



KUNA PLANNING AND ZONING COMMISSION
Agenda for May 22, 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 May 8, 2018.

3. NEW BUSINESS

- a. **18-13-DR (Design Review)** – Sunbeam Townhomes; On behalf of Oasis Properties LLC, the applicant, Steve Arnold with A Team Land Consultants seek Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for twelve (12) multifamily buildings (forty-eight (48) units), accompanying open space and landscaping, lighting and parking lot within the Sunbeam Townhouses Subdivision. The site is located on South School Avenue, Kuna, Idaho 83634 (APN# S1326428020).
- b. **18-14-DR (Design Review) & 18-05-SN (Sign)** – KJ's Superstore Pole and Monument Signage; The applicant, Conrad & Bischoff, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 30-foot high, double face illuminated pole sign with an electronic message center and an approximately six-foot high, double face illuminated monument sign. The site is located at 1565 E. Deer Flat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).
- c. **18-16-DR (Design Review) & 18-04-SN (Sign)** – KJ's Superstore Wall Signage; On behalf of the property owners Conrad & Bischoff, the applicant David Whitehead with Sign Pro, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a series of wall signs for KJ's Superstore and KJ's Superwash. The site is located at 1565 E. Deer Flat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

4. COMMISSION REPORTS

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 8, 2018**

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for April 24, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-07-SUP; A Touch of Home Daycare.
- c. **Findings of Fact and Conclusions of Law** for 18-11-DR; 6,000 Square Foot Accessory Building

Commissioner Gealy Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 2-0.

Commissioner Gealy motions to place new business after the public hearing this evening; Commissioner Damron Seconds, all aye and motion carried 2-0.

2. PUBLIC HEARING

- a. **18-04-ZOA (Zoning Ordinance Amendment)** – Final Plat Bonding; An ordinance of the City Council for Kuna, Idaho amending Title 6, Chapter 2, Section 4 Kuna City Code titled Final Plats to allow for the City Engineer to sign the Final Plat prior to certain subdivision improvements and conditions being completed and set forth the procedure for the City to accept a financial guarantee to insure the completion, inspection and acceptance of the improvements and conditions that are deferred; and providing an effective date.

Wendy Howell: The proposed ordinance relaxes the need to have streets completely constructed without the option to bond them. ACHD allows bonding on their street requirements, therefore the City is choosing to amend our ordinance to reflect the same. Bonding will also be allowed for the perimeter fencing of subdivisions. Additionally, the proposed ordinance will allow for the developer to construct up to three model homes if the project is 50 acres or less. If the project is more than 50 acres five model homes may be constructed. No Certificate of Occupancy will be issued on any model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies. I will stand for questions. **C/Damron:** Does the bonding on the roadways have to be finished prior to those model homes being finished? **Wendy Howell:** It does have to have all weather surface in for emergency vehicle access. **C/Hennis:** I have no questions, and with that I will open up the public hearing at 6:06 and with no public testimony I will close the public hearing at 6:08. Commissioner discussion, I don't see any issues, it seems pretty straight forward.

Commissioner Gealy motions to recommend approval to City Council, Case No. 18-04-ZOA; Commissioner Damron Seconds, all aye and motion carried 2-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 8, 2018**

3. NEW BUSINESS

- a. **18-10-DR (Design Review)** – Indian Creek Sports; The applicant, Troy Todd with Indian Creek Sports, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 5,000 square foot showroom, shop, boat lot and an accessory recreational vehicle storage area, accompanying landscaping, lighting and parking lot along South Meridian Road. The approximately 5.49-acre site is located at 8797 South Meridian Road, Kuna, Idaho 83634 (APN# S1312142304). – **Tabled from April 24, 2018.**

Troy Todd: I live at 6029 Sunrise in Kuna, we currently own Indian Creek Sports here in town, we bought five acres on Meridian Road between Hubbard and Columbia. We were already annexed into the City and Rezoned. We are wanting to expand our boat lot and trying to figure what we need to do to meet all of the requirements. I have ITD approval for access and we have the water taken care of until services are within three hundred feet, and we put together a landscape plan. **C/Hennis:** Okay, have you submitted a landscape plan yet, we didn't see anything in our packet? **Jace Hellman:** We have the landscape plan listed as exhibit B8 in the packet. **Troy Todd:** We are going to use the existing pine trees and all the existing landscape we can. **C/Hennis:** Okay, so describe to me what buildings you are proposing to have. **Troy Todd:** We are planning on having a 2,500 square foot office and indoor showroom. We are going to start out with a 50 X 50 shop in the back with a 25-foot awning, but the roof will be 50 X 75. Then as we can we will expand as we can afford it. The buildings in the back will be storage for my boats, and additionally, that is what will be going up front because the sun is hard on my upholstery. **C/Hennis:** Any questions for the applicant at this time? **C/Gealy:** I have no questions. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4th ST. If the commission will remember the applicant was here before just last year for the annexation of this 5.49-acre parcel, located at 8797 S. Meridian Road, into City Limits in order to build a new location for his company, Indian Creek Sports. This application before you tonight is for the design review for a new showroom, shop, boat lot and an accessory recreational vehicle storage area, as well as accompanying landscape, lighting and parking lot. Kuna City Code 5-3-2 allows for subordinate accessory uses within the C-1 commercial zone. The applicant proposes an accessory storage area onsite for recreational type vehicles. This area is expected to be covered with a pole bar type structure which is to be constructed out of the same materials as the boat shop and showroom. The applicant has also proposed 16 parking space, two of which are designated handicapped spaces. Staff finds the parking on site to be in compliance with Kuna City Code 5-9. Staff would note the applicant has identified the location of potential signage on site, however there was no sign application submitted with the design review application. Staff will require the applicant to have all signage administratively approved prior to obtaining a sign permit. Staff has been working diligently with the applicant in order to get what is requires and what is needed. However, there are some aspects of the project, such as the landscaping and location of trash enclosures. That were either not completed, or not up to standards set by Kuna City Code. Within the Staff Report, the applicant has been conditioned to work with staff and other agencies that may be involved, like J&M sanitation, in order to successfully provide a complete code compliant development. Staff would also note, that commission has the ability to add any additional conditions they deem fit. Staff is confident that the applicant will work with staff in order to produce a complete product and comply with all of the conditions stated in staff report and any additional conditions you as the commission add, I will now stand for any questions you might have. **C/Hennis:** Is there talk of what kind of mechanical units will be in place? **Troy Todd:** The back shop we are going to do with waste oil burner. The AC units and heater will be up above the little office area, I am going to have 14-foot tall ceiling and the office ceiling will be 8-feet and I will have mechanical unit in there. It will be a store front building look. **C/Gealy:** Are you in agreement that the missing pieces from the application including the landscaping and the trash enclosures that you will work with staff and bring those into compliance with City Code. **Troy Todd:** Yeah, I have talked with Chad Gordon and he told me he would like to see it all laid out, He said he just wants a 12X12 slab, I do not need an enclosure, because the whole back of the triangle will be a six-foot fence that you cannot see through, so he is not worried about other people dumping trash in my dumpster. I have plenty of room for him to go up dump and pull out without having to do a three-point turn around. **C/Gealy:** You

**CITY OF KUNA
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understand that you will have to work with Staff at Planning and Zoning. **Troy Todd:** Yes, whatever it takes to get there we want to make a presentable building on the main road into town. **C/Hennis:** Perfect, thank you. **C/Gealy:** I have a question for staff, are there other concerns, other than what is in your staff report, that you would want to bring to the attention of the Commission? **Jace Hellman:** I think we have pretty good plan in places for getting the landscaping and still allowing him to move forward at the same time. City Code does require a trash enclosure for commercial businesses, so we will have to work the applicant on that aspect. If there is anything that is not in the application that you would like to see you can condition it. **C/Gealy:** I think the City Code addresses adequately landscaping, signage and trash enclosure, and the applicant has indicated that he is willing to work with staff. I think this is especially important because of the location of the property, and it will be the first Kuna business people see on Meridian Road. **C/Hennis:** Question for staff, for the shop building that is in the back, is there any code requirements for windows or natural lighting with that? **Jace Hellman:** That is something that will be corrected or adjusted upon building department review. **C/Hennis:** So, something Mr. Todd, that you may not be aware, but there may be some additional requirements that come from construction plan review. **C/Gealy:** I don't have anything else. **C/Damron:** I don't have anything else either. **C/Hennis:** I guess I would stand for a motion.

Commissioner Gealy motions to approve Case No. 18-10-DR with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 2-0.

4. COMMISSION REPORTS

Wendy Howell: I do have a quick question, is any one available to help out at the public workshop on Thursday, we need someone for the visioning table. The real need is from 5:00 to 7:30, we just need one person. **C/Gealy:** I can do it, if someone would like to share it with me, that would great, but I can do it. **C/Hennis:** I will check if I can. **C/Damron:** I will check if I can as well. **Wendy Howell:** Thank you, one more thing. Starting July 1st, there is new legislation out that is going to prohibit us from amending the agenda unless it is an emergency. I can send that to you.

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 2-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

Design Review Staff Report

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

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

Case Numbers: 18-13-DR (Design Review)

Location: South School Ave., Kuna, ID 83634
School Avenue and Sunbeam Road

Planner: Jace Hellman, Planner II

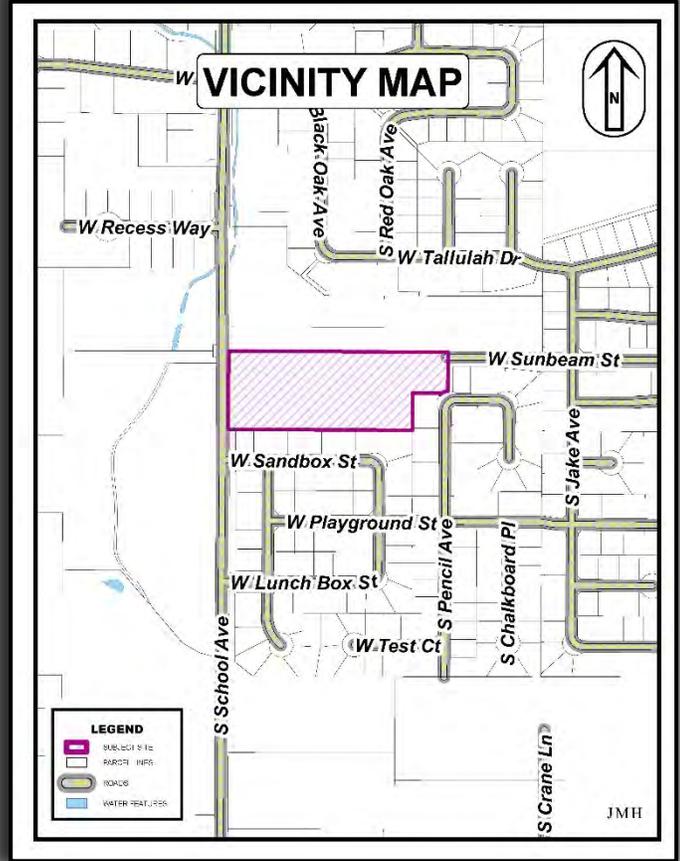
Meeting Date: May 22, 2018

Owners of Record: Oasis Properties LLC
475 S. Thornwood Way
Meridian, ID 83642
208-994-9691
martypieroni@gmail.com

Applicant: A Team Land Consultants
1785 Whisper Cove Ave.
Boise, ID 83709
208-321-0525
steve@ateamboise.com

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- G. Applicable Standards
- H. Proposed Decision by the Commission



A. Course of Proceedings:

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

a. Notifications

- | | |
|-------------------------|----------------|
| i. Agency Notification | April 27, 2018 |
| ii. Completeness Letter | April 26, 2018 |
| iii. Agenda | May 22, 2018 |

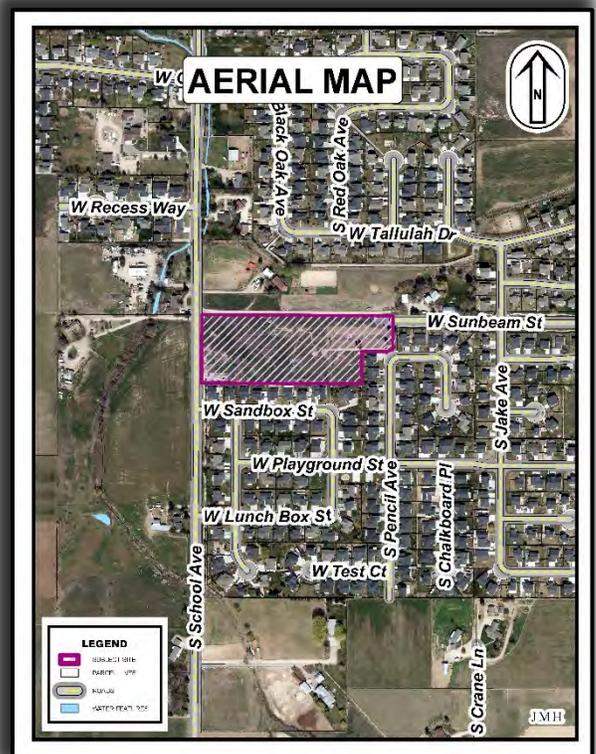
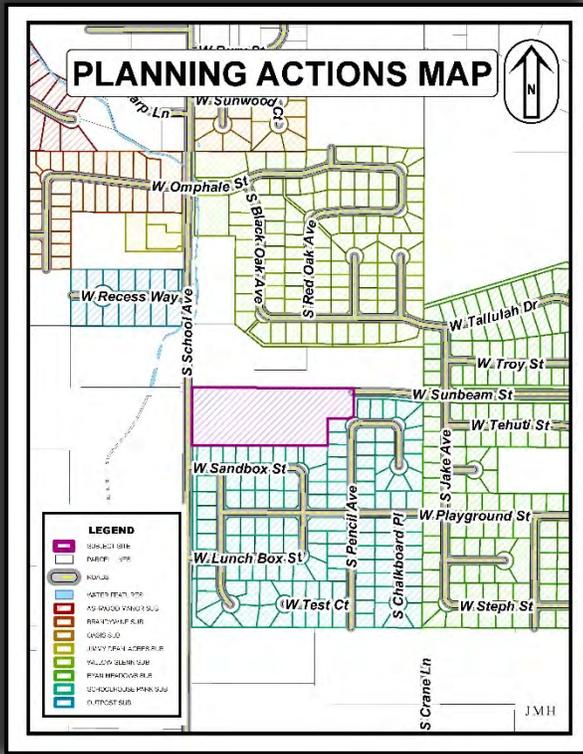
B. Applicants Request:

1. Request:

On behalf of Oasis Properties LLC, the applicant, Steve Arnold with A Team Land Consultants seek Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for twelve (12)

multifamily buildings (forty-eight (48) units), accompanying open space and landscaping, lighting and parking lot within the Sunbeam Townhomes Subdivision. The site is located on South School Avenue, Kuna, Idaho 83634 (APN# S1326428020).

C. Exhibit Maps



D. History:

The Findings of Fact and Conclusions of Law for the rezone and preliminary plat for this parcel were approved by City Council on November 15, 2016. The final plat for this subdivision was approved by City Council on October 3, 2017. Previously, this parcel was bare vacant land.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Medium-Density Residential. Staff views this request to be consistent with the approved Future Land Use Map.
2. **Surrounding Land Uses:**

North	R-1	Estate Residential – Ada County
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

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

- 6.37 (approximate) acres
- R-8 (Medium-Density Residential)
- Parcel No. S1326428020

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

Public improvements required for a subdivision (i.e. curb, gutter and sidewalk, driveways and other approaches, storm water drainage, utilities, etc.) are near completion.

6. Transportation / Connectivity:

A common drive aisle will connect the multifamily units to West Sunbeam Street, which will be extended from its existing terminus to School Avenue. No other public streets are proposed for this site.

7. Environmental Issues:

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

F. Staff Analysis:

Staff has reviewed the application and finds that the proposed multifamily buildings, landscaping, lighting and parking lot generally satisfies the intent of Kuna’s Codes and generally conforms to the Kuna Architecture guidelines and parking standards.

The applicant has proposed 111 total parking stalls, six of which will be designated handicap parking. Staff finds the parking lot to be in substantial conformance with KCC Title 5 Chapter 9, which calls for one and a half spaces per unit for all multifamily type developments. Staff would note that the applicant will be required to have all drainage and storm water retention plans for the parking lot reviewed and approved by the City Engineer.

The applicant has proposed a 25-foot landscape buffer along School Avenue, and a 25 to 30-foot buffer along Sunbeam St. Per the letter of intent, and the submitted landscape plan the applicant Proposes extensive landscaping within a 25 to 30-foot landscape strip separating the proposed multifamily development from the existing single-family units to the south. Staff finds the proposed landscaping to be in substantial conformance with KCC Title 5 chapter 17, Kuna’s Landscaping Ordinance.

Applicant is hereby notified that this project is subject to design review inspections and fees. Required inspections (post construction), are to verify design review compliance for building, parking lot, street light and landscaping, prior to issuance of the Certificate of Occupancy for the building.

Staff views the proposed new commercial building, landscaping, parking lot and lighting to be generally consistent with the goals and vision for the City of Kuna. Staff forwards a recommendation of approval for Case No. 18-13-DR to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Public Ways and Property Ordinance.

H. Proposed Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves/denies) Case No. 18-13-DR, a Design Review request by A Team Land Consultants, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. 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 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 review and approve all civil plans and sewer hook-ups. 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 civil plan.
 - b. 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.
 - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
3. Parking within the site shall comply with Kuna City Code (except as specifically approved otherwise). All parking lot drainage and storm water retention plans shall be reviewed and approved by the City Engineer.
4. The landscape plan is considered a binding site plan. Landscaping shall be installed according to the submitted landscape plan dated January 16, 2018 (except as specifically approved otherwise).
5. 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 with approval from the public and/or private entities owning the property.
6. Lighting within the site shall comply with current Kuna City Code. All street lighting within and for the site shall be LED lighting and establish dark skies practices.
7. This development is subject to building, landscaping and lighting design review inspections. Inspection fees shall be paid prior to staff inspection.
8. 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 Design Review Committee/Planning and Zoning Commission, or seek amending them through the Design Review process.
9. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
10. Applicant shall comply with all local, state and federal laws.

DATED: This 22nd day of May, 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

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)	18-13-02
Project name	Sunbeam Townhomes
Date Received	4/18/18
Date Accepted/Complete	4/26/18
Cross Reference Files	16-01-20 + 16-01-3
Commission Hearing Date	5/22/18
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>Oasis Properties LLC</u>	Phone Number: <u>994-9691</u>
Address: <u>475 S Thornwood Way</u>	E-Mail: <u>martyperoni@gmail.com</u>
City, State, Zip: <u>Meridian ID 83642</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Ave.</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>

Subject Property Information

Site Address: <u>S. School Avenue, Kuna Idaho</u>	
Site Location (Cross Streets): <u>School Avenue and Sunbeam Road</u>	
Parcel Number (s): <u>S1326428020</u>	
Section, Township, Range: <u>2N, 1W, SEC 26</u>	
Property size: <u>6.37-acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Multifamily</u>
Current zoning district: <u>R-8</u>	Proposed zoning district: _____



Project Description

Project / subdivision name: <u>Schoolhouse Apartments Subdivision</u>
General description of proposed project / request: <u>The applicant is proposing 12 four plex buildings with a gazebo/pic nic area and basket ball court.</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential _____ <input type="checkbox"/> Commercial _____ <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>Half Basketball Court and Gazebo/Pic Nic area.</u>

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>48</u> Number of building lots: <u>12</u>
Number of common and/or other lots: <u>6</u>
Type of dwellings proposed: <input type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input checked="" type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>4,200 s.f</u>
Gross density (DU/acre-total property): <u>8.79</u> Net density (DU/acre-excluding roads): <u>11.07</u>
Percentage of open space provided: <u>72-percent</u> Acreage of open space: <u>4.61-acres</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Basket ball and gazebo</u>

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: <u>6</u> Dimensions: <u>9x19</u> b. Total Parking spaces: <u>111</u> Dimensions: _____ c. Width of driveway aisle: <u>25-feet</u>
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>There will be landscape buffers/berms adjacent to School and Sunbeam roads, common pathway lots and gazebo and pic nic areas.</u>

Applicant's Signature: [Signature] Date: 4/12/18



City of Kuna Design Review Application

received
4/18/18

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

FILE NO.: 18-13-DR - Sunbeam Townhomes
 CROSS REF.: 16-01-ZC + 16-01-S
 FILES: 18-13-DR - Sunbeam Townhomes

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre-application meeting : <u>April 18, 2018</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"/>

Exhibit
B2



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:



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



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.



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

Site Plan

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

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

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

Lighting Plan

Applicant Use		Staff Use
<input type="checkbox"/>	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	<input checked="" 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 checked="" type="checkbox"/>
<input type="checkbox"/>	Placement of all light fixtures shown on elevations and landscaping plans	<input checked="" type="checkbox"/>

Roof Plans

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

Design Review Application

Applicant: A Team Land Consultants, Steve Arnold Phone: 871-7020

Owner

Representative

Fax/Email: 401-0977

Applicant's Address: 1785 Whisper Cove Avenue

Boise, Idaho

Zip: 83709

Owner: Oasis Properties LLC Phone: 514-4909

Owner's Address: 475 S. Thornwood Way Email: martypieroni@gmail.com

Meridian Idaho

Zip: 83642

Represented By: *(if different from above)* A Team Land Consultants, Steve Arnold Phone: 871-7020

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

Boise, Idaho

Zip: 83709

Address of Property: School Road and Sunbeam Street

Kuna Idaho

Zip: 83634

Distance from Major Cross Street: 1/2 Mile s/o Avalon Street Street Name(s): _____

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

The applicant is proposing to construct 12 four plex buildings.

1. Dimension of Property: 875-feet by 257-feet
2. Current Land Use(s): Vacant
3. What are the land uses of the adjoining properties?
 North: Large Acreage Single Family
 South: Single Family
 East: Single Family
 West: Public Road and large acreage single family
4. Is the project intended to be phased, if so what is the phasing time period? No
 Please explain: _____

5. The number and use(s) of all structures: Twelve 4-plex buildings and a common lot.
The common lot will have a half basket ball court and a gazebo.

6. Building heights: 26-feet Number of stories: Two
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 20-percent
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: Asphalt Shingles / Black

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

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

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

% Masonry: 3-Percent cultured stone / Earth tones

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

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

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

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

Other: _____ / _____

9. Please identify Mechanical Units: exterior adjacent to patio

Type/Height: mini split, 3-foot

Proposed Screening Method: wood fence

10. Please identify trash enclosure: *(size, location, screening & construction materials)* Six yard containers, with 6' fence

screening along with construction gates

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 existing fencing material)*

Beige vinyl

Type: Vinyl

Size: 6-foot

Location: At the south and east boundary

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

13. Proposed method of On-site Drainage Retention/Detention:

Existing storm water pond

14. Percentage of Site Devoted to Building Coverage: 20-percent

% of Site Devoted to Landscaping: 50-percent Square Footage: 3.26-acres
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 28-percent Square Footage: 1.82-acres
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: 2-percent devoted to a common lot area

Describe: Half basketball court and gazebo.

% of landscaping within the parking lot (landscaped islands, etc.): 4-percent, or 11,315-square feet

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

None

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

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

There are no existing trees within this phase that will remain.

17. Dock Loading Facilities:

Number of docking facilities and their location: None

Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* There are 15 bike spaces provided

and a gazebo and pic nic area.

19. Setbacks of the proposed building from property lines:

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

20. Parking requirements: 192

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

Total Number of Compact Spaces 8'x17': none

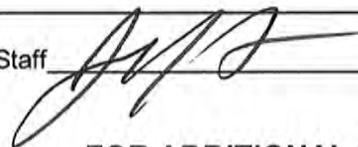
21. Is any portion of the property subject to flooding conditions? Yes _____ No no

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

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

Signature of Applicant  Date 4/10/18

City staff comments:

Signature of receipt by City Staff  Date 4/26/18

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

applicant has proposed to construct trash enclosure out of cedar fencing. The applicant has been made aware of city's preference to have trash enclosures constructed w/ CMU block walls + steel gates, the applicant agreed to make modifications on 4/23.



April 18, 2018

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

Dear Wendy:

Subject: Sunbeam Townhomes Design Review

On behalf of Oasis Properties LLC, A Team Land Consultants presents to the City of Kuna, a Design Review Application for the Sunbeam Townhomes Subdivision. The subject property is located at the southeast corner of School Avenue and Sunbeam Street. This phase contains 6.37 total acres.

Project Summary

The applicant is proposing 12 multifamily buildings with an additional open space lot, for a total of 48 units. Each of the buildings are being proposed to be subdivided on its own lot. The final plat for this subdivision was approved on October 3, 2017, the improvements for the final plat are just about complete but the plat is not yet recorded. It is anticipated that the final plat will record in a month or two. The current application complies with all previous approvals.

Access Roads and Connectivity

A Common drive isle will connect the multifamily units to Sunbeam Street, which will be extended from its existing terminus to School Avenue. There are no other public streets proposed for this site.

Proposed Multifamily Buildings

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

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

Landscaping and Amenities

There is approximately 1.68 acres of open space being proposed in the site along with a .89-acre open landscape pond site. A landscape plan has been prepared in accordance with the City standards. There is a 25-foot buffer along School Avenue and 25 to 30-feet along Sunbeam Street. Internal pathways will connect to the common areas including the basketball court and gazebo. All the landscaping will be maintained by a subdivision owner's association.

The trash enclosures will be screened with landscaping and fencing to reduce their visibility. There is a 25 to 30-foot landscape strip separating the multifamily from the existing single-family units to the south. This strip will be heavily landscaped. Sidewalks are provided throughout the site internal to the drive isles and all along the public roadways. It is the intention of the developer to install landscaping that exceeds the City requirements and provide a nice amenity to all the residents.

Utilities, Irrigation, Storm Drainage and Parking Facilities

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

Vision Statement

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

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

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

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

Sincerely,
A Team Land Consultants

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

Steve Arnold
Project & Real Estate Manager

Cc: Marty Pieroni

RECORDATION REQUESTED BY:

D. L. Evans Bank
Boise West State Branch
3845 West State St.
Boise, ID 83703

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=7 DAWN TRIVOLIS
FIRST AMERICAN TITLE AND ESCROW COMPANY

2015-079548
08/27/2015 10:54 AM
\$28.00

WHEN RECORDED MAIL TO:

D. L. Evans Bank
Boise West State Branch
3845 West State St.
Boise, ID 83703

**ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.**

SEND TAX NOTICES TO:

Oasis Properties, LLC
475 South Thornwood Way
Meridian, ID 83642

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

2500614

DEED OF TRUST

THIS DEED OF TRUST is dated August 21, 2015, among Oasis Properties, LLC, an Idaho limited liability company ("Grantor"); D. L. Evans Bank, whose address is Boise West State Branch, 3845 West State St., Boise, ID 83703 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and First American Title Company, whose address is 2275 South Eagle Road, Suite 110, Meridian, ID 83642 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor does hereby irrevocably grant, bargain, sell and convey in trust, with power of sale, to Trustee for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **(the "Real Property")** located in Ada County, State of Idaho:

See Exhibit "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as **0000 S. School Avenue, Kuna, ID 83634. The Real Property tax identification number is S1326428020.**

REVOLVING LINE OF CREDIT. This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Note.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property. **THE REAL PROPERTY IS NOT MORE THAN EIGHTY (80) ACRES AND IS NOT PRINCIPALLY USED FOR THE AGRICULTURAL PRODUCTION OF CROPS, LIVESTOCK, DAIRY OR AQUATIC GOODS, OR IS NOT MORE THAN FORTY (40) ACRES REGARDLESS OF USE, OR IS LOCATED WITHIN AN INCORPORATED CITY OR VILLAGE.**

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or

disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans



the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.



**DEED OF TRUST
(Continued)**

Loan No: 2016803735/03

Page 3

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the indebtedness secured by this Deed of Trust; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refilled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Failure to Perform Other Obligations. Failure of Grantor within the time specified by this Deed of Trust to make any payment for taxes or insurance

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender



A handwritten signature in black ink is written above a circular stamp. The stamp contains the word "INITIAL" in a bold, sans-serif font.

**DEED OF TRUST
(Continued)**

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Page 4

monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor or any of the indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Notice of Default. In the Event of Default Lender shall execute or cause the Trustee to execute a written notice of such default and of Lender's election to cause the Property to be sold to satisfy the indebtedness, and shall cause such notice to be recorded in the office of the recorder of each county wherein the Real Property, or any part thereof, is situated.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

Foreclosure. With respect to all or any part of the Real Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property. Notice of sale having been given as then required by law, and not less than the time required by law having elapsed, Trustee, without demand on Grantor, shall sell the property at the time and place fixed by it in the notice of sale at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser his or her deed conveying the Property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness of such matters or facts. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable attorneys' fees, including those in connection with the sale, Trustee shall apply proceeds of sale to payment of (a) all sums expended under this Deed of Trust, not then repaid with interest thereon as provided in this Deed of Trust; (b) all indebtedness secured hereby; and (c) the remainder, if any, to the person or persons legally entitled thereto.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Obligations to Notify. Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless the action or proceeding is brought by Trustee.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of Ada County, State of Idaho. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property,



shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Idaho without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Idaho.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Cassia County, State of Idaho.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waive Jury. All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Idaho, as to all indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means D. L. Evans Bank, and its successors and assigns.

Borrower. The word "Borrower" means Oasis Properties, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default

section of this Deed of Trust.

Grantor. The word "Grantor" means Oasis Properties, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee



DEED OF TRUST
(Continued)

Loan No: 2016803735/03

or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means D. L. Evans Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated August 21, 2015, in the original principal amount of \$82,126.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means First American Title Company, whose address is 2275 South Eagle Road, Suite 110, Meridian, ID 83642 and any substitute or successor trustees.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

OASIS PROPERTIES, LLC
By: [Signature] 8-21-15
Martin Louis Pieroni, Member of Oasis Properties, LLC

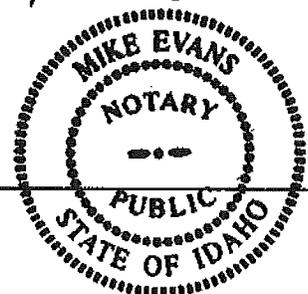
By: [Signature] 8-21-15
Kendra Kay Pieroni, Member of Oasis Properties, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Idaho)
) SS
COUNTY OF Ada)

On this 21 day of August, in the year 20 15, before me Mike Evans, a notary public in and for the State of Idaho, personally appeared Martin Louis Pieroni, Member of Oasis Properties, LLC and Kendra Kay Pieroni, Member of Oasis Properties, LLC, known or identified to me (or proved to me on the oath of _____), to be members or designated agents in the limited liability company of Oasis Properties, LLC, and the members or designated agents who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that they executed the same in said limited liability company name.

[Signature] Notary Public for Idaho Residing at Boise, ID
My commission expires 12-10-2019



REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all Indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____ Beneficiary: _____
By: _____
Its: _____

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PORTION OF THE NORTHWEST OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (CENTER QUARTER CORNER) OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE

SOUTH 89°29'25" EAST 931.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SCHOOLHOUSE PARK SUBDIVISION NO. 1; ALONG THE BOUNDARY OF SCHOOLHOUSE PARK SUBDIVISION NO. 1 THE FOLLOWING: THENCE

SOUTH 00°34'40" WEST 160.65 FEET TO A POINT ON A CURVE; THENCE

35.58 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 40°46'01", A TANGENT OF 18.58 FEET AND A CHORD BEARING SOUTH 66°00'51" WEST, 34.83 FEET TO A POINT ON A CURVE; THENCE

NORTH 20°47'28" WEST 5.64 FEET TO A POINT; THENCE

NORTH 89°25'20" WEST 112.27 FEET TO A POINT; THENCE

SOUTH 00°34'40" WEST 153.00 FEET TO A POINT; LEAVING THE BOUNDARY OF SCHOOLHOUSE PARK SUBDIVISION NO. 1: THENCE

NORTH 89°25'20" WEST 785.00 FEET ALONG THE BOUNDARY OF SCHOOLHOUSE PARK SUBDIVISION NO. 2 TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE

NORTH 00°34'40" EAST 321.76 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.



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

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

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Oasis Properties LLC., Marty Pieroni, 475 S. Thorn Wood Way
Name Address
Meridian ID 83642
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 A Team Land Consultants 1785 Whisper Cove Ave., Boise Idaho 83709 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 12th day of July, 20 17

Signature

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

Notary Public for Idaho

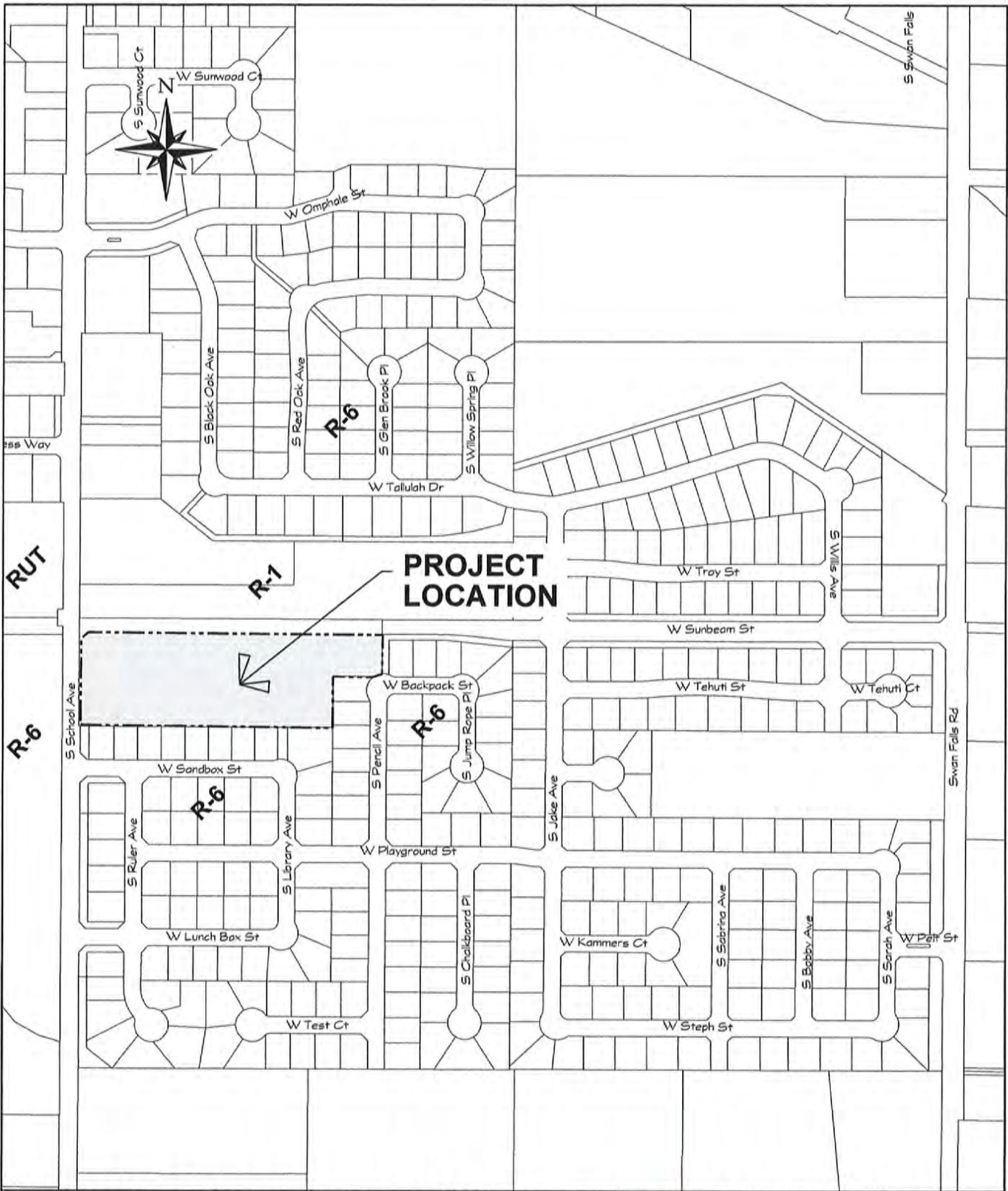
Residing at: Boise

My commission expires: 2/17/21



Exhibit

B6



SCHOOL HOUSE SUBDIVISION

THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 26,
 T.2N., R.1W, BOISE MERIDIAN
 CITY OF KUNA, ADA COUNTY, IDAHO

1" = 400'

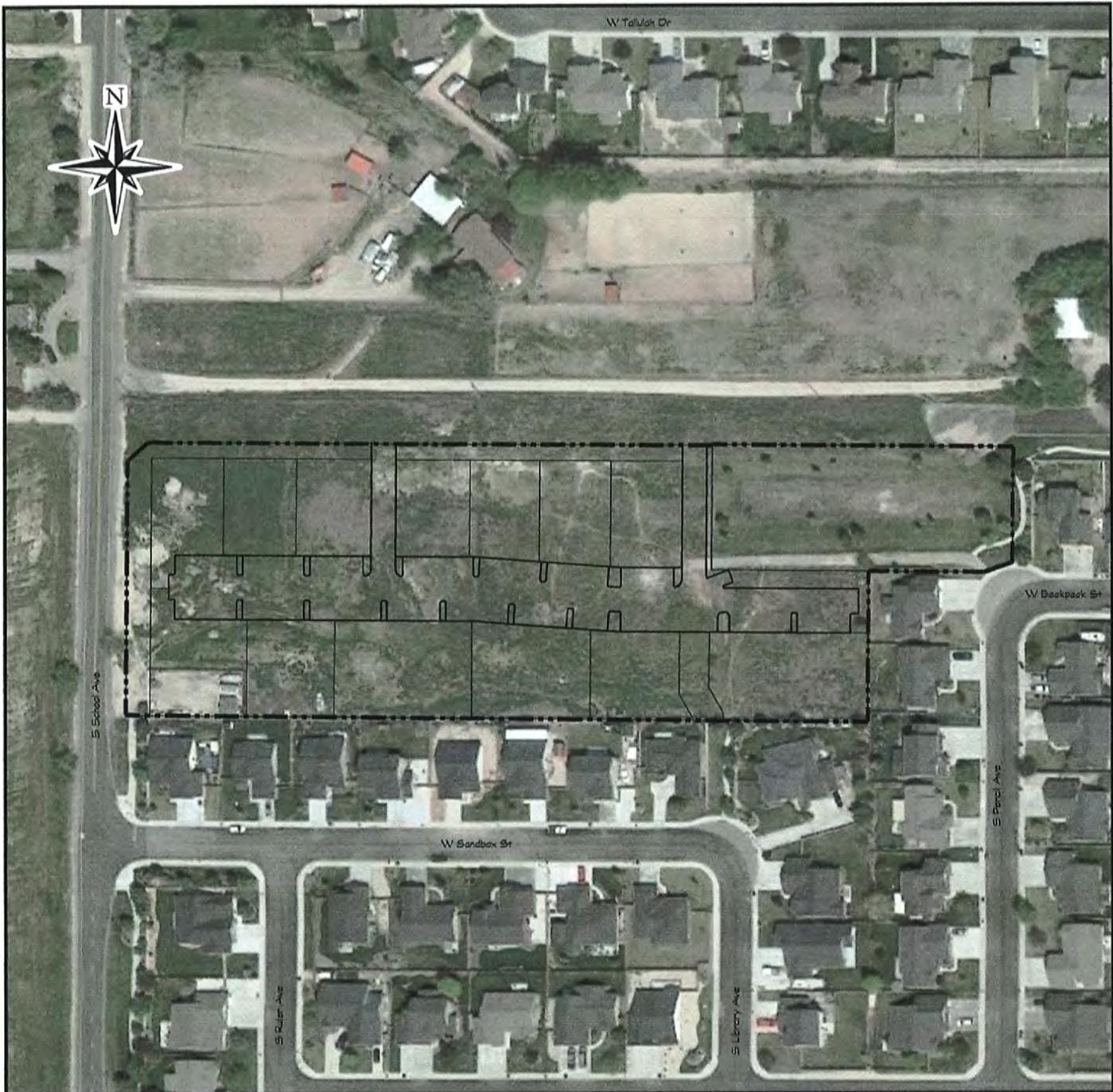


ATEAM

Land Development & Real Estate
 Services

Exhibit

B7



OWNER / DEVELOPER
OASIS PROPERTIES LLC
475 THORNWOOD WAY
MERIDIAN ID 83642

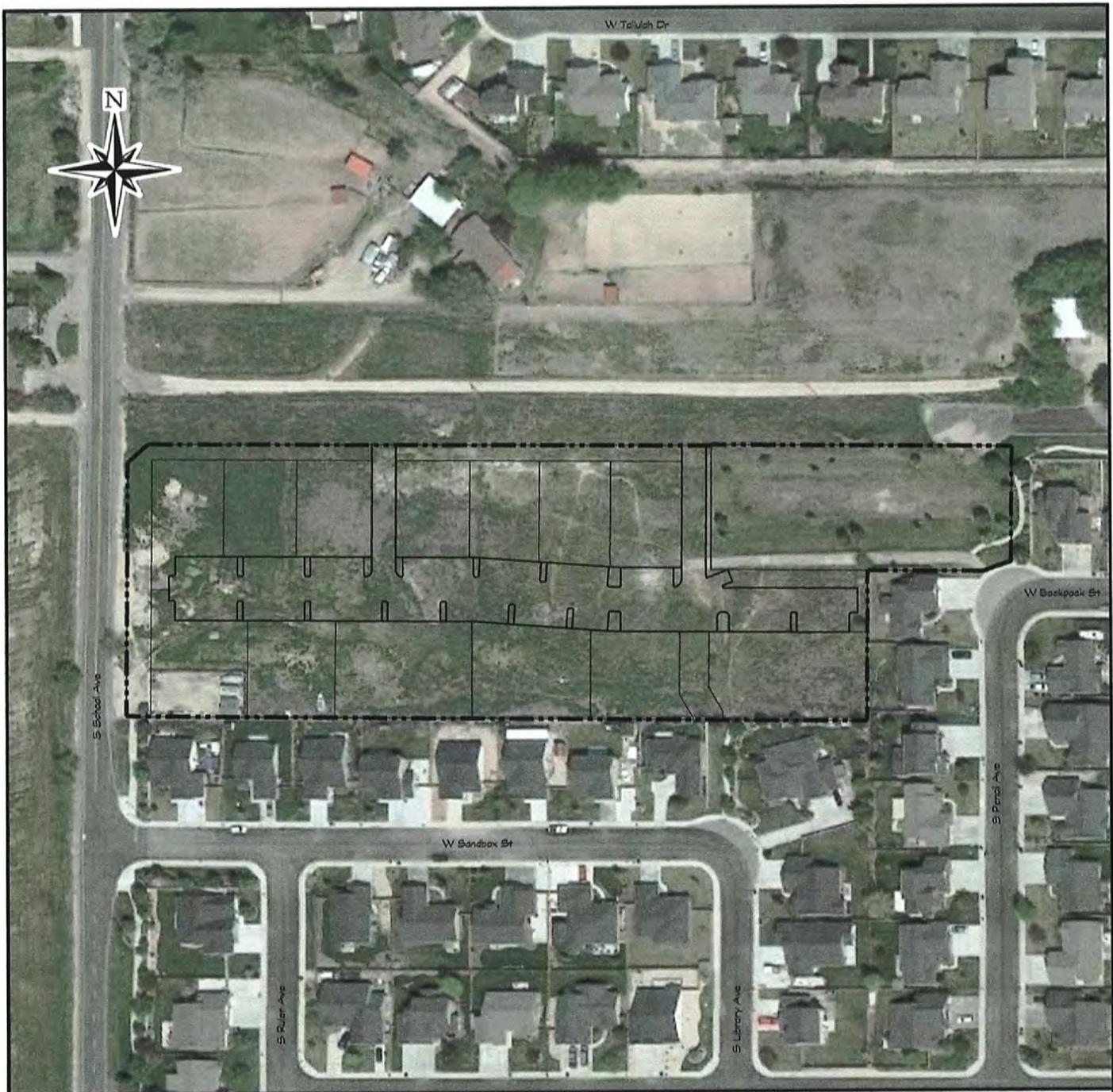
PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020

SCHOOL HOUSE

THE NW 1/4 OF THE SE 1/4 OF SECTION 26,
T.2N., R.1W, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

1" = 150'





OWNER / DEVELOPER
OASIS PROPERTIES LLC
475 THORNWOOD WAY
MERIDIAN ID 83642

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

SCHOOL HOUSE

THE NW 1/4 OF THE SE 1/4 OF SECTION 26,
T.2N., R.1W, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

1" = 150'





neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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CLIENT: **MARTY PIERONI**
SUNBEAM MULTIFAMILY
S. SCHOOL AVE
KUNA, ID 86634

PROFESSIONAL SEAL

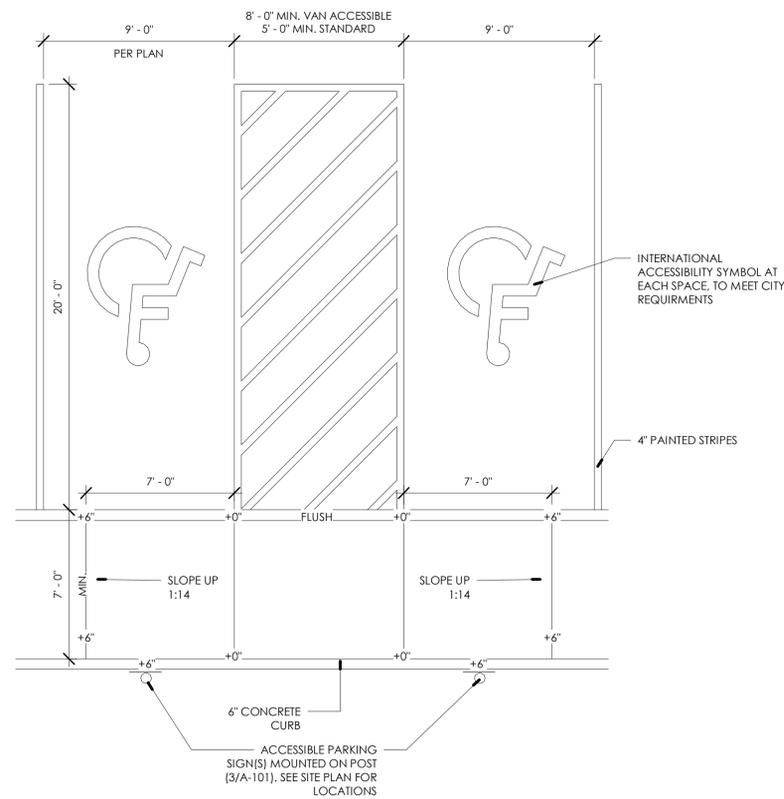
NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	For Permit	04.20.18

SITE PLAN

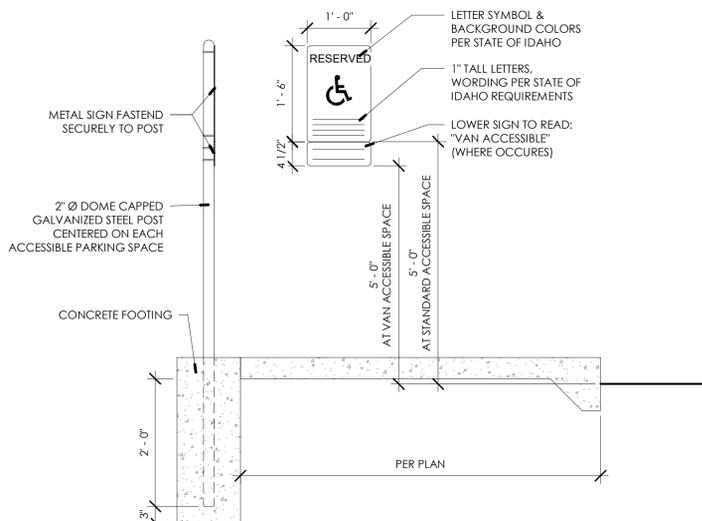
A-101

JOB NUMBER 16182
DRAWN BY ELW



5 Accessible Parking Plan

1/4" = 1'-0"



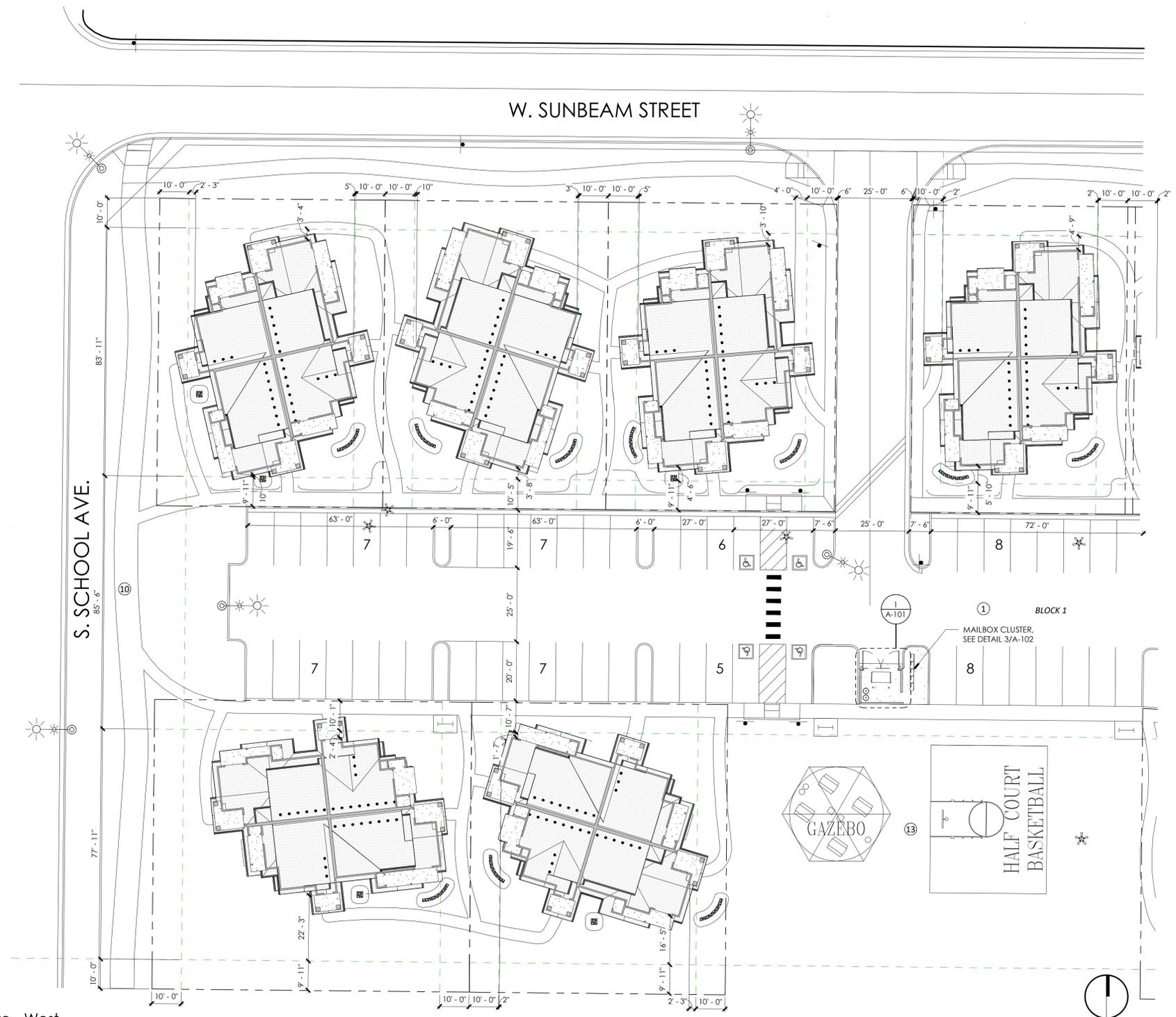
6 Handicap Parking Stall Sign Detail

3/4" = 1'-0"



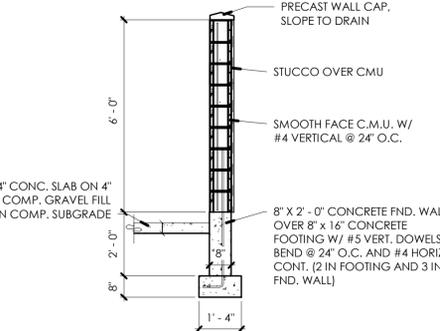
7 Bike Rack Detail

3/4" = 1'-0"



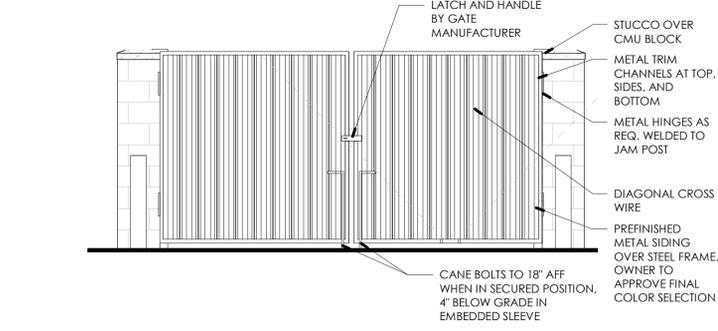
3 Site - West

1" = 20'-0"



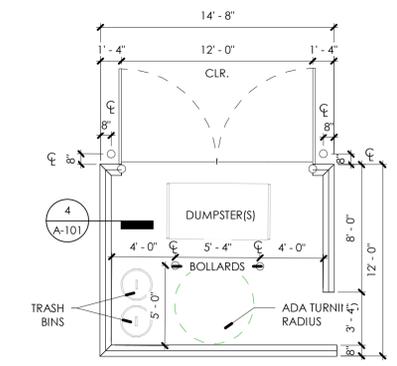
4 Trash Enclosure Wall

3/8" = 1'-0"



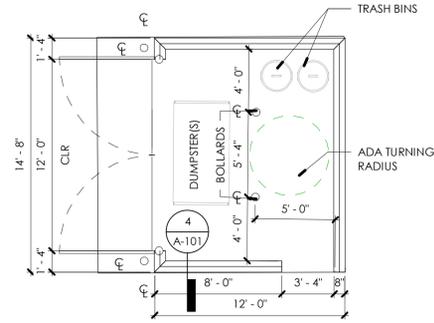
2 Trash Enclosure Elevation, Typ.

3/8" = 1'-0"

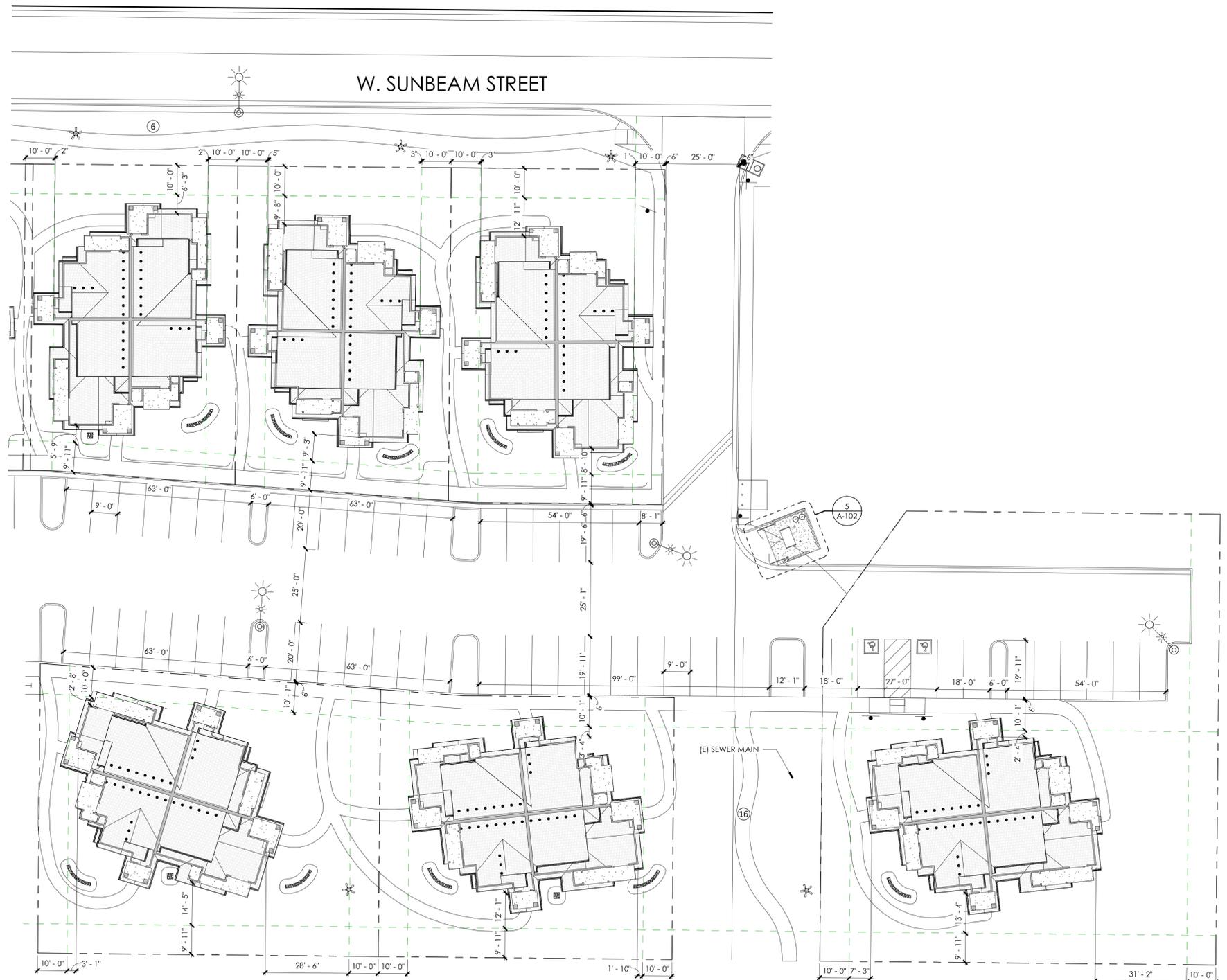
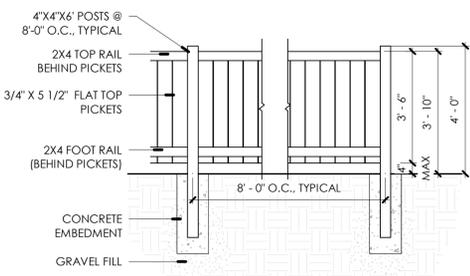
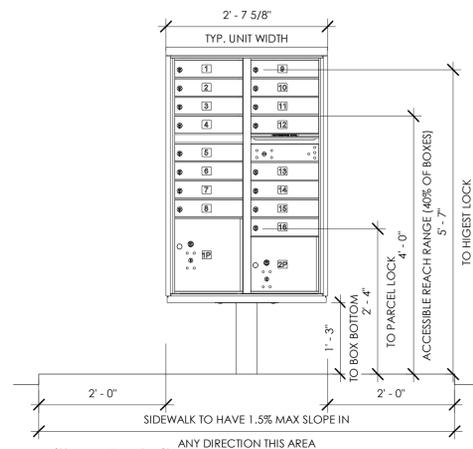
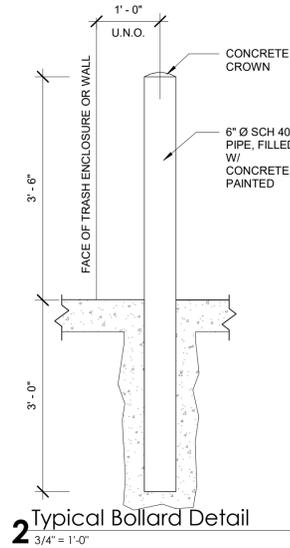


1 Trash Enclosure - A

3/16" = 1'-0"



5 Trash Enclosure - B
3/16" = 1'-0"



1 Site - East
1" = 20'-0"



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725 E 2nd St
Meridian, ID 83642
208.884.2824

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CLIENT:
MARTY PIERONI
SUNBEAM MULTIFAMILY
S. SCHOOL AVE
KUNA, ID 86634

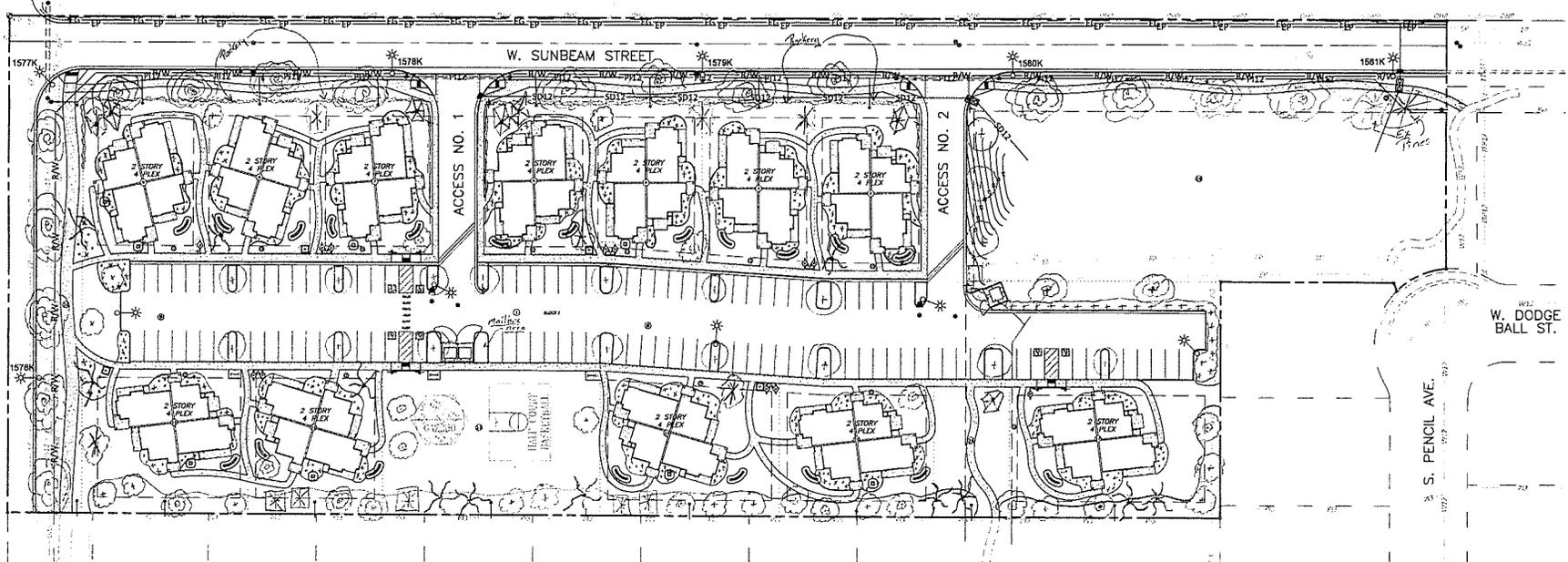
PROFESSIONAL SEAL

NOT FOR PERMIT

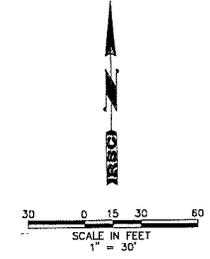
NO.	DESCRIPTION	DATE
A	For Permit	04.20.18

SITE PLAN

A-102



Symbol	Plant Name	Ct	Size	Comments
	Norway Maple / Linden / Ash	17	1 1/2 - 1 3/4" min	School St + Sunbeam St Trees Grass under all trees below parking + on both sides of manufacturing unit
	Ash Tree	2	1 3/4"	
	Flowering Plum	16	1 1/2"	
	Austrian Pine / Underwood Pine	16	5'-6'	
	Paper Birch	12	1 1/2" - hump	
	Leisleri Cypress	5	5'-6' min	
	Flower Pear	15	1 1/2"	Islands in parking lot w/ weed barrier and rock ground cover
	Colorado Spruce	7	6-7'	
	Spartan Juniper	6	5'-6"	
	<u>See Shrubs:</u> 3 Daylilies per building lot. Mugo Pine min 6 per building 2 gal. Spirea / Barberry / Junipers Gold Thread Cypress / Winged Euonymus 12-2 gal per building Compact Variegated Dogwood 21		2 gal.	26 specific shrubs per building Other areas as designed shrubs Planted @ 5' oc min. All beds ground cover w/ weed barrier and rock or bark ground cover 2" deep * Sod Planted in all other areas w/ drainage to design swale areas



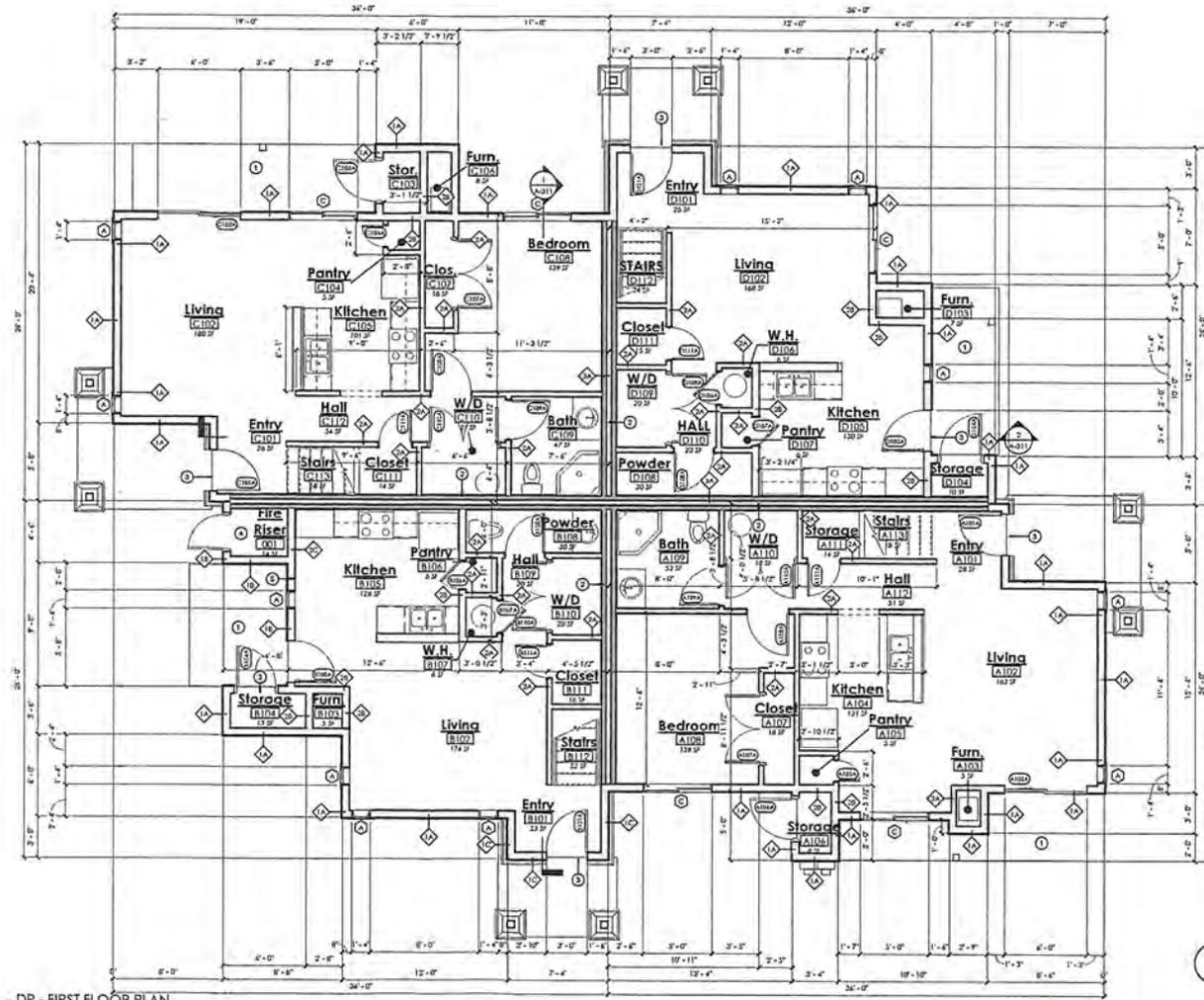
Revisions	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
 1000 W. DODGE BALL ST.
 ROCKFORD, ILLINOIS 61102
 TEL: 815.396.1100
 FAX: 815.396.1101
 WWW.ROCKSOLIDCIVIL.COM

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SUNBEAM TOWNHOUSES SUBDIVISION
 LANDSCAPE PLAN

Project No: RSD-1718
 Drawn By: DMK
 Date: 18 January 2018
 Sheet No:



DR - FIRST FLOOR PLAN
1/4" = 1'-0"



nel design
ARCHITECTURE
725 E 2nd St
Meridian, ID 83442
208.884.2824
CONSULTANT

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CLIENT:
MARTY PIERONI
SUNBEAM MULTI-FAMILY
F01-A, 10

PROFESSIONAL SEAL
LICENSED
ARCHITECT
AR 88485
JAMES L. BRIDGMAN
STATE OF IDAHO

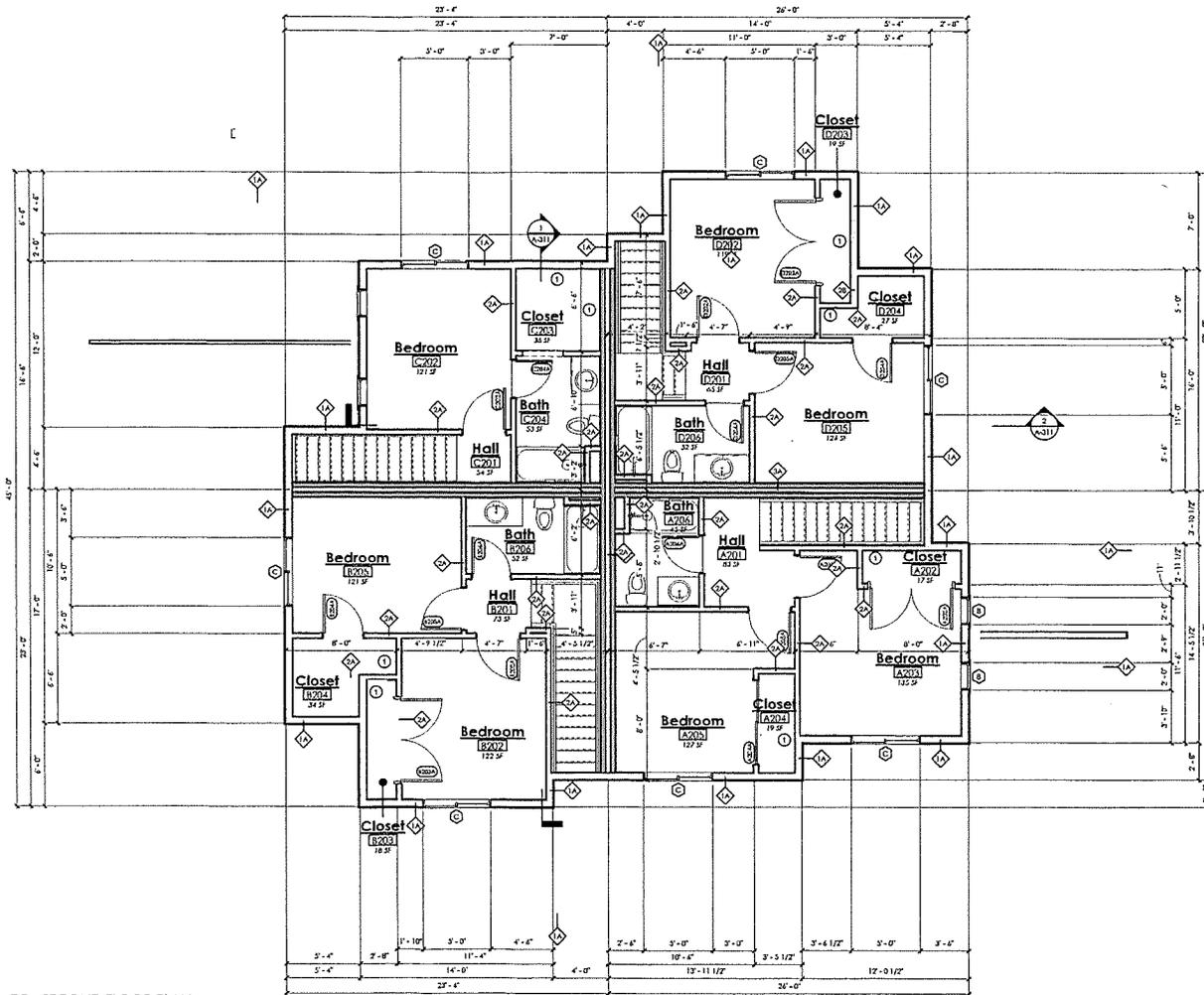
NO. DESCRIPTION DATE

First Floor
Plan

SHEET
DR - A-111

DATE: 2.14.17
JOB NUMBER: 14182
DRAWN BY: AWH

Exhibit
B10



1 DR - SECOND FLOOR PLAN
1/4" = 1'-0"



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CLIENT: MARTY PIERONI
SUNBEAM MULTI-FAMILY
RUBEN, ID

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR 68480
JAMES L. EGGMAN
STATE OF IDAHO

NO. DESCRIPTION DATE

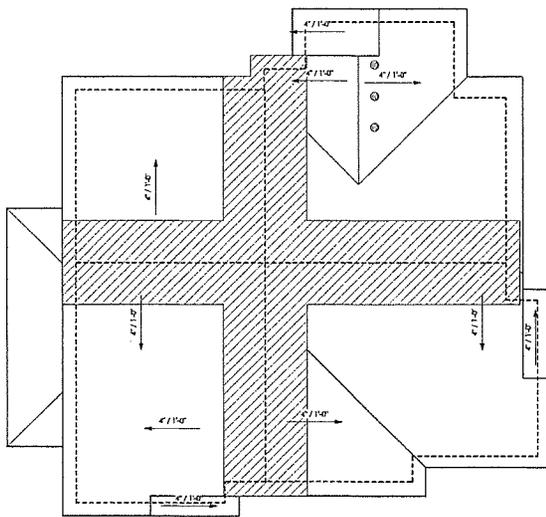


Second Floor Plan

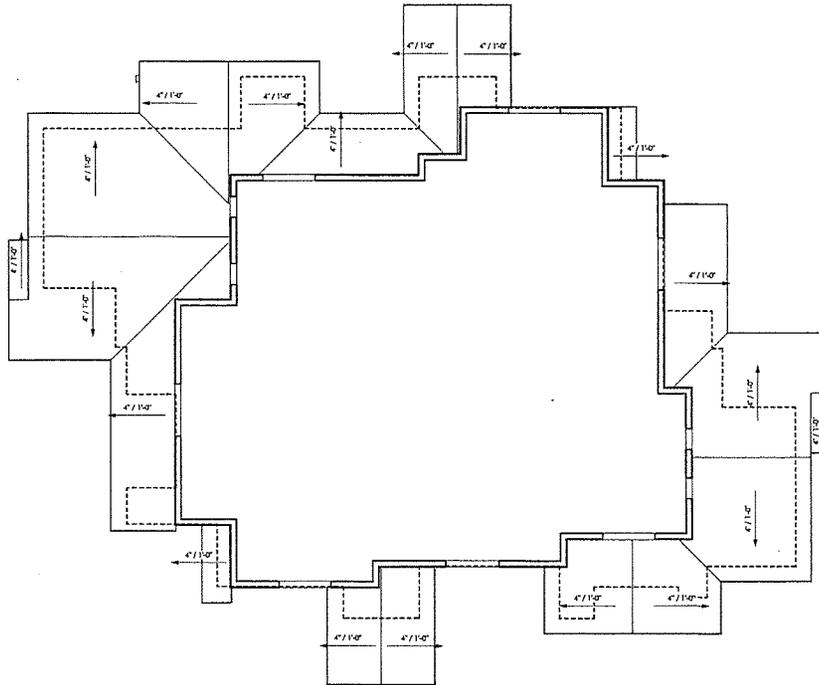
SHEET

DR- A-112

DATE: 2.14.17
JOB NUMBER: 14162
DRAWN BY: JFL



2 DR - UPPER ROOF PLAN
3/16" = 1'-0"



1 DR - LOWER ROOF PLAN
3/16" = 1'-0"



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CURIE: MARTY PIERONI
SUNBEAM MULTI-FAMILY
RDN/A, ID

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR 994485
JAMES L. EDGAR
STATE OF IDAHO

NO. DESCRIPTION DATE

Roof Plan

SHEET

DR- A-131

DATE 2.14.17
JOB NUMBER 16182
DRAWN BY

EXTERIOR FINISH LEGEND

SECTION 11 *NOTE 1: CONTROL JOINS EVERY 100 SF MAX. OF STUCCO, CONFIRM LOCATION W/ ARCHITECTURAL.
*NOTE 2: PANEL SEAMS OF VERTICAL SIDING TO BE SHIP-LAPPED

- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
- 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: NETWORK GRAY
COLOR NO: SW7073
- 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 4 CULTURED STONE VENEER - HERBAGE LIMESTONE AMBERST (ESR-1364 INSTALLED PER MFR'S INSTALLATION INSTRUCTIONS)
- 5 TRIM: HARDI FASCIA 1X6; DOOR/WINDOWS 1X4
ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: NEBULOUS WHITE
COLOR NO: SW7063

- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
- 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: STAMPED CONCRETE
COLOR NO: SW7355
- 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 4 CULTURED STONE VENEER - HERBAGE LIMESTONE AMBERST (ESR-1364 INSTALLED PER MFR'S INSTALLATION INSTRUCTIONS)
- 5 TRIM: HARDI FASCIA 1X6; DOOR/WINDOWS 1X4
ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: NEBULOUS WHITE
COLOR NO: SW7063

- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
- 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: DOVE TAIL
COLOR NO: SW7018
- 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 4 CULTURED STONE VENEER - HERBAGE LIMESTONE AMBERST (ESR-1364 INSTALLED PER MFR'S INSTALLATION INSTRUCTIONS)
- 5 TRIM: HARDI FASCIA 1X6; DOOR/WINDOWS 1X4
ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: ACRIEABLE GRAY
COLOR NO: SW7029

- SECTION 6**
- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
 - 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: NETWORK GRAY
COLOR NO: SW7073
 - 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
 - 4 CULTURED STONE VENEER - HERBAGE LIMESTONE AMBERST (ESR-1364 INSTALLED PER MFR'S INSTALLATION INSTRUCTIONS)
 - 5 TRIM: HARDI FASCIA 1X6; DOOR/WINDOWS 1X4
ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: NEBULOUS WHITE
COLOR NO: SW7063



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ARCHITECTURE
725 E 2nd St
Meriden, ID 83642
208.884.2824

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CLIENT:
MARTY PIERONI
SUNBEAM MULTI-FAMILY
ID318A-10

PROFESSIONAL SEAL



NO. DESCRIPTION DATE

Exterior Elevations & Materials

SHEET

DR- A-212

DATE 2.14.17
JOB NUMBER 14182

Exhibit
B9

EXTERIOR FINISH LEGEND

(OPTION 1) *NOTE 1: CONTROL JOINTS EVERY 100 SF MAX. OF STUCCO, CONFIRM LOCATION W/ ARCHITECTURAL.
*NOTE 2: PANEL SEAMS OF VERTICAL SIDING TO BE SHIP-LAPPED

- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
- 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: HERKOWS GRAY
COLOR NO: SW7073
- 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 4 CULTURED STONE VENEER - HERITAGE LIMESTONE AMHERST (SR-1364 INSTALLED PER MFR'S INSTALLATION INSTRUCTIONS)
- 5 TRIM: HARD FASCIA 1X6 DOOR/WINDOWS 1X4
ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: HERKOWS WHITE
COLOR NO: SW7063

- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
- 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: STAINED COCHONNE
COLOR NO: SW7655
- 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 4 CULTURED STONE VENEER - HERITAGE LIMESTONE AMHERST (SR-1364 INSTALLED PER MFR'S INSTALLATION INSTRUCTIONS)
- 5 TRIM: HARD FASCIA 1X6 DOOR/WINDOWS 1X4
ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: HERKOWS WHITE
COLOR NO: SW7063

- 1 BOARD BATTEN
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WEB GRAY
COLOR NO: SW7075
- 2 LAP SIDING
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: DOVE TAIL
COLOR NO: SW7018
- 3 30 YEAR ARCHITECTURAL ROOFING SHINGLE
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ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: ADREABLE GRAY
COLOR NO: SW7029

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PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: HERKOWS WHITE
COLOR NO: SW7063

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ACCENT BAND 1X10
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: ADREABLE GRAY
COLOR NO: SW7029



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CLIENT: **MARTY PIERONI**
PROJECT: **SUNBEAM MULTI-FAMILY**

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR 16668
JAMES L. EGGEBOM
STATE OF IDAHO

NO.	DESCRIPTION	DATE
	Exterior Elevations & Materials	
	DR- A-211	

Jace Hellman

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Friday, April 27, 2018 10:20 AM
To: Steve Arnold; Jace Hellman; Marty Pieroni
Subject: Re: FW: Sunbeam townhome design review

Steve,

Per our discussion on the Sunbeam town homes we can work with having one trash enclosure that will be large enough to accommodate 2 dumpsters. That enclosure will be the one shown on the plans as located in the center of the site. The enclosure will need to be the minimum dimensions as shown in the City of Kuna Enclosure requirements for a 2 container enclosure. The other items I saw was that the bollards on the inside of the enclosure need to be pushed all the way to the back of the enclosure. They should be set 1-2 feet off of the cmu wall. The front gates also need to be able to open past 90 degrees all the way to 120 degrees. I will follow up with Marty for the exact information on the enclosure. If you have any further questions feel free to contact me.

Thanks,

On Thu, Apr 26, 2018 at 3:14 PM, Chad Gordon <chad.gordon@jmsanitation.com> wrote:
Steve,

I have spoke with Marty in regards to this and come up with a couple of different options for the enclosures. I also saw a couple of items in the plans that I would like to go over. When you have a minute if you can give me a call and we can get this taken care of. I have also attached a copy of the enclosure requirements for you to look at so we can discuss some of my suggestions.

Thanks,

On Tue, Apr 24, 2018 at 4:21 PM, Steve Arnold <steve@ateamboise.com> wrote:

J&M,

Would it be possible to eliminate one of the trash enclosures for the attached site? If so which would you prefer to remain? I appreciate any help you can give us.

Thanks,

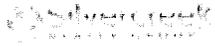


Steve Arnold, Project Manager

(208) 871-7020

1785 S Whisper Cove, Boise, Idaho 83709

steve@ateamboise.com



From: Jace Hellman <jhellman@kunalD.gov>
Sent: Monday, April 23, 2018 3:19 PM
To: Steve Arnold <steve@ateamboise.com>
Cc: 'Pam Gaines' <pgaines@neudesignarch.com>
Subject: RE: Sunbeam townhome design review

That is a possibility, it will inevitably be up to J&M Sanitation. Once I have completed the intake I will send this to J&M to review that very situation, but if you would like to reach out to them early, and get the one enclosure okay'd by them, you are more than welcome to!

Jace Hellman

Planner II

City of Kuna

751 W 4th Street

Kuna, ID 83634

jhellman@kunalD.gov



From: Steve Arnold <steve@ateamboise.com>
Sent: Monday, April 23, 2018 3:16 PM
To: Jace Hellman <jhellman@kunalD.gov>
Cc: 'Pam Gaines' <pgaines@neudesignarch.com>
Subject: RE: Sunbeam townhome design review

Jace,

We will modify and go back to the CMU, can we eliminate one of the enclosures? We had two when we were proposing more units but I'm not sure we need both.

Thanks,

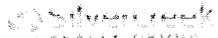


Steve Arnold, Project Manager

(208) 871-7020

1785 S Whisper Cove, Boise, Idaho 83709

steve@ateamboise.com



From: Jace Hellman <jhellman@kunalD.gov>
Sent: Monday, April 23, 2018 12:44 PM
To: Steve Arnold <steve@ateamboise.com>
Subject: Sunbeam townhome design review

Hello Steve,

I am starting to intake to the sunbeam townhome design review application that you dropped off. Would you be able to send me a pdf of DR – A – 102 (site plan), DR – A – 101 (Site Plan) and LSP (Landscape Plan). I did notice a couple things right away on the site plans. 1) It lists the materials for the trash enclosure, and I thought I would mention this right away, that it is the preference of the Design Review Committee (the Planning and Zoning Commission) and City staff to have the enclosure constructed out of CMU brick wall and steel gates. 2) the site plan calls for a cedar fence. Is this cedar fencing solely for the screening of mechanical units? Is there a plan for any perimeter fencing? If so, that needs to be detailed on the site plan, including materials to be used. I will keep going through this and I will see if there is anything else that we need at this time!

Thanks Steve,

Jace Hellman

Planner II

City of Kuna

751 W 4th Street

Kuna, ID 83634

Jhellman@kunaID.gov



--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com

--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
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E-mail : chad.gordon@jmsanitation.com



City of Kuna

Design Review Staff Memo

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

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

Case Numbers: 18-14-DR (Design Review) & 18-05-SN
(Sign); KJs Superstore

Location: 1565 E. Deerflat Rd, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: May 22, 2018

Owner/Applicant: Conrad & Bischoff
2251 N Holmes Ave.
Idaho Falls, ID 83401
208.522.4217
zane@cbfuel.com

Representative: YESCO – Todd Taylor
416 E 41st St.
Boise, ID 83714
208.433.3132
ttaylor@yesco.com

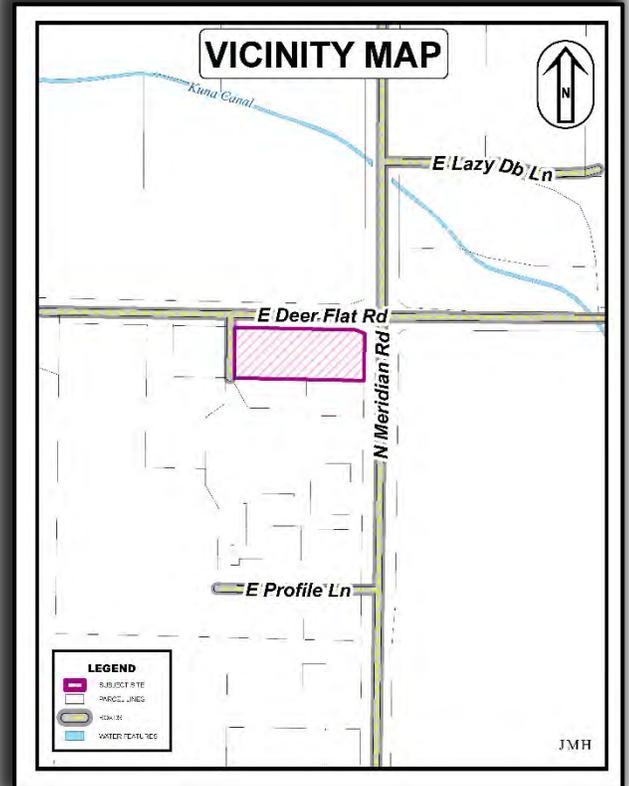


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A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Sections 4-A-9 & 4-G-10; all new automated signage and monument signage is required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda May 22, 2018

B. Applicants Request:

1. Request:

The applicant, Conrad & Bischoff, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 30-foot high, double face illuminated pole sign with an electronic message center and an approximately six-foot high, double face illuminated monument sign. The site is located at 1565 E. Deerflat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

C. Aerial Map:



D. History:

The property is within city limits and is currently zoned C-1 (Neighborhood Commercial). The site is home to the recently approved KJ’s Superstore and KJ’s Superwash.

E. General Projects Facts:

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

2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Kuna City
South	C-1	Neighborhood Commercial District – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	C-1	Neighborhood Commercial District – Kuna City

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

- ± 2.49 acres
- C-1 (Neighborhood Commercial)
- Parcel No. S1324110231

4. **Services:**

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

5. Existing Structures, Vegetation and Natural Features:

Site construction for KJ's Superstore is underway. The sites topography is generally flat.

6. Environmental Issues:

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

F. Staff Analysis:

The applicant is proposing two new signs for KJ's Superstore and Superwash. The first is an LED illuminated double face freestanding pole sign with an electronic message display. The freestanding pole sign is proposed to be approximately 30 feet tall, with approximately 100 square feet in total sign area. The proposed freestanding pole sign will be located along the subject site's frontage of Meridian Road (State Highway 69). The second is an LED illuminated double face monument sign, which is proposed to be approximately six feet tall by approximately eight feet wide. The proposed monument sign will be located along the subject site's frontage on East Deer Flat Road.

After review Staff finds that the proposed freestanding pole sign and monument sign are in conformance with the Sign Ordinance (Kuna City Code [KCC] Title 5, Chapter 10), specifically KCC Title 5, Chapter 10 Section 4-A: - Automated Signs, Title 5 Chapter 10 Section 4-G: - Monument Signs and Title 5 Chapter 10 Section 4-I: - Pole and Billboard Signs. Staff would forward a recommendation of approval for Case Nos. 18-14-DR (Design Review) and 18-05-SN (Sign).

G. Applicable Standards:

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Signs Ordinance.
4. City of Kuna Comprehensive Plan.

H. Proposed Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case Nos. 18-14-DR & 18-05-SN, a Design Review request by Conrad & Bischoff, with the following conditions of approval:

1. All Signage on site shall comply with KCC 5-10.
2. Applicant shall obtain an electrical permit for all electronic components of the sign.
3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
4. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
5. Applicant shall comply with all local, state and federal laws.

DATED: This 22nd day of May.

received
5/3/18



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-14-DR 18-05-SN
Project name	KJS Superstore Signs #1
Date Received	5/3/18
Date Accepted/ Complete	5/4/18
Cross Reference Files	17-04-SUP 17-10-DR
Commission Hearing Date	5/22/18
City Council Hearing Date	N/A

Contact/Applicant Information

Owners of Record: <u>Conrad & Bischoff</u>	Phone Number: <u>208-522-4217</u>
Address: _____	E-Mail: <u>zane@cbfuel.com</u>
City, State, Zip: <u>2251 N Holmes ave Id Falls Id 83401</u>	Fax #: _____
Applicant (Developer): <u>same</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>YESCO</u>	Phone Number: <u>208-433-3132</u>
Address: _____	F-Mail: <u>ttaylor@yesco.com</u>
City, State, Zip: <u>416 e 41st st Boise ID 83714</u>	Fax #: <u>208-345-3064</u>

Subject Property Information

Site Address: <u>Deer Flat rd Kuna 1565 E Deer Flat rd</u>
Site Location (Cross Streets): <u>hwy 69 & Deer Flat rd</u>
Parcel Number (s): <u>s S1324110231</u>
Section, Township, Range: _____
Property size: <u>2.49 acres</u>
Current land use: <u>vacant</u> Proposed land use: <u>fuel station car wash</u>
Current zoning district: <u>C-1</u> Proposed zoning district: _____

Exhibit
B1

Project Description

Project / subdivision name: KJ's phillip 66
General description of proposed project / request: two free standing signs for Fuel station

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

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

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

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

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

Applicant's Signature: *[Signature]* Date: 5/3/2018



City of Kuna Design Review Application

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

FILE NO.: 16-14-DR + 18-05-SN
CROSS REF.: 17-04-sup 17-10-DR
FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both 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
N/A	<input type="checkbox"/> Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/> N/A
	<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 type="checkbox"/> Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
	<input checked="" type="checkbox"/> One (1) Vicinity Map (8 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"/>

received
5/3/18

Exhibit
B2

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

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

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

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

Building Elevations

Applicant
Use

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

Staff
Use

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

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

Screening/treatment of mechanical equipment

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

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

Lighting Plan

Applicant
Use

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

Staff
Use

Types and wattage of all light fixtures

Placement of all light fixtures shown on elevations and landscaping plans
Note: The City encourages use of "dark sky" lighting fixtures

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Conrad + Bischoff Phone: 208-522-4217

Owner Representative

Fax/Email: Zane@cbfuel.com

Applicant's Address: 2251 N Holmes ave, Id Falls, ID

Zip: 83401

Owner: Same as applicant Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: *(if different from above)* YESCO Phone: 208-433-3132

Address: 416 E 91st St Boise, ID Email: ttaylor@yesco.com

Zip: 83714

Address of Property: 1565 E Deer Flat Road

Kona, ID Zip: 83634

Distance from Major Cross Street: Awy 69 + Deer Flat Road SWC Street Name(s): _____

Please check the box that reflects the intent of the application

- | | |
|--|---|
| <input checked="" type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

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

Construct two signs for Kjs superstore, (1) monument sign + (1) pole sign

1. Dimension of Property: 2.492 acres

2. Current Land Use(s): C-1

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

North: RUT

South: C-1

East: R-6

West: C-1

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: _____

6. Building heights: _____ Number of stories: _____
 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? _____
 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: _____ / _____

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

% of Wood application:	_____	/	_____
% EIFS: <i>(Exterior Insulation Finish System)</i>	_____	/	_____
% Masonry:	_____	/	_____
% Face Block:	_____	/	_____
% Stucco:	_____	/	_____
& other material(s):	_____	/	_____
List all other materials:	_____		
Windows/Doors: <i>(type of window frames & styles / doors & styles, material)</i>	_____	/	_____
Soffits and fascia material:	_____	/	_____
Trim, etc.:	_____	/	_____
Other:	_____	/	_____

9. Please identify Mechanical Units: _____
 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?
 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 existing fencing material)*

 Type: _____

Size: _____

Location: _____

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

13. Proposed method of On-site Drainage Retention/Detention:

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

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

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

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

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

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  Date 5-3-18

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

Description of Proposed project: Install two(2) freestanding signs one for Deer Flat rd and one for Hwy 69/Meridian rd
Deer Flat sign to be 68 " x 98" double face back lit installed on a concrete base. Overall height to be 7' sq footage of the
sign to be 42 sq
the second sign will be oriented toward hwy 69. It will be a two pole structure with Phillips 66 logo, an electronic fuel price
changer and a electronic message center total sq footage is 100 overall height is 30'

SCHEDULE C
Legal Description

Parcel I:

A parcel of land located in the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian; thence North 88°45'40" West, 598.89 feet along the North line of said Section 24 to a point; thence South 00°46'09" West, 25.00 feet to the Real Point of Beginning of this description; thence along the right of way of Deer Flat Road and State Highway 69 the following:
South 88°45'40" East, 213.69 feet to a point; thence
South 85°06'41" East, 235.80 feet to a point; thence
South 68°16'04" East, 85.67 feet to a point; thence
South 00°46'09" West, 192.00 feet to a point; thence leaving said right of ways
North 88°45'40" West, 528.89 feet to a point; thence
North 00°46'09" East, 237.01 feet to the Real Point of Beginning of this description.

Parcel II:

A perpetual easement for the purpose of access, ingress, egress and utilities, situated in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

A 48.00 foot wide strip of land lying in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument marking the Northeast corner of Section 24, from which the found brass cap monument marking the North quarter corner thereof bears North 88°45'41" West, a distance of 2630.85 feet; thence along the Northerly boundary of Section 24 North 88°45'41" West, a distance of 593.32 feet to the True Point of Beginning of the strip herein described; thence South 00°39'34" West, a distance of 262.01 feet to the Southerly boundary of property conveyed to Bighorn, L.L.C. in Warranty Deed Instrument No. 110077807; thence along said boundary, its Westerly projection and the Southerly boundary of property conveyed to Idaho Central Credit Union in Warranty Deed Instrument No. 108075008
North 88°45'41" West, a distance of 48.00 feet; thence
North 00°39'34" East, a distance of 262.01 feet to its intersection with the Northerly boundary of Section 24; thence along said boundary South 88°45'41" East, a distance of 48.00 feet to the True Point of Beginning.

Exhibit
B4



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)
County of Ada) ss

I, C James Hansen, 2251 N. Holmes Ave
Name Address
Idaho Falls, ID 83401
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 Nezeo 416 E 41st Boise ID 83714
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 May 3 day of May, 2018

[Signature]
Signature

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

[Signature]
Notary Public for Idaho
Residing at: Idaho Falls, ID
My commission expires: 4-30-2024

JAKE HANSEN
Notary Public
State of Idaho



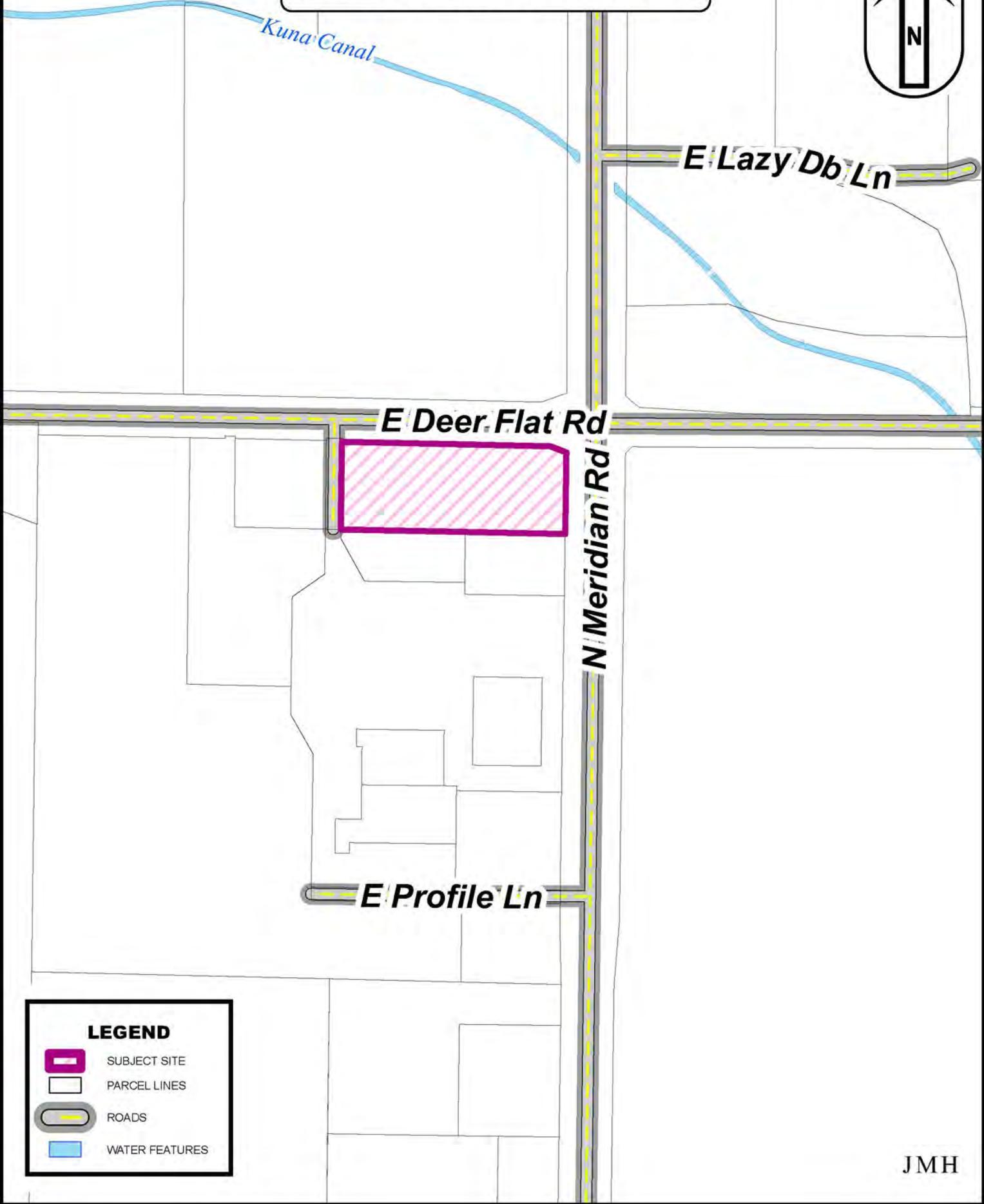
An aerial satellite view of a commercial development. A red rectangular box highlights a wooded area. A red callout bubble with a white background and red border points to this area, containing the text "SUBJECT SITE". The site is bounded by a road to the north and a road labeled "N Meridian Rd" with a "69" shield to the east. To the west of the wooded area is a large, mostly empty dirt lot. To the east of the wooded area is a developed building complex with a parking lot. The surrounding area includes green fields and some residential-style buildings.

SUBJECT SITE

69

N Meridian Rd

VICINITY MAP



LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

DATE:
DESIGN REVIEW
05.05.2017

RADIX CONSTRUCTION INC.

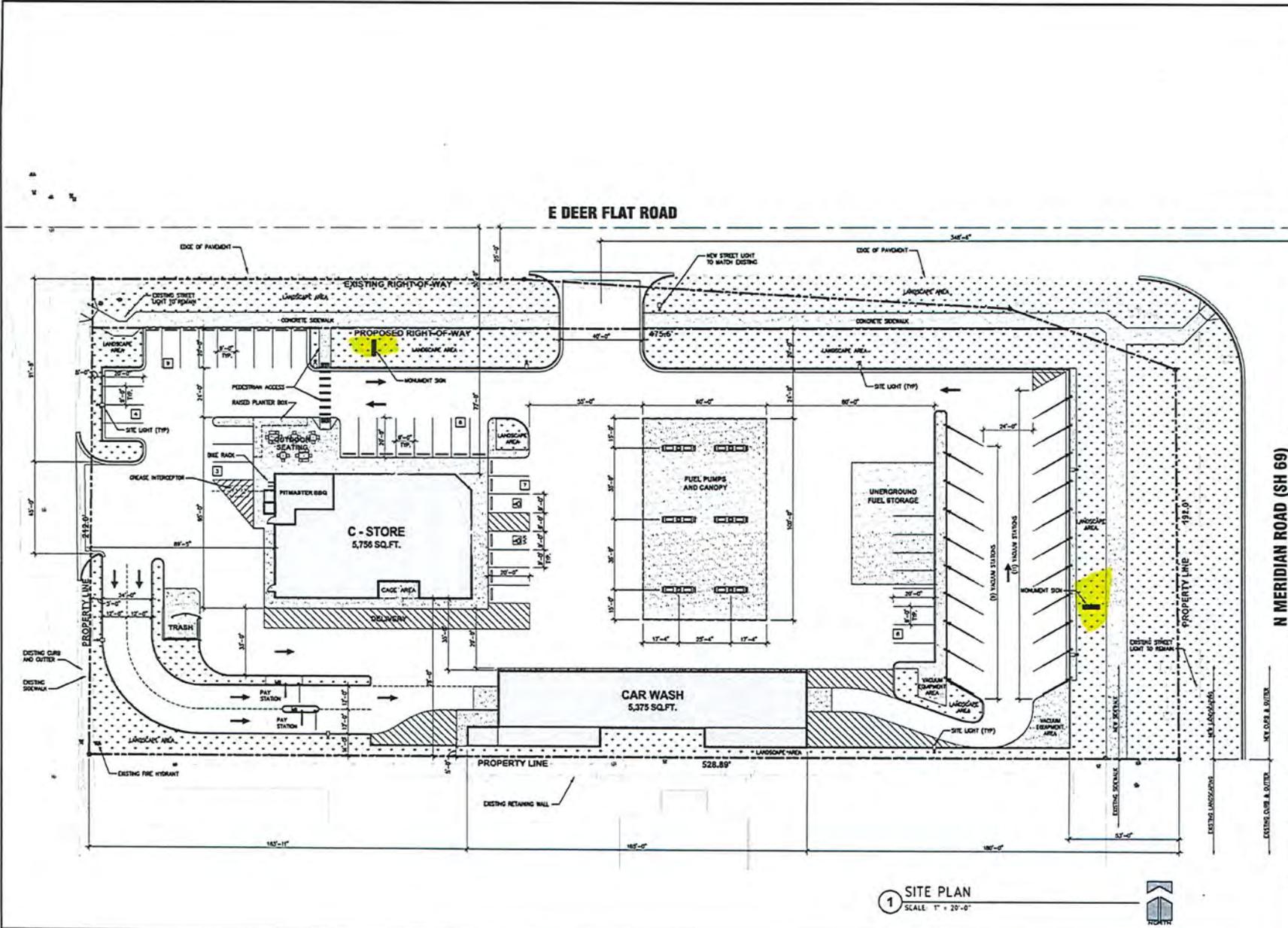


**NEW C-STORE & CAR WASH FOR:
KJ'S SUPER STORES**
1555 E DEER FLAT ROAD
KUNIA, OAHU 96854

REVISIONS	

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT AND ANY INSTRUMENTS PERTAINING TO IT ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE ARCHITECT'S WRITTEN CONSENT IS PROHIBITED.

PROJECT: A635
SHEET #
A100
DATE: 11.30.2016



1 SITE PLAN
SCALE 1" = 20'-0"

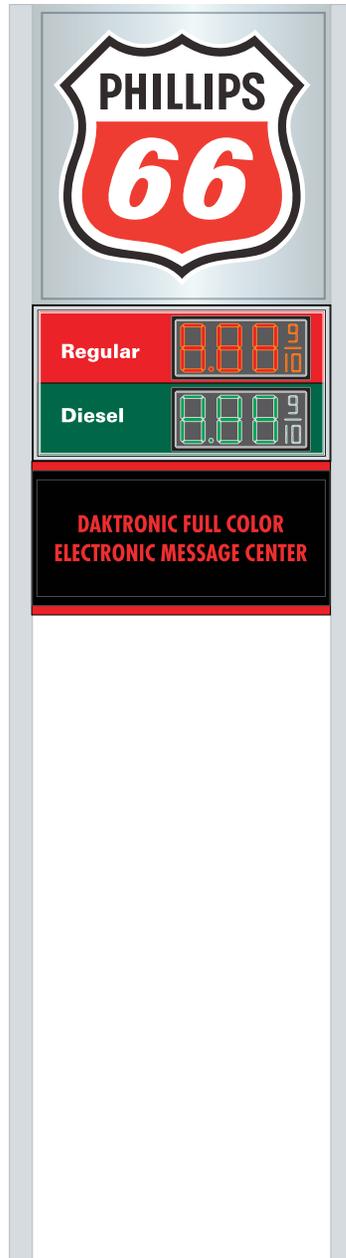
Exhibit
B8

received
513118

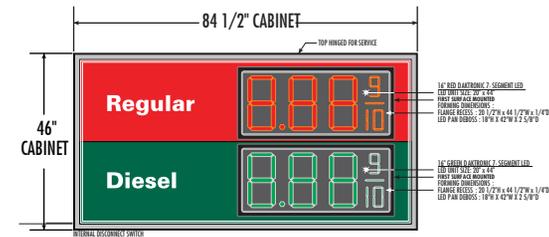
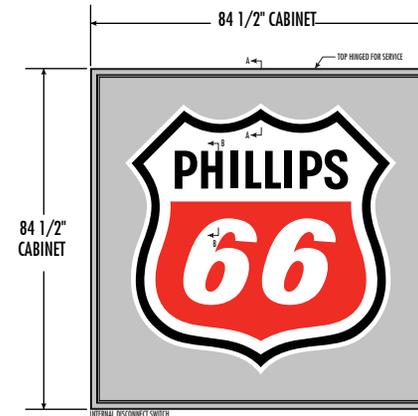
Ship To #:
889308

123 MERIDIAN DEER FLAT,
KUNA, ID 83634


BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 250, Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

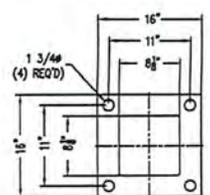
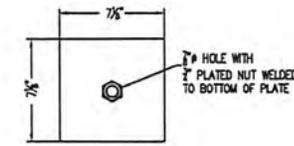
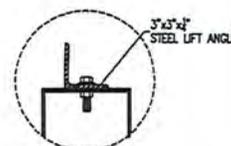
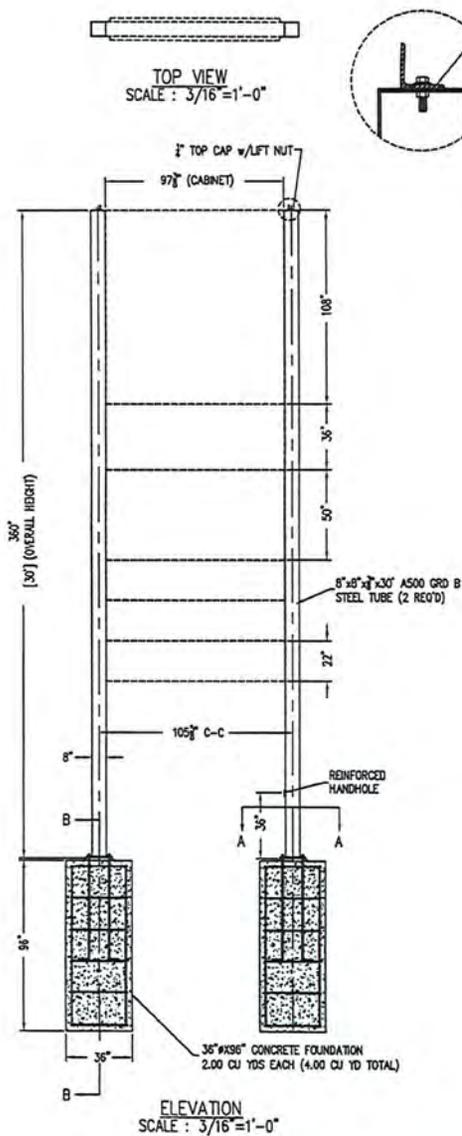


Proposed: 7' BTP



Revision #: 2

Designed by: L. Abramov



SIGN SPECIFICATIONS
 10-73.0 SQ.FT
 3X-33.8 SQ.FT
 2X-24.3 SQ.FT
 1X-14.9 SQ.FT

1. ALL CONCRETE TO DEVELOP 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
2. ALL PIPE SHALL MEET THE STRUCTURAL REQUIREMENTS OF ASTM A-53 GRADE B.
3. ALL STEEL TUBE SHALL BE ASTM A-500 GRADE B.
4. ALL OTHER STEEL STRUCTURAL SHAPES AND PLATE SHALL BE ASTM A-36.
5. DESIGN SOIL BEARING (PSF) ... 3000

DESIGN SPECIFICATIONS:
 3,000 PS CONCRETE

DESIGN NOTES:
 SIGN & CONCRETE BASE ARE DESIGNED TO WITHSTAND A WIND LOAD OF 35 PSF. CONCRETE BASE IS DESIGNED USING AN ASSUMED SOIL LATERAL BEARING PRESSURE OF 400 PSF/FT. IF THESE SOIL CONDITION DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO OBTAIN REVISED CALCULATIONS PRIOR TO EXCAVATION OR ANY CONCRETE PLACEMENT.



P.O. Box 549 - Maywood CA 90270
 800 423-4283 - 323 771-2098 - Fax 323 560-7143
 Website: www.Signsource.net

REV. DESCRIPTION	DATE	BY
A INITIAL DRAWING RELEASE	02/08/06	CJ
B CHANGED MATCH PLATE HOLES FOR USE OF SAB	06/04/09	JU

These are general foundation drawings for a standard 8' pole set. This may not meet local code, windload requirements, etc. If site specific drawings are needed, SEDs will be required.

Volume	Drawn	Current	Drawn By	Date
0.00 AC	A/N	AS NOTED	C. ITO	02/08/06

Description	Checked By
OASIS 04 8FT. SYSTEM, 30' O.A.H. 35 PSF (110 MPH)	~

Sign Size	Design Load	Client	Page
AS NOTED	35 PSF	CONOCO	1 OF 1

Part Number	Drawing No.	Rev.
C8POLE	C8POLE	B

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received
 5/3/19



City of Kuna

Design Review Staff Memo

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

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

Case Numbers: 18-16-DR (Design Review) & 18-04-SN
(Sign); KJs Superstore C-Store and
Carwash Signage.

Location: 1565 E. Deerflat Rd, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: May 22, 2018

Owner: Conrad & Bischoff
2251 N Holmes Ave.
Idaho Falls, ID 83401
208.522.4217
zane@cbfuel.com

Applicant: Sign Pro – David Whitehead
1792 S Yellowstone HWY.
Idaho Falls, ID 83402
208-523-8540
David@gosignpro.com

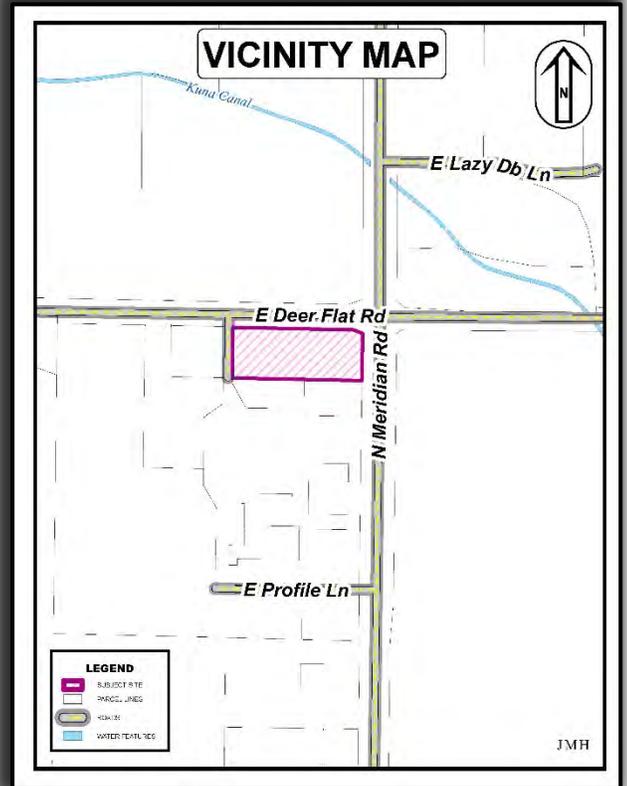


Table of Contents:

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|------------------------------|---|
| A. Course Proceedings | E. General Project Facts |
| B. Applicant Request | F. Staff Analysis |
| C. Aerial Map | G. Applicable Standards |
| D. History | H. Proposed Decision by the Commission |

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Sections 4-A-9 & 4-G-10; all new automated signage and monument signage is required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda May 22, 2018

B. Applicants Request:

1. Request:

On behalf of the property owners Conrad & Bischoff, the applicant David Whitehead with Sign Pro, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a series of wall signs for KJ's Superstore and KJ's Superwash. The site is located at 1565 E. Deerflat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

C. Aerial Map:



D. History:

The property is within city limits and is currently zoned C-1 (Neighborhood Commercial). The site is home to the recently approved KJ’s Superstore and KJ’s Superwash.

E. General Projects Facts:

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

2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Kuna City
South	C-1	Neighborhood Commercial District – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	C-1	Neighborhood Commercial District – Kuna City

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

- ± 2.49 acres
- C-1 (Neighborhood Commercial)
- Parcel No. S1324110231

4. **Services:**

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

5. Existing Structures, Vegetation and Natural Features:

Site construction for KJ's Superstore is underway. The sites topography is generally flat.

6. Environmental Issues:

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

F. Staff Analysis:

The applicant is proposing a series of wall signs for KJ's Superstore and KJ's Superwash. The applicant proposes three (3) wall signs for the C-Store portion of the project and three (3) wall signs for the carwash portion of the project. The remaining signs proposed on the site plan (exhibit B8) are considered directional signs and therefore per Kuna City Code 5-10-4-C are considered exempt from Design Review.

After review Staff finds that the proposed wall signs are in conformance with the Sign Ordinance (Kuna City Code [KCC] Title 5, Chapter 10), specifically KCC Title 5, Chapter 10 Section 4-Q: - Wall Signs. Staff would forward a recommendation of approval for Case Nos. 18-16-DR (Design Review) and 18-04-SN (Sign).

G. Applicable Standards:

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Signs Ordinance.
4. City of Kuna Comprehensive Plan.

H. Proposed Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case Nos. 18-16-DR & 18-04-SN, a Design Review request by Sign Pro, with the following conditions of approval:

1. All Signage on site shall comply with KCC 5-10.
2. Applicant shall obtain an electrical permit for all electronic components of the signs.
3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
4. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
5. Applicant shall comply with all local, state and federal laws.

DATED: This 22nd day of May.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-16-DR 18-DR-SN
Project name	KJ's Storage #2 Carwash & C-store
Date Received	5/15/18
Date Accepted/ Complete	5/15/18
Cross Reference Files	17-01-DR 17-10-DR
Commission Hearing Date	5/22/18
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>CONRAD & BISCHOFF INC dba</u> Address: <u>165 SUPER STORES</u> City, State, Zip: <u>1565 E DEER FLAT RD</u> <u>KUNA, ID 83687</u>	Phone Number: <u>208-351-7791</u> E-Mail: <u>MARKWC@cbfuels.com</u> Fax #: <u>N/A</u>
Applicant (Developer): <u>SIGN PRO</u> Address: <u>1792 S YELLOWSTONE HWY</u> City, State, Zip: <u>IDAHO FALLS, ID 83402</u>	Phone Number: <u>208-523-8540</u> E-Mail: <u>devi.d@gosignpro.com</u> Fax #: <u>N/A</u>
Engineer/Representative: _____ Address: _____ City, State, Zip: _____	Phone Number: _____ F-Mail: _____ Fax #: _____

Subject Property Information

Site Address: <u>1565 E DEER FLAT RD. KUNA, ID 83687</u>
Site Location (Cross Streets): <u>E DEER FLAT RD. / N. MERIDIAN RD.</u>
Parcel Number (s): <u>S1324110231</u>
Section, Township, Range: <u>R4 2N 1W</u>
Property size: <u>2.49</u>
Current land use: <u>Commercial</u> Proposed land use: <u>Commercial</u>
Current zoning district: <u>C-1</u> Proposed zoning district: <u>C-1</u>



Project Description

Project / subdivision name: _____
General description of proposed project / request: SIGNS FOR CAR WASH & C-SPACE.

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

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
Gross floor area square footage: 5500 Existing (if applicable): _____
Hours of operation (days & hours): 5 AM - 11 PM Building height: 22' - 25'
Total number of employees: 24 Max. number of employees at one time: 7
Number and ages of students/children: _____ Seating capacity: 24
Fencing type, size & location (proposed or existing to remain): N/A

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

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

Applicant's Signature: [Signature] Date: 5/14/18



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.: 18-16-DR

CROSS REF.: 17-04-SUP & 17-10-DR

FILES: 18-16-DR & 18-04-SN

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

Exhibit
B2



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



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

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCATIONS
- (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		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<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"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations (a separate sign application must be submitted with this application)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines (if applicable)	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input 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.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

- | Applicant Use | | Staff Use |
|-------------------------------------|--|-------------------------------------|
| <input 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 type="checkbox"/> |
| <input type="checkbox"/> | Identify the elevations as to north, south, east, and west orientation | <input 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"/> |

Roof Plans

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

Design Review Application

Applicant: SIGN PRO Phone: 208-523-8540

Owner Representative Fax/Email: _____

Applicant's Address: 1792 S YELLOWSTONE HWY

IDAHO FALLS, ID Zip: 83402

Owner: KJS SUPER STORES Phone: _____

Owner's Address: 1565 E DEER FLAT RD KUNA, ID Email: _____

Zip: 83687

Represented By: (if different from above) _____ Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: 1565 E DEER FLAT RD

KUNA, ID Zip: 83687

Distance from Major Cross Street: BUILDINGS FACE 2 MAJOR STREETS Street Name(s): E DEER FLAT RD N MERIDIAN RD

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW DESIGN REVIEW MODIFICATION
 SUBDIVISION / COMMON AREA LANDSCAPE STAFF LEVEL APPLICATION

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

APPROVAL OF SIGNS

1. Dimension of Property: _____

2. Current Land Use(s): _____

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

North: _____

South: _____

East: _____

West: _____

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

Please explain: _____

5. The number and use(s) of all structures: (2) = (1) C-STORY, (1) CAR WASH

6. Building heights: _____ Number of stories: 1

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? _____

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: _____ / _____

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

- % of Wood application: _____ / _____
- % EIFS: _____ / _____
(Exterior Insulation Finish System)
- % Masonry: _____ / _____
- % Face Block: _____ / _____
- % Stucco: _____ / _____
- & other material(s): _____ / _____
- List all other materials: _____
- Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)
- Soffits and fascia material: _____ / _____
- Trim, etc.: _____ / _____
- Other: _____ / _____

9. Please identify Mechanical Units: _____
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?
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)

Type: _____

Size: _____

Location: _____

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

13. Proposed method of On-site Drainage Retention/Detention: _____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

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

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

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

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

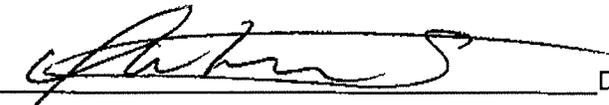
Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

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 you request, please have ready the file number indicated in this notice.

Signature of Applicant  Date 5/14/18

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

SCHEDULE C
Legal Description

Parcel I:

A parcel of land located in the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian; thence North 88°45'40" West, 598.89 feet along the North line of said Section 24 to a point; thence South 00°46'09" West, 25.00 feet to the Real Point of Beginning of this description; thence along the right of way of Deer Flat Road and State Highway 69 the following:
South 88°45'40" East, 213.69 feet to a point; thence
South 85°06'41" East, 235.80 feet to a point; thence
South 68°16'04" East, 85.67 feet to a point; thence
South 00°46'09" West, 192.00 feet to a point; thence leaving said right of ways
North 88°45'40" West, 528.89 feet to a point; thence
North 00°46'09" East, 237.01 feet to the Real Point of Beginning of this description.

Parcel II:

A perpetual easement for the purpose of access, ingress, egress and utilities, situated in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

A 48.00 foot wide strip of land lying in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument marking the Northeast corner of Section 24, from which the found brass cap monument marking the North quarter corner thereof bears North 88°45'41" West, a distance of 2630.85 feet; thence along the Northerly boundary of Section 24 North 88°45'41" West, a distance of 593.32 feet to the True Point of Beginning of the strip herein described; thence South 00°39'34" West, a distance of 262.01 feet to the Southerly boundary of property conveyed to Bighorn, L.L.C. in Warranty Deed Instrument No. 110077807; thence along said boundary, its Westerly projection and the Southerly boundary of property conveyed to Idaho Central Credit Union in Warranty Deed Instrument No. 108075008
North 88°45'41" West, a distance of 48.00 feet; thence
North 00°39'34" East, a distance of 262.01 feet to its intersection with the Northerly boundary of Section 24; thence along said boundary South 88°45'41" East, a distance of 48.00 feet to the True Point of Beginning.

Exhibit
B4



SUBJECT SITE

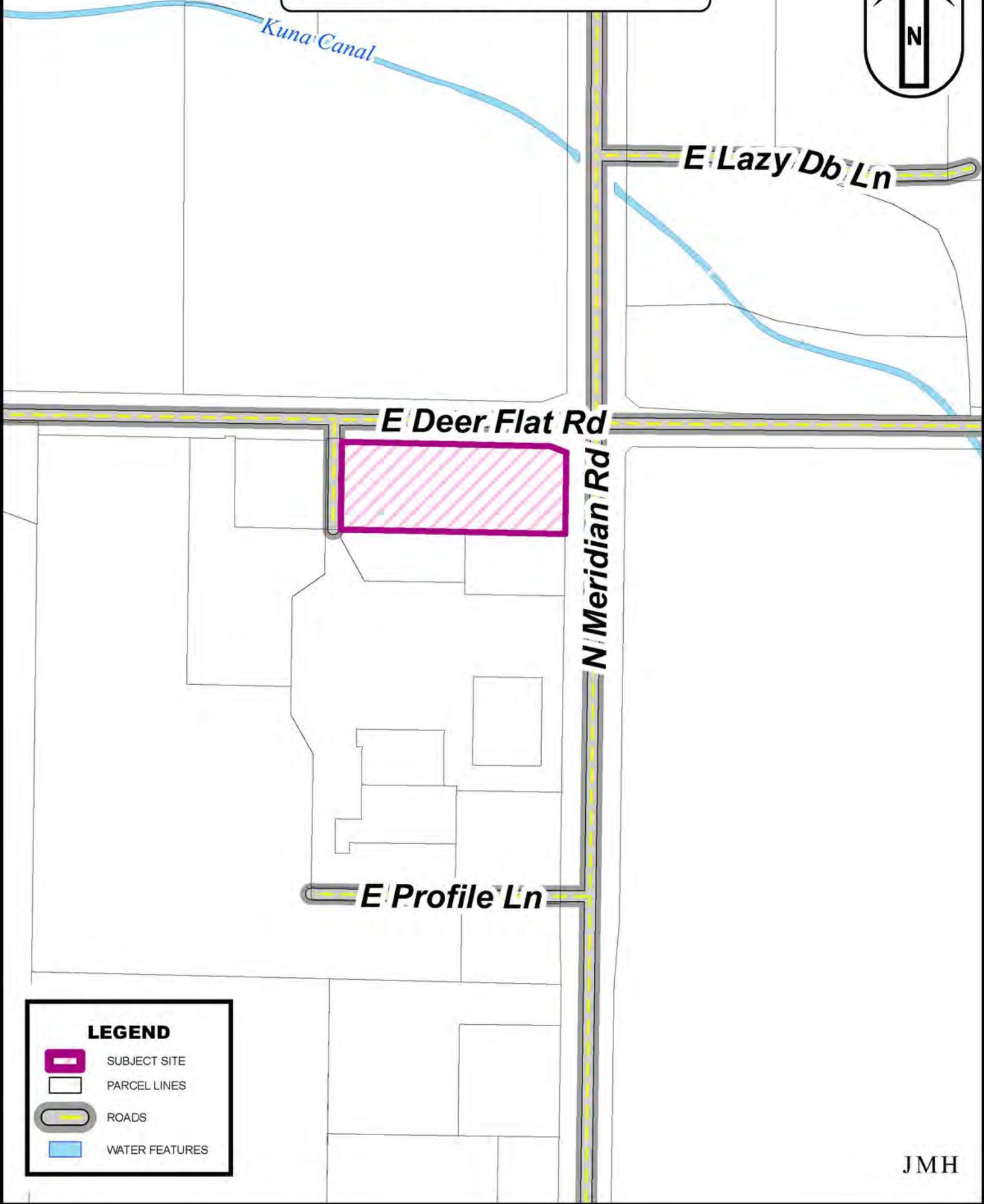
An aerial satellite view of a commercial development. A red callout box with a white background and red border points to a wooded area. The area is bounded by a road to the north and a road to the east. To the west of the wooded area is a large, partially developed site with several buildings and parking lots. To the east is a large green field. A road labeled 'N Meridian Rd' with a '69' shield is visible in the lower center. A road labeled 'E Deer Flat Rd' is visible in the upper right. The text '© GOOGLE EARTH' is in the bottom right corner.

69

N Meridian Rd

© GOOGLE EARTH

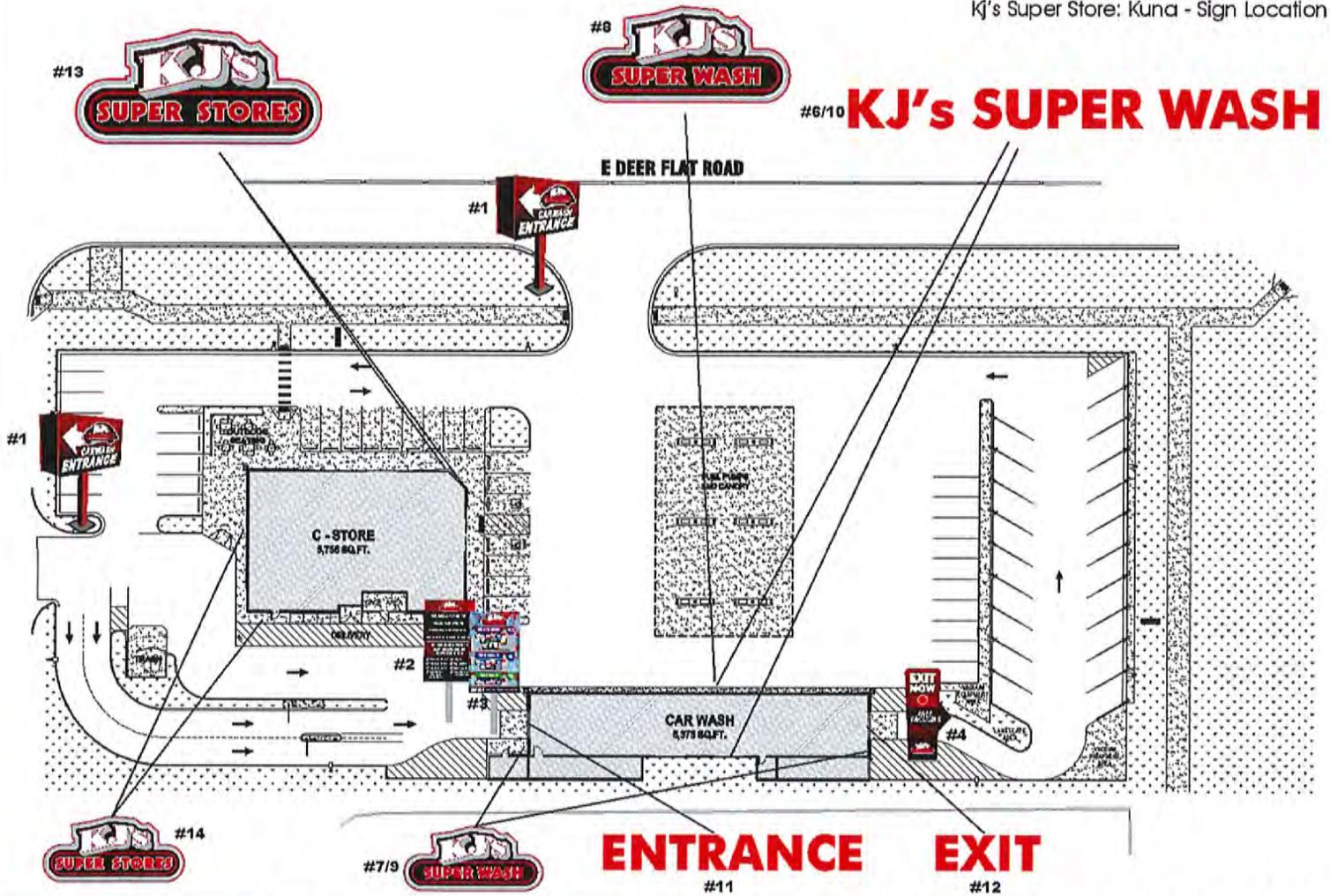
VICINITY MAP



LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

Kj's Super Store: Kuna - Sign Location



SIGN PRO

JOB #: DATE: 03/20/18

ADDRESS: KJ's Super Store - Kuna

**SIGNATURE REQUIRED FOR APPROVAL*

SALES PERSON: David Whitehead (208) 523-8540 DESIGNER: Tori Brown

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PHONE: (208) 523-8540 FAX: (208) 523-8948
www.signpro.com

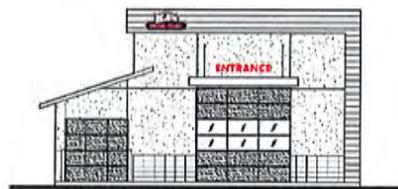
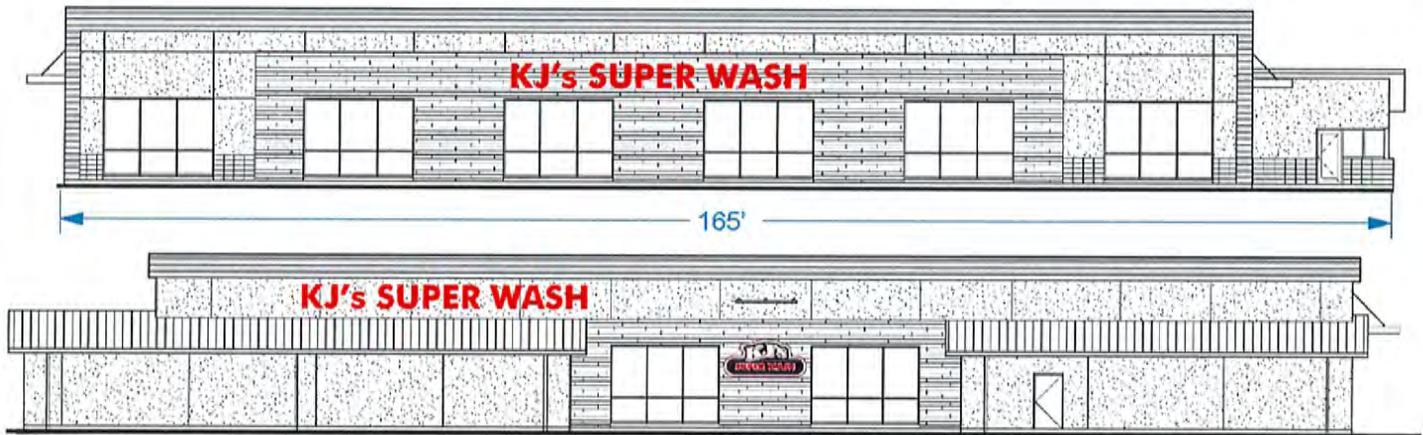
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ELECTRICAL CONTRACTOR
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Exhibit
B8

KJ'S Super Store: Kuna - Formed Plastic Letters - Futura Bold



JOB #: DATE: 03/13/18

ADDRESS:

SIGNATURE REQUIRED FOR APPROVAL

SALES PERSON: David Whitehead (208) 523-8540 DESIGNER: Tori Brown

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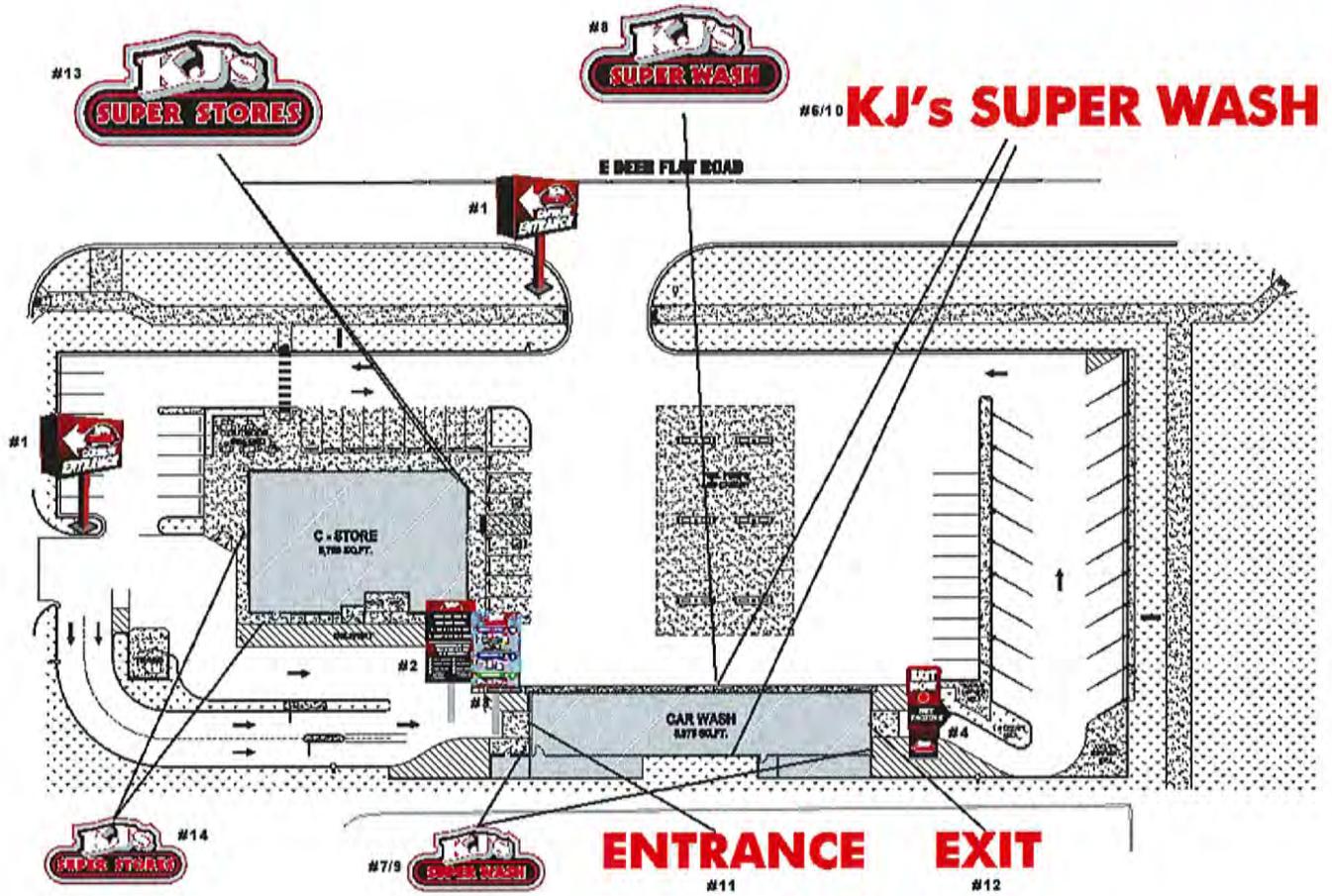
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Exhibit
 Ba



Sign Sizes

(2) (#1) 18" x 30"	(1) (#4) 48" x 18"	(4) (#7, 9, 14) 30.5" x 65.5"
(2) (#2) 48" x 30"	(1) EXIT (#12) 1' x 4'	(1) (#8) 55.7" x 120"
(2) (#3) 48" x 30"	(1) ENTRANCE (#11) 1' x 7'	(1) (#13) 7.4" x 16"
	(2) KJ's SUPER WASH (#6, #10) 3' x 36"	



JOB #: 00000 DATE: 00/00/00

ADDRESS: TEXT

SIGNATURE REQUIRED FOR APPROVAL

SALES PERSON: David Whitehead (208) 523-8540 DESIGNER: TEXT

ELECTRICAL CONTRACTOR LICENSE NUMBER 28268





JOB #: 00000 DATE: 00/00/00

ADDRESS: TEXT

SALES PERSON: David Whitehead (208) 523-8540 DESIGNER: TEXT

*SIGNATURE REQUIRED FOR APPROVAL

ELECTRICAL CONTRACTOR
LICENSE NUMBER 226265

