



KUNA PLANNING AND ZONING COMMISSION Agenda for September 25, 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 September 11, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-10-SUP; Small Wonders Daycare
- c. **Findings of Fact and Conclusions of Law** for 18-02-S; Madrone Heights Subdivision

3. NEW BUSINESS

- a. **18-28-DR (Design Review)** – Accessory Building; the applicant, Mike Smith, requests approval from the Planning and Zoning Commission for a project consisting of four new 6,000 Square Foot (SF) buildings, to be built next to the existing buildings on the lot. The purpose is to provide spaces for start-up business that require between 1,500 and 6,000 SF. Four new buildings are proposed. **ACTION ITEM.**
- b. **18-25-DR (Design Review) & 18-12-SN (Sign)** – D&B Supply; The applicant, Brad Marczuk with Larson Architects, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 46,546 square foot new commercial building to house a *D & B Supply* store with accompanying landscaping, lighting, parking lot and two monument signs; a 26'-8" high double-sided monument sign on Meridian Road, and a 12' – 1" high, double-sided monument sign on Deer Flat Road. The site is located at the southeast corner of Meridian and Deer Flat Roads, Kuna, Idaho 83634 (Current APN = S1419223152 – Until the plat records, then it will be Lot 3, Block 1). **ACTION ITEM.**
- c. **18-24-DR (Design Review) & 18-10-SN (Sign)** – Multi-Tenant Commercial Building Sign; On behalf of Renny Wylie, the applicant, Dana Vance with Superior Signs, seeks design review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a sign for a recently approved multi-tenant commercial building. The site is located 1075 E. Kuna Road, Kuna, ID 83634 (Parcel No. R2373790020). **ACTION ITEM.**

4. PUBLIC HEARING

- a. **18-01-S (Preliminary Plat) & 18-07-DR (Design Review)** – Whisper Meadows Subdivision; Katie Miller with Bailey Engineers, request approval to subdivide approximately 73.50 acres into 310 buildable lots, 38 common lots. The subject site is located near the northwest corner of Linder and Columbia Roads, Meridian, Idaho, ID 83642, within Section 2, Township 2 North, Range 1 West, B.M. (APN#'s R1393850100, R1693860010, R1693860290 and R1693860280). **ACTION ITEM.**
 - **Staff recommends that this case be tabled to Tuesday, October 9, 2018 due to the ACHD report not being available at this time.**

5. ADJOURNMENT

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for August 28, 2018.

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

2. NEW BUSINESS

18-22-DR (Design Review) – Walnut Creek Town Homes; The applicant, Daniel B. Zillner, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for five quadplex buildings, which includes 20 townhomes and landscaping, parking and lighting for two commercial lots. The sites are located on W Heartland Drive, Kuna, Idaho 83634 (APN# R3023310010 & R3023310220)

C/Young: The first item up on your public hearing is 18-22-DR, Design Review for the Walnut Creek Townhomes. **Jeff Hatch:** Jeff Hatch, Hatch Design Architecture, 2126 W State Street, Boise, ID 83703. We’re requesting consideration for Design Review for the Walnut Creek Subdivision. These would be two parcels that are zoned appropriately for this use. We have included a sample of the material. As a wood look, it will be fairly durable. **C/Damron:** Are you guys the same owners of the 2553 and the 2575 lots too? The ones directly east? **Jeff Hatch:** No. **C/Laraway:** The townhomes that you’re proposing, are they a part of the Galiano Subdivision, or is it part of a separate HOA? **Dan Zillner:** My name is Dan Zillner, and I live at 1277 W Oak Tree, which is just down the street from these two lots. Those two lots are part of the Galiano Estates, but they are exempt from the current HOA agreement. All of the guidelines that are laid out by the HOA, all of the building materials are well with them. **C/Laraway:** It is the same Galiano, but it will have a separate HOA? **Dan Zillner:** Yes. **C/Laraway:** Will it be maintained by one owner, or is it all going to be sold off? **Dan Zillner:** Maintained by one owner. **C/Young:** Commissioner Gealy has arrived at 6:07 PM. **Sam Weiger:** Chairman and Commissioners, for the record, Sam Weiger, Planner I, Kuna Planning and Zoning Staff, 751 West 4th Street. The application before you tonight is seeking approval for five townhome quadplex buildings, 20 townhome units, accompanied with landscaping, lighting, and parking within Galiano Subdivision. There are 50 total parking spaces with 20 garage spaces, 20 driveway spaces and 10 parking lot spaces. This exceeds the requirement of 1.5 spaces per unit. The applicant has provided a material sample board and a rock sample for the Commission. The applicant has agreed to work with J&M Sanitation and install trash enclosure gates on the outside ends of enclosure side walls. All enclosure gates shall open past 120 degrees. Applicant shall provide new trash enclosure details to city staff and to J&M Sanitation for approval. Staff forwards a recommendation of approval. With that I will stand for any questions you may have. **C/Damron:** The only concern that I had was the two lots to

