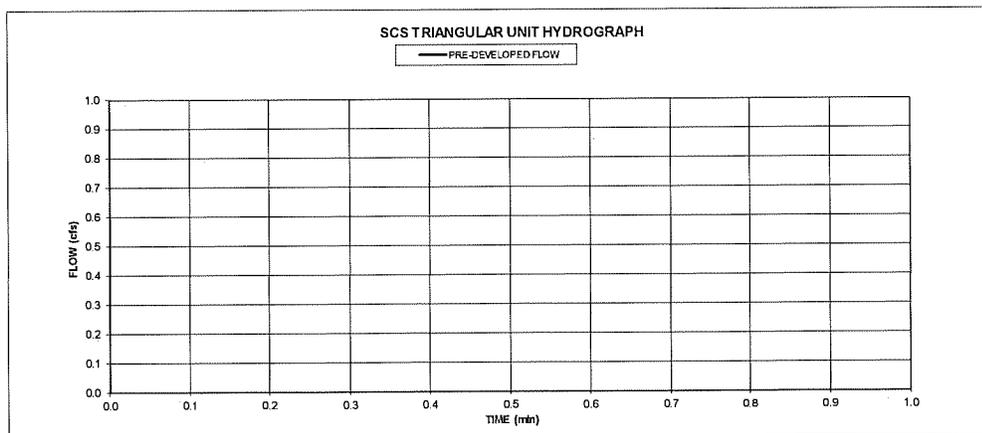
The pre-developed volume is calculated using the SCS Triangular Unit Hydrograph. Pre-developed volume and flow are based on the 100-year storm event and site characteristics. Note the basin area is only accounting for the area of the basin that we will be able to discharge from.

BASIN CHARACTERISTICS

BASIN AREA=	0.311 acres
OVERLAND FLOW LENGTH=	1.00 feet
OVERLAND SLOPE=	4.00%
RUNOFF COEFFICIENT (C)=	0.10

FLOW AND VOLUME CALCULATION RESULTS

OVERLAND TIME OF CONCENTRATION	1.1 min	
100 YEAR STORM INTENSITY (i)=	18.09 in/hr	
100 YEAR PEAK FLOW (Q)=	0.00 cfs	No discharge
100 YEAR VOLUME (from SCS triangular unit hydrograph)=	- cf	



Post-developed flow for the basin areas are also calculated using the Rational Method. The time of concentration is based on a combination of lot to street time, gutter time and applicable pipe time prior to reaching the detention pond area. The lot time is calculated using Manning's kinematic solution (Overton and Meadows 1976). This equation is also used for sheet flow of less than 300 feet. The gutter time is calculated using the travel length along the gutter and the gutter velocity at the design slope. Pipe time is calculated using the pipe travel length and an average pipe velocity calculated using manings formula.

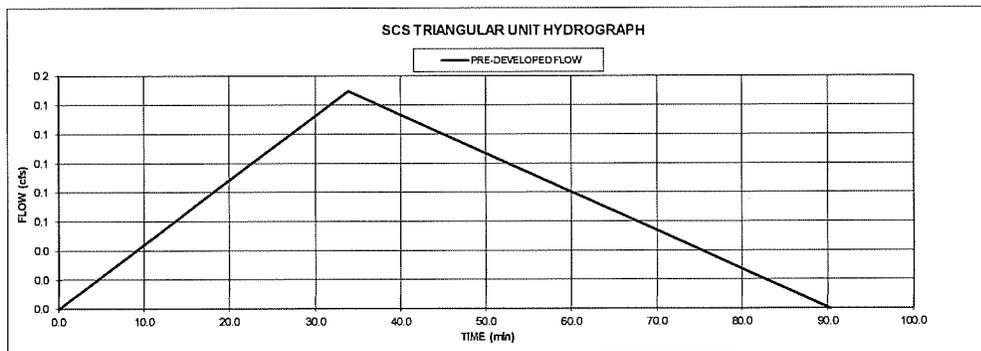
STORM RETURN PERIOD = 100 YEAR

BASIN CHARACTERISTICS

BASIN AREA=	0.311 acres
2 YEAR 24 HOUR RAINFALL (in)=	1.20 in
OVER GRASS FLOW TO SAND TRENCH=	76.00 feet
LOT SLOPE=	0.01 FT/FT
MANNING'S n FOR LOT=	0.24
ASPHALT	roll
FLOW LENGTH=	66.00 feet
SLOPE=	0.47%
MANNING'S n =	0.016
PIPE LENGTH=	- feet
PIPE DIAMETER=	12 IN
PIPE SLOPE	0.0022
MANNING'S n FOR PIPE=	0.013
AVERAGE PIPE VELOCITY=	1.65 ft/sec
RUNOFF COEFFICIENT (C)=	0.32 (weighted)

FLOW AND VOLUME CALCULATION RESULTS

LOT TRAVEL TIME=	32.6 min.		
ASPHALT TRAVEL TIME=	1.3 min.		
PIPE TRAVEL TIME=	0.0 min.		
		Method 1 uses Tc	Method 2 1hr, 100 yr. Tc
TOTAL TIME OF CONCENTRATION		33.8 min	60.00 min
100 YEAR STORM INTENSITY (i)=		1.48 in/hr	1.00 in/hr
100 YEAR PEAK FLOW (Q)=		0.15 cfs	0.10 cfs
100 YEAR VOLUME (from SCS triangular unit hydrograph)=		405 cf	484 cf

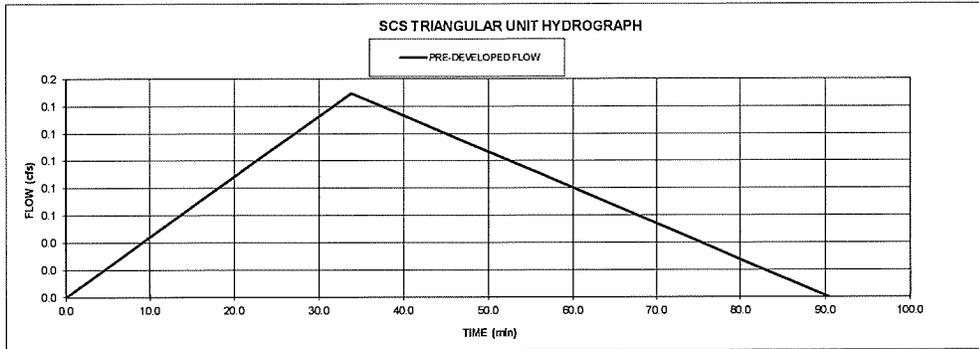


The method calculates the required detention volume by subtracting the calculated pre-developed volume from the post-developed SCS Triangular Unit Hydrograph. Then the volume is increased by 15 percent to compensate for detention volume losses due to sediment between maintenance periods.

STORM RETURN PERIOD = 100 YEAR

UNIT HYDROGRAPH METHOD

PRE-DEVELOPED SITE DISCHARGE = 0.00 cfs (worst case design)
 POST-DEVELOPED VOLUME = 484 cf (worst case design)



DETENTION VOLUME REQUIRED = 484 cf
 15% VOLUME FOR SEDIMENT = 73 cf
 TOTAL VOLUME REQUIRED = 557 cf

POND VOLUME CALCULATIONS

The pond volume calculations are based on the equasior Also included in this section are infiltration bed calculations. Infiltration bed volume calculations are based on void space in the drain rock and percolation volume which occurs over the time base for the post-developed SCS Triangular Unit Hydrograph. If infiltration beds are not used, then only the pond bottom percolation is considered.

REQUIRED DETENTION = 557 cf

POND VOLUME CALCULATION

POND BOTTOM AREA =	682.00 sf	
POND WATER SURFACE AREA =	905.00 sf	
POND TOP BANK ELEV =	2682.80 ft	
POND WATER SURFACE ELEV =	2682.30 ft	
POND INVERT ELEV =	2681.80 ft	
SEASONAL GROUND WATER =	2667.30	

WELL LOGS SHOWED WATER GREATER THAN 15' BELOW GROUND

POND FREEBOARD =	0.50 ft	
INVERT TO GROUND H2O =	14.50 ft	
POND DEPTH =	0.50 ft	
POND STORAGE = Vol = h/3*(a+A+SQRT(a*A))	395.44 cf	

INFILTRATION BED CALCULATION

INFILTRATION BED BOTTOM AREA =	115.00 sf	(entire bottom)
INFILTRATION BED DEPTH =	4.00 ft	
VOID SPACE IN DRAIN ROCK =	25%	
PERCOLATION RATE =	2.00 in/hr	Table 3

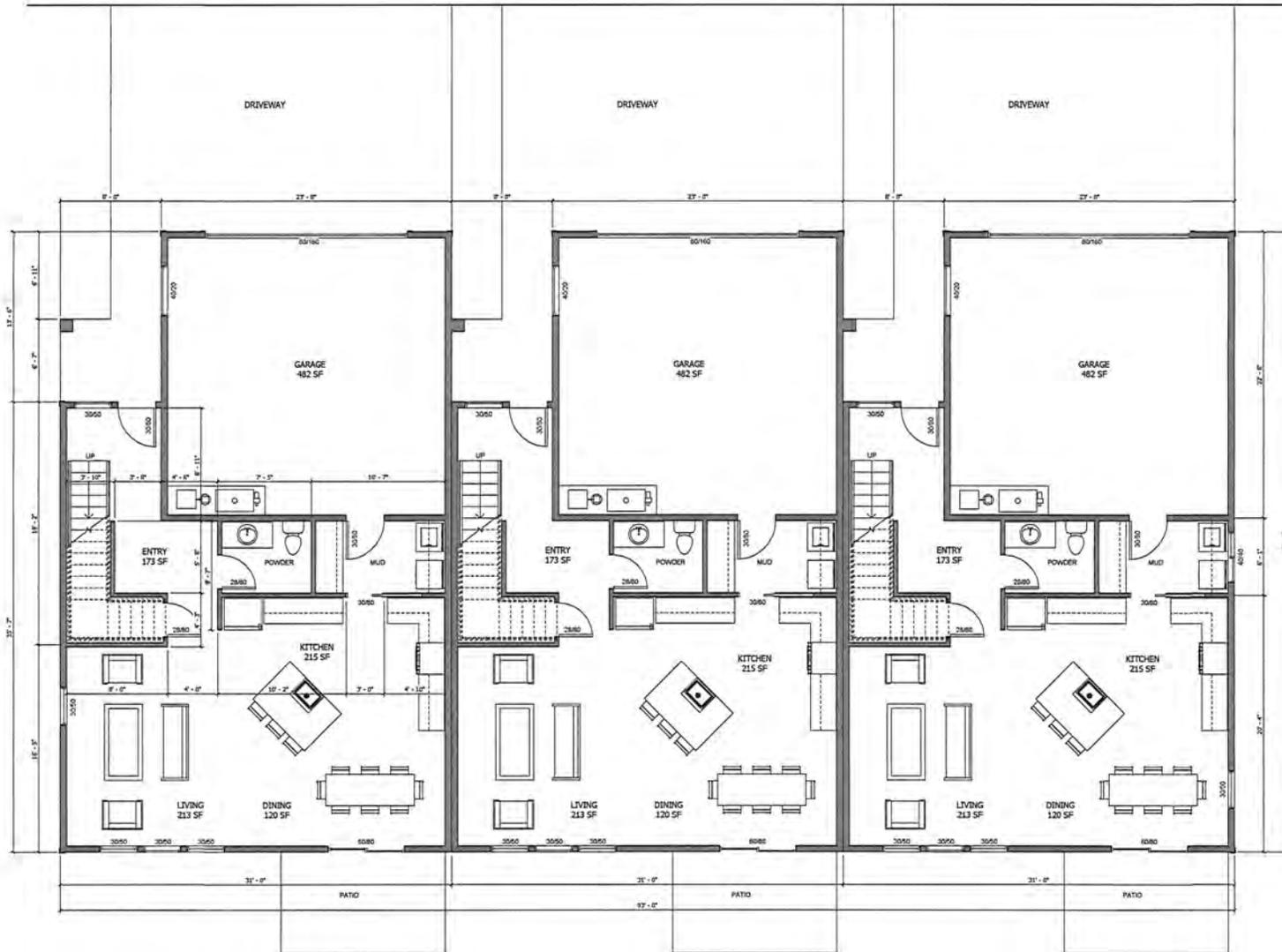
VOLUME IN VOIDS = 115.00 cf
 PERCOLATION VOLUME = 51 cf

INFILTRATION STORAGE = 166 cf

TOTAL DETAINED VOLUME = 562 cf

> 557 cf (required)
 THEREFORE STORAGE IS ADEQUATE

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1 LEVEL 1
1/4" = 1'-0"



Exhibit
A5

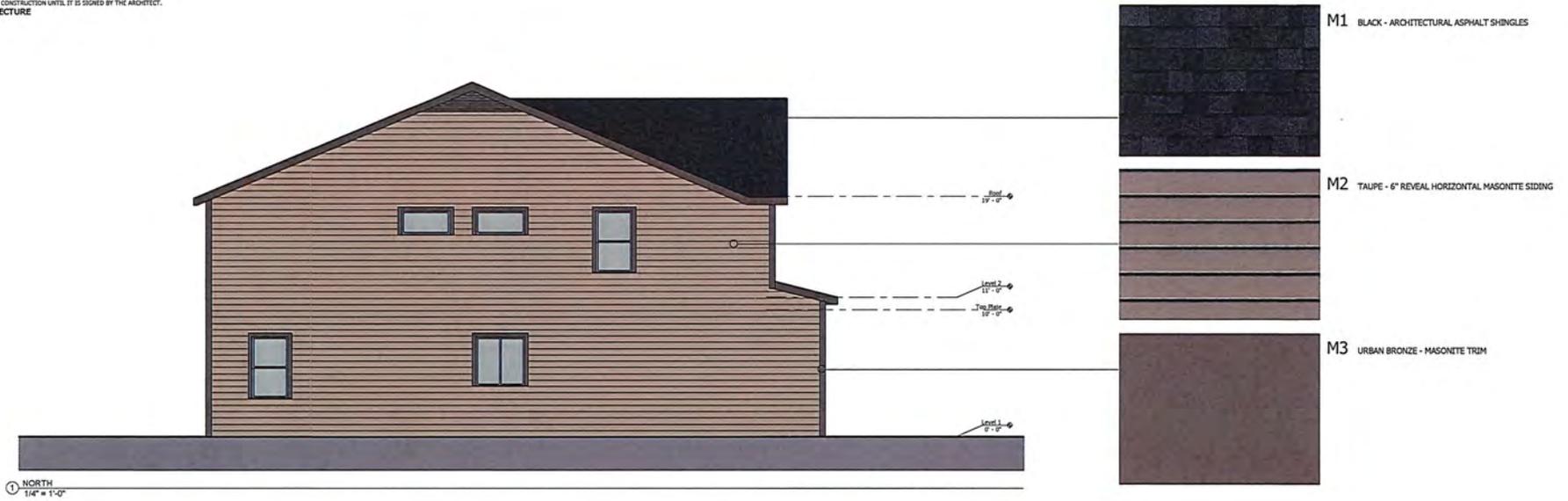
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① LEVEL 2
1/4" = 1'-0"



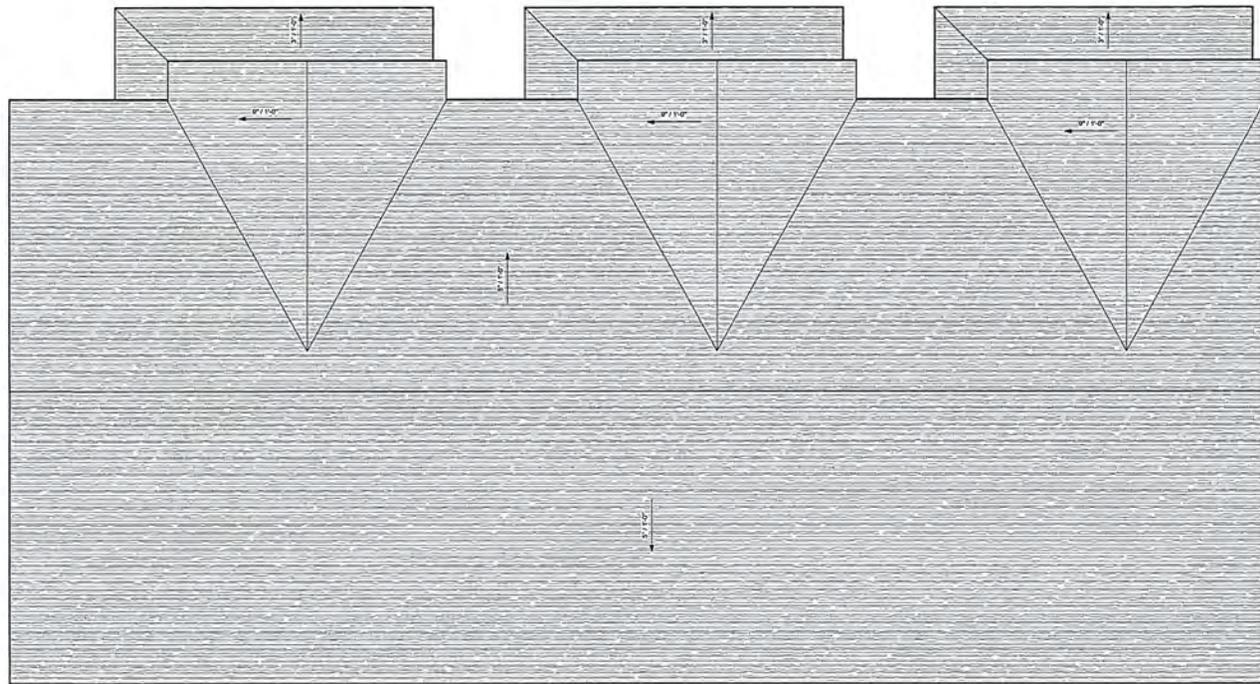
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① ROOF
1/4" = 1'-0"

0 4'-0" 8'-0" 12'-0" 16'-0"





Exhibit

A7







LEGAL NOTICE

**File #'s 17-06-SUP
(Special Use Permit) and
17-19-DR (Design Review);
ALC Architecture-Kuna
Townhomes**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, January 9, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit and Design Review request from ALC architecture to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 West Park Ave, Kuna, ID 83834. (APN: R5070002532).

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on January 4, 2018, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83834, or drop off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning
Department

December 20, 2017

1707666

Exhibit

B1

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

**File #'s 17-06-SUP (Special Use Permit) and 17-19-DR (Design Review); ALC Architecture-
Kuna Townhomes**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, January 9, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Special Use Permit** and **Design Review** request from ALC architecture to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 West Park Ave, Kuna, ID 83634. (APN: R5070002532).

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If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on December 20, 2017.

(Sent 12/14/17)

Kuna P.O. # 6425

Jace Hellman

From: Jace Hellman
Sent: Thursday, December 14, 2017 11:26 AM
To: 'IDAHO PRESS TRIBUNE'
Subject: RE: Confirmation: Ad 1707666 for 1 KUNA, CITY OF
Attachments: KMN Confirmation Signed 17-06-SUP & 17-19-DR.PDF

Everything Looks Great! Here is the signed Order Confirmation!

Thank you!

Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Jhellman@kunaID.gov

-----Original Message-----

From: IDAHO PRESS TRIBUNE [mailto:legals@idahopress.com]
Sent: Thursday, December 14, 2017 11:13 AM
To: Jace Hellman <jhellman@kunaID.gov>
Cc: legals@idahopress.com
Subject: Confirmation: Ad 1707666 for 1 KUNA, CITY OF

Legals Email Approval Request

Good Day,

Attached is an invoice which shows proof, price and publication dates. Please check spelling and run dates for accuracy. PLEASE RESPOND by 10:00AM to confirm or make changes in order to meet deadline. You can simply reply to this email.

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News and Meridian Press-Tribune Sharon Legal Clerk
legals@idahopress.com
208-465-8129
Monday through Friday 8:00am – 12:00pm

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 12/14/17 10:12 by sje14

Acct #: 345222

Ad #: 1707666

Status: N

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 12/20/2017 Stop: 12/20/2017
Times Ord: 1 Times Run: ***
LEG 1.00 X 58.00 Words: 227
Total LEG 58.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 47.92
Affidavits: 1

Contact: CHRIS ENGLER
Phone: (208)387-7727
Fax#:
Email: awelker@kunaaid.gov; gsmith@k
Agency:

Ad Descrpt: 17-06-SUP, 17-19-DR
Given by: JACE HELLMAN
Created: sje14 12/14/17 10:03
Last Changed: sje14 12/14/17 10:12

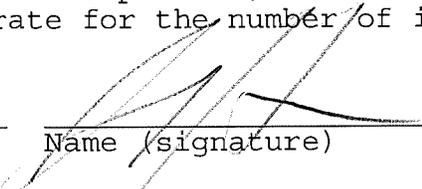
PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
KMN	A	96	S	12/20			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman

Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 12/14/17 10:12 by sje14

Acct #: 345222

Ad #: 1707666

Status: N

LEGAL NOTICE

**File #'s 17-06-SUP
(Special Use Permit) and
17-19-DR (Design Review);
ALC Architecture-Kuna
Townhomes**

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, January 9, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit and Design Review request from ALC architecture to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 West Park Ave, Kuna, ID 83634. (APN: R5070002532).

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on January 4, 2018, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning
Department

December 20, 2017
1707666

Looks Great

Jace Hellman

From: Sharon Jessen <sjessen@idahopress.com>
Sent: Thursday, December 14, 2017 10:11 AM
To: Jace Hellman
Subject: Re: City of Kuna Request for Legal Publication

Legals Email First Response

Thank you for your request. You will receive an email confirmation with proof, price and publication dates shortly.

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News, and Meridian Press-Tribune
Sharon
Legal Clerk
208-465-8129
legals@idahopress.com
8:00am – 12:00pm Monday – Friday

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Thursday, December 14, 2017 9:22 AM
To: IPT Legals
Subject: City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish the attached legal notification in the **December 20th, 2017** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.
This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #6425 (if you need it).
Thank you.

Jace Hellman

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Jhellman@kunaID.gov



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

CERTIFICATE OF MAILING

Date: 12/20/17

To: 300' Property Owners Other _____

Planner: Jace Hellman

Case Name: 17-06-Sub + 17-19-DR - Kuna townhomes

I HEREBY CERTIFY that on this 20th day of 2017, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature _____

Dawn Stephens

Attest

Exhibit

B2



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **January 9, 2018** beginning at **6:00 pm** on the following case:

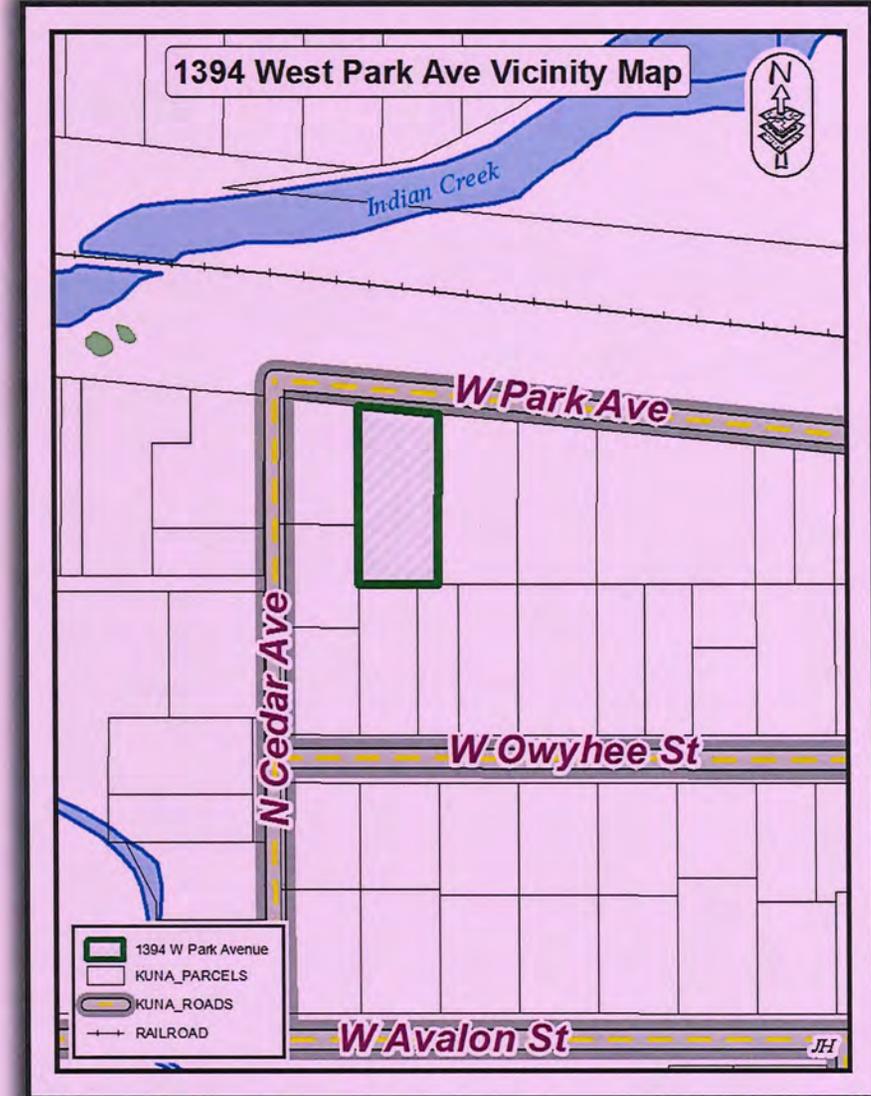
A Special Use Permit (SUP) and Design Review (DR) request by ALC architecture to construct one triplex of townhouses on the north end of an approximately 0.51-acre lot. The site is located at 1394 West Park Ave, Kuna, ID 83634. (APN: R5070002532).

The hearing will be held at **6:00 PM** in the **Council Chambers at the City Hall** located at **751 W. 4th Street, Kuna, Idaho**.

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

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

In all correspondence concerning this case, please refer to the case name: **17-06-SUP (Special Use Permit) & 17-19-DR (Design Review); Kuna Townhomes**



MAILED 12/20/2017

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

**NEGATIVE
NEGOTIATION**

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

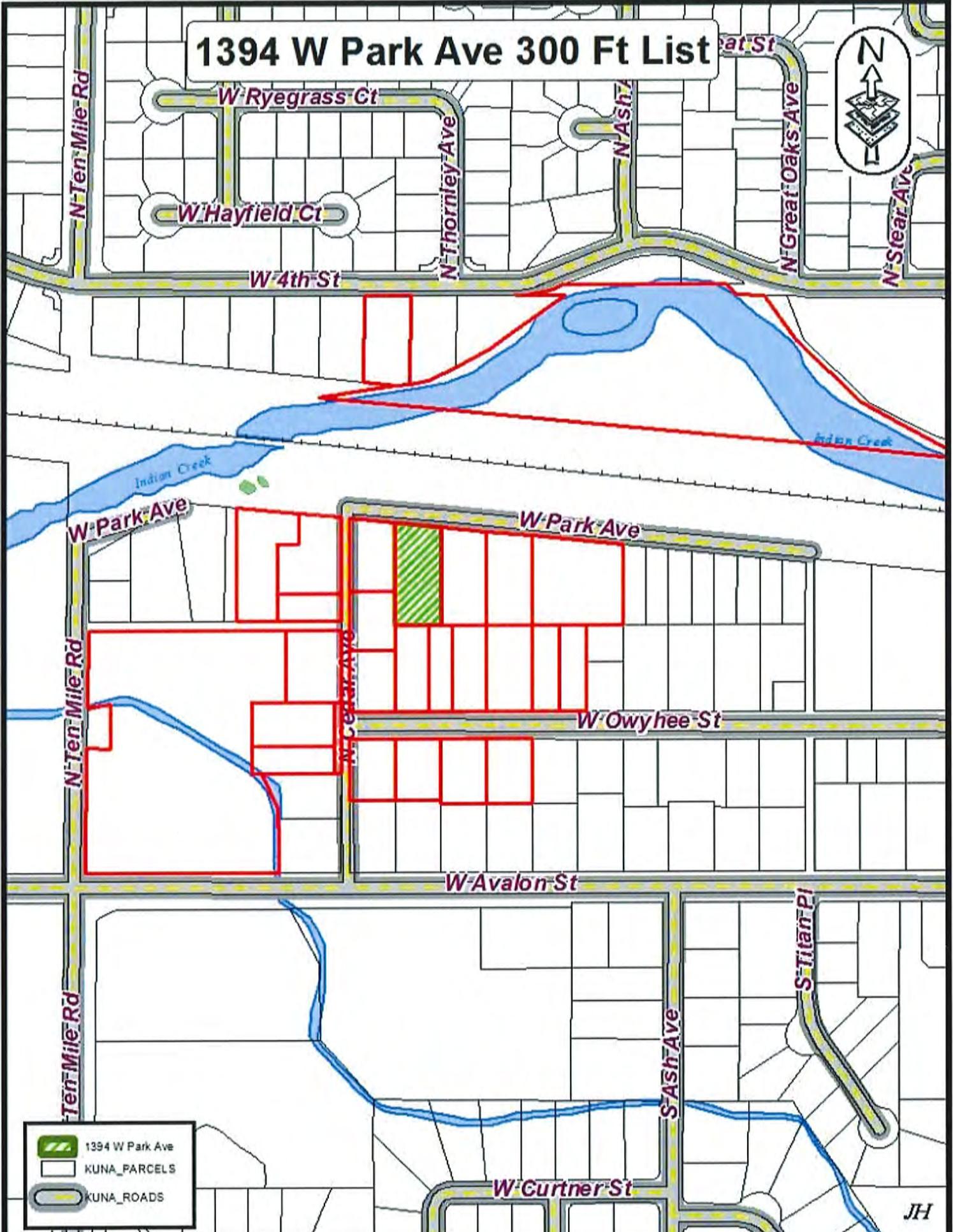
Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

1394 W Park Ave 300 Ft List



-  1394 W Park Ave
-  KUNA_PARCELS
-  KUNA_ROADS

Ada County – Tax Deed
200 W Front St
Boise ID, 83702

Jozanne Brady
235 N Cedar Ave
Kuna, ID 83634

Melvin Carr & Jeanette Griggs
104 E Fairview Ave #335
Meridian, ID 83642

Robert & Katrina Cottrell
215 N Cedar Ave
Kuna, ID 83634

Leo Faddis
1431 W 4th St
Kuna, ID 83634

Alice Good
190 N Ten Mile Rd
Kuna, ID 83634

Jack Graham
167 N Cedar Ave
Kuna, ID 83634

Kathy Hanau
Chris Hanau Living Trust
60 Moreland Rd Unit A
Simi Valley, CA 93065

Jack & Margaret Kesgard
263 N Cedar Ave
Kuna, ID 83634

Debbie Kirton-Fuqua
240 N Cedar Ave
Kuna, ID 83634

Kuna Joint School District #3
711 E Porter Rd
Kuna, ID 83634

Contreras & Carmen Ledesma
1318 W Owyhee Ave
Kuna, ID 83634

James Longest
1290 W Owyhee Ave
Kuna, ID 83634

Charles & Maltha McMenomey
10334 Vista Drive B
Cupertino, CA 95014

Katherine Newsome
259 N Cedar Ave
Kuna, ID 83634

Andrew Otto
171 N Cedar Ave
Kuna, ID 83634

Fred & Dorothy Proctor
158 N Cedar Ave
Kuna, ID 83634

Patrick & Jennifer Ross
12013 W Dallan Dr
Boise, ID 83713

Joshua Sanders
1169 N Black Cat Rd
Kuna, ID 83634

Glenda Sanders
Jeff Marler
260 N Cedar Ave
Kuna, ID 83634

Judy Schepis
1336 W Owyhee St
Kuna, ID 83634

Amelia Shaw
1396 W Owyhee St
Kuna, ID 83634

John & Kelly Stapleton
1385 W Owyhee Ave
Kuna, ID 83634

John Stear
PO Box 155
Kuna, ID 83634

PRIMOWNER

ADA COUNTY - TAX DEED
BRADY JOZANNE
CARR MELVIN L II
COTTRELL ROBERT B
FADDIS LEO E
GOOD ALICE M
GRAHAM JACK
HANAU KATHY S
KESGARD JACK H &
KIRTON-FUQUA DEBBIE
KUNA JOINT SCHOOL DIST #3
LEDESMA CONTRERAS FANI T
LONGEST JAMES B JR
MCMENOMEY CHARLES ROBERT III
NEWSOME KATHERINE
OTTO ANDREW
PROCTOR FRED H &
ROSS PATRICK F
SANDERS GLENDA L
SANDERS JOSHUA GLADE
SCHEPIS JUDY L
SHAW AMELIA L
STAPLETON JOHN B &
STEAR JOHN R

SECOWNER

GRIGGS JEANETTE M
COTTRELL KATRINA E

HANAU CHRIS LIVING TRUST
KESGARD MARGARET E

LEDESMA CARMEN
MCMENOMEY MALTHA Z

PROCTOR DOROTHY F
ROSS JENNIFER
MARLER JEFF C

STAPLETON KELLY A

ADDCONCAT

200 W FRONT ST
235 N CEDAR AVE
104 E FAIRVIEW AVE # 335
215 N CEDAR AVE
1431 W 4TH ST
190 N TEN MILE RD
167 N CEDAR AVE
60 MORELAND RD UNIT A
263 N CEDAR AVE
240 N CEDAR AVE
711 E PORTER RD
1318 W OWYHEE ST
1290 W OWYHEE AVE
10334 VISTA DRIVE B
259 N CEDAR AVE
171 N CEDAR AVE
158 N CEDAR AVE
12013 W DALLAN DR
260 N CEDAR AVE
1169 N BLACK CAT RD
1336 W OWYHEE ST
1396 W OWYHEE ST
1385 W OWYHEE AVE
P O BOX 155

STATCONCAT

BOISE, ID 83702-0000
KUNA, ID 83634-0000
MERIDIAN, ID 83642-0000
KUNA, ID 83634-0000
KUNA, ID 83634-0000
KUNA, ID 83634-1202
KUNA, ID 83634-0000
SIMI VALLEY, CA 93065-0000
KUNA, ID 83634-0000
KUNA, ID 83634-0000
KUNA, ID 83634-0000
KUNA, ID 83634-2210
CUPERTINO, CA 95014-0000
KUNA, ID 83634-0000
KUNA, ID 83634-0000
KUNA, ID 83634-2258
BOISE, ID 83713-1058
KUNA, ID 83634-0000
KUNA, ID 83634-1109
KUNA, ID 83634-0000
KUNA, ID 83634-0000
KUNA, ID 83634-2213
KUNA, ID 83634-0000

Jace Hellman

From: Jace Hellman
Sent: Thursday, November 16, 2017 4:56 PM
To: ACHD; Ada County Engineer; Adam Ingram; Antonio Conti; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; Boise Project Board of Control; Boise Project Board of Control; Boise-Kuna Irrigation Distr.; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanely - Regional Address Mgmt.; Ken Couch; Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaid.gov); New York Irrigation; Planning Mgr: Ada County Development Services; Terry Gammel
Subject: Request for Comment - Case No. 17-06-SUP (Special Use Permit) & 17-19-DR (Design Review) - Kuna Townhomes
Attachments: Agency Packet 11.16.17 (1).pdf

November 16, 2017

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

FILE NUMBER	17-06-SUP (Special Use Permit) & 17-19-DR (Design Review) – ALC Architecture – <i>Kuna Townhomes</i>
PROJECT DESCRIPTION	Applicant is requesting approval for a Special Use Permit (SUP) and a Design Review (DR) to construct one triplex of townhouses on the north end of an approximately 0.5-acre lot. The site is located at 1394 West Park Ave, Kuna, ID 83634. (APN: R5070002532)
SITE LOCATION	1394 West Park Ave, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	ALC Architecture – Troy Lachcik 1119 East State Street, Suite 120 Eagle, ID 83616 208.514.2713 troyl@alcarchitecture.com
SCHEDULED HEARING DATE	Tuesday, January 9, 2018 6:00 p.m.
KUNA STAFF CONTACT	Jace Hellman, Planner I jhellman@kunaid.gov Phone: 922-5274 Fax: 922-5989

We have enclosed information to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action

would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.

Jace Hellman

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Jhellman@kunaID.gov





CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.KunaID.gov

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Michael L. Borzick ~ GIS Manager
In place of Bob Bachman ~ Public Works Director

RE: Park Ave Townhomes
17-10-DR, 17-06-SUP

DATE: November 17, 2017

The GIS Manager has reviewed the request of the above applicant dated August 18, 2017. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone. The recommendation of the GIS Manager is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the GIS Manager provides the following comments:

1. Sanitary Sewer Needs

- a) The City recommends ultimate connection to all city utilities.
- b) Wastewater from the applicant's property will be treated at the South Treatment Plant, which has sufficient capacity to serve this site at this time. The nearest point of connection for the Park Ave Townhomes property is located along the north side of said property within an 8" sewer main that discharges into the Ten Mile Lift Station. When connecting to the sewer system, the applicant shall abide by all relevant inspection, sewer reimbursement policies and agreements and all relevant connection fees. One (1) unit is responsible for one (1) sewer connection fee. 3 units – 3 connection fees.
- c) The Ten Mile Lift Station is "over-committed" for future sewer connections. At this time, the City opines that this project will not over-burden the Lift Station **if the project is completed in a timely manner**. However, if this project is delayed for an unknown period of time, there may be a delay in the connections to the City sewer while we are working on a solution.
- d) Applicant must conform to City of Kuna Sewer Master Plan.

- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 287-1726.

2. Potable Water Needs

- a) The applicant's property is currently vacant and it is recommended that the applicant connect to City facilities at the commencement of development because facilities are now within 300' of the property.
- b) The nearest point of connection for this property is in an 12-inch water main along the north side of the property. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) Applicant must conform to City of Kuna Water Master Plan.
- e) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

3. Pressure and Gravity Irrigation

- a) There is no pressurized irrigation available to this property. There is a gravity irrigation main that crosses from the SE to the NW and will need to be re-routed to accommodate the design of your project. Additionally, gravity irrigation will not properly or adequately serve your projects landscaping needs so a private pressurized irrigation system would be required on your project. The City would be strongly against the applicant using Potable water for irrigation needs when the applicant has a water right and access to gravity irrigation water.
- b) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

4. Grading and Storm Drainage

The following is not required for an SUP or Design Review but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights **and all downstream irrigation delivery rights as they presently exist for this property.**
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review. The city relies on the ACHD Storm water policy as guidance for design.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- b) State the vertical datum used for elevations on all drawings.
- c) Provide a viable solution for the accessing the property across HOA area that don't contain ingress/egress easements per the site plan. Any lot line adjustments or splits may constitute a replat

for this one lot. A conversation on how this will be coordinated and access obtained should be had by both parties.

- d) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans.

7. Right-of-Way

The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

- a) It is recommended new and existing approaches onto the classified streets comply with ACHD approach policies.
- b) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.
- c) It is recommended that ACHD comment on the existing building's encroachment into the Public right-of-way.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Property Description

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1726.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager



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

DEQ Response to Request for Environmental Comment

Date: November 24, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: November 16, 2017
Applicant/Description: ALC Architecture/17-06-SUP (Special Use Permit) & 17-19-DR (Design Review) Kuna Townhomes

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

Exhibit

B5

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

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

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

5. Hazardous Waste And Ground Water Contamination

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

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

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

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

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

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK154



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

December 4, 2017

Jace Hellman
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-06-SUP, 17-19-DR - KUNA TOWNHOMES

The Idaho Transportation Department has reviewed the referenced special use permit and design review applications by ALC Architecture for one triplex townhome (3 attached units) located at 1394 West Park Ave., Kuna, Idaho 83634, west of SH-69 milepost 2.36. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208)-334-8832 for more information.
4. ITD does not object to the construction of one triplex townhome unit on this parcel.

If you have any questions, you may contact Shona Tonkin at (208)-334-8341 or me at (208)-332-7190.

Sincerely,

A handwritten signature in black ink that reads "Ken Couch".

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

Exhibit
B-6



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-06-SUP & 17-19-DR

Conditional Use # _____

Preliminary / Final / Short Plat _____

Kuna Townhomes

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

14. _____ Reviewed By: _____

Lowery
 Date: 12/4/17

Exhibit
137

Jace Hellman

From: ppalmer@kunafire.com
Sent: Monday, December 11, 2017 5:05 PM
To: Jace Hellman
Subject: RE: 17-06-SUP & 17-19-DR Kuna Townhomes request for comment

Hi Jace,

You can forward this on to Stacy.

The Kuna Fire District is not going to require any improvements to Cedar Drive for the development proposed on Park Dr. unless there is a DA for said improvement to occur prior to permit for the Townhomes on Park.

Please feel free to contact me should you have any questions.

Thanks,
Perry Palmer, Fire Chief
Kuna Fire District
Email: ppalmer@kunafire.com
Ph.: 208-922-1144

From: Jace Hellman [mailto:jhellman@kunaID.gov]
Sent: Monday, December 11, 2017 1:38 PM
To: Perry Palmer <ppalmer@kunafire.com>; Terry Gammel <tgammel@kunafire.com>
Subject: 17-06-SUP & 17-19-DR Kuna Townhomes request for comment

Hello,

I just received another email from ACHD wondering what your thoughts are on this project (referenced in the subject line). I am just wondering if you have had the chance to review the packet that was sent out to you, and if you had any comments specifically regarding emergency access?

Thank you,

Jace Hellman

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov





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

Date: December 22, 2017

(Via email)

To: ALC Architecture
Troy Lachcik
1119 E State Street, Ste. 120
Eagle, ID 83616

Subject: Kuna Townhomes/ KUNA 17-0016/ 17-06-SUP/ 17-19-DR
1394 W Park Avenue

On December 21, 2017, the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project File
City of Kuna (via email)
Victor Clark (via email)

Exhibit

BA



Project/File: Kuna Townhomes/ KUNA17-0016/ 17-06-SUP/ 17-19-DR
This is a special use permit and design review application to construct a triplex of townhomes, located on 0.5-acres.

Lead Agency: City of Kuna

Site address: 1394 W Park Avenue

Staff Approval: December 21, 2017

Applicant: Victor Clark
 214 S Cole Road
 Boise, ID 83709

Representative: ALC Architecture
 Troy Lachcik
 1119 E State Street, Ste. 120
 Eagle, ID 83616

Staff Contact: Stacey Yarrington, Planner III
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a special use permit and design review application to construct a triplex of townhomes. The site is currently zoned R-6 (Medium density Residential), and the applicant's proposal is consistent with the City of Kuna's comprehensive plan.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Public (railroad tracks)	P
South	Medium density Residential	R-6
East	Medium density Residential	R-6
West	Medium density Residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

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

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP) or the District’s Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 17 vehicle trips per day; 2 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Bridge Avenue	0-feet	Minor Arterial	445	Better than “E”
Avalon Street	0-feet	Minor Arterial	513	Better than “E”
Cedar Avenue	0-feet	Local	N/A	N/A
Park Avenue	100-feet	Local	N/A	N/A

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

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Bridge Avenue south of Main Street was 8,792 on 04/19/2017.
- The average daily traffic count for Avalon Street west of Shoreline Street was 9,685 on 04/19/2017.

C. Findings for Consideration

1. Park Avenue

a. Existing Conditions: Park Avenue is improved with 2-travel lanes, 23-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Park Avenue (25-feet from centerline). Park Avenue is a dead-end street east of the site, and the only access to Park Avenue is from Cedar Avenue.

b. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to

back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant's Proposal:** The applicant is proposing to improve Park Avenue with curb, gutter, and sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to construct Park Avenue as ½ of a 36-foot street section including pavement widening, curb, gutter, and minimum 5-foot wide sidewalk abutting the site.

The applicant should provide a permanent right-of-way easement to 2-feet behind back of curb for any sidewalk placed outside of the dedicated right-of-way. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

2. Cedar Avenue

Cedar Avenue is currently improved with 17-feet of pavement within 20-feet of right-of-way; and is functioning as an alley from Park Avenue south to Avalon Street. However, as future development occurs, right-of-way should be acquired and Cedar Avenue should be improved to a complete street with curb, gutter, and sidewalk.

Cedar Avenue provides the only access to Park Avenue. Therefore, the applicant should be required to provide written fire departmental approval for the reduced access to the site.

3. Driveways

Park Avenue

- a. **Existing Conditions:** There is an approximately 14-foot wide unimproved driveway onto Park Avenue from the site, located approximately 114-feet east of Cedar Avenue.
- b. **Policy:**
 - Driveway Location Policy:** District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.
 - Successive Driveways:** District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.
 - Driveway Width Policy:** District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.
 - Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.
- c. **Applicant's Proposal:** The applicant is proposing to construct a 24-foot wide driveway onto Park Avenue from the site, located approximately 114-feet east of Cedar Avenue.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

4. **Tree Planters**

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

5. **Landscaping**

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

D. Site Specific Conditions of Approval

1. Construct Park Avenue as ½ of a 36-foot street section including pavement widening, curb, gutter, and minimum 5-foot wide sidewalk abutting the site.
2. Provide a permanent right-of-way easement to 2-feet behind back of curb for any public sidewalk placed outside of the dedicated right-of-way. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.
3. Provide written fire departmental approval for reduced access to the site via Cedar Avenue.

4. Construct a 24-foot wide driveway onto Park Avenue from the site, located 114-feet east of Cedar Avenue. Pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
5. Payment of impacts fees are due prior to issuance of a building permit.
6. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

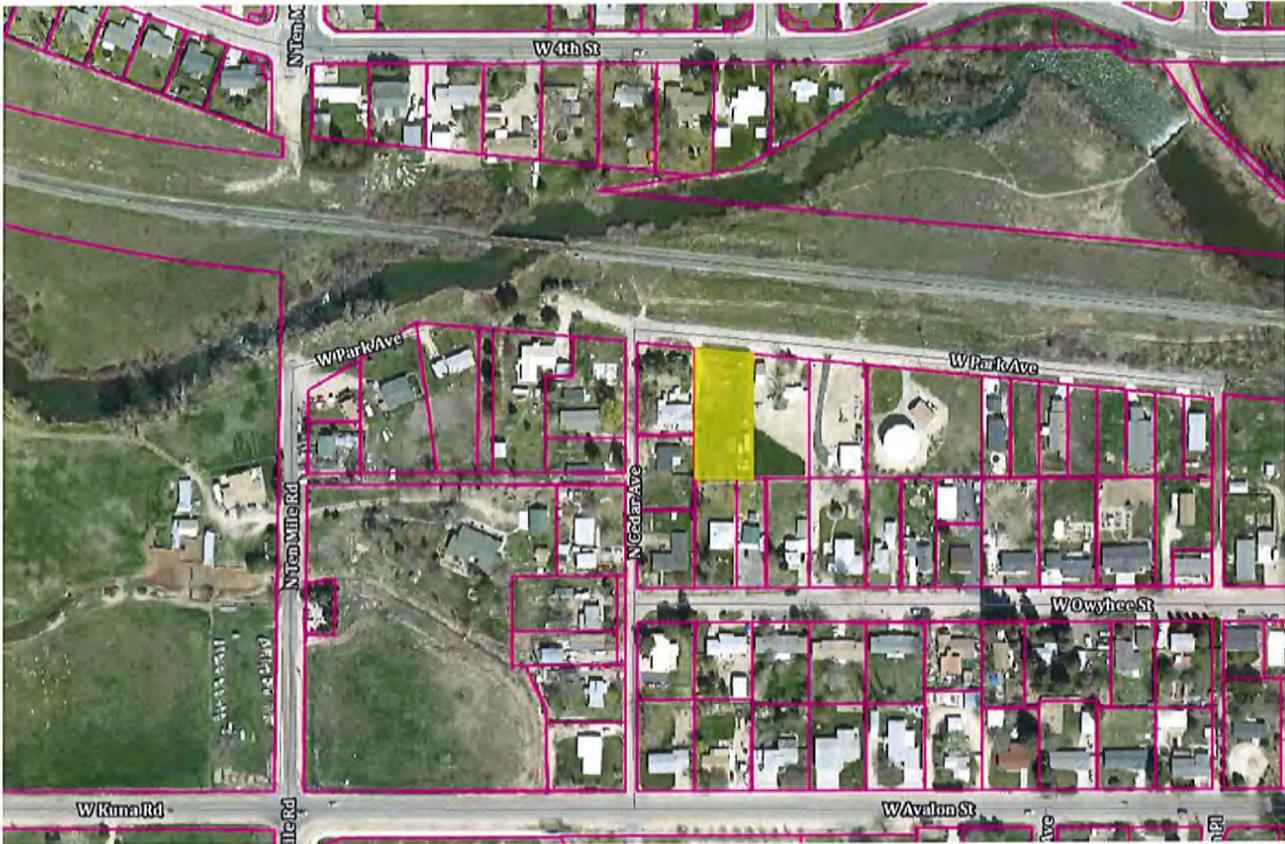
F. Conclusions of Law

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

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a "**No Review**" letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a "**No Review**" letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

27 Dec. 2017

City of Kuna
Planning + Zoning Department

received
12/27/17

In reference to the following case:
17-06-SUP (Special Use Permit) and
17-19-DR (Design and Review)
Kuna Townhomes

Site Location: 1394 W. Park Ave.

My husband and I live at 1343 W. Park Ave., immediately east of the proposed building site. We are both opposed to any two-story building being built next door at 1394 for the following reasons:

- ① There are no other two-story homes on West Park Avenue.
- ② We understand from Troy Lachcik at AL Collaborative Architecture that the three master bedroom windows of the proposed triplex would face our lot from the second story. We don't relish the prospect of having the residents of three separate master bedrooms looming above and looking down upon us.

We understand the need for building as our community grows and so my husband and I

Exhibit

D3

(cont.)

27 Dec. 2017

could accept a triplex, duplex or single family unit of one story only.

Thank you for your time and consideration in this matter.

Jeanette M. Griggs
Jeanette M. Griggs
(208) 869-2482
jeanette.griggs@yahoo.com

Melvin L. Carr II
Melvin L. Carr II
(707) 499-1160
melvcrr@gmail.com

received
1/11/2018

SULZER

11 Jan. 2018

City of Kuna
Planning + Zoning Department

Exhibit
D3

In reference to the following case:
17-06-SUP (Special Use Permit) and
17-19-DR (Design and Review)
Kuna Townhomes

Site Location: 1394 W. Park Ave.

My husband and I live at 1343 W. Park Ave.,
immediately east of the proposed building site.

We attended a neighborhood meeting on 1-7-18. During
that meeting various safety concerns were brought up
concerning this project. My husband and I were tasked
with presenting these concerns to the Planning + Zoning
Department on behalf of the neighborhood.

A major concern is the increased vehicle traffic that a
triplex would bring, especially on Cedar Ave., which is
only 17 feet wide and is considered to be an alley by
Ada County Highway District according to Document C-2,
page #107.

Currently it is unsafe for 2 vehicles to pass each other
unless one pulls off on the shoulder and slows way down.

Large trucks such as waste management, etc. take up the entire width of Cedar Ave. while ingressing and egressing from Avalon to Park Ave.

Another concern is pedestrian traffic on Cedar Ave. which has no sidewalk or street lamps. All pedestrians, including school children and families who go for walks are required to walk on the pavement.

West Park Ave. is a dead end street only accessible by Cedar Ave. There is currently no turn-around at the end of Park Ave., consequently large trucks such as Waste Management have to back up all the way to the intersection of Cedar and Park to be able to turn around, using a private driveway to do so.

In addition to residents, Kuna City water department employees make regular trips down Park Ave. to the water tank.

Our neighborhood feels that allowing a triplex to be built at the proposed site would put additional strain on an already overloaded street system.

We recommend that the special use permit not be approved. Thank you for your time and attention to this matter.

Jeanette M. Griggs

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(208) 869-2482

jeanette.griggs@yahoo.com

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