



KUNA PLANNING AND ZONING COMMISSION
Agenda for July 10, 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: *All Listed Consent Agenda Items are Action Items*

a. Meeting Minutes for June 26, 2018.

3. PUBLIC HEARING

- a. **18-01-CPF (Combination Preliminary and Final Plat) & 18-12-DR (Design Review)** – Kelleher Sub. No. 2; On behalf of Open Door Rentals, Inc., the applicant, Trilogy Development, Inc. requests approval to subdivide approximately 1.96 acres through the combination preliminary plat & final plat process into nine lots, consisting of eight multi-family lots and one common lot and have reserved the name Kelleher Subdivision No. 2. A Design Review application for eight four-plex buildings, parking, lighting and landscaping accompanies this application. The subject site is located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080). This item was tabled on June 26, 2018. **ACTION ITEM**
- *Staff requests this item be tabled to a Special Meeting on Wednesday, July 25, 2018.*
- b. **18-09-SUP (Special Use Permit) & 18-17-DR (Design Review)** – Contractor’s Storage Yard; On behalf of MMB Holdings, the applicant, Marla Carson with neUdesign Architecture, requests a Special Use Permit (SUP) for a contractor’s storage yard and an eight-foot sight obscuring fence. A Design Review (DR) application for landscaping accompanies this application. The site is located at 706 E. Stagecoach Way, Kuna, Idaho 83634. **ACTION ITEM**

4. COMMISSION REPORTS

5. ADJOURNMENT

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for June 26, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-01-AN; Cortez Annexation
- c. **Findings of Fact and Conclusions of Law** for 18-02-AN & 18-02-CPF; Dynasty Estates Sub. No. 2.
- d. **Findings of Fact and Conclusions of Law** for 18-08-SUP & 18-15-DR; PI Stem Academy

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

2. PUBLIC HEARING

- a. **18-01-CPF Combination Preliminary and Final Plat) & 18-12-DR (Design Review)** – Kelleher Sub. No. 2; On behalf of Open Door Rentals, Inc. the applicant, Trilogy Development, Inc. requests approval to subdivide approximately 1.96 acres through the combination preliminary plat & final plat process into nine lots, consisting of eight family lots and one common lot and have reserved the name Kelleher Subdivision No. 2. A Design Review application for eight four-plex buildings, parking, lighting and landscaping accompanies this application. The subject site is located on the south east corner of West Hubbard Road and Linder Road, Kuna, ID 83634, within Section 13, Township 2 North, Range 1 West; (APN# R4865420080)

Jane Suggs: I work at WH Pacific, 2141 Airport Way, and I am here representing Kelleher No. 2 Subdivision. We are very pleased tonight to present applications for preliminary plat, final plat and design review. Let me begin by saying that we agree with the staff report and we agree to meet all conditions of approval that are listed in the staff report. In fact, you'll see that as this report got revised a little bit, we already began taking the steps to meet those conditions last week. I will start by asking the staff to pull up Slide No. 1, which is a plat of the Kelleher Subdivision. It's now called Chapparossa. It's a property of 1.96 acres located in the southeast corner of Linder and Hubbard Road (Hubbard along the north boundary and Linder along the west boundary). You can see Lot 8 Block 1 in this plat of the Kelleher Subdivision, now called Chapparossa Subdivision. You may recall at the end of last year, this property was rezoned from R-4, which is a medium density residential to C-1, which is a neighborhood commercial. Keep in mind that one of the uses that is allowable per your zoning code and the C-1 zone is multi-family housing. We feel that multi-family housing is a good transition from the single-family homes that are located to the east and the park to the south. In this busy intersection of Linder and Hubbard Road, we only can have one access onto Hubbard Road. That starts limiting what kind of commercial uses can be there, because for commercial access is key. Since the corners are pretty busy, we don't think that's very conducive to having single family residential there. It is now zoned

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commercial and we are using the C-1 zone for the multi-family product. The next slide is our application. A previous owner and a previous planner worked on slide No. 2. This is the application that was made last year. The application was made to request a rezone to C-1 for the purpose of developing a multi-family project. Again, this is an old application from a different owner. The application mentions that this application was Kelleher fourplexes (a rezone and development for nine fourplexes buildings and a multi-family use. On slide No. 3, you'll see that there was a conceptual plan that was included in that staff report. It shows nine buildings that right now don't fit very well on the property. Now, we are looking at eight four-plex buildings instead of nine. The next slide is a copy of the site plan that shows the buildings and a landscaping around the buildings. We have eight units and the houses are located just over the fence to the east. We've tried in this design to put our entrance where ACHD is allowed along Hubbard Road as far to the east as we can. We're trying not to put any buildings up against that east property boundary. Each building is a two-story fourplex. We've submitted a preliminary plat with this application that meets the requirements of the C-1 zone. The 35-foot height is the same as our four would be. Our rear yard setbacks are five and ten feet, five feet is minimum in C-1 and we're much larger than the 2000 square-foot minimum lot size. You can also see in this drawing that there is a 30-foot wide buffer that surrounds the property. We do have a deeded access to cross the buffer that allows our driveway to Hubbard Road. Again, ACHD prefers that the access goes on Hubbard instead of using the existing curb cut on Linder. We will close that curb cut and gutter. The common lot is in the middle of the property for the parking and the landscaping. There are 60 parking spaces and four handicapped spaces for a total of 64 spaces. This parking exceeds the city's required parking spaces of 1.5 parking spaces per dwelling unit. For our project, that would require 48 parking spaces and we're providing 60. We are also providing landscaping around each of the buildings in the common open space. You have the center unit, there's some open space behind it. The staff suggested in an earlier staff report that we beef up our landscaping around the east boundary because it's around those homes that exist. You're now looking at an updated landscape plan that we've just completed that will add some evergreen trees along that east boundary. Where we had these five trees, we've gone in and added evergreens in between. We planned to put a 6-foot fence around the entire perimeter of the property. This was suggested by the neighbors when we had our neighborhood meeting. They didn't really want to see the buildings, at least the bases of them. We said we'd put a fence around the property to go around the part that's not in the buffer. There will still be a buffer, though. We asked our architect to do a rendering of what that looks like, because the folks on Linder Road we concerned about what they would see. There's another slide that shows a rendering view. You'll see the buildings, but you won't see the bases of the buildings. We'll go back to the landscape plan. When you look at the footprints of the buildings and the houses next door, the footprints of the fourplexes are a little larger, so this can come across as looking sort of like a large home. There are sidewalks connecting all the units from the parking area and we also show a sidewalk down in the southeast corner. The sidewalk goes down to Chapparossa Park, and it's located just south of Kelleher No. 2. The subject property right now is part of the HOA, but we've recently been advised by our attorney that it makes sense to have a second homeowner's association for Kelleher No. 2. Most of this is because for Kelleher No. 2, the homeowner's association will be responsible for maintaining a parking lot, the landscaping, the sprinkler system. Even though each of the units are on a separate lot, you don't want to have one property owner not using the sprinkler system. The CC&Rs called for the maintenance of the exterior of the buildings to also be managed by the homeowner's association. If these are sold to individual owners, then the management company will be responsible for making sure the exteriors are all maintained in common. We think that's a great way to maintain the look and the viability of the project. This means that each of the owners will have to pay into a homeowner's association. That said, this particular Kelleher No. 2 really want to pay their proportionate share to the Chapparossa homeowner's association. This is so they can participate in the use and maintenance of the park. We have started that conversation, I spoke to the HOA management company. We've sent an email from our attorney to the city's attorney and to the HOA saying that we would like to enter into that. You'll see that as a condition now, a condition of approval that we enter into this separate agreement between the HOAs. This is so there is a proportionate share from this project between the HOAs so that they can use Chapparossa Park. We've got great density right here, you've got a park they could use with a wonderful connection. There will be a break in the sidewalk, and from this park you can go to this property without

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going out on the street. The buildings have been designed by Rob Tebow, the architect's office. In our application, we provided some elevations of the different buildings. They are in the application package. You'll see in each case, depending on where the building is located, where the balconies and patios might be. There will be two units on top and two on the bottom. I have also provided some color pallets. You'll see the use of quality materials of stone façade on each building depending on the color. Some have an accent, some are really bright, some have earth tones. There are four color pallets in total. We are in a design review, so we went over landscaping and the color pallets. I think those design review issues are up to you guys. Just to let you know, we did host a neighborhood meeting on March 5. There were not a lot of people there, like three neighbors. A couple of them were across the street in the subdivision. Also, I asked to attend one of the Chapparossa homeowner's association meetings. There's lots of homeowner's business to take care of, and I presented some of the information to them. I just want to summarize by saying that we are subdividing the property according to the subdivision code. We are planning to build fourplex buildings that meet the zoning code that Kuna has. We agree to the conditions of approval that are in the staff report. We respectfully request that you approve the preliminary plat, the final plat and the design review for Kelleher No. 2. I'll stand for questions. **C/Damron:** Are these going to be the same color pallets that are found on Ten Mile and Deer Flat? **Jane Suggs:** I think that there are some color accents that I don't think these will have. This is going to be more subdued. They're very similar and built by the same partner, but it's not the same color pallet. **C/Young:** The intent then is to sell off these individual lots? **Jane Suggs:** Yes, there will be eight individual lots for sale. Each one will have a fourplex building. We've provided the subdivision, preliminary and final plat. The important thing on this is that although you have individual ownership so people kind of let them go, this particular one will be managed by the homeowner's association. They will be managing the exteriors of the buildings. They will be managing the leasing as well. We did a request for our neighborhood meetings in March about what these would rent for. I know we don't talk about that, but they certainly are not considered low income. The developer told me at that time that the units may go for \$950 or \$1100, but I imagine with the way housing prices are going now they may start out even higher. I think of apartments as a good way for people to get into the housing market. That's still pretty high to me, but it certainly isn't low income housing. **C/Young:** You haven't reached an agreement with the HOA as far as how those fees go and what the numbers are? That's still in the works, correct? **Jane Suggs:** That was in the works and I think that your conditions of approval now says that we need to have a draft of that before the city council meeting. It is a condition of approval that we reach some sort of agreement for some reasonable fees that make sense. Our attorney feels that having the Chapparossa board be responsible for collecting fees to maintain a parking lot just makes sense. We want to have some coordination between the fees that are paid and maintenance. Even if we de-annex this particular parcel from the HOA, then we're responsible for maintaining the buffer. **C/Young:** Have the trash enclosure locations been vetted with J&M? **Jane Suggs:** We plan to build these out of the brick with the steel gates, but the location is straight in so they have really good access. They can open the gates, pick up the trash, and back out at two locations. You'll see in the site plan that the locations are in the northwest corner and the southeast. You'll see the drive isles drive right into that. **C/Young:** I'm wondering if we can work with them a little bit to keep those locations as far from the residents as possible, because you're about 10 feet off that property line and the trucks are not quiet in the mornings. **Jane Suggs:** We can look at that. I'm trying to think of what issues we might have with drive isles and getting it to them. **C/Young:** Even if you can angle it away from them a little bit, that approach could be worth considering. **Jane Suggs:** How about we make sure that we look at that and let the city council know if you approve the condition of approval that we modify that if possible. I think it looks to be a little bit tight right there. We can't really shift the buildings a whole lot, we just need to make sure that we make that work. **C/Hennis:** Your units are approximately how large? **Jane Suggs:** 950 square feet and 1100 square feet. **C/Damron:** What's the distance between the roundabout and the corner for that northwest building? **Jane Suggs:** The roundabout will not take up any of the land, but it may take up some of that buffer. They haven't actually designed what that looks like, they just said it may take a little corner of that right-of-way. Yes, there may be some land in the future from that buffer that's taken. It may require that area to be reconfigured. Most importantly, it may require access, which is now a full left and right in. It will become right-in, right-out only. It's very limiting for commercial, because commercial lives and dies by its access and we think that this the best use for this property. That is

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programmed out pretty far, I don't have the date for that. That CIP budget really changes things. Priorities change and ACHD is going through a review of that right now, especially here in Kuna with so many opportunities to do improvements. **Jace Hellman:** Good evening Commissioners, for the record, Jace Hellman, Planner II, Kuna Planning and Zoning Staff, 751 W 4th St. I do have a few corrections to make on the staff report. I've provided you guys with copies of the staff report as well. For the first part of the staff analysis section, we're receiving options for right-of-way access. I have recently reviewed the supplemental declaration of annexation, which established the CC&Rs for Kelleher. There actually is an ingress/egress deed already in place across Lot 1 Block 1 for the express purpose of ingress/egress to lot 8 block 1, which is listed as a Commercial Lot, of Kelleher Subdivision #2. We made the modification, because we originally required a cross-access with that deed already in place. This would make conditions seven and eight not valid. The second correction was under the staff analysis portion under the same paragraph. This new project will look at getting into the Chapparossa HOA. They want to make sure that the new residents do not have the burden of covering the parking lot buildings for landscaping. Rather, they'll create some sort of agreement that they would pay reasonable assessment fees to the Chapparossa subdivision. We've created a new condition No. 7 that states "Developer, owner, or applicant show a completed agreement for the Chapparossa Subdivision HOA for reasonable fees and assessments to be paid by Kelleher Sub. No. 2 HOA to Chapparossa Ridge Subdivision HOA for maintenance and use of common area and neighborhood park prior to final determination by City Council. Additionally, prior to recordation and City Council's determination the developer/owner/applicant shall submit agreement language to the Kuna City Attorney for review. The third and final correction is within the staff analysis as well. Within the report staff proposed a recommendation for the applicant to provide additional landscape screening buffer along the east side. The applicant has sense provided a new landscape plan to staff, hence the new exhibit. So, unless the Commission would like to see more landscaping, staff has struck this recommendation from the staff report. The Applicant requests approval to redo the subdivision for Lot 8 Block 1 of the Kelleher Subdivision which consists of approximately 1.96 acres through the combination preliminary plat & final plat process into nine lots, consisting of eight multi-family lots and one common lot and have reserved the name Kelleher Subdivision No. 2. Per Kuna City Code 6-2-3-B, a combination preliminary plat and final plat is permitted if the following criteria is met: 1) The proposed subdivision does not exceed ten (10) lots; 2) No new street dedication or street widening is involved; 3) No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and 4) All required information for both preliminary and final plat is complete and in an acceptable form. Staff has determined that this application meets all required criteria. Access to the site is proposed as a 31-foot wide driveway onto Hubbard Road from the site. This access was recommended by ACHD to be approved as a Temporary Full Access with the condition that in the future, the full access may be reduced to a right in/ right out as determined by ACHD and/or the City of Kuna. The applicant has proposed to close the existing ingress/egress on Linder Road. Within the subject site, the applicant has proposed 62 parking spaces and 4 accessible parking spaces for a total of 66 parking spaces or approximately 2 spaces per dwelling unit. Staff finds the proposed parking to be in substantial conformance with Kuna City Code, which requires 1.5 parking spaces per dwelling unit for all multi-family projects. The applicant has proposed all trash enclosures on site to be constructed out of vinyl fencing. Staff has made the applicant aware that it is the preference of the City and J&M Sanitation that all commercial trash enclosures be constructed with CMU brick wall with steel gates on the front of them. The applicant has also received comments from Chad Gordon with J&M Sanitation as well. Staff will require the applicant to construct all trash enclosures on site with CMU brick wall and with steel gates on the front of them. Staff would also recommend the applicant work with J&M Sanitation in order to conform to any other additional requirements. Staff has determined this application complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code title 67 chapter 65; and the Kuna Comprehensive Plan. Staff would just remind the Commission that this application contains two parts. The Combination Preliminary Plat and Final Plat is seeking your recommendation or approval or denial to City Council, and the Design Review portion of the project is seeking your approval or denial. I will now stand for any questions you may have. **C/Young:** I have comments on access and drivability for their equipment. **Jace Hellman:** During the preapproval, they did have their comments and they didn't see any issues with it. There is a fire truck turning clearance of 20 feet on the inside radius and 48 on the outside.

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Drive isles are minimal at 22 feet. **C/Young:** At this time, we'll open for public testimony at 6:35. First listed to testify in opposition is Tim Domka. **Tim Domka:** I live at 2332 North Corktree Way. Thank you for hearing me today. First, off the original plat that they've described here doesn't look as bad as I thought it was going to. The trash being right next to a residence is kind of an eyesore. I'd like to see it moved at least to the southwest side. If you do approve the preliminary and final plat, I would like to propose an opposition. I do understand the need for less expensive housing in Kuna. There is a desire for lower, but not low income in Kuna. I just don't want this to turn into Meridian or Boise. I've lived in Idaho for almost 30 years and moved to Kuna from Meridian a few years ago. Historically, apartments are not the most desirable thing to have next to a residential. I realize that space is kind of limited out here also. Just down the road is where a lot of the businesses are, and that's where Meridian and Boise have started putting their apartments. There are several massive apartment complexes in Meridian. Meridian Road has one. There's a huge apartment spread on Overland Road as well. There are residential homes southeast of this and directly north of this, and Timbermist to the north is brand new. The homes over there are running \$300,000 to \$400,000. I don't know if any of the Timbermist residents are here, but I know for myself this is the fourth time that I have asked to not have apartments here in Kuna. I will continue to counter and say that I don't want apartments here. I do feel the need for it, I just don't know if I want them right down the street from me. If you drive that road, you'll know that it's already busy. I know that Planning and Zoning for ACHD was thinking about putting a roundabout in there at some point. It is 32 homes that they are putting in 32 acres. It seems like quite a bit, but I just ask that you hear my opposition of "no" to apartments in Kuna. I appreciate your time. **C/Young:** Next, I have listed Kris Wainwright. **Kris Wainwright:** I live at 244 East Whitbeck. Thank you for your time this evening. Currently I am representing 145 members of the neighborhood. We've taken an online poll, and everyone is against this happening. We have some serious concerns, one of them being the trash areas. Winds in that area predominantly come from the west at upwards of 50 miles per hour. We don't want trash in our neighborhood. Some of the storms have brought crazy winds. We have folks that have privacy concerns, because these are two level and they will be above most of the homes in that area. In terms of height, we have people worried that they will look into their backyards and into their homes. This is a major concern for other properties like this both in Meridian and in Boise. Traffic is the other problem. We're just now hearing that there is the possibility of a roundabout, but with the new high school going in. We're looking at 300 to 500 cars coming through that intersection in the morning and then again in the evening. Throwing additional people into that mix, especially with a right-in and right-out, there are going to be people not following that and driving over the curb to get to the neighborhood. Another concern we have is use of the park. We have members of the board that have not told us or have not been informed of what's going to be happening with dues and maintenance. Since we're just finding this out tonight, we would definitely like the board members to be more involved. We already have issues with kids kicking out the panels in the fence up and down Linder. It's caused us maintenance costs. We don't want the park to be abused, because it was just recently put in last year. We will be providing you with a link via email of the 146 people that currently signed the petition as of 5 PM this evening. I can tell you right now, even the board members are against this. We are on the record of saying "no", we oppose this. Thank you. **C/Young:** Next I have listed Terry Williams. **Terry Williams:** I live at 580 Esienna Creek, one mile away from the proposed apartment complex. I'm originally from California, and I've seen plans just like this ruling the Santa-Napa Valley. The area was ruined by apartment complexes like this. The traffic will be horrendous, and the number of parking spaces for the complex does not seem adequate. As said before, this complex will be an eyesore. You've got that kind of a setup crammed into a small area, and also the housing values nearby will drop. That small area cannot support the number of people expected to live there. To me, it seems like a builder is out trying to make a fast buck. We might have to make Linder and Hubbard a four-lane intersection. Who's going to pay for that? There are at least 25 to 30 cars parked on the street that I live on. **C/Young:** Next I have listed Vicki Clark. **Vicki Clark:** I live on 2965 N Linder Road, which is across the street from the site. It's been years since that lot has been vacant. When I think of apartments going in there, it seems to me that it might be traffic visibility obstruction because of its height. I know ACHD is concerned with this area already because of the incoming high school. Will they widen Linder at some point? In the last few months, they've closed Ten Mile. I don't know why there are not flaggers on Ten Mile right now, it is a road that goes to the freeway. Linder is closed, I believe, from

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Amity north. If you were to approve the apartments, the colors seem solid with different trims. The colors do not seem pleasing, so that would be a recommendation. I am in agreement with the gentlemen that have spoken prior to me. This proposed area should really be a Dutch Brothers Coffee or a new park. Thank you for your time. **C/Young:** Next I have listed Adam Llewellyn. **Adam Llewellyn:** 415 E Whitbeck Street. I am very much opposed to this. Originally, when they rezoned this area, I heard this was going to be townhomes or single-level residential. At the time when they drew that all up, it was very reasonable and not as overcrowded. I do agree that there needs to be a little bit of a transition type of environment, and I think a duplex would be a better transition. Most of the time in apartments, I know that I had problem trusting my neighbors. When I finally moved out of apartments and bought a house, I definitely didn't want to live next to apartments. I've looked at apartments in the area, and there are approximately 113 apartments up for rent in Kuna. Having these apartments at a high price will not attract most people in this area. I would relook at that plan and make it look more reasonable. I am opposed to the apartments. **C/Young:** Next I have listed Gene Morrison. **Gene Morrison:** I live on 9565 S Linder Road. My concern is that there are not enough parking spaces in the proposed apartment complex. I'm referring to overflow parking. If you're going to have a three-bedroom apartment, that's more than two cars per family. This needs to be worked out before we allow this to happen. Thank you. **C/Young:** That's all I have listed to testify. Those interested in testifying may sign the sheet now. **Micaele Williams:** I live at 193 E Wythburn Street. I'm in direct line of sight of this property. Before this idea came up, we were having lots of issues with teenagers. The HOA assured us at the time that the park was made for toddlers, but that was not the case. I cannot count on my HOA to much at all. There's still a big gaping hole. There have been kids doing drugs behind my house, and now this will add more problems to our neighborhood. I have mentioned this to my HOA a number of times, but they do not care about it. Why am I paying HOA dues for them to do their job? They are holding soccer practices at Chapparossa Park, so the new complex could cause problems. This is a security risk. I am opposed. **C/Young:** Next I have listed Helene Wolfgram: I live on 1901 W. Hubbard Road. We are directly west of this proposed apartment complex. We had an invitation to meet with the owner of the property before this was ever proposed. The initial proposal was assisted living. Anyway, traffic at this intersection is already congested. People are not going down Hubbard anymore. They're cutting over Columbia, coming up Linder. There are subdivisions between Linder and Ten Mile, and the subdivision on the north side of the high school will have 700 or more houses. If a roundabout is put in, they're going to have to turn right. We've been out there for 25 years. Go watch the traffic on Linder before you approve this. I am opposed. Thank you very much. **C/Young:** Next I have listed Matt Foley. **Matt Foley:** I live on 2877 North Updale Ave. I have the most property up against the development. We have small children, so we are concerned for their safety. They are not putting a fence between our property and the east side of the proposed apartment. I am also concerned that people are going to park in our park. It seems like Craig Barton is trying to churn something out while property values are high. I think something good could go in there, but I am opposed for the apartment complex. Thanks for your time. **Jane Suggs:** I am representing the project, Kelleher No. 2. I think Jace did a good job of going of the staff report, especially the updated things. First, I've been talking to our architect and we think we can move that trash enclosure to the southeast corner. On the western side, those two parking spaces we can move that around. We can move out as far away from the existing homes as we can. We think that would be a good change, so thank you for your suggestion. For fire access, we have looked at that and they can get around the entire project. People were talking about the apartments and how they shouldn't be there. I think they would be appropriate being across the street from the commercial. If you look at your zoning map that was in your staff report, you see that the southwest corner of Linder and Hubbard is zoned C-2 commercial. This is part of that density that would help commercial survive there. I was a little concerned about some of the comments about traffic. It is a busy intersection, but with the access, commercial doesn't really work there. It won't be a drive-way as you jump up. Rather, it will be a radius turn to come in and come out. The way we figure traffic at 38 units, multi-family uses fewer trips per day typically than a single-family home. It's seven trips per day, we're talking about 250 to 270 trips a day. We're talking about maybe 27 cars coming and going during the PM period. I don't think hundreds and hundreds of cars coming in during the evening is accurate. In regards to parking, we do have over the 1.5 parking spaces per required per unit as required by your code. In fact, we are just under 1.9. We have four handicapped spaces. When I talked to my engineer today, he said

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we can actually reduce the number of parking spaces. I'm sorry that the HOA hasn't been responsive. I've been talking to Wendy Chapman, she's with the HOA management company and she's been pretty receptive. She said that if there are problems with the park, we have additional income to pay for some of those things. If there is a fence that belongs to two HOAs, I think that as soon as something happens. I don't expect regular fences to get knocked down on a regular basis. If they do, then we will have a management company for that. Rob, our architect reminded me that these are trash enclosures and the dumpsters have lids on them. Having our own HOA and our own management, we need to make sure that happens. We aren't noticing any wind blowing any trash past a (6') foot fence. I started a few of these issues. I do think it's time to have a really nice fourplex project that people can rent. I expect for it to be a very popular place for people to live. It's very accessible from the freeway, people might come here that work in Kuna or work in Meridian. It's accessible, because it's close to two arterial streets. This is where you want to put your density, it's zoned commercial. We are meeting your city code, zoning code, comprehensive plan, and your subdivision code. I believe apartments are what people are looking for in this area. Do you have any questions? **C/Hennis:** Was this proposal ever brought to the homeowners with the prior knowledge that this area was designated as a future senior living complex? **Jane Suggs:** That's a great question, I was not working on this project at that time. Therefore, I don't know why that was the case when the application was clear that it said fourplex units. It said nine fourplex units. When I talked to the developer that I've been working with, he as really surprised at the assisted living situation too. I do think at some point there was some discussion about townhomes. At the neighborhood HOA meeting we made sure that more people showed up to talk about it. Someone said what about the townhomes, and that was a surprise to me too. I don't know if the previous planner was equating townhomes to fourplexes. To me, a townhome is an attached unit where one actually owns a plot. The townhomes I worked in at Boise were single-family attached, not multi-family. I believe the application is accurate and this is allowable in the C-1 zone. Again, I ask very respectfully to you and to the neighbors for approval. I think this will be a very popular project and a quality project. I ask for a preliminary and final plat approval and design review approval. **C/Damron:** What are the heights of the trees at full length compared to the heights of the balconies? **Jane Suggs:** I don't know, but I will talk to the landscaper to make sure it reaches that 20 to 30 feet in height. You'll see the closest balconies might be in the center of that design. We have lots of trees in that open space right behind that. I appreciate Mr. Foley being here to help, and I believe that is a two-story house. There is a mix of one-story houses and two-story houses adjacent to us. In the design, at one point we wanted to get closer to the intersection and put one of our units up against the fence. After looking at that, we figured that was not a good idea so we decided to move that to the middle of the project. This was in order to make as much space as possible. We can add to the condition that those trees reach a 30-foot height. We know how important it is to have good landscaping when you have some density. Thank you for your time. **C/Young:** I will close the public testimony at 7:17. **C/Hennis:** I am concerned with how congested things will get. I prefer the idea of senior living. Jace Hellman: Just a little note that it is a full access until it becomes a roundabout, and it will probably be closed. **C/Hennis:** Even if you look at it that way, it's going to back everything up in the afternoon. **C/Young:** A concern I have is a non-executed agreement with the HOA. If they end up separating, then they lose access to the park. **C/Hennis:** This could be a problem, especially if they are having problems with the homeowners being responsive. **C/Young:** I have a question for the applicant. Do you have a feel for how close you are to getting a formalized agreement with the HOA? **Jane Suggs:** Only the attorney for Kelleher has proposed to create that agreement. We don't want to enter into any kind of agreement until we know that we have a project. We'll have a draft of this executed. **C/Young:** I guess my question is more about something that's been written. **Jane Suggs:** We've only had conversations with the Wendy from the management company, but she has to talk to her board about it. That's important for the board to see that. This is an opportunity for additional revenue for the HOA so it can be negotiated about what kind of lot split that will be. Also, more eyeballs on the park is a safer park. We will have a draft of it before we go to city council. **C/Damron:** This is an HOA company managing the subdivision rather than the people living in it, correct? I'm talking to the management company, but I haven't been invited to speak to the board. I'm sorry to say I haven't done that, but I'm talking to the people that handle that kind of negotiation to get that agreement. **Jace Hellman:** The new Condition No. 7 will cover having an agreement recorded and reviewed by the city attorney prior to making it to the

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, June 26, 2018

city council. **C/Young:** We would be recommending to council, but if something changed between the two parties, the preliminary and final plats could change. I wouldn't be comfortable then recommending this to council. **C/Hennis:** It doesn't seem like the management company is going to do much of anything, so I have a concern as to whether that can be addressed and analyzed. **C/Damron:** I'd like to have the agreement in place before they look at it. **Jace Hellman:** There is also an option if that's your desire to table until then.

Commissioner Hennis motions to table Case No. 18-01-CPF and 18-12-DR until the Planning and Zoning Commission Meeting on July 10, 2018; Commissioner Damron Seconds, all aye and motion carried 2-0.

- b. **18-01-PUD (Planned Unit Development Modify)** – Timbermist PUD Modification; On behalf of Toll ID I, LLC, the applicant Becky McKay with Engineering Solutions, LLC, requests approval for PUD Modification, in order to measure street side yard setbacks from public Rights-of-Way, rather than from edge of sidewalk as required in KCC 5-3-3(9). This affects four (4) lots total in the Timbermist Subdivision; Lots 5 & 11, Block 9 in Sub No. 2, and Lot 23, Blk 10 & Lot 16, Blk 9 in Sub No. 3. The site is near the northeast corner (NEC) of Hubbard and Linder Roads, Kuna, Idaho, within Section 14, Township 2 North, Range 1 West; APN No's: R8461160290, R846116230, R8461170020 and R8461170360.

Becky McKay: Thank you Commission. I am representing Engineering Solutions, 1029 North Rosario Street in Meridian. This Timbermist project was initially approved in 2007 as a preliminary plat. It was never constructed, though. My client, Thomas Coleman, purchased the property back in 2014. I redesigned the project, and we eliminated 26 of the lots in the project. Therefore, we did lower the density and added a significant amount of open space. We added a pool facility, playground equipment, a public gazebo, and pathways. We're trying to make it a really upscale neighborhood for the City of Kuna. We have corner lots, that is what is before you this evening. We have a PUD modification, and their plans typically take up a 45 by 60 pad in order to fit on a lot. Somehow in the design phase at my company, these corner lots got a little bit smaller due to storm drain requirements from Ada County Highway District. Nobody caught that we busted that 45 by 60 envelope that Coleman homes likes. I met with your staff and talked to them in length about what my options were and how we could fix the problem. Coleman Homes could have sold these lots off to another builder who built a smaller home. They didn't want to do that, because they wanted the quality of the homes maintained. In this particular subdivision. One of the things that caused these problems is that we proposed detached sidewalks. We have the curb, then we have an eight-foot landscape buffer with trees. Your code states that the measurement is usually from the property line. If the public sidewalk is placed along private property, like a public easement, then the private property side of the sidewalk shall serve as the setback line. This is for establishing the setback for the side yard. This evening, we're asking you to allow us to measure these lots from the right-of-way line rather than the street-side setback. That basically puts the homes at approximately 9.5 feet back of the walk. The staff and the neighbors initially had concerns with how the house will look and where the fence will be located on each individual lot. When I showed the packet to the neighbors living on the adjacent lots, they were fine with that. They would rather have a Coleman home of comparable size to their homes on these lots than a skinny two-story house. Everyone left the neighborhood meeting very satisfied and supportive. What we ask before you is a modification to PUD for these four lots to measure the street setbacks from the right-of-way line of the back walk. All of the other setbacks are identical. Therefore, we'll have 20-foot setbacks from the front of the house to the garage, five-foot side yard setbacks and fifteen-foot rear setbacks. We're only talking about the street side. I will answer any questions. **Troy Behunin:** Good evening Commissioners, for the record Troy Behunin, Planner III, Kuna Planning and Zoning Department. I think that Becky McKay did an excellent job of filling you all in on what the request is for. Staff is supportive of this request for this PUD modification of the Timbermist subdivision. We have met multiple times on how best to address this. We've also consulted with the City Attorney and the Planning and Zoning Director. This is actually the best way to handle this. The overall difference is really only going to be felt by those in the street. They are the "affected" neighbor, because it's just the street side setback that they're requesting. In fact, most of the impact to the street side yard setback is very minimal. I think

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the widest point is actually two-and-a-half to three feet, maybe a little bit more. Realistically, this will be unnoticeable to most people. With that I will stand for any questions you might have. C/Young: I will open the public testimony at 7:37. Nobody signed up, so I will close the public testimony at 7:37.

Commissioner Hennis motions to recommend approval of Case No. 18-01-PUD with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 2-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis 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

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Planning & Zoning Commission - Staff Report

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

File Numbers: 18-09-SUP (Special Use Permit);
18-17-DR (Design Review);

Location: 706 E Stagecoach Way,
Kuna, Idaho 83634

Planner: Sam Weiger, Planner I

Hearing date: July 10, 2018

Applicant: Marla Carson
725 E 2nd St
Meridian, ID 83642
208.884.2824
mcarson@neudesignarch.com

Owner: MMB Holdings – Mark Ciavarella
PO Box 1346
117 N Kings Road
Nampa, ID 83687
208-465-6141
mark@peakconst.com

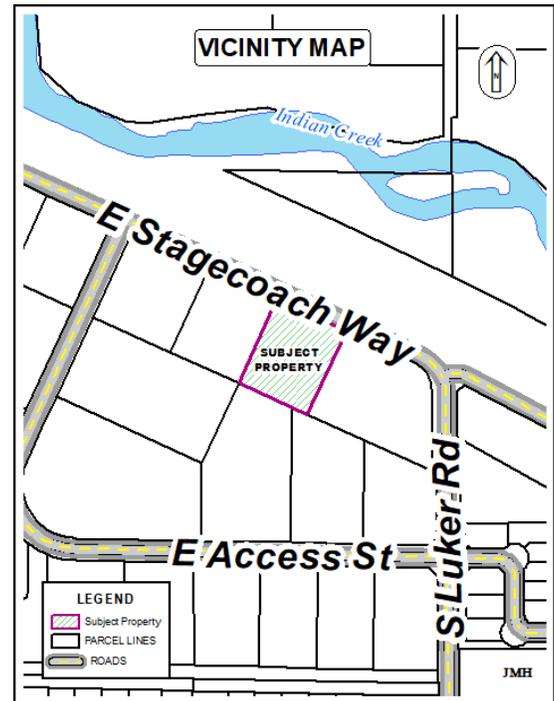


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A. Course of Proceedings:

1. Applicant is proposing a contractor's storage yard as described in Kuna City Code (KCC) 5-3-2 (Official Schedule of District Regulations) and 5-1-6-2 (Meaning of Terms or Words; Contractor's Storage Yard; Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) for the construction of a contractor's storage yard in a M-1 (Light Industrial) zone.
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks Special Use Permit and Design Review approval for the concrete contractor storage yard.

a. Notifications

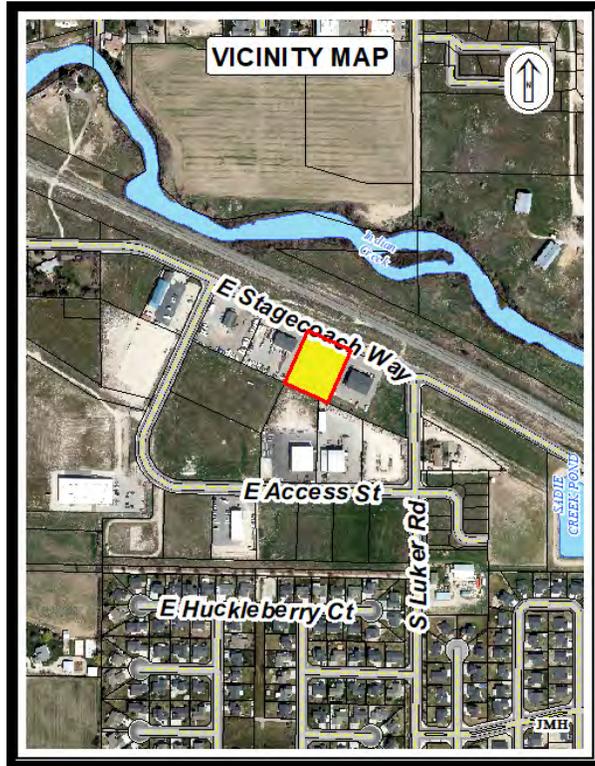
- | | |
|-------------------------|-----------------------------|
| i. Neighborhood Meeting | May 9, 2018 (two attendees) |
| ii. Agencies | May 31, 2018 |

- iii. 300' Notice to Property Owners June 20, 2018
- iv. Kuna, Melba Newspaper June 20, 2018
- v. Site Posted June 18, 2018

B. Applicants Request:

On behalf of MMB Holdings, the applicant, Marla Carson with neUdesign Architecture, requests a Special Use Permit (SUP) for a contractor’s storage yard and an eight-foot sight obscuring fence. A Design Review (DR) application for landscaping accompanies this application. The site is located at 706 E. Stagecoach Way, Kuna, Idaho 83634.

C. Aerial Map:



D. History: The property is within City limits and is currently zoned Light Manufacturing and Industrial District (M-1).

E. General Projects Facts:

1. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition Area – Ada County
South	M-1	Light Industrial – Kuna City
East	C-3	Service Commercial District – Kuna City
West	M-1	Light Industrial – Kuna City

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

- Parcel Size: Approximately 1.083 acres
- Zoning: M-1 (Light Industrial)
- Parcel # R7880430020

3. **Services:**

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

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

Currently the site consists of a bare dirt lot and a chain link fence surrounding the property.

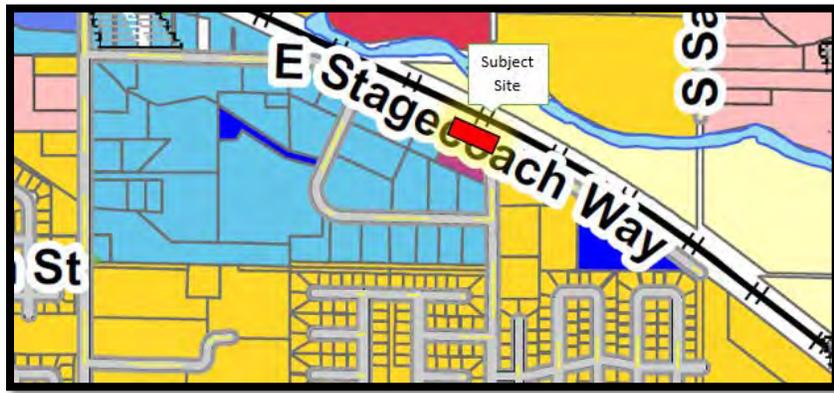
5. **Transportation / Connectivity:**

Current access to the site exists via an existing, full-access driveway from Stagecoach Road.

6. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

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



8. **Agency Responses:**

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

- Central District Health Department (June 12, 2018) - Exhibit B4
- Nampa & Meridian Irrigation District (June 12, 2018) - Exhibit B5
- Idaho Transportation Department (June 12, 2018) - Exhibit B6
- Department of Environmental Quality (June 15, 2018) - Exhibit B7
- Boise Project Board of Control (June 19, 2018) - Exhibit B8
- Ada County Highway District (June 15, 2018) - Exhibit B9

F. Staff Analysis:

The applicant is proposing a concrete contractor’s storage yard. Peak Construction plans to store concrete and construction trucks, including supplies, at 706 East Stagecoach Way. The applicant indicates no building is planned at this time. The applicant will be required to submit an additional design review application for any buildings prior to submitting for a building permit. The site is currently zoned Light Industrial (M-1). Under this zoning designation, a contractor’s storage yard requires a special use permit and design review.

Applicant proposes a five-foot landscape buffer along the subject sites frontage. Kuna City Code requires a four- to eight-foot wide irrigated planter strip along all local roads. Staff finds the proposed landscaping to be in conformance with KCC Title 5 Chapter 17, Landscaping Ordinance.

Applicant is subject to design review inspections and fees (post construction), for compliance verification of the five-foot landscape buffer, prior to final approval of the site.

City services and facilities are within 300-feet of the subject site. The applicant is required to make connections to City utilities when the site is developed further.

The applicant indicates that irrigation is not available at 706 E Stagecoach Way. Staff recommends a condition that the applicant work with the City Engineer to supply potable water with a back-flow preventer.

Staff finds that the existing 8' high chain link fence, a sight obscuring fence, is in conformance with KCC Title 5 Chapter 5, Regulations for Fences, Walls, and Hedges.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §67-6512; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-09-SUP to the Planning and Zoning Commission, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

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

1. The proposed Special Use Permit application for the site is consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

5.0 – Economic Development

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

Objective 1.1: Identify and pursue strategically-targeted business and industry clusters with good-paying jobs.

6.0 – Land Use

Goal 5: *Encourage and support well-planned industrial, business parks, and high-technology development to ensure the City’s economic well-being.*

Objective 5.1: Establish areas sufficient in size and scope for heavier type manufacturing (M-2 and light industrial uses (M-1) and locate them so they are protected from the intrusion of residential development by employment of transitional uses and other buffering and berming strategies.

Policy: Ensure the placement of green or natural vegetation buffers between industrial and residential uses to protect residential development from industrial encroachment.

I. Proposed Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The contractor's storage yard complies with Kuna's Comprehensive Plan.
3. Public services are adequate to accommodate the site's intended use.
4. The site is zoned M-1 and is appropriate for a contractor's storage yard and 8' chain link fence by obtaining a special use permit.
5. The site is physically suitable for the proposed special use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use does not appear to be detrimental to the present and potential surrounding uses; to the health, safety and general welfare of the public, considering the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for the proposed use.
9. The Kuna Planning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve, conditionally approve or deny the special use permit application.
11. The neighborhood meeting was held on May 9, 2018, and the notification requirements were met.

J. Proposed Conclusions of Law:

1. The contractor's storage yard is consistent with Kuna City Code.
2. The contractor's storage yard meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for its proposed use.
4. The contractor's storage yard is not likely to cause adverse public health problems.
5. The contractor's storage yard is in compliance with all other ordinances and laws of the City.
6. The contractor's storage yard is not detrimental to the present and potential surrounding uses; or to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for the proposed contractor's storage yard.
8. The Kuna Planning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
9. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve, conditionally approve or deny the special use permit application.
10. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

Note: 18-09-SUP (Special Use Permit) and 18-17-DR (Design Review): *The proposed motion is to approve, conditionally approve or deny these requests. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby (**approves / conditional approves / denies**) Case No's 18-09-SUP, a Special Use Permit and 18-17-DR and Design Review; (**with or without**) the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all civil plans. No construction grading, filling, cleaning or excavation of any kind shall be initiated until the applicant/developer/owner has received approval of grading and drainage plans.
 - b. Approval from Ada County Highway District shall be obtained. Impact fees must be paid prior to issuance of any building permits.
 - c. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without approval and permit from Ada County Highway District and Idaho Transportation Department.
2. All buildings shall be approved through the design review process prior to the issuance of building permits.
3. In the event the use on this parcel is enlarged, expanded upon or altered in any way (even for temporary purposes), the landowner/applicant/developer, and any future assignments having interest in the subject property, shall seek an amendment to the approvals of this special use permit through the planning and zoning department.
4. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
5. Applicant shall install a City Engineer-approved, dust-free surface as shown on the site plan dated 05/14/18.
6. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
7. Lighting on site shall comply with current Kuna City Code. All lighting within and for the site shall be LED lighting and establish "Dark Skies" practices.
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 Commission and/or Council, or seek amending them through public hearing processes.
9. Applicant shall maintain a Kuna City business license through the Kuna City Clerk's office, once a special use permit is acquired.
10. The special use permit is valid if conditions of approval are adhered to continuously. In the event that the conditions are not followed continuously, the SUP approval may be renewed.
11. The applicant's proposed site plan shall be considered binding site plans, or as modified and approved through the public hearing process.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within three days if weather permits or as the planting season permits). This needs to be done as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be by approval from public and/or private entities owning the property.
13. The special use permit is not transferrable from one parcel to another.
14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
15. Compliance with all local, state and federal laws is required.

DATED: this 10th day of July, 2018.



City of Kuna
 Planning & Zoning
 Department
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 Kuna, Idaho 83634
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 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Special Use Checklist

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

Project name: PEAK CONSTRUCTION	Applicant: MARLA CARSON
--	--

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

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

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

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



received
5.16.18



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

For Office Use Only	
File Number (s)	18-09-SUP 18-17-DR
Project name	Contractor Storage yard
Date Received	5/16/18
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: <u>MMB HOLDINGS LLC - Mark</u>	Phone Number: <u>208.514.9547</u>
Address: <u>P.O. Box 1346</u>	E-Mail: <u>mark@peakconstruction.com</u>
City, State, Zip: <u>Meridian ID 83680</u>	Fax #: <u>—</u>
Applicant (Developer): <u>MARLA CARSON</u>	Phone Number: <u>208.884.2824</u>
Address: <u>725 E. 2nd ST.</u>	E-Mail: <u>mcarson@nevdesignarch.com</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: <u>208.287.8166</u>
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>706 E. Stagecoach Way</u>	
Site Location (Cross Streets): <u>Luker Rd.</u>	
Parcel Number (s): <u>R 7880430020</u>	
Section, Township, Range: <u>25, 2N, 1W</u>	
Property size: <u>1.083 acres</u>	
Current land use: <u>vacant</u>	Proposed land use: <u>Contractor Storage</u>
Current zoning district: <u>M-1</u>	Proposed zoning district: <u>M-1</u>

Exhibit
A2a

Project Description

Project / subdivision name: Shortline Park No. 1
General description of proposed project / request: Storage Lot for Peak Concrete Construction vehicles and materials. 8' chainlink fence
Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other
Amenities provided with this development (if applicable): N/A

Residential Project Summary (if applicable) N/A

Are there existing buildings? Yes No
Please describe the existing buildings: N/A
Any existing buildings to remain? Yes No N/A
Number of residential units: N/A Number of building lots: 1
Number of common and/or other lots: N/A
Type of dwellings proposed: N/A
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other
Minimum Square footage of structure (s): N/A
Gross density (DU/acre-total property): N/A Net density (DU/acre-excluding roads): N/A
Percentage of open space provided: N/A Acreage of open space: N/A
Type of open space provided (i.e. landscaping, public, common, etc.): N/A

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
Gross floor area square footage: N/A Existing (if applicable): N/A
Hours of operation (days & hours): N/A Building height: N/A
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: N/A Seating capacity: 0
Fencing type, size & location (proposed or existing to remain): EXISTING CHAINLINK
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

April 11, 2018

Attn: City of Kuna Planning & Development Services Department
P.O. Box 13
Kuna, ID 83634

Re: Peak Concrete Construction Contractor Storage Lot

Special Use Application

Peak Construction is requesting a special use for a concrete construction storage lot at 706 E. Stagecoach Way in Kuna. They plan to use the lot to store concrete and construction trucks and supplies. No building is planned at this time. The existing lot has a chain link fence that surrounds the property. The owner has proposed a 5' landscape buffer with trees and scrubs along the street frontage of the property. Irrigation is not available. Water will be supplied by potable water with a back flow preventer. The owner is also requesting approval for the existing 8' high chain link fence.

Thank you for your time and consideration.

Sincerely,



Marla Carson, Project Manager
725 E. 2nd St. in downtown Meridian, ID - 83642
o | [208.884.2824](tel:208.884.2824) f | [208.287.8166](tel:208.287.8166)
www.neUdesignArch.com



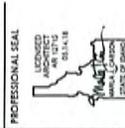
n2design
725 E 2nd St
Mishawaka, IN 46542
202.884.2824

CONSULTANT



PEAK
CONCRETE CONSTRUCTION, LLC
18000 WALKER BLVD
MISHAWAKA, IN 46542
219.253.1111

CLIENT:
MMB Holdings
Peak Construction Yard
706 E Stagecoach Way
Kno. ID 00334



PROFESSIONAL SEAL
MISHAWAKA, IN 46542

DATE: 05.14.18
REVISIONS:
A General Notes
B General Notes
C Design Schedule 05.14.18

SITE
LANDSCAPE
PLAN

A-101

JOB NUMBER: 18014
DRAWN BY: MJC



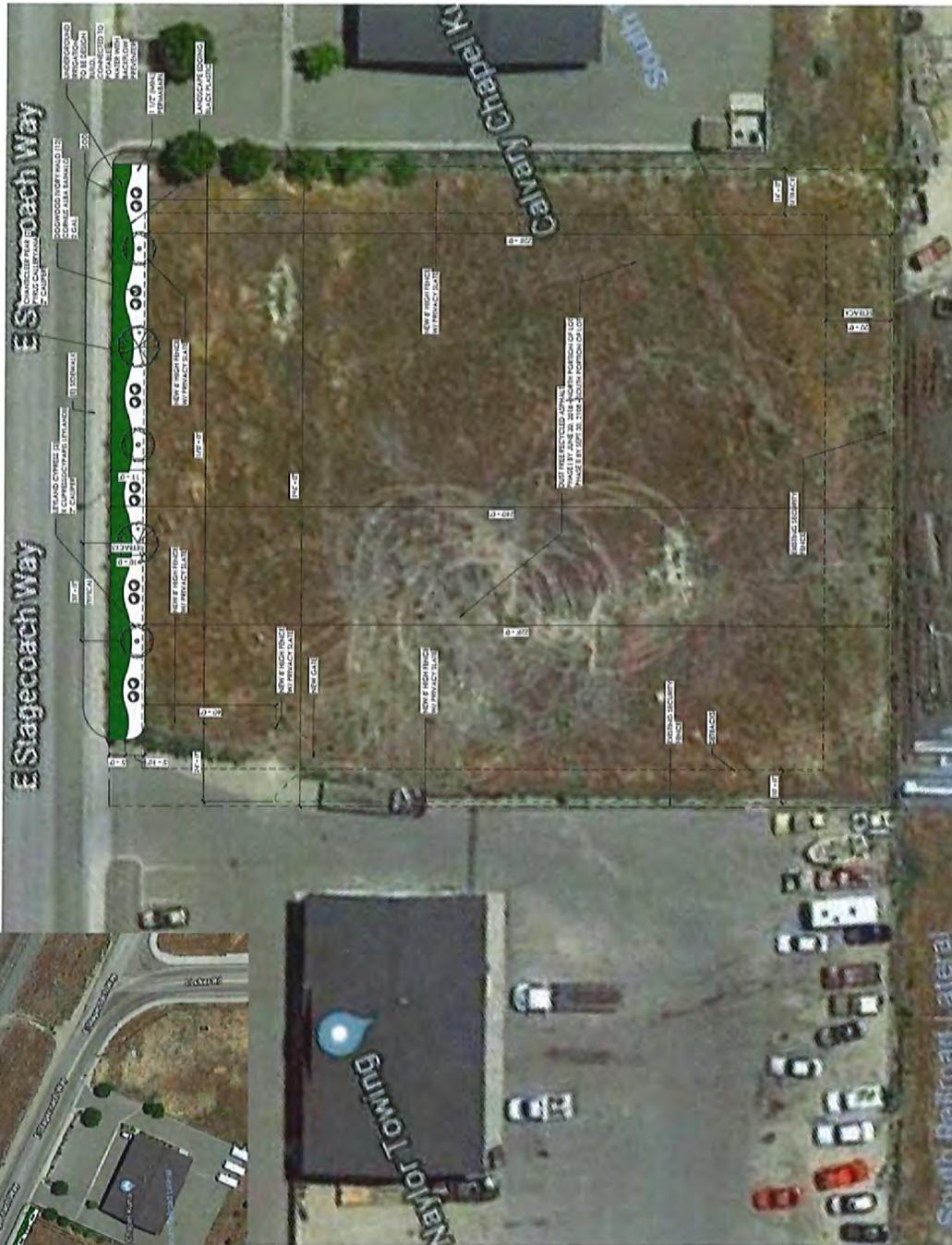
2 Site - New



PROJECT SITE LOCATION
DOWNTOWN ESNA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT AND RECORD ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CHANGES AND APPROVALS TO VERIFY IN FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL PLANTS SHALL BE INSTALLED AND MAINTAINED TO REMAIN HEALTHY THROUGHOUT THE PROJECT. PLANTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE IF DAMAGED OR DESTROYED PRIOR TO OCCUPANCY. REPLACE ANY DAMAGED EXISTING PLANTS WITH IDENTICAL SPECIES AND SIZE.
3. PROVIDE SEPARATE BICYCLE PARKING IN CLOSE PROXIMITY TO BUILDING ENTRANCE.
4. CONTRACTOR SHALL MAINTAIN PUBLIC SIDEWALKS, OR BICYCLE BRIDGE, OF EACH EXISTING FACILITY SHALL SUPPORT THE BICYCLE AND ALLOW THE BICYCLE TO BE LOCKED AND RACKED WITH THE LOCKS.



1 Site/Landscape Plan - New

Exhibit
A2f



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

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

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

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

[Handwritten signature]

Applicant/agent signature

5.11.18

Date





City of Kuna PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 706 E. Stagecoach Way
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1A-8. Sign posted Friday June 15th 2018 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 18th day of June, 2018.

Signature,

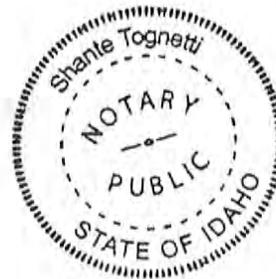
[Signature]
Owner/Developer

STATE OF IDAHO)
County of ADA) : ss
)

On this 18th day of June, 2018, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

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

[Signature]
Notary Public
Residing at Newdesign Architecture
Commission Expires Oct. 27, 2023



CITY OF KUNA PUBLIC HEARING NOTICE

REGARDING THE ZONING ORDINANCE

THE CITY OF KUNA HAS ADOPTED THE FOLLOWING ZONING ORDINANCE:

As a result of the public hearing held on the 10th day of May, 1994, the City of Kuna has adopted the following zoning ordinance:

FOR THE CITY OF KUNA

OFFICE OF THE CITY CLERK

1000 1/2 AVENUE, SUITE 100, KUNA, IDAHO 83642

PHONE: (208) 833-2222

FAX: (208) 833-2222

WWW.CITYOFKUNA.IDAHO.GOV

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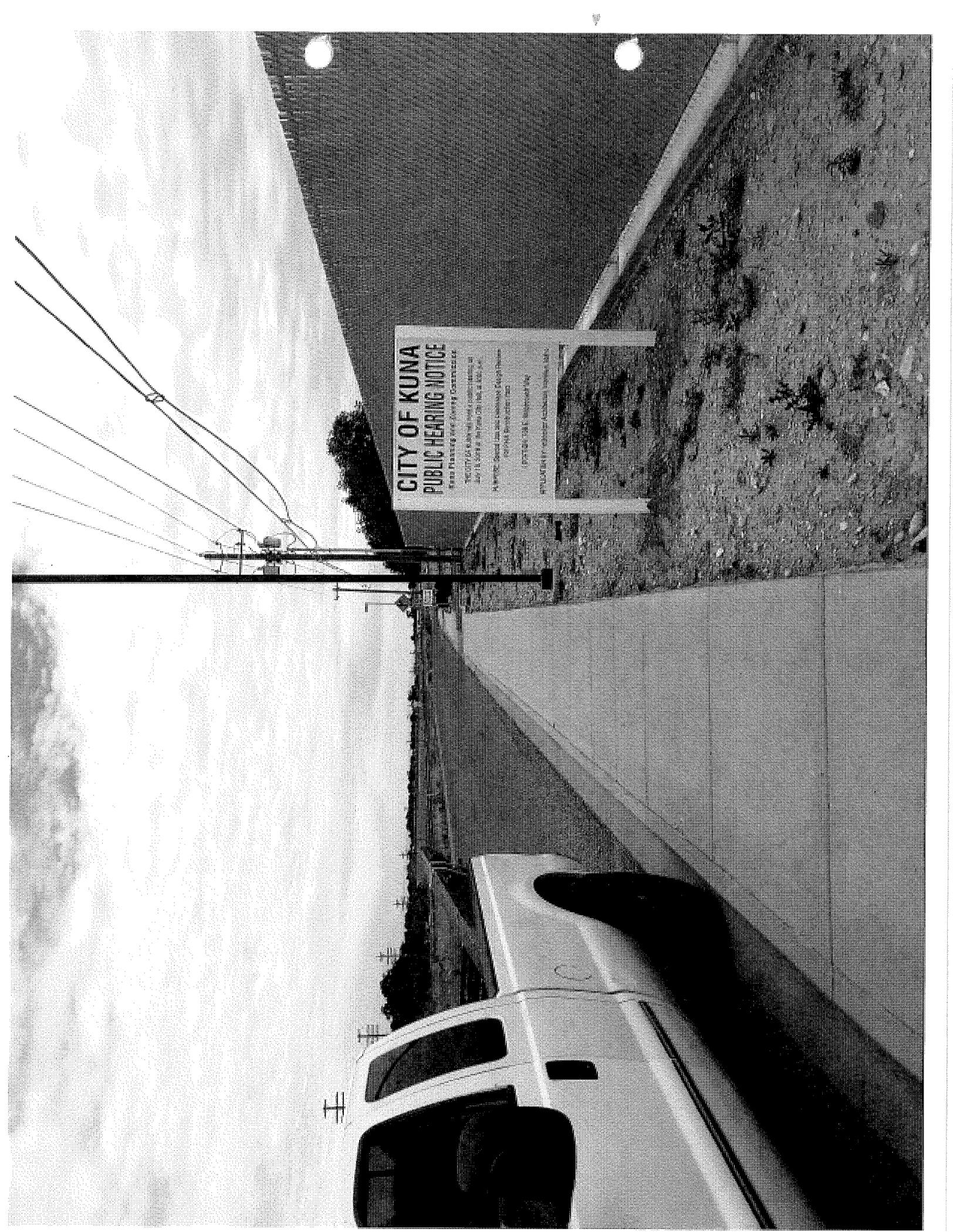
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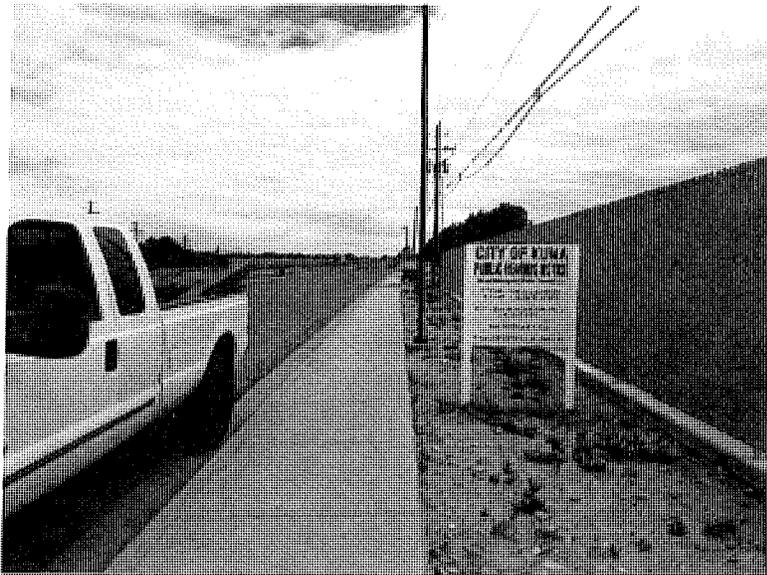
June 18, 2018

Attn: City of Kuna Planning & Development Services Department
P.O. Box 13
Kuna, ID 83634

Re: Peak Concrete Construction Contractor Storage Lot

Special Use Application Sign Posting

A sign has been posted at 706 E. Stagecoach in notification of the upcoming hearing on July 10.

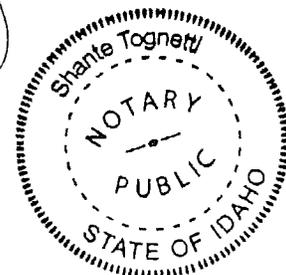


Sincerely,



Marla Carson, Project Manager
725 E. 2nd St. in downtown Meridian, ID - 83642
o | 208.884.2824 f | 208.287.8166
www.neUdesignArch.com

 Oct 27, 2023





Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: SPECIAL USE & DESIGN REVIEW FOR CONCRETE CONTRACTORS

Date and time of neighborhood meeting: MAY 7 6:00 PM

Location of neighborhood meeting: PROJECT SITE - 706 E. STAGECOACH WAY

SITE INFORMATION:

Location: Quarter: _____ Section: 25 Township: 2N Range: 1W Total Acres: 1.08

Subdivision Name: Shortline Park No 1 Lot: 02 Block: 01

Site Address: 706 E. Stagecoach Way Tax Parcel Number(s): R7880430020

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

CURRENT PROPERTY OWNER:

Name: MMB HOLDINGS

Address: P.O. BOX 1346 City: Meridian State: ID Zip: 83680

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

Name: Marla Carson Business (if applicable): neUdesign Architecture

Address: 725 E. 2nd ST City: MERIDIAN State: ID Zip: 83642

PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

CONSTRUCTION YARD M-1

APPLICANT:

Name: Marla Carson

Address: 725 E. 2nd ST

City: Meridian State: ID Zip: 83642

Telephone: 208.884.2824 Fax: -

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

Signature: (Applicant) 

Date 9.10.18 (via email to Jace)

SIGN IN SHEET

PROJECT NAME: PEAK CONSTRUCTION

Date: 5.7.18

	Name	Address	Zip	Phone
1	MARLA CARSON	725 E. 2nd, MERIDIAN	83642	208.884.2824
2	Mark & Crystal Ciavarella	2298 S Waimanawa	83642	208-514-9547
3	TRAVIS Callan	655 E STAGE ROAD	83434	208 343-4712
4	Kevin Hodge	3761 E E/1st	83713	208-602-3755
5				
6				
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April 26, 2018

Re: Invitation to Neighborhood Meeting

Dear Property Owner,

Kuna City requires an opportunity for a meeting between the applicant of a planning application and the residents of the neighborhood in which the development site is located. The owner of 706 E. Stagecoach Way is requesting a special use and design review approval for the property.

This is not a public hearing. Public officials will not be present at the meeting. If you have any questions regarding this Kuna City Code neighborhood meeting requirement, please contact the Planning Department at 944-5274.

The owner will use the site for storage of concrete vehicles and equipment. The project will include landscaping at the front and recycled dust free asphalt inside the existing fencing. No buildings are currently planned for the site.

If you have any questions about the site development, please contact Marla Carson at 208-884-2824.

Purpose: To Review and provide comments regarding the use of the site for a concrete business to store vehicles and equipment.

When: Monday May 7, 6:00 PM

Where: 706 E. Stagecoach Way

Project Description: The applicant is proposing to use the site for storage of vehicles and materials used for a concrete business. Street buffer landscaping and dust free asphalt will be provided.

Sincerely,

Marla Carson, Architect

A handwritten signature in black ink that reads 'Marla Carson' in a cursive script.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BLACKS CREEK LTD PARTNERSHIP	CONNELLY WILLIAM TRUSTEE	PO BOX 690	MERIDIAN, ID 83680-0690
CONNELLY WILLIAM & CHARLENE FAMILY TRUST		12519 W MEDALIST DR	BOISE, ID 83709-0000
H.M.B. LLC		1651 W JARVIS CT	MERIDIAN, ID 83642-0000
KLAUSER JOSEPH S JR	LOUDERBACK-KLAUSER TERRI	2518 ARAPAHO CT	NAMPA, ID 83638-0000
MJM LEASING LLC		PO BOX 187	KUNA, ID 83634-0000
MJM LEASING LLC		5190 S BITTERCREEK AVE	MERIDIAN, ID 83642-0000
MMB HOLDINGS LLC		2298 S WEIMARANER WAY	MERIDIAN, ID 83642-0000
OHHRAN JOINT REVOCABLE TRUST	OHHRAN MICHAEL L TRUSTEE	PO BOX 61	EMMETT, ID 83617-0000

Project Information:
 Name: *MARLA CARSON*
 Project: *PEAK CONST*
 Gross Acre: *1.08*

NOTE:
 Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.
 All applicants are expected to provide COLOR photographs at a 1-16 minimum.
 If Distance 'X' is GREATER than 500-feet, also take photos 17-24.
 If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.

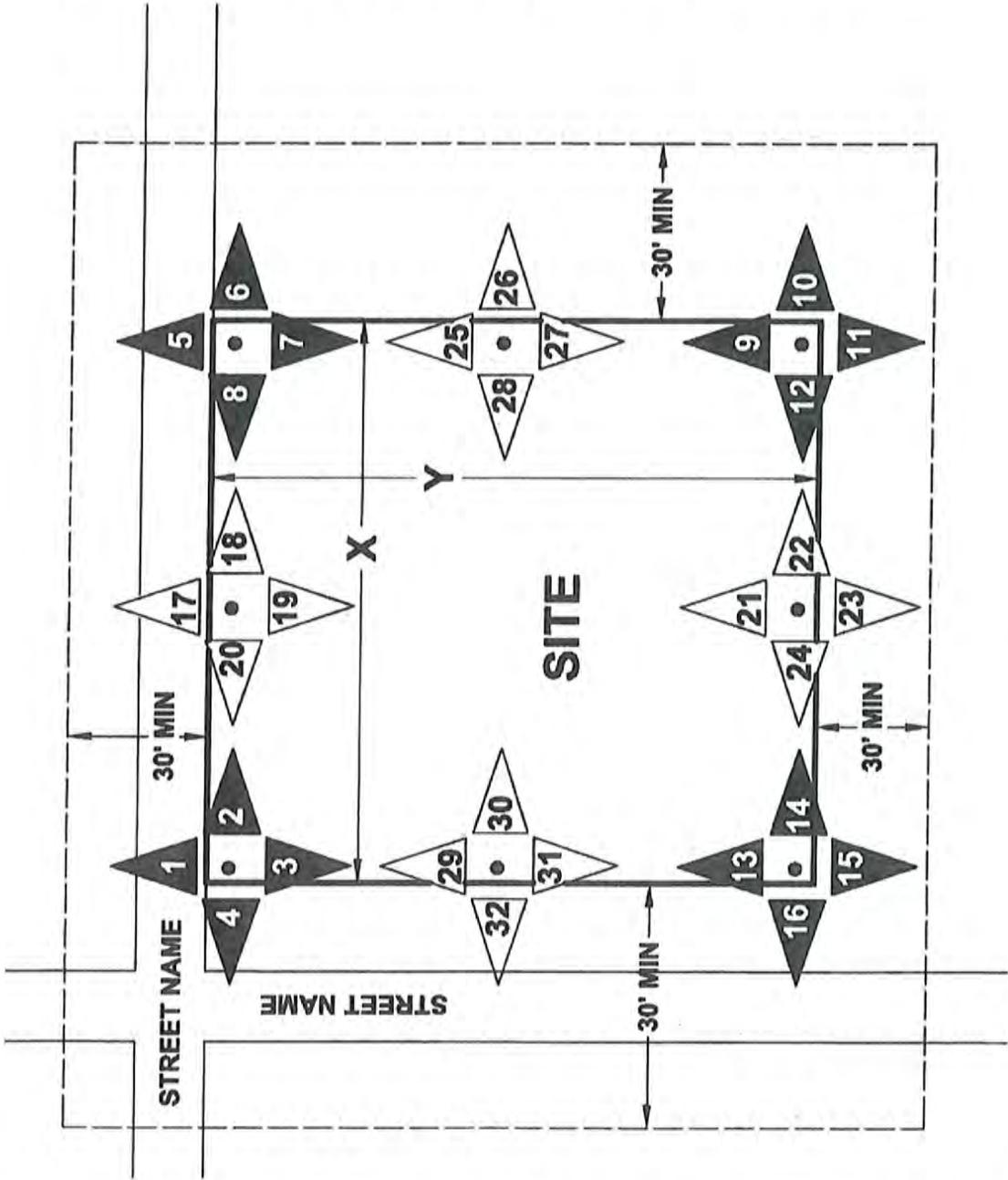




Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13



Figure 14



Figure 15



Figure 16

PLAT OF SHORTLINE PARK NO. 1
 A SUBDIVISION SITUATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 25
 TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.
 CITY OF KUNA, ADA COUNTY, IDAHO
 2002

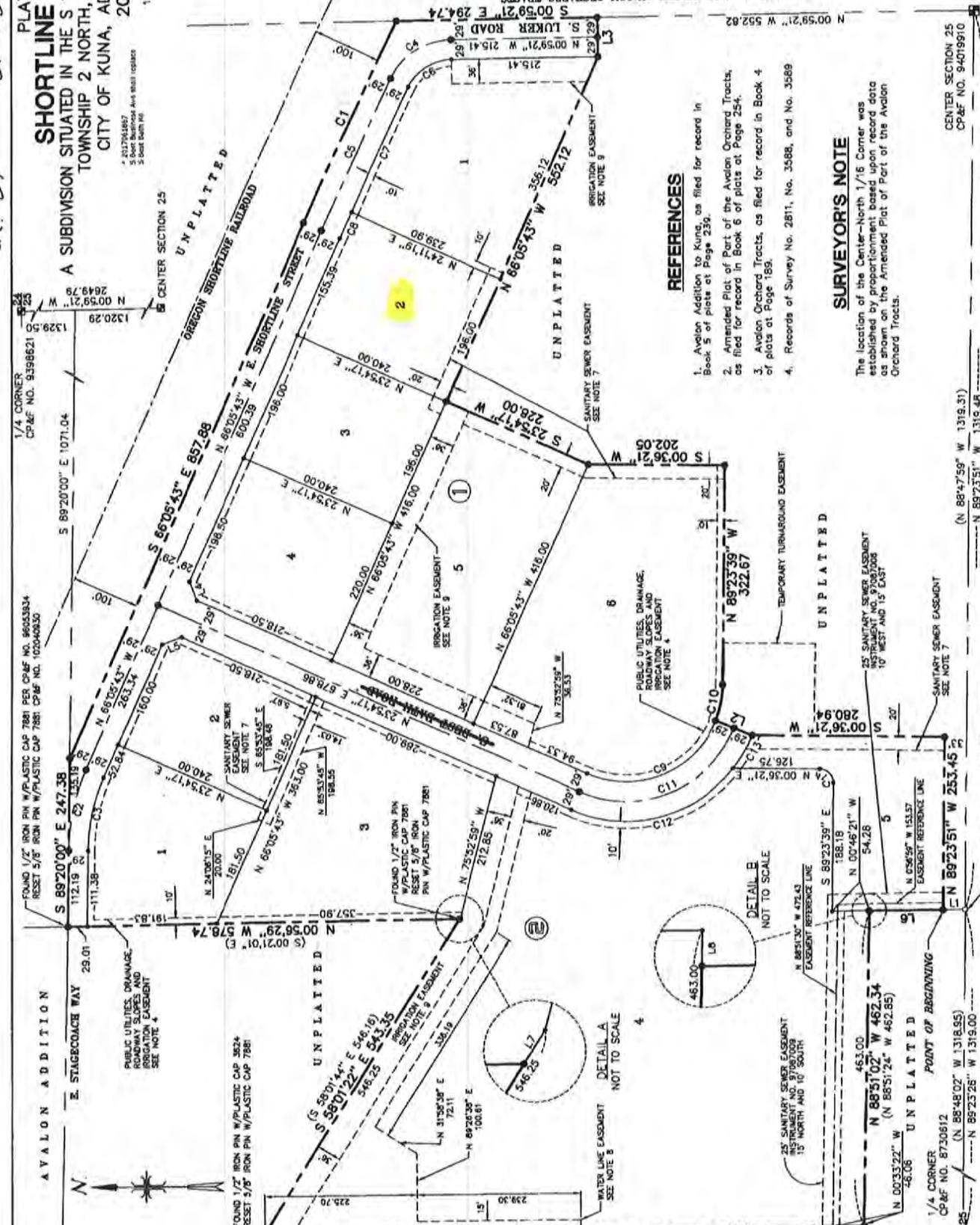


LEGEND

- Found Aluminum Cap
- Found Brass Cap Stem
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Set 5/8" x 36" Iron Pin w/
- Set 1/2" x 24" Iron Pin w/
- Data of Record (S 58°01'44" E 546.16)
- Block Number
- Boundary
- Street Center Line
- Lot Line
- Easement

NOTES

1. Building setbacks and dimensional standards this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna effective at the time of issuance of a building permit.
2. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
3. This subdivision is within Boise-Kuna Irrigation District. The Developer and/or Owner shall comply with Idaho Code Section 31-3805 or its provision that may apply to irrigation rights.
4. A ten (10) foot wide permanent public utility drainage, roadway slopes and irrigation easement is hereby designated as shown hereon.
5. Responsibility for all drainage and irrigation facilities outside the public access right-of-way is held with the lot owner on whose land said drainage and irrigation facilities are located.
6. All easements shown hereon are assumed by an irrigation/drainage district.
7. Lot 5, Block 2, is hereby subject to a blanket County Highway Easement in favor of the Ada County Highway District for the maintenance and operation of storm water drainage facilities. The Swan Falls Business Park Association shall maintain Lot 5 Block 2 and shall be responsible for maintaining the landscaping on said lot.
8. All easements shown hereon (including utility, irrigation, drainage, roadway slopes and trees), which may adversely affect drainage, or the operation and maintenance of the facilities.
9. A twenty (20) foot wide sanitary sewer easement is hereby designated in favor of the City of Kuna. The surface of the easement area may be covered with sod or pavement only. No other surface treatments or encroachments are allowed without the written consent of the City of Kuna.
10. A water easement as shown hereon is hereby designated in favor of the City of Kuna. The surface of the easement area may be covered with sod or pavement only. No other surface treatments or encroachments are allowed without the written consent of the City of Kuna.
11. A thirty-six (36) foot wide irrigation easement is hereby designated in favor of the United States Bureau of Reclamation.
12. This plat is approved with one equivalent utility meter per lot and one equivalent per lot. All easements shown hereon with the exception of those whose sewer and water usage will exceed one equivalent connection, must obtain approval from the City of Kuna for flows in excess of one equivalent connection.



REFERENCES

1. Avalon Addition to Kuna, as filed for record in Book 5 of plate at Page 239.
2. Amended Plat of Part of the Avalon Orchard Tracts, as filed for record in Book 6 of plate at Page 254.
3. Avalon Orchard Tracts, as filed for record in Book 4 of plate at Page 189.
4. Records of Survey No. 2811, No. 3588, and No. 3589

SURVEYOR'S NOTE

The location of the Center-North 1/16 Corner was established by proportion based upon record data as shown on the Amended Plat of Part of the Avalon Orchard Tracts.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°58'29" W	33.01
L2	S 22°05'21" W	58.00
L3	S 89°00'39" W	30.41
L4	S 68°54'17" W	30.41
L5	S 21°05'43" E	30.41
L6	N 00°56'28" W	107.82
L7	N 59°01'22" W	2.90
L8	S 88°51'02" E	0.88

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	02°11'40"	8484.42	325.35	182.89	325.33	S 64°59'53" E
C2	23°14'17"	300.00	121.67	61.88	120.84	S 77°42'52" E
C3	23°14'17"	271.00	109.91	55.72	109.16	S 77°42'52" E
C4	11°39'03"	100.00	110.74	61.82	105.17	S 32°42'53" E
C5	11°39'03"	8465.42	244.57	122.29	244.56	S 65°16'04" E
C6	32°27'03"	71.00	78.63	43.89	74.67	S 32°42'53" E
C7	01°22'17"	8436.42	201.93	100.97	201.93	S 65°07'33" E

SPARROW ESTATES SUBDIVISION

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
S1	00°17'02"	8436.42	41.80	20.90	41.80	S 65°17'12" E
S2	91°48'56"	143.00	228.16	147.60	205.41	S 22°00'11" E
S3	21°28'59"	143.00	53.62	27.13	53.30	N 78°39'09" W
S4	91°48'56"	172.00	275.63	177.54	247.07	S 22°00'11" E
S5	75°46'14"	201.00	265.61	156.39	246.86	S 13°58'50" E
S6	16°02'41"	201.00	56.29	28.33	56.10	S 59°53'19" E
S7	90°00'00"	20.00	31.42	20.00	26.28	S 45°36'21" W

Exhibit A5

SHORTLINE PARK NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents, that we the undersigned are the owners of the property described as follows and intend to include said property in this plat:

A parcel of land situated in the South 1/2 of the Northwest 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the southeast corner of said Northwest 1/4 of Section 25;

Thence along the southerly boundary of said Northwest 1/4 of Section 25, North 89°23'51" West, 1319.48 feet to the southwest corner of the Southeast 1/4 of said Northwest 1/4 of Section 25;

Thence leaving said southerly boundary and along the westerly boundary of said Southeast 1/4 of the Northwest 1/4 of Section 25, North 00°56'29" West, 33.01 feet to the POINT OF BEGINNING;

Thence continuing along said westerly boundary North 00°56'29" West, 107.62 feet;

Thence leaving said westerly boundary, North 88°51'02" West, 462.34 feet, (also shown of record as North 00°33'22" West, 880.80 feet, (also shown of record as North 00°33'44" West);

Thence South 58°01'22" East, 543.35 feet, (also shown of record as South 58°01'44" East, 546.16 feet), to said westerly boundary of the Southeast 1/4 of the Northwest 1/4 of Section 25;

Thence along said westerly boundary North 00°56'29" West, 578.74 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 25;

Thence leaving said westerly boundary and along the northerly boundary of said Southeast 1/4 of the Northwest 1/4 of Section 25, South 89°20'00" East, 247.38 feet to the southwestern right-of-way of the Oregon Shortline Railroad;

Thence leaving said northerly boundary and along said southwesternly right-of-way the following 2 courses:

South 66°05'43" East, 857.88 feet;

Thence 325.35 feet along the arc of a curve to the right, said curve having a radius of 8494.42 feet, a central angle of 0°21'40", and a chord of 325.33 feet bearing South 64°59'53" East, to the easterly boundary of said Northwest 1/4 of Section 25;

Thence leaving said southwesternly right-of-way and along said easterly boundary South 00°59'21" East, 294.74 feet;

Thence leaving said easterly boundary South 89°00'39" West, 58.00 feet;

Thence North 66°05'43" West, 552.12 feet;

Thence South 23°54'17" West, 228.00 feet;

Thence South 00°36'21" West, 202.05 feet;

Thence North 89°23'39" West, 322.67 feet;

Thence 53.62 feet along the arc of a curve to the right, said curve having a radius of 143.00 feet, a central angle of 21°28'59", and a chord of 53.30 feet bearing North 78°39'09" West;

Thence South 22°05'21" West, 58.00 feet;

Thence South 00°36'21" West, 280.94 feet;

Thence North 89°23'51" West, 253.45 feet to the POINT OF BEGINNING, comprising 28.732 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the use of the public. The easements indicated on this plat are not dedicated to the public, and the public easements are hereby reserved for public utilities and for any other use that may be hereafter determined by the City of Kuna.

All of the lots in this plat will be eligible to receive water service from the City of Kuna's Municipal Water System and the City of Kuna has agreed in writing to serve all of the lots in the subdivision.

Witness my hand and seal this 5th day of January, 2008, at Kuna, Idaho.

Carolyn J Van Hees
Carolyn J Van Hees
Notary Public

STATE OF IDAHO)
COUNTY OF ADA) ss

On this 5th day of January, 2008, before me, the undersigned, a notary public, in and for said State, personally appeared Larry D. Van Hees and Carolyn J. Van Hees, who are known to me and identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Larry D. Van Hees
Notary Public

My Commission Expires 3/10/16

CERTIFICATE OF SURVEYOR

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

Steven C. Wellington, P.L.S.
Professional Land Surveyor, License No. 7881

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 2008.

Judy M. Howell
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to Plats and Surveys.

John E. Brunster
Ada County Surveyor PELS 32280

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

David A. Simpson
City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at the _____ day of _____, 2008, this plat was duly accepted by the City Council.

Colleen A. Niemi
City Clerk, City of Kuna, Idaho

CERTIFICATE OF COUNTY TREASURER

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

Barbara Fischer
County Treasurer

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 102251446
STATE OF IDAHO) ss
COUNTY OF ADA)

I hereby certify that this instrument was filed for record at the request of _____ on this _____ day of _____, 2008, at _____ minutes past _____ o'clock P.M., in book _____ of plates at pages _____ and _____.

David J. Peterson
Deputy
Ex-Officio Recorder J. David Naranjo

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read with the County Recorder or his agent listing conditions of approval.

By: _____
Central District Health Department



**PLAT OF
SHORTLINE PARK NO. 1**
A SUBDIVISION SITUATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.
CITY OF KUNA, ADA COUNTY, IDAHO
2002

* 2417020827
S Rural, Northwest, Ave. State Record
S Base South Pl. R.

SCALE IN FEET

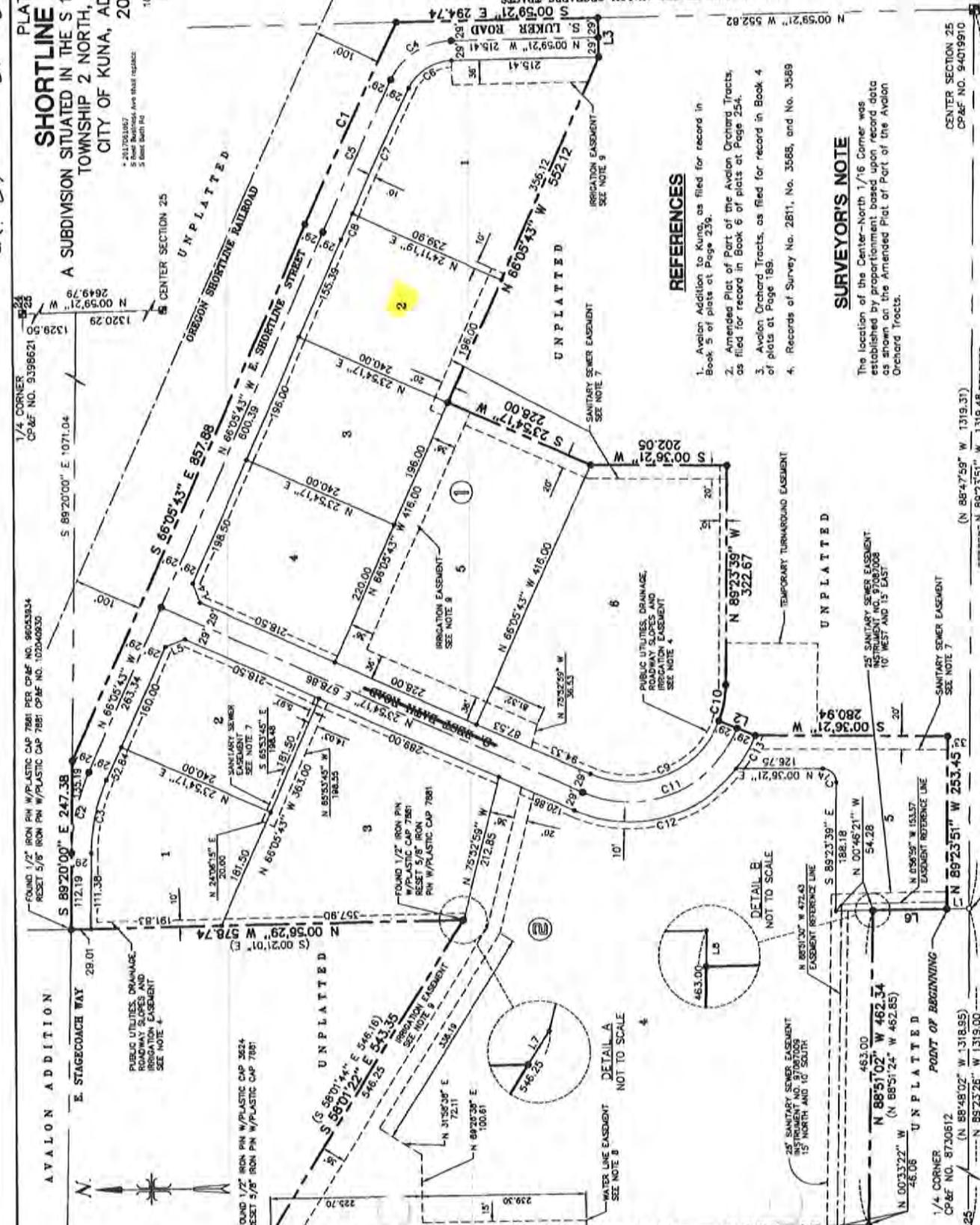
100 50 0 100 200 300

LEGEND

- Found Aluminum Cap
- Found Brass Cap Stem
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Set 5/8" x 36" Iron Pin w/
- Set 1/2" x 24" Iron Pin w/
- Data of Record (S 58°01'44" E 546.16)
- Block Number
- Boundary
- Street Center Line
- Lot Line
- Easement

NOTES

1. Building setbacks and dimensional standards this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna in effect at the time of issuance of a building permit.
2. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
3. This subdivision is within Boise-Kuna Irrigation District. The Developer and/or Owner shall comply with Idaho Code Section 31-3805 or its provision that may apply to irrigation rights.
4. A ten (10) foot wide permanent public utility drainage, roadway slopes and irrigation easement is hereby designated as shown hereon.
5. Responsibility for all drainage and irrigation facilities outside the public access right-of-way is held with the lot owner on whose land said drainage and irrigation facilities are located.
6. Irrigation, drainage and utility easements are assumed by an irrigation, drainage district.
7. Lot 5, Block 2, is hereby subject to a blanket storm drainage easement in favor of the Ada County Highway District for the maintenance and operation of storm water drainage facilities. The Swan Falls Business Park Association shall own said Lot 5 Block 2 and shall be responsible for maintaining the landscaping on said lot. Said easement shall be subject to any and all easements and encroachments (including fences and trees), which may adversely affect drainage, or the operation and maintenance of the facilities.
8. A twenty (20) foot wide sanitary sewer easement is hereby designated in favor of the City of Kuna. The surface of the easement area may be covered with sod or pavement only. No other surface treatments or encroachments are allowed without the written consent of the City of Kuna.
9. A water easement as shown hereon is hereby designated in favor of the City of Kuna. The surface of the easement area may be covered with sod or pavement only. No other surface treatments or encroachments are allowed without the written consent of the City of Kuna.
10. A thirty-six (36) foot wide irrigation easement is hereby designated in favor of the City of Kuna. The surface of the easement area may be covered with sod or pavement only. No other surface treatments or encroachments are allowed without the written consent of the City of Kuna.



REFERENCES

1. Avalon Addition to Kuna, as filed for record in Book 5 of plat at Page 239.
2. Amended Plat of Part of the Avalon Orchard Tracts, as filed for record in Book 6 of plats at Page 254.
3. Avalon Orchard Tracts, as filed for record in Book 4 of plats at Page 188.
4. Records of Survey No. 2811, No. 35685, and No. 35689

SURVEYOR'S NOTE

The location of the Center-North 1/16 Corner was established by proportionment based upon record data as shown on the Amended Plat of Part of the Avalon Orchard Tracts.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°56'29" W	33.01
L2	S 22°05'21" W	58.00
L3	S 89°00'39" W	30.41
L4	S 68°54'17" W	30.41
L5	S 21°05'43" E	30.41
L6	N 00°56'29" W	107.82
L7	N 58°01'22" E	2.86
L8	S 88°51'02" E	0.80

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	02°11'40"	8494.42	325.33	182.89	325.33	S 64°58'53" E
C2	23°14'17"	300.00	121.67	61.88	120.84	S 77°42'52" E
C3	23°14'17"	271.00	109.91	55.72	109.16	S 77°42'52" E
C4	63°27'03"	100.00	110.74	61.82	105.17	S 32°42'53" E
C5	01°39'19"	8465.42	244.57	122.29	244.56	S 85°16'04" E
C6	63°27'03"	71.00	78.63	43.89	74.87	S 32°42'53" E
C7	01°22'17"	8436.42	201.93	100.97	201.93	S 65°07'33" E

SPARROW ESTATES SUBDIVISION

NUMBER	BEARING	DISTANCE
L1	N 00°56'29" W	33.01
L2	S 22°05'21" W	58.00
L3	S 89°00'39" W	30.41
L4	S 68°54'17" W	30.41
L5	S 21°05'43" E	30.41
L6	N 00°56'29" W	107.82
L7	N 58°01'22" E	2.86
L8	S 88°51'02" E	0.80

LANG ESTATES SUBDIVISION

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C8	00°17'02"	8435.42	41.80	20.90	41.80	S 65°57'12" E
C9	91°48'56"	143.00	229.16	147.60	205.41	S 22°00'11" E
C10	21°28'59"	143.00	53.62	27.13	53.30	N 78°39'09" W
C11	91°48'56"	172.00	275.63	177.54	247.07	S 22°00'11" E
C12	75°48'14"	201.00	265.81	156.39	246.86	S 13°38'50" E
C13	16°02'41"	201.00	56.29	28.33	56.10	S 59°53'19" E
C14	90°00'00"	20.00	31.42	20.00	28.28	S 45°36'21" W

1/4 CORNER

BEARING	DISTANCE
N 88°51'02" W	462.34
N 00°13'22" W	46.08
N 89°23'51" W	253.45
N 88°51'02" W	462.34
N 00°13'22" W	46.08
N 89°23'51" W	253.45

SHORTLINE PARK NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: that we the undersigned are the owners of the property described as follows and intend to include said property in this plat:

A parcel of land situated in the South 1/2 of the Northwest 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the southeast corner of said Northwest 1/4 of Section 25;

Thence along the southerly boundary of said Northwest 1/4 of Section 25, North 89°23'51" West, 1319.48 feet to the southwest corner of the Southeast 1/4 of said Northwest 1/4 of Section 25;

Thence leaving said southerly boundary and along the westerly boundary of said Southeast 1/4 of the Northwest 1/4 of Section 25, North 00°56'29" West, 33.01 feet to the POINT OF BEGINNING;

Thence continuing along said westerly boundary North 00°56'29" West, 107.62 feet;

Thence leaving said westerly boundary, North 88°51'02" West, 462.34 feet, (also shown of record as North 88°51'24" West, 462.85 feet);

Thence North 00°33'22" West, 880.80 feet, (also shown of record as North 00°33'44" West);

Thence South 58°01'22" East, 543.35 feet, (also shown of record as South 58°01'44" East, 546.16 feet), to said westerly boundary of the Southeast 1/4 of the Northwest 1/4 of Section 25;

Thence along said westerly boundary North 00°56'29" West, 578.74 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 25;

Thence leaving said westerly boundary and along the northerly boundary of said Southeast 1/4 of the Northwest 1/4 of Section 25, South 89°20'00" East, 247.36 feet to the southwestern right-of-way of the Oregon Shortline Railroad;

Thence leaving said northerly boundary and along said southwesterly right-of-way the following 2 courses:

South 66°05'43" East, 857.88 feet;

Thence 325.35 feet along the arc of a curve to the right, said curve having a radius of 8494.42 feet, a central angle of 02°11'40", and a chord of 325.33 feet bearing South 64°59'53" East, to the easterly boundary of said Northwest 1/4 of Section 25;

Thence leaving said southwesterly right-of-way and along said easterly boundary South 00°59'21" East, 294.74 feet;

Thence leaving said easterly boundary South 89°00'39" West, 58.00 feet;

Thence North 66°05'43" West, 552.12 feet;

Thence South 23°54'17" West, 228.00 feet;

Thence South 00°36'21" West, 202.05 feet;

Thence North 89°23'39" West, 322.67 feet;

Thence 53.62 feet along the arc of a curve to the right, said curve having a radius of 143.00 feet, a central angle of 21°28'59", and a chord of 53.30 feet bearing North 78°39'09" West;

Thence South 22°05'21" West, 58.00 feet;

Thence South 00°36'21" West, 280.94 feet;

Thence North 89°23'51" West, 253.45 feet to the POINT OF BEGINNING, comprising 28.732 acres, more or less.

The public streets, as shown on this plat are hereby dedicated to the use of the public. The easements indicated on this plat are not dedicated to the public, but the right to use said easements for public utilities and for other uses as designated thereon shall be reserved to the owners of the lots within the lines of said easements.

That the public streets and easements shown on this plat will be eligible to receive water service from the City of Kuna's Municipal Water System and that the City of Kuna has agreed in writing to serve all of the lots in the subdivision.

Owned by Larry D. Van Hees and Carolyn J. Van Hees
Larry D. Van Hees
Carolyn J. Van Hees

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA }

On this 5th day of January, 2001, before me, the undersigned, a notary public in and for said State, personally appeared Larry D. Van Hees and Carolyn J. Van Hees, who are known to me and who are identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Sandra M. Salica
Notary Public

Residing at Nampa, ID

My Commission Expires 3/17/06



CERTIFICATE OF SURVEYOR

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

Steven C. Wellington, P.L.S. No. 7881
Professional Surveyor
1/5/01
Professional Seal No. 7881



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on this day of January, 2001.

ADA COUNTY HIGHWAY DISTRICT
Judy M. Baull
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to Plats and Surveys.

John E. Baustian
Ada County Surveyor PLS 9030



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

David A. Sengler
City Engineer



APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a meeting of the City Council held on the 5th day of January, 2001, this plat was duly accepted and approved.

Colleen A. Niemi
City Clerk, City of Kuna, Idaho

CERTIFICATE OF COUNTY TREASURER

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

Sandra Trabasso
County Treasurer



11-8-01

Power Eng
2001

of 304 day of May, 2001, in book 292 of plats at pages 5252 and 5253.

D. Pagsan
Deputy

Ex-Officio Recorder J. David Navarro

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read with the County Recorder or his agent listing conditions of approval.

By: William R. ...
Central District Health Department





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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna Planning and Zoning Commission is scheduled to hold a public hearing on **July 10, 2018**, beginning at **6:00 pm** on the following case:

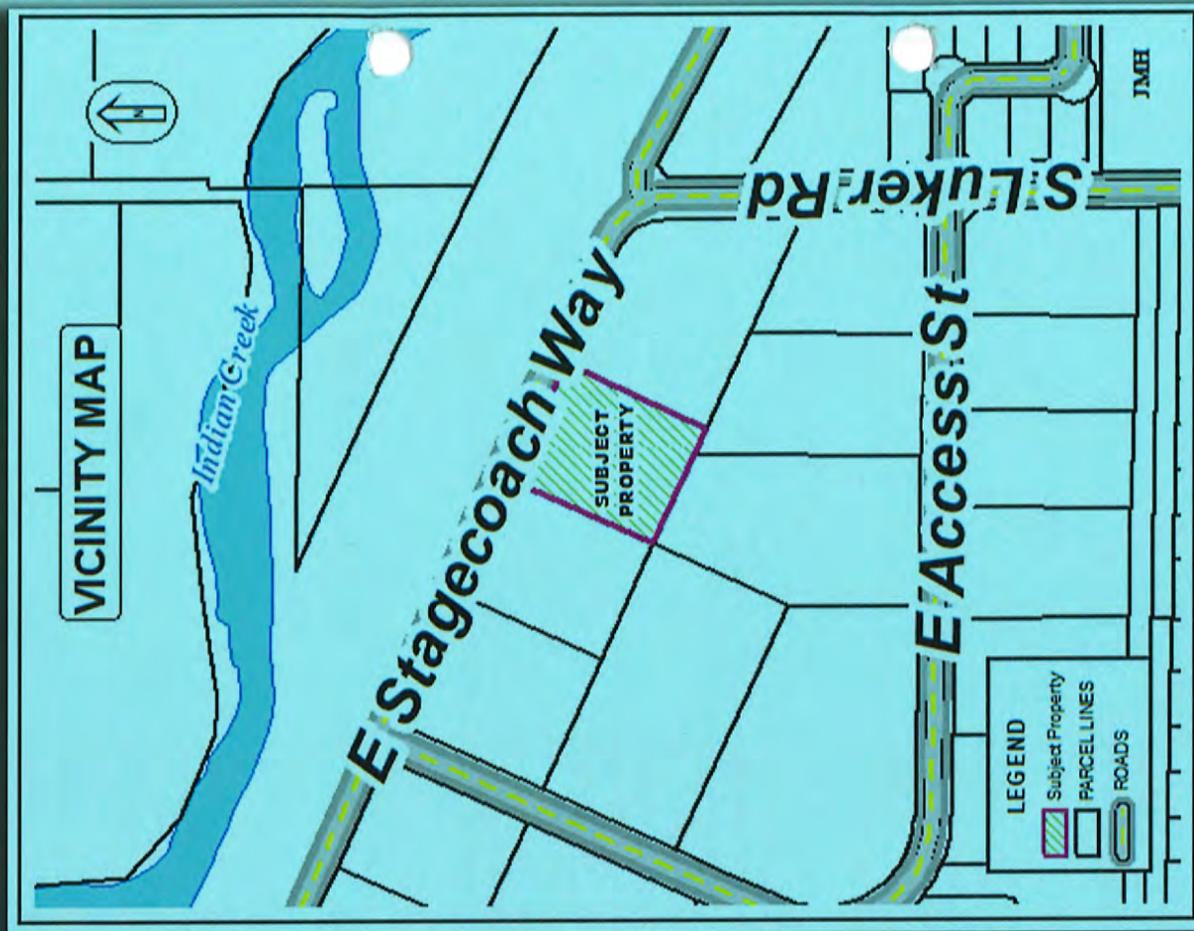
A **Special Use Permit (SUP) and Design Review (DR)** request from Marla Carson with neUdesign Architecture to construct a concrete contractor's storage yard on approximately 1.08 acres within Shortline Park Subdivision. The subject site is located at 706 E. Stagecoach Way, Kuna, ID 83634, within Section 25, Township 2 North, Range 1 West; (APN# R7880430020).

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

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

You are invited to provide oral or written comments to the Commission at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the Planning and Zoning Department preferably at least six (6) days prior to the hearing. These comments will be forwarded to the appropriate governing body.

In all correspondence concerning this case, please refer to the case name: **18-09-SUP (Special Use Permit) & 18-17-DR (Design Review) – Peak Construction Contractor Storage Yard**



MAILED 06/20/18

Exhibit

B1

Blacks Creek LTD Partnership
PO Box 187
Kuna, ID, 83702

William and Charlene Family Trust
2298 S Weimaraner Way
Meridian, ID 83642

William and Charlene Family Trust
1651 W Jarvis Court
Meridian, ID 83642

William and Charlene Family Trust
12519 W Medalist Drive
Boise, ID 83709

H.M.B. LLC
P.O. Box 61
Emmett, ID 83617

Joseph S. Klauser Jr.
5190 S Bitter Creek Avenue
Meridian, ID 83642

MJM Leasing LLC
12519 W Medalist Drive
Boise, ID 83709

MJM Leasing LLC
P.O. Box 690
Meridian, ID 83680

MMB Holdings LLC
2518 Arapaho Court
Nampa, ID 83638

Ohran Joint Revocable Trust
12519 W Medalist Drive
Boise, ID 83709



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

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

CERTIFICATE OF MAILING

Date: 06.20.2018

To: 300' Property Owners Other _____

Planner: Sam Weiger

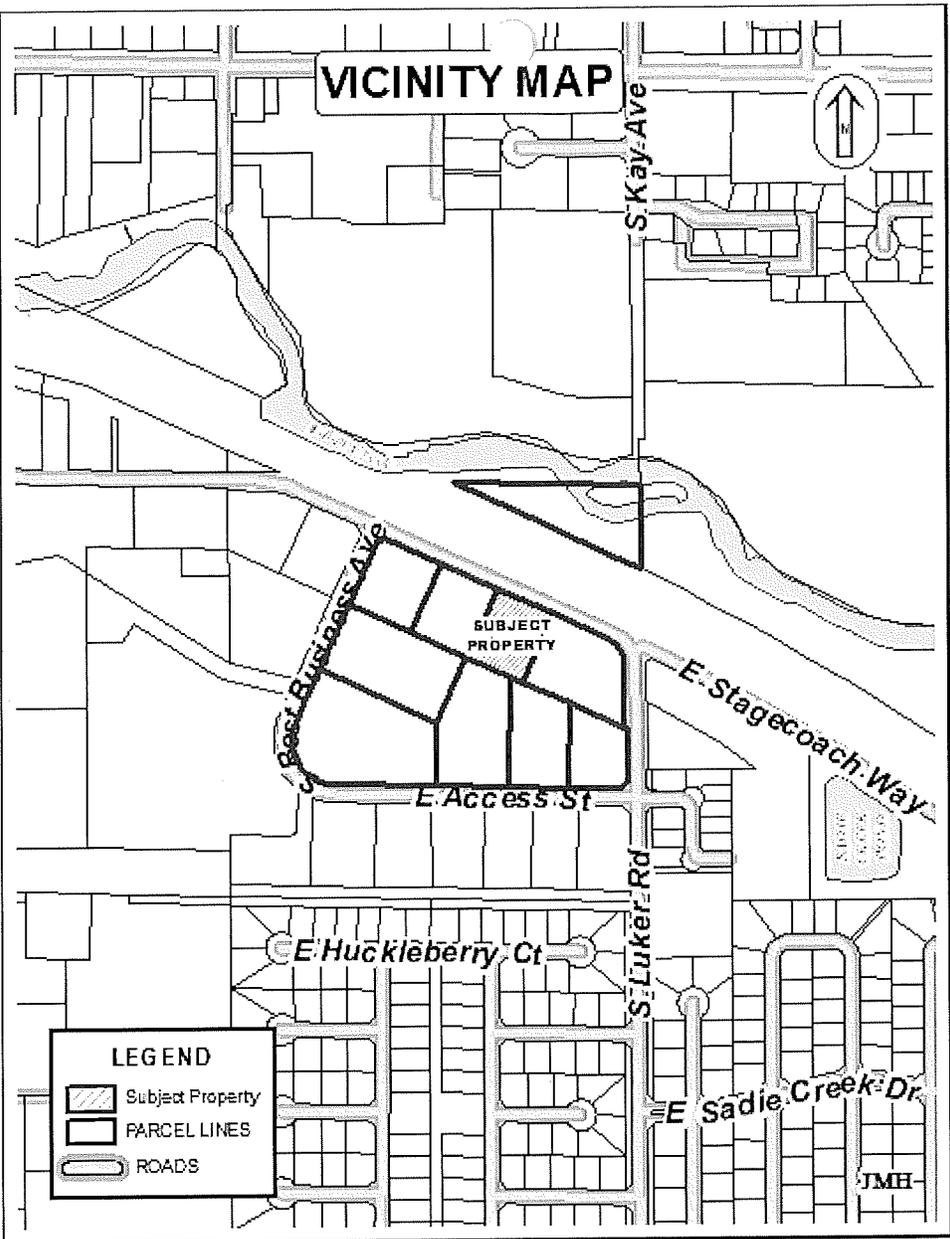
Case Name: 18-09-SUP ; 18-17-DR

I HEREBY CERTIFY that on this 20 day of June 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature _____

Attest _____

VICINITY MAP



LEGEND

- Subject Property
- PARCEL LINES
- ROADS

JMH

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BLACKS CREEK LTD PARTNERSHIP		PO BOX 187	KUNA, ID 83634-0000
CONNELLY WILLIAM & CHARLENE FAMILY TRUST		2298 S WEIMARANER WAY	MERIDIAN, ID 83642-0000
CONNELLY WILLIAM & CHARLENE FAMILY TRUST		1651 W JARVIS CT	MERIDIAN, ID 83642-0000
CONNELLY WILLIAM & CHARLENE FAMILY TRUST	CONNELLY WILLIAM TRUSTEE	12519 W MEDALIST DR	BOISE, ID 83709-0000
H.M.B. LLC	OHRAN MICHAEL L TRUSTEE	PO BOX 61	EMMETT, ID 83617-0000
KLAUSER JOSEPH S JR	CONNELLY WILLIAM TRUSTEE	5190 S BITTERCREEK AVE	MERIDIAN, ID 83642-0000
MJM LEASING LLC		12519 W MEDALIST DR	BOISE, ID 83709-0000
MJM LEASING LLC		PO BOX 690	MERIDIAN, ID 83680-0690
MMB HOLDINGS LLC	LOUDERBACK-KLAUSER TERRI	2518 ARAPAHO CT	NAMPA, ID 83638-0000
OHRAN JOINT REVOCABLE TRUST	CONNELLY WILLIAM TRUSTEE	12519 W MEDALIST DR	BOISE, ID 83709-0000

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

File # 18-09-SUP, 706 E Stagecoach Way, Kuna, ID 83634

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, July 10, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Special Use Permit and Design Review** request by Marla Carson with neUdesign Architecture to construct a contractor's storage yard on approximately 1.08 acres within Shortline Park Subdivision. The subject site is located at 706 E Stagecoach Way, Kuna, ID 83634 Section 25, Township 2 North, Range 1 West; (APN# R7880430020).

The public is invited to present written and/or oral comments. Any written testimony should be received by the close of business on July 5, 2018. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on June 20, 2018.

(Sent 6/14/2018)

Kuna P.O. #7201

Exhibit
B2

Sam Weiger

From: Sharon Jessen <sjessen@idahopress.com>
Sent: Thursday, June 14, 2018 9:37 AM
To: Sam Weiger
Subject: Re: City of Kuna Request for Publication

Legals Email First Response

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

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News, and Meridian Press-Tribune

Legal Clerk
208-465-8129
legals@idahopress.com
8:00am – 12:00pm Monday – Friday

From: Sam Weiger <sweiger@kunaid.gov>
Sent: Thursday, June 14, 2018 9:22 AM
To: IPT Legals
Subject: City of Kuna Request for Publication

Greetings:

We would like to request that you publish the attached legal notification in the **June 20th, 2018** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.
This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #7201 (if you need it).
Thank you.

SAM WEIGER

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

Sam Weiger

From: IDAHO PRESS TRIBUNE <legals@idahopress.com>
Sent: Thursday, June 14, 2018 10:41 AM
To: Sam Weiger
Cc: legals@idahopress.com
Subject: Confirmation: Ad 1776521 for 1 KUNA, CITY OF
Attachments: AD1776521_jnl.pdf

Legals Email Approval Request

Good Day,

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

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News and Meridian Press-Tribune

Legal Clerk

legals@idahopress.com

208-465-8129

Monday through Friday 8:00am – 12:00pm

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 06/14/18 09:40 by sje14

Acct #: 345222

Ad #: 1776521

Status: New WHOLD

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

Start: 06/20/2018 Stop: 06/20/2018
Times Ord: 1 Times Run: ***
LEG 1.00 X 58.00 Words: 233
Total LEG 58.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 47.92
Affidavits: 1

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

Ad Descrpt: 18-09-SUP
Given by: SAM WEIGER
P.O. #: 7201
Created: sje14 06/14/18 09:37
Last Changed: sje14 06/14/18 09:39

PUB ZONE EDT TP RUN DATES
KMN A 96 S 06/20

AUTHORIZATION

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

Sam Weiger

Name (print or type)



Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208) 467-9251
Fax (208) 475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 06/14/18 09:40 by sjel4

Acct #: 345222

Ad #: 1776521

Status: New WHOLD WHOI

LEGAL NOTICE

File # 18-09-SUP
706 E Stagecoach Way,
Kuna, ID 83634

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, July 10, 2018 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit and Design Review request by Marla Carson with neUdesign Architecture to construct a contractor's storage yard on approximately 1.08 acres within Shortline Park Subdivision. The subject site is located at 706 E Stagecoach Way, Kuna, ID 83634 Section 25, Township 2 North, Range 1 West; (APN# R7880430020).

*Looks
great ✓*

The public is invited to present written and/or oral comments. Any written testimony should be received by the close of business on July 5, 2018. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning
Department

June 20, 2018 1776521

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 06/14/18 09:40 by sjel4

Acct #: 345222

Ad #: 1776521

Status: New WHOLD

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

Start: 06/20/2018 Stop: 06/20/2018
Times Ord: 1 Times Run: ***
LEG 1.00 X 58.00 Words: 233
Total LEG 58.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 47.92
Affidavits: 1

Contact: CHRIS ENGLER
Phone: (208)387-7727

Fax#:

Email: awelker@kunaaid.gov; gsmith@k

Agency:

Ad Descrpt: 18-09-SUP

Given by: SAM WEIGER

P.O. #: 7201

Created: sjel4 06/14/18 09:37

Last Changed: sjel4 06/14/18 09:39

PUB ZONE EDT TP RUN DATES
KMN A 96 S 06/20

AUTHORIZATION

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Sam Weiger

Name (print or type)



Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
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POCATELLO ID 83204
(208)467-9251
Fax (208)475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 06/14/18 09:40 by sje14

Acct #: 345222

Ad #: 1776521

Status: New WHOLD WHOI

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Kuna, ID 83634

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, July 10, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Special Use Permit and Design Review** request by Marla Carson with neUdesign Architecture to construct a contractor's storage yard on approximately 1.08 acres within Shortline Park Subdivision. The subject site is located at 706 E Stagecoach Way, Kuna, ID 83634 Section 25, Township 2 North, Range 1 West; (APN# R7880430020).

The public is invited to present written and/or oral comments. Any written testimony should be received by the close of business on July 5, 2018. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning
Department

June 20, 2018 1776521

*Looks
great ✓*

RECEIVED
JUL 02 2018
CITY OF KUNA

345222 1776521

1 KUNA, CITY OF

P.O. BOX 13
KUNA ID 83634

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO)

County of Ada)

)SS.

Sharon Jessen
of Nampa, Canyon County, Idaho, being
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:
06/20/2018

Sharon Jessen
STATE OF IDAHO
County of Canyon)

On this 20th day of June in the year of 2018 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen Nielsen
Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023



LEGAL NOTICE

File # 18-09-SUP
706 E Stagecoach Way,
Kuna, ID 83634

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

Kuna Planning & Zoning
Department

June 20, 2018 1776521



City of Kuna
Planning & Zoning Department

City of Kuna
751 W. 4th Street,
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

Agency Transmittal

May 31, 2018

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

FILE NUMBER	18-09-SUP (Special Use Permit) & 18-17-DR (Design Review) Contractor Storage Yard – Peak Construction
PROJECT DESCRIPTION	Marla Carson with neUdesign architecture is requesting Special Use Permit (SUP) and a Design Review (DR) approval for a concrete contractor storage yard within an M-1 (light industrial) zone. The site is located at 706 E Stagecoach Way, Kuna, ID 83634. (APN: R7880430020)
SITE LOCATION	706 E. Stagecoach Way, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	neUdesign Architecture – Marla Carson 725 E. 2 nd St Meridian, ID 83642 208.514.9547 mcarson@neudesignarch.com
SCHEDULED HEARING DATE	Tuesday, July 10, 2018 6:00 p.m.
KUNA STAFF CONTACT	Sam Weiger, Planner I sweiger@kunaid.gov Phone: 387-7731 Fax: 922-5989

We have enclosed information to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.

Exhibit
B3

Sam Weiger

From: Sam Weiger
Sent: Thursday, May 31, 2018 10:39 AM
To: 'ACHD'; 'Ada County Engineer'; 'Adam Ingram'; Attorney Icloud; 'Becky Rone - Kuna USPS Addressing'; Bob Bachman; 'Boise Project Board of Control'; 'Boise Project Board of Control'; 'Cable One t.v.'; 'Central District Health Dept. CDHD'; 'COMPASS'; 'DEQ'; 'Eric Adolfsen'; 'Idaho Power'; 'Idaho Power'; 'Idaho Power Easements 1'; 'Idaho Power Easments 2'; 'Intermountain Gas'; 'Intermountain Gas'; 'J&M Sanitation - Chad Gordon'; 'Julie Stanely - Regional Address Mgmt.'; 'Ken Couch: Idaho Transportation Department'; 'Kuna Police'; 'Kuna Postmaster - Marc C. Boyer'; 'Kuna School District'; 'Kuna School District'; 'Kuna School District'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; Paul Stevens; 'Perry Palmer'; 'Planning Mgr: Ada County Development Services'; 'Terry Gammel'
Subject: Kuna Planning and Zoning Request for Comment - Case No. 18-09-SUP (Special Use Permit) - Shortline Park Sub No. 1
Attachments: Agency Packet 5.31.18.pdf

May 31, 2018

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

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APPLICANT/ REPRESENTATIVE	neUdesign Architecture – Marla Carson 725 E. 2 nd St Meridian, ID 83642 208.514.9547 mcarson@neudesignarch.com
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KUNA STAFF CONTACT	Sam Weiger, Planner I sweiger@kunaid.gov Phone: 387-7731 Fax: 922-5989

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CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 18-09-SUP /

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

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JUN 12 2018
CITY OF KUNA

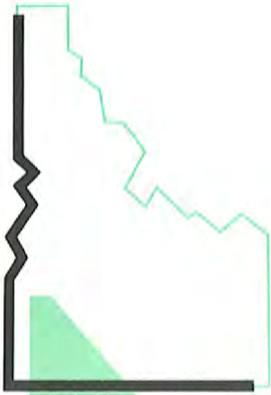
- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before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

14. will require accessory use approval if connected to septic system

Reviewed By: How Baef
Date: 6/6/18

Exhibit
B4

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JUN 12 2018
CITY OF KUNA



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

June 7, 2018

City of Kuna
Planning & Zoning Department
PO Box 13
Kuna, ID 83634

RE: 18-09SUP & 18-17DR/ Contractor Storage Yard; 706 E. Stagecoach Way

Planning & Zoning Department:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Bob Carter, Boise Project- Board of Control, at (208) 344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/ gnf

Cc: Office/file
B. Carter, BPBOC



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Exhibit

B5



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

June 12, 2018

Sam Weiger
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

Development Application	18-09-SUP, 18-17-DR
Project Name	CONTRACTOR STORAGE YARD
Project Location	706 East Stagecoach Way, south of SH-69 milepost 1.61
Project Description	Requesting Special Use Permit and Design Review approval for a concrete contractor storage yard within an M-1 (light industrial) zone
Applicant	Marla Carson with neUdesign Architecture

The Idaho Transportation Department (ITD) reviewed the referenced special use permit and design review applications and has the following comments:

1. This project does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
4. ITD does not object to the Special Use Permit and Design Review approval for a concrete contractor storage yard within an M-1 (light industrial) zone as presented in the application.

If you have any questions, you may contact Tom Haynes at (208) 334-8944 or me at (208) 332-7190.

Sincerely,

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

Exhibit
B6



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

DEQ Response to Request for Environmental Comment

Date: June 15, 2018
Agency Requesting Comments: Kuna Planning & Zoning
Date Request Received: May 31, 2018
Applicant/Description: 18-09-SUP Special Use Permit & 18-17-DR Design Review Contractor Storage Yard – Peak Construction

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

All projects for construction or modification of wastewater systems require

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

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

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

Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.

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

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

5. Hazardous Waste And Ground Water Contamination

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

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

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water*

quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. Additional Notes

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

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

Sincerely,



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

ec: TRIM 2018AEK74

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

13 June 2018

RECEIVED
JUN 19 2018
CITY OF KUNA

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

RE: neUdesign Architecture
706 E. Stagecoach way
Boise-Kuna Irrigation District
S. Railroad Lateral (approx. 80+00)
Sec. 25, T2N, R1W, BM.

18-09-SUP & 18-17-DR

Sam Weiger, Planner I:

The United States' S. Railroad Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 12 feet north and 24 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the lateral easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

Exhibit

B8

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File



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

June 15, 2018

To: Marla Carson, via email
neUdesign Architecture
725 E. 2nd Street
Meridian, ID 83642

Subject: KUNA18-0015/ 18-09-SUP/ 18-17-DR
706 E. Stagecoach Way
Contractor Storage Yard-Peak Construction

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Dawn Battles
Planner
Development Services

cc: City of Kuna (Sam Weiger), via email
MMB Holdings, LLC (Mark Ciavarella), via email

Traffic Information

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Swan Falls Road	0-feet	Minor Arterial	529	Better than "D"
Stagecoach Way	196-feet	Local	146	N/A

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Swan Falls Road north of Shoreline Street was 9,366 on October 25, 2017.
- The average daily traffic count for Stagecoach Way east of Swan Falls Road was 2,649 on October 4, 2017.

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Sam Weiger

From: Marla Carson <mc Carson@neudesignarch.com>
Sent: Monday, June 18, 2018 11:37 AM
To: Sam Weiger
Cc: Mark Ciavarella
Subject: Fwd: Peak Construction Contractor's Yard

----- Forwarded message -----

From: Mitch Skiles <Mskiles@achdidaho.org>
Date: Mon, Jun 18, 2018 at 11:35 AM
Subject: Peak Construction Contractor's Yard
To: "mc Carson@neudesignarch.com" <mc Carson@neudesignarch.com>

Hi Marla,

Regarding the contractor's yard at 706 E Stagecoach Way, no ACHD impact fees are due and no ACHD inspection is required. ACHD may assess impact fees if buildings are added to the yard in the future.

Please provide a copy of this email to your contact at the City of Kuna.

Thanks,

Mitch Skiles

Impact Fee Administrator

Development Services Department

Ada County Highway District

3775 Adams St | Garden City, ID 83714

(208) 387-6346

www.achdidaho.org



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.: 18-07-DR

CROSS REF.: 18-09-SUP

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
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>4.18.18</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

Exhibit
C2



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

Landscape and Streetscape Plan

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

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

- | | | | |
|-----|--------------------------|--|--------------------------|
| N/A | <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 type="checkbox"/> |
| N/A | <input type="checkbox"/> | Screening/treatment of mechanical equipment | <input type="checkbox"/> |
| N/A | <input type="checkbox"/> | 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 type="checkbox"/> |

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: MARLA CARSON Phone: 208.884.2824
 Owner Representative Fax/Email: mcarson@neudesignarch.com

Applicant's Address: 725 E. 2nd ST.
MERIDIAN ID Zip: 83642

Owner: MMB HOLDINGS - MARK CIAVARELLA Phone: 208.514.9547

Owner's Address: P.O. BOX 1346 Email: mark@peakconstruction.com
MERIDIAN ID Zip: 83680

Represented By: *(if different from above)* _____ Phone: _____
Address: _____ Email: _____
Zip: _____

Address of Property: 706 E. STAGECOACH WAY Zip: 83634

Distance from Major Cross Street: ~ .5 MILE Street Name(s): SWAN FALLS RD

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW (LANDSCAPE ONLY) 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.)*

LANDSCAPING FOR A CONCRETE STORAGE LOT

1. Dimension of Property: 196' x 290'
2. Current Land Use(s): VACANT
3. What are the land uses of the adjoining properties?
North: RAILROAD
South: STEEL FAB.
East: CHURCH
West: TOYING COMPANY
4. Is the project intended to be phased, if so what is the phasing time period? _____

Please explain: _____

5. The number and use(s) of all structures: NO BLDGS

6. Building heights: N/A Number of stories: N/A

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? 0

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: N/A / _____

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.

N/A

- % 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? SOUTH RAILROAD LATERAL
↓

12. Fencing: (Please provide information about new fencing material as well as any exiting fencing material)
8' HIGH CHAIN LINK W/ PRIVACY SLATS

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:

ON SITE DRAINAGE

14. Percentage of Site Devoted to Building Coverage: 0

% of Site Devoted to Landscaping: 49% Square Footage: 1911
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 96% Square Footage: 45,133
(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: 0

Method of screening: 0

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

0

19. Setbacks of the proposed building from property lines: N/A

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 X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE 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 Maqatta Date 5.11.18

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