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the east. If they don't own them, will that create a hardship for the people trying to sell those lots? Will having the larger buildings between them and the subdivision create a hardship? **C/Young:** It's still in the county, it's not part of the city parcels. **C/Hennis:** Is there a fence around this? **C/Young:** Do you have any fencing proposed around the site. **Jeff Hatch:** At this time, we do have an existing fence on the eastern side of those parcels. They are existing five-mile fencing. We have a couple of considerations to the existing parcels. In part of the conceptual design, we've maintained the dwelling units on the ends to be one-story. This is to consolidate the two-story elements to the center. In addition, there is supplemental information that we've coordinated with staff. We have brought in a revised landscape plan that does include additional trees up against the neighbors and trees to the north and south. As previously mentioned Cathy, in review of the subdivision color schemes and layouts, the intent is to be complementary and cohesive with the existing subdivision. **C/Hennis:** It's pretty well put together and not too congested. They're cognizant of the neighbors, I think. I don't see any issues right now. **C/Young:** I like the townhome design aspect of it. It looks pretty good for what they've got there. **C/Gealy:** I did not see any amenities in the residence of the townhomes (gazebo, playground), do you plan on providing any amenities? **Dan Zillner:** We haven't planned any playgrounds on the site, but we have a large open grass area. We intentionally didn't want it to be really congested. It's just nice grass space. **C/Laraway:** Is there a spot where you have a proposed drainage? **Jeff Hatch:** We would have something that's landscaped and decorative gravel. In addition. the floor plan has each of the arranged spaces with access set up so they can have more of a privatized living arrangements. **C/Hennis:** There is a lot of open space where kids can get out and play at least. **C/Young:** Is the existing fencing vinyl? **Jeff Hatch:** Yes, it is the white vinyl fencing that matches with the subdivision. **C/Gealy:** Are you saying that it's gravel and not grass? **Jeff Hatch:** The drainage swale will have to be engineered by a civil engineer, and so the intent would be to landscape it. They're going to define what the material of the swale will be. Yes, it would be grassy. Based on the soils testing, the size of that swale would be determined by an engineer. The majority of both sites is grass. I also grew up in this area, and we kind of went through a transition in housing for a little while. We lived in a subdivision similar to this, and I have many fond memories using a common landscape. This neighborhood would provide this for the neighbors and residents. **C/Young:** To me, there is enough open space, more than what we have seen in some of the other fourplex types. I would just like to see some other amenity as a gathering place other than open grass for the residents, such as a gazebo. That would finish this off. **C/Gealy:** I agree, one of my main concerns is having good transitions, and I think this provides a good transition for a very busy Ten Mile Road. I think you have good landscaping to affect that transition between the multi-family and the single-family directly to the east. My next concern is that amenities are provided for the residents that are living in the communities. In this case, there will be twenty families there. We are looking for transitions and amenities in all new developments that we see. **C/Damron:** Can we have that as a condition, to have that gazebo in there for section two, in the open drainage area? **C/Gealy:** Or we can have a condition that they work with staff to provide amenities for the residents that would be living there. We can have the applicant work with staff to make this an attractive place to live. **C/Laraway:** I just think we've been really good about trying to get these little areas, and a lot of them come up. There has to be something set aside for the kids to keep them entertained in that area. **Jace Hellman:** If the plan is to add additional amenities, can we have some sort of specification from the Commission about what kind of amenities you're talking about. **C/Gealy:** I would look to staff to provide some guidance on that. I have difficulty looking at this and see how much space there is and recognize that there are 20 families and determine what will be appropriate? **C/Hennis:** Yes, but this wasn't brought up too much in discussion. Staff isn't trying to read our minds. They've already recommended that this be approved. If there are certain things that we want, we're going to have to give more guidance as to what expect as a Commission. We cannot just leave a question mark and let someone else deal with it. **C/Young:** I think a good amenity would be a gazebo, because it's a gathering place for residents. I know a playground is nice, but if it isn't maintained, it becomes a liability to the owners. **C/Gealy:** Additional landscaping to make it look like more of a park would be good, too. Maybe the HOA needs to put up a basketball hoop. **Wendy Howell:** When you do your motion, please mention the condition in your motion. **C/Laraway:** It looks like there are very minimal backyards attached to these units. I agree with playground equipment to some degree.

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Commissioner Gealy motions to approve Case No. 18-22-DR with the conditions as outlined in the staff report and a condition that the applicant will work with staff to include additional amenities for the residents such as a gazebo, a playground and additional landscaping as is appropriate; Commissioner Hennis Seconds; Motion carried 4-0.

3. PUBLIC HEARING

18-01-S (Preliminary Plat) & 18-07-DR (Design Review) – Whisper Meadows Subdivision; Katie Miller with Bailey Engineers, request approval to subdivide approximately 73.50 acres into 310 buildable lots, 38 common lots. The subject site is located *near* the northwest corner of Linder and Columbia Roads, Meridian, Idaho, ID 83642, within Section 2, Township 2 North, Range 1 West, B.M. (APN#'s R1393850100, R1693860010, R1693860290 and R1693860280).

- **Staff recommends that this case be tabled to Tuesday, September 25, 2018 due to the ACHD (Ada County Highway District) report not being available at this time.**

Commissioner Hennis motions to table Case No. 18-22-DR and 18-07-DR to Tuesday, September 25, 2018; Commissioner Gealy Seconds; Motion carried 4-0.

18-10-SUP (Special Use Permit) – Small Wonders Daycare; Applicant, Tracey McRoberts, seeks Special Use Permit approval in order to operate a Group Childcare Facility in an existing residence. The site is located at 1403 North Antimony Place, Kuna, ID 83634.

Tracey McRoberts: My name is Tracey McRoberts, my address is 1119 N. Cambrick Drive. I've been a resident since 1996. I've had a licensed, in-home daycare in my residence since 2006. I propose to open up another licensed daycare at 1403 N. Antimony Place. We've got permission from the owners who rented the home. I have a passed inspection from Central District Health. I passed the fire inspection, so we are just needing the City of Kuna Special Use Permit. There's a dire need for a good quality daycare in Kuna. I've got calls constantly coming in to me having to turn away a loving, good experience. I run a very clean facility and I think it would be a great asset to our community. **C/Young:** How many are at your existing daycare? Are you going to keep that one open? **Tracey McRoberts:** Seven to 12 kids, and I will keep it open. **C/Young:** This will be a daycare on the ground floor and quarters above? **C/Young:** Will you be living at your existing residence? **C/Gealy:** You said that your mother is living there? **Tracey McRoberts:** She is living there and she is 72. She is coming from Nampa to be closer to me. **C/Gealy:** Will your mother have contact with the children? **Tracey McRoberts:** She won't be tending to the children. **C/Gealy:** I don't know if your mother needs to have a background check, because she'll be living there. **Wendy Howell:** Health and welfare will take care of the background checks, and I believe she will have to. **C/Hennis:** Those will be the state specified regulations. **C/Gealy:** I know there is another play area in the backyard, so will the gate will be locked? **Tracey McRoberts:** The gates are not only locked, but the gate levers are quite high so the children cannot reach them. The fire chief and the health department inspected that. **C/Gealy:** Good, there needs to be an exit too in case of an emergency. **Tracey McRoberts:** There is one exit gate. **Jace Hellman:** Good evening Chairman and Commissioners, Jace Hellman, Planner II, 751 W 4th Street. The application before you tonight requires Special Use Permit approval for a group child care facility within an R-6 zone. This is just southwest of the Deer Flat and School Avenue intersection. The classification of a group child care facility allows the applicant to provide child care for no more than 12 children at any one time. They propose their hours to be from 6 AM to 6 PM. Due to the nature of this child care center involving a child care facility, Idaho State Code Title 39 Chapter 11, which is for the basic daycare license, this is an applicable standard. The applicant shall adhere to its standards. The applicant will be required to follow Kuna City Code, which states childcare facilities require a minimum of 40 square feet of usable indoor door space per child and 80 square feet of usable outdoor space per child. Staff would note that the applicant has sufficient outdoor and indoor square footage to accommodate a maximum of 12 children. All plans will be required to be submitted to Central District Health, Kuna Fire District and the building department for review and inspection. If any changes to the site are required, the

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applicant will permit with the city to make any recommended modifications. Property owners within 300 feet of the property were notified, a notice was printed in the Kuna Melba News and the subject property was posted with a sign. Staff has determined that this application complies with Kuna City Code, the goals and objectives of the Kuna Comprehensive plan and Idaho State Code. Staff would forward a recommendation of approval. One side note, it is a three-car garage with the three parking stalls on the driveway. There is addition room for off-street parking, and that's on your site plan. It is listed under A-4-G, and there's some pages that show additional parking for people that come at different times. I will now stand for any questions. **C/Young:** I will open the public testimony at 6:34 and close it at 6:35. **C/Damron:** It is a nice large lot and a good play area. **C/Hennis:** It seems like it's been run well for the last 12 and a half years. **C/Gealy:** There is a need.

Commissioner Hennis motions to approve Case No. 18-10-SUP with the conditions as outlined in the staff report; Commissioner Gealy Seconds; Motion carried 4-0.

18-02-S (Preliminary Plat) & 18-18-DR (Design Review) – Madrone Heights Subdivision; On behalf of N Star Farm, LLC (the applicant), Kirsti Grabo with KM Engineering, requests approval to subdivide approximately 39.48 acres (previously zoned R-6) into 206 single home lots, an additional 27 common lots, and one shared driveway. Applicant has reserved the name Madrone Heights Subdivision. A Design Review application for the landscaping for the 27 common lots accompanies this application. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, Township 2 North, Range 1 West, B.M. (APN #: S1322438400.)

Kevin McCarthy: Chairman and Commissioners, Kevin McCarthy, 9233 W State Street. I'm here on behalf of the Madrone Heights Subdivision. The property owner is Tim Eck, and he is here to answer any questions if necessary. Madrone Heights is approximately 40 acres. The property is located on the north side of Kuna Road with an R-6 zoning. It has a maximum density of 5.2 dwelling units per acre as approved by Planning and Zoning and City Council. The preliminary plat before you has 206 single-family lots, 27 common lots and one shared driveway. This makes a total of 234 lots. This layout reflects the gross density. It also includes approximately 3.4 acres of landscape open space which is located at the center of the project. It is proposed to have soccer fields and walking paths around it. That will improve connectivity throughout the project. We reviewed the staff report from the City of Kuna and Ada County Highway District had no comments. The conditions of approval have been listed. We appreciate working with the city staff on this project. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, Kuna Planning and Zoning Staff. The preliminary plat is presented for your vote to recommend to the City Council for approval, conditional approval or denial. All notes have been followed for tonight's public hearing, in fact a courtesy notice was also sent out late last week. The courtesy notice was tabled at the last meeting to be heard tonight. The applicant does seek to subdivide approximately 39.5 acres into 206 single-family homes, 27 common lots and one shared driveway. This is in the city limits like Kevin McCarthy mentioned. The project does have significant front along Kuna Road, and it is near the northwest corner of Ten Mile Road and Kuna Road. This project has provided for a mid-mile collector, Beadlily I believe is what it's called. It is on the west side of the project. There is a considerable amount of landscape buffers and internal open spaces for recreational uses. Staff mentioned that the back-T tests were approved earlier this year. One condition of approval was that it would not exceed a certain density. Staff is here to tell you that the density that was required at time of annexation and zoning does conform to that. Staff agrees with ACHD and the applicant that the mid-mile collector shall be completed from Kuna Road all the way to the northern property line. As stated in the ACHD staff report, in their conditions of approval, they suggest that a barricade be placed on the north side of Beadlily and West Park Street. The reason for that is that the improvements that the developer is going to expand to have them put in are protected. It's actually put in already and available for any additional development either to the west or to the north. Staff supports the ACHD condition that they can put that barricade there. Staff also supports the proposed shared driveway in the subdivision. As I handed out in my presentation, the applicant has also submitted an updated landscape plan. This plan does comply with Kuna City

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Code 5-17-15. Originally the first submission was just a few trees and shrubs shy, but they provided that earlier today. This new one appears to conform with that code. The applicant is aware that they will be extending and be required to extend all city and public utilities at this site. It's anticipated there will be up to four phases for the project. The applicant has provided everything that we have asked for. With that staff can answer any questions you may have. We hope that it's a new chapter for the City of Kuna. **C/Young:** In the staff report in the conditions of approval, it's listed that there be easement in the northeast corner for a future pathway and for when properties in the north and east develop. It goes on to state that the HOA will be responsible for building that pathway when the development happens. Does the applicant need to build out the city required width for a future reminder rather than putting them on an HOA? **Troy Behunin:** That is something that this body could condition, but you may also ask the applicant to do that. The reason that staff included that is that was tucked in the northeast corner of this project against the creek. It was a pinch point between two properties. One of them is to the north, and it will likely develop and there is one to the west of the Deutsch property. It will probably be some time before that develops, just because of the many constraints that are on that site. We don't want to miss that opportunity to get the greenbelt in place. **C/Gealy:** Do you feel like that the new landscape plan addresses concerns about space available in that corner for that pathway? **Troy Behunin:** I did notice in that corner that the landscaping was pulled away from that corner where the master pathway map indicates that there is a recreational path. **C/Gealy:** What about the rest of the new landscape plan? **Troy Behunin:** It is significantly different from the original. Even if there is something missing, it will still be required because it needs to conform to Kuna City Code 5-17-15. If there is a discrepancy, we can handle that afterwards. **C/Hennis:** You said the Deutsch property is to the west? **Troy Behunin:** I did say to the west, I'm sorry. I meant to the east. **C/Hennis:** Also, has there been talk between staff and the applicant regarding the issue with the sewer. The issue is that there is not enough capacity in this R-6 that they recommend in an R-4. **Troy Behunin:** Actually, that was a very significant part of the discussion. At the public hearing for the annexation, this explained why they are limited to the 5.2. I spoke to Public Works Director Bob Bachman and Paul Stevens, and they agree that would not compromise the available capacity. They also believe that there are other solutions working to provide more sewer connections in the area over the next couple years. The number of 206 homes was not a concern to them. The recommendation from Mike Borzick was that it be zoned no more than an R-4 or less. That was their recommendation before the rezone. It was discussed at length at the public hearing for the annexation. **C/Hennis:** We have nothing that states that everyone is ok with the 5.2? **Troy Behunin:** They were at the meeting stating that they were ok with the 5.2. That was actually the number that was agreed on between council, the applicant and public works. **C/Laraway:** When he's talking about it being naïve to the city engineer, is the wastewater portion of it going to be sent to the ponds or are they connected to the Ten Mile? **Troy Behunin:** This one will actually be connected to the south Swan Falls plant. **C/Laraway:** Wasn't there talk about getting rid of those? **Troy Behunin:** I don't know. **C/Young:** We will open the public testimony at 6:50 and I have listed neutral to testify Kay Albers. **Kay Albers:** I live at 8165 McDermott Road. I know I live outside city limits, but I will be passing by this development several times a day, possibly. I can't imagine what the traffic is going to be like. One of my worries is being on the outside of the tracks, adding more homes and people for fire and emergency responders. We have had to have them deal with fires on the wheat fields and if the tracks are blocked, what do we do? A month ago, both tracks are blocked and fire trucks are blazing past the post office. My other concern is that living out in the country, I would hate to see our rural feeling disappear. I'm just wondering why the developers, instead of cramming five or six homes on an acre, can't give people the option of one-third of an acre or one-fourth of an acre. This would give us a rural feel that Kuna is known for, and we moved here 30 years ago. The other thing is the schools. All the homes in this subdivision are coming in, and our schools can't handle it. If you go to the schools and walk the halls to see how crowded they are, they have to do three sections for lunch. This is because they can't fit the kids into the lunchrooms at one time. Some of these kids are going to lunch at 10:30. My concern is slowing down and keeping out rural feeling. With 206 homes and 27 common lots, how many homes is that putting on an acre? **C/Young:** 5.2. **Kay Albers:** I noticed that there is no place for the kids to play in the backyards, not even room for a swing set or a fair-sized dog to roam around because the yards are so tiny. The picture shows the common lot right in the middle. All these children have to cross these streets to get to this common lot in this development. They need a place to play or roam. I would

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think the common lots would need to be more spread out in this subdivision instead of right in the middle where all the children cross the streets. I'm concerned about going from one entry to a two-lane road. **C/Young:** Next, I have listed Tim Gordon. **Tim Gordon:** I'm ok, thank you. **Tim Eck:** Good evening Commissioners, Tim Eck, 6152 W. Half Moon Lane, Eagle, Idaho. I am the applicant. These are all single-family detached lots. They all have the ability to be fenced, they all have private yards for their kids and their dogs. We do try to provide internal connectivity with the pathways. We centrally locate a larger amenity, which is the smaller pocket parks that aren't big enough to run your dog on. We have the ability to house two of these. Since the soccer fields turn the other direction, we'll house the larger soccer fields for the teenage groups. We want them to be able to have the outdoor activities. Soccer seems to be the hot sport today, so we've got a good amount of open space in it. For questions about the back corner, we're just barely touching it, nobody knows exactly what we're going to need there. We'll gladly from the road put a pathway out to the corner at the dead end, because there's nothing on either side of it. We don't know what will come there, but we can certainly improve a pathway if Planning and Zoning would like to see that. **C/Gealy:** I think the concern is more about the area for the pathway would be kept free, the cross-through pathway. **Tim Eck:** We left it open on the corner, and we left it open in the center. If time comes that the connecting pathway along the Indian Creek is constructed, there's a space for it. If that occurs, then we can easily put a connecting path from that road to that pathway. That's why we've got everything laid out the way that it is, to accommodate all that. We do anticipate building out about 4 phases. We prefer to construct Beadlily. One of the options that ACHD put forth was that we would road trust warrants. Then, what would we do with the landscape buffer? We don't know the road, I still have the landscape buffer between the fence and where the road would be. We have a landscape buffer that goes to leaves. At least this way, the road gets built with the contiguous phase. The road really isn't open for public use beyond the park. When the neighbors come on to our west or to our north, the north is stubbed to them ready to go. You take that money, 130 percent of their anticipated costs, put it in a road trust and it sits there for 10 years. If it's not used in 10 years, I get it back and the road doesn't get built. I'd rather get it built. That would be a request of ACHD, and staff agreed with stopping the road past Park Street. Policy requires a stop street over 150 feet has an emergency vehicle turnaround, but there's no reason for a firetruck to go down there. It's a dead-end road. It will be stopped off at Park, and we read into putting a turnaround out there. It's in the abyss, and it would be a dumping ground. We see that in all of our subdivisions. People think the most beautiful thing about a new subdivision is that they can back their trucks and dump all of their garbage. We haul truck loads for every subdivision, and at least a load is dumped in our plats. I will answer any questions you may have. **C/Hennis:** What size houses are you looking to build in here? **Tim Eck:** We think that this will be a continuation of the Desert Hawk Subdivision. I think there are 1800-2400 square foot homes out there. This is one of our smaller lot projects. We're trying to hit a little more affordable product out here. As you get closer to Meridian, everything gets more expensive. We've started putting bigger homes and bigger lots out there. As we move a little bit south, south of the tracks, we try to go a little bit tighter with smaller product. The smaller product has been very successful in the Crowman Subdivision. We just started the fourth phase of Desert Hawk, it's 30-32 lots. That's the end of it. We spend \$18-20,000 on traffic studies. All recommendations for traffic study are rolled into the ACHD staff report. This includes improvements that are recommended by ACHD. This is an example of ones that are not warranted. It is not warranted by the subdivision and ACHD is putting it in, because we're close. **C/Damron:** You said you're putting up two soccer fields in that center section? **Tim Eck:** You can see that on this landscape plan, it's laid out. The soccer fields will be sized based on the age group. We have different sized soccer fields, smaller and larger fields. We'll put two of the smaller soccer fields vertically on this layout. The larger fields would be placed horizontally on this layout. **C/Damron:** If you've got soccer fields there, it's not just going to be the residents using it. You're going to have a lot of parking overflow in there that's going to block driveways. It will block driveways at other people's houses, which will cause problems. **Tim Eck:** This is not intended to be a public use, this is for the private community. It will be an HOA-owned park amenity. If they elect to chalk out soccer fields, then their kids can go play soccer. We're providing the capacity for the kids to play soccer or softball. We're not promoting a soccer field for hire. **C/Gealy:** I think you said there's a pathway around the park? **Tim Eck:** Yes, we'll put a pathway around it. You can see on the landscape plan that to the north there is a fairly wide landscape strip in the lots that have a pathway to the north segment. **C/Laraway:** Were you made aware

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of any concerns by first responders about getting over to this section? **Tim Eck:** No, they've all gotten notification of the plat, and they would actually respond to staff. **C/Gealy:** We were just given two letters from them that I haven't read yet. Have you had a chance to read them yet? **Tim Eck:** I did receive two today, and Mr. Deutsch's letter speaks about our stub street and his property. We talked about the fact that he runs cattle, and he's very close to being 100 percent accurate. We did discuss the fact about putting a contiguous fence around there, but that would have to meet ACHD and council approval. This is where our stub street meets his property. Normally we would stop our vinyl fence and put up a barricade that says this will be extended for the future. Then whatever fence he's strung up already would remain. What he's concerned about is that the stub street would promote ingress to his property. He doesn't feel that the three-rail barbed wire fence is going to slow down or stop him. We're seeing this done more and more where instead of putting a temporary fence and the barricades across there, you just run the vinyl fence straight across. The sign on it that says to be continued in the future. We're finding that doing this provided that it meets policy with ACHD and the City of Kuna. The other letter spoke about varying the power and building the streets. It talked about bringing utilities. **C/Gealy:** Mr. Chairman, I would like to moment to read the letters that we first received. **C/Young:** We will close the public testimony at 7:07. **C/Gealy:** I'm confused by the two greenbelt access points in Mr. Deutsch's letter. **C/Young:** I think what he's referring to is in the northeast corner of the Future Land Use Map. As things develop to the north and to the east. The city has planned another continuation of the greenbelt there. For this northeast tip, it just kisses that and there's a small 20 to 30-foot section lengthwise. This would enter on the east side and from the north. **C/Gealy:** Is he calling that two access points from the east and north? **C/Young:** That's what I'm getting out of the letter. Does that seem correct, Troy? **Troy Behunin:** Troy Behunin, Planning and Zoning Staff. What Mr. Deutsch is talking about is concerning the two access points on the greenbelt out of the north boundary of the subdivision. He's talking about the two that aren't even on his property. He's talking about the one for this subdivision. It says Tim Gordon, so I'm guessing that is going into Tim Gordon's property. He's talking about offsite greenbelt access. I don't know why he's referring to them as two different ones. **C/Laraway:** Just for clarification about Mr. Gordon's property. Is this directly to the north, behind this property? **Troy Behunin:** Correct. He has a little 30-foot property line that actually overlaps the property boundary between Madrone Heights and Dick Deutsch. **C/Gealy:** His concern is that they need to maintain a barrier between people from this subdivision to keep them from wandering into the site? **Troy Behunin:** He doesn't explain that very well, it's about access to his property. He does say that we can't talk about that, because they do not adjoin our property. He's got concerns that are actually off of his property. It sounds like he needs to talk with Mr. Gordon, and I know that Tim Eck, the developer of Madrone Heights, has had a number of discussions. I think that Mr. Eck and Mr. Deutsch see eye to eye on everything. At least from what I've heard, I think he submitted this letter just to get on record. His suggestion would be to put that vinyl fence. That was the main thrust. **C/Laraway:** Earlier, we've heard a couple times that the facility director said R-4, and people said that it was discussed at the city council meeting. What was agreed upon? **Troy Behunin:** R-6 is what was agreed upon with the 5.2 dwelling units. R-6 actually allows six units per acre, but he's not interested in six units per acre. The developer is interested in the dimensional standards of the R-6. As you can see, he's actually below that by a pretty good chunk. **C/Gealy:** Could I ask for your opinion about the solid vinyl fence across the stub street? **Troy Behunin:** I have no opinion. As long as it says that it's blocked off and to be continued for future development, as ACHD requires, then staff has no opinion whether it's all the way across or not. **C/Gealy:** Would it be a violation of the city code to put a solid fence across there? **Troy Behunin:** They're not blocking off any of the road, it's either at the edge of road or just beyond the edge of road. **C/Gealy:** Would staff object if that was a condition? **Troy Behunin:** No. **C/Young:** I think the overall layout and access points are good. There are two access points off of Kuna Road. I think that helps with accessing the back end. As things develop, there will be other additional things to enter. **C/Hennis:** As Stephen said, I'm still concerned with parking for any usage of that park. There's just nothing there. The streets are fairly narrow. You've got a lot of people crammed into a little place. **C/Damron:** I also have concerns with, and I've addressed this before, what point in the city we start building a fire station on this side of the tracks. How many houses have to go in before we need this public safety. Wendy Howell: The city doesn't have any say in when and if they do, we would support one if they choose to do that. **C/Damron:** Is that up to the fire district? **Wendy Howell:** Yes. They are a separate taxing entity. **C/Hennis:** Did they have any

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response to this application? **Troy Behunin:** No, they did not. However, the silver lining is that they just implemented a rural fire district impact fee. This subdivision would be subject to that. **C/Damron:** Knowing fire districts, that impact fee usually goes to the district. It still doesn't show us that they're looking towards the south station. When those tracks are blocked, there is no access. We all know that fire burns rapidly and EMS calls and they're not there and people die. I'm real concerned with those aspects as we build through there. **Wendy Howell:** They are working with the Pulse Point app, and that may help with some of those issues for the emergency if it's a heart attack for example. You might want to get a hold of the fire district to chat with them about that program that they're doing. **C/Damron:** Do you have any other information besides that? Being a former paramedic, an app doesn't save people's lives. **Wendy Howell:** No, but it will get someone close to it that will sign up for it and can help. **C/Damron:** They are looking at first responder notification, so they'll be able to get there first. **Wendy Howell:** Correct. They have told me verbally that the rail has been only minimally been an issue for them. If it's a big emergency, they'll just go around to another route. I know that it makes it longer, I realize that. That's what I've been told verbally. They do have to have a capital improvement plan for their impact fees. That plan is what you could potentially review to see what they planned for the impact fees to go towards. **Troy Behunin:** I know that Commissioner Hennis had a concern just a moment ago about the park and parking. The streets are actually to Kuna City standards. Staff has actually had discussions with the developer about the soccer fields that are shown on there. The discussions were about how large they are. You may have missed it, but in his testimony, he said that if the HOA wants to chalk out soccer fields, then they can. That's really just an illustration of the size. If you ask most people how large an acre of ground is, they think that half of an acre is a full acre. People understand soccer field sizes for whatever reason, so it's just an illustration. **C/Hennis:** I understand that, but it's still going to be usage of the park. Considering you've got a lot of houses here, not all of them are going to track from the outside corner all the way out there. I was concerned a little bit more on the park. **Troy Behunin:** Traditionally speaking, with a centrally located park like this, there might be a few people that do drive. I believe I ran a measuring tool on there, and most people are going to walk less than 600 feet to get there. It's not a public park so the outside influence shouldn't be there. **C/Young:** Do we like the idea of extending Beadlily all the way to the north boundary? Do we want to install a barricade at that point, having that built out with this development? Without having to worry about if development isn't happening to the north right away, this development still gets taken care of. The barricade will keep people from the rear of the subdivision. I like the idea of extending the vinyl fencing on the east boundary from West Park Street with the Ada County signage on there. The road is going to terminate there one way or another until something develops. It could be ten years, it could be never. If the fencing's in place, I think that helps address the neighbor's concerns to the east. It doesn't affect anything. **C/Hennis:** What about the one to the north, though? Don't the cattle graze across here? I think it would have to cross both. **C/Young:** To keep consistency. **C/Gealy:** This street here, the Beadlily, that will be constructed to a full width, correct? Or is it half of a width? **C/Young:** They'll develop a street with the curb and gutter along the side they develop. The curb and gutter on the other side will be developed. Yes, full width. **C/Gealy:** Are you suggesting that they build the whole road? **C/Young:** I recommend they build it as shown in this plan and barricade it. **C/Gealy:** This would be so they don't have to build the turnaround for emergency vehicles. My only other concern I still have is with the northeast corner. I know it's all in the future and it has to align a certain way. As far as the future pathway or future greenbelt, I have a hard time saying in the future that the HOA is going to pay for something. It's either a parks improvement or something the developer should have done. We can have that easement off of the pathway, but I don't know what the verbiage would be. **C/Gealy:** It would seem that at this point, given the concerns about the stub streets there would be this same concern about open streets in the corner. It would need to be fenced in. **C/Young:** I think that it is fenced in. The concern is in the future when the north property develops, and again that northeast corner barely touches it. I'd like to see the developer do something now, rather than put those on the HOA to build out this little strip. The staff report right now indicates that the onus would be on the HOA in the future to do that. **C/Hennis:** One other way to do it is to specify something and in the future simply connect what's there. First in, first to determine it. **C/Young:** That's where I'm at. The corners would have to align that in the future. **C/Hennis:** Well just imagine something like a concrete pad back there that would allow some amenities to go in. People would picnic or something there, and there would be something in the corner

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for any pathways that would come in. You've got a half moon or half circle right there. You give them a corner of concrete and fence either side so they can bring the path in so they connect either way. **C/Young:** There's an easement here that also has to be a part of that. If we don't have a defined pathway now, then that concrete will be over that easement. It would have to get tore up in the future as things change. **C/Hennis:** Well, I think you're going to have a hard time tying the cart on the horse here. My only suggestion is to put something else here, but beyond that I don't know what it's going to look like down the road. **C/Gealy:** I agree that if we require them to construct something there and then drive that pathway at either side. It does seem premature to do that. They're holding the space open, and they're requiring it to be constructed at a future date. **C/Young:** By the HOA? That's where my hang-up is. Right now, the verbiage is that the residents will pay for that. Is there some contingency in the HOA that there's money set aside for that? Do they just get a surprise bill in the mail that says you have to spend \$10,000 to get a pathway there? **C/Hennis:** That's true, but I don't think you're going to be in the realm of \$10,000. I think they'll be more around \$2,000. **C/Laraway:** Am I missing something, are we suggesting that the path either be built by the developer or the HOA? Does the path have to be paved, or can it be a gravel material designated as a path? **C/Young:** In the future would the pathway along that side of the greenbelt be intended to be an asphalt pathway? **Troy Behunin:** For the record, Troy Behunin. There's a high likelihood that at some point, there might need to be some kind of ACHD stormwater pond. For that little pocket park, it will be a small one. Why don't you condition that they work with staff to provide some kind of walk way? It would be an easy way to meld what they would put in with a future path in the future. They likely might put a walkway around the outside edge of that lot, so that people could walk around much like that one in the center. In the future, it would be really easy to either add to it or to extend it just a little bit so that it is included. Because this is a master path or plan, there is no definitive location that it goes. In the event that it does happen, there's something working in place that could accommodate something like that. **C/Damron:** What would the size of that storm drainage pond be? **Troy Behunin:** No more that 2-3 feet deep. The only way to know that is to go all the way through engineering. **C/Gealy:** I think the concern is that at some point we're going to have some kind of pathway connectivity through there. We're trying to figure out how to get the developer to pay for it, rather than the homeowners and the city. **Troy Behunin:** That's what the developer is suggesting. He will put a walkway in around the outside edge of that entire property. This would circle the property. In the event that Mr. Deutsch's and Mr. Gordon's property develops in this point, then there would be something to connect to a lot closer to a path than just grass. Somebody might have to expend a few more dollars to connect to it, but we can work with the developer. **C/Gealy:** The other landowners and the city would be able to resolve any issues. **Troy Behunin:** We can work with them to get it so close to that corner that it's very minimal. We're talking hundreds of dollars, not thousands of dollars. **C/Young:** This would alleviate the language in the staff report. **Troy Behunin:** You can strike that completely and say that you want to condition or read this instead. **C/Damron:** Is Beverly an existing road or just a farm access only? **Troy Behunin:** There are no roads at all existing on this property. The developer just reminded me that likely if there is subservice drainage needed, the naked eye won't see it. It would just be flat grass, not a pond. **C/Laraway:** I'm assuming the developer solved our problem if he's going to put the sidewalk around the property at the considered path.

Commissioner Hennis recommends approval for Case No. 18-02-S with the conditions as outlined in the staff report and a revision to No. 13, a condition that the applicant shall provide a perimeter pathway in Block 2 in the northwest corner for future connectivity to the city greenbelt, a condition that the applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue to seal off the streets with the future signage as recommended in the ACHD report, and a condition that the applicant shall install barricades north of Park Street and along Beadlily to restrict access for the road to the north. Commissioner Laraway Seconds; Motion carried 4-0.

Commissioner Hennis motions to approve 18-18-DR with the conditions as outlined in the staff report, a condition that the applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue; a condition that the applicant shall install barricades north of Park Street and along Beadlily; and a condition that the applicant

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shall work with staff for the perimeter hardscaping and port and/or pathway for future access; Commissioner Gealy Seconds; Motion carried 4-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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P&Z Commission – Findings of Fact and Conclusions of Law

To: Kuna Planning and Zoning Commission.

File Numbers: 18-10-SUP (Special Use Permit);
Small Wonders Daycare

Location: 1403 N. Antimony Pl.,
Kuna, Idaho 83634

Planner: Jace Hellman, Planner II

Hearing date: September 11, 2018
Findings: September 25, 2018

Owner: Kirt & Stacy Taylor
2254 N Justin Way
Meridian, ID 83646

Applicant: Tracey McRoberts
1119 N Cambrick Dr
Kuna, ID 83634
208-891-2849
mtmmcroberts@cablone.net

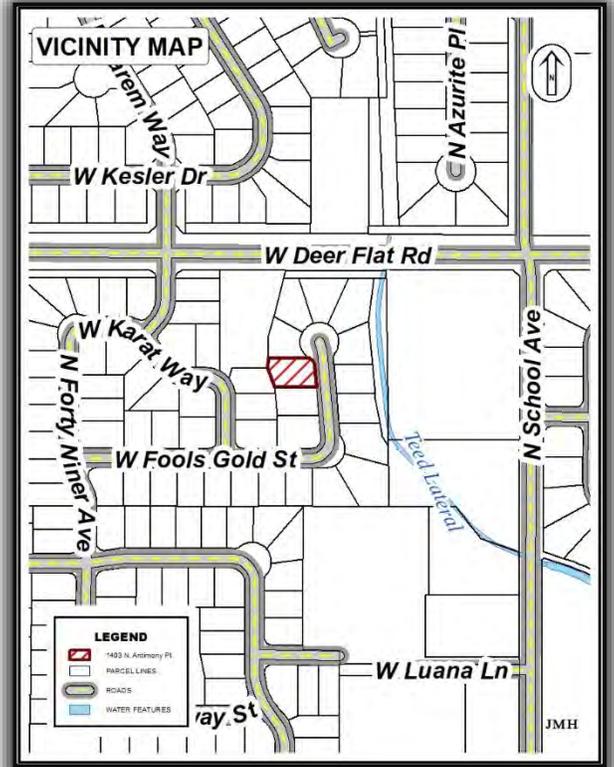


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A. Course of Proceedings:

- The applicant is proposing to operate a Group Childcare Facility within an existing residence located at 1403 North Antimony Place. In accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC); this use requires approval of a Special Use Permit (SUP).
- In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks approval of a Special Use Permit (SUP) for a Group Childcare Facility at the subject site which allows for no more than 12 children at any one time, on a regularly scheduled basis.

a. Notifications

- | | |
|-------------------------------------|-------------------------------|
| i. Neighborhood Meeting | August 8, 2018 (one attendee) |
| ii. Agencies | August 14, 2018 |
| iii. 300' Notice to Property Owners | August 22, 2018 |

- iv. Kuna Melba Newspaper
- v. Site Posted

August 22, 2018
 August 27, 2018

B. Applicants Request:

Applicant, Tracey McRoberts, seeks Special Use Permit approval in order to operate a Group Childcare Facility in an existing residence. The site is located at 1403 North Antimony Place, Kuna, ID 83634.

C. Aerial Map:



D. History: The property Lot 32, Block 5 of Gold Creek Subdivision No. 2 and is currently zoned R-6 (Medium Density Residential). The current home on the property is used as a rental unit.

E. General Projects Facts:

1. **Surrounding Land Uses:**

North	R-6	Medium-Low Density Residential – Kuna City
South	R-6	Medium-Low Density Residential – Kuna City
East	R-6	Medium-Low Density Residential – Kuna City
West	R-6	Medium-Low Density Residential – Kuna City

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

- Parcel Size: Approximately 0.199 acres
- Zoning: R-6 (Medium Density Residential)
- Parcel #: R3192280340

3. **Services:**

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

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

There is currently a single-family residential home onsite, estimated to be approximately 1,371 square feet, and an attached three-car garage, estimated to be approximately 620 square feet. The yard is fully fenced. Landscaping on site is generally associated with an existing residential lot, including multiple mature trees.

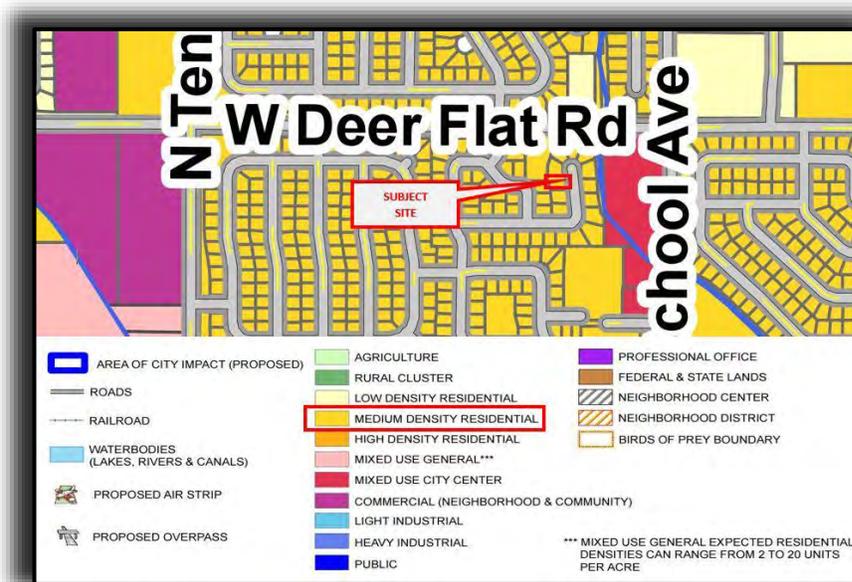
5. **Transportation / Connectivity:**

Current access to the site exists along the subject sites frontage on North Antimony Place via an existing driveway. Attached sidewalks throughout the subdivision provide pedestrian connectivity.

6. **Environmental Issues:**

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

7. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium-Density Residential. Staff views this proposed Special Use Permit request to be consistent with the surrounding zoning designations as designated in the Future Land Use Map.



8. **Agency Responses:**

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

- Idaho Transportation Department (August 14, 2018) Exhibit B4
- Kuna School District (August 18,2018) Exhibit B5
- Central District Health Department (August 27, 2018) Exhibit B6

F. **Staff Analysis:**

In order to operate a Group Childcare facility within a residential zone, a Special Use Permit is required per Kuna City Code Title 5, Chapters 3 and 1 (Zoning Districts and Definitions). Group Childcare, allows the applicant to provide childcare for seven (7) to twelve (12) children under the age of 12 on regularly scheduled basis, with the appropriate child to staff ratio according to Idaho Code 39-1109(4)(a). The Group Childcare Facility hours of operation are proposed as Monday through Friday from 6:00 am to 6:00 pm with some variation for special circumstances. The applicant has proposed a total of three to five employees with a maximum of one to two employees working onsite at one time.

Childcare facilities require a minimum of forty (40) square feet of usable indoor space per child and eighty (80) square feet of usable outdoor space per child. The applicant will be required to comply with Idaho Code Title 39, Chapter 11. Staff finds that the square footage of the proposed site exceeds the requirements for seven (7) to twelve (12) children.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §67-65 and §39-11; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-10-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.
4. Idaho Code, Title 39, Chapter 11, Health and Safety.

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 are consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

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 1.2:

Strengthen existing business enterprises and promote their expansion.

6.0 – Land Use

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

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. Based on the record contained in Case No. 18-10-SUP, including the exhibits, staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No. 18-10-SUP.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject applications on September 11, 2018 to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No. 18-10-SUP, this proposal appears to *generally comply with* the Comprehensive Plan and Future Land Use Map.

Comment: *The Comprehensive Plan Future Land Use Map designates the approximately 0.199 acres (project site) as Medium-Density Residential. The group childcare facility is permitted in this zone with a special use permit.*

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

Comment: *On September 11, 2018, Kuna's Planning and Zoning Commission has voted to approve application 18-10-SUP.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on September 11, 2018.*

J. Kuna City Code Analysis:

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

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

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

Comment: *The 0.199-acre project site is suitable for a group childcare facility.*

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

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

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

Comment: *The proposed group childcare facility is connected to Kuna public sewer and water therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The special use permit request considers the location of the property and adjacent uses. The adjacent uses are residential as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Utility services are suitable and adequate for a group childcare facility.*

K. Conclusions of Law:

1. Based on the evidence contained in Case No. 18-10-SUP, Commission finds Case No. 18-10-SUP generally *complies* with Kuna City Code.
2. Based on the evidence contained in Case No. 18-10-SUP, Commission finds Case No. 18-10-SUP is generally *consistent* with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Commission:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 18-10-SUP, a Special Use Permit request by Tracey McRoberts with the following conditions of approval:

1. As requested by the applicant, the Group Childcare facility is allowed to be open Monday through Friday from 6:00 am to 6:00 pm, with some variation to accommodate special circumstances.
2. Signs, banners, flags or other means to attract attention onsite are allowed, with a permit, in accordance with KCC 5-10-4. A sign permit must be obtained prior to installing any new, or modifying any existing, signage.
3. Applicant shall ensure that fencing around the outside play area is in safe condition and complies with Idaho Code 39-1109.
4. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho "Health and Welfare" Department within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the Special Use Permit or the approvals may be revoked.
5. The applicant shall provide a copy of all subsequent license renewals to Kuna's Planning and Zoning Department for the Group Childcare Facility.
6. Applicant shall install a door chime on the front door to indicate any opening.
7. Applicant shall install safety locks on doors and cabinets where chemicals are stored.
8. Applicant shall install a fire extinguisher with the correct class rating (5lb ABC) for a kitchen.
9. All electrical outlets shall be covered with safety devices.
10. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.
11. This Special Use Permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked.

12. The applicant shall maintain a Kuna City Business License through Kuna City Clerk's office once the Special Use Permit is acquired.
13. The Fire District, Building Inspector and Central District Health Department must perform their necessary inspections for final sign-off. The applicant shall provide the City with copies.
14. The Special Use Permit shall follow the proposed intent provided on the SUP application and divest when the applicant no longer operates a Group Childcare Facility on the property and/or no longer has any interest in the property or the business is discontinued for more than one (1) year. The applicant is obligated to advise the City of any changes in ownership or leasing agreements which would affect business operations.
15. The special use permit is not transferable from one parcel to another.
16. The applicant shall follow all staff and agency recommendations.
17. The applicant shall comply with all local, state and federal laws.

DATED: this 25th day of September, 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner II
Kuna Planning and Zoning Department



City of Kuna

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P&Z Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission (P & Z)

Case Numbers: 18-02-S (Pre Plat), and 18-18-DR (Design Review)
Madrone Heights

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

Planner: Troy Behunin, Planner III

Hearing Date: August 28 2018
Tabled Until: September 11, 2018
Findings of Fact: September 25, 2018

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

Owner: N Star Farm, LLC
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616



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A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------------|---|
| i. Neighborhood Meeting | April 11, 2018 (seven persons attended) |
| ii. Agency Comment Request | June 26, 2018 |
| iii. 375' Property Owners Notice | August 16, 2018 |
| iv. Kuna, Melba Newspaper | August 1, 2018 |
| v. Site Posted | August 8, 2018 |

B. Applicant's Request:

On behalf of N Star Farm, LLC (the applicant), Kirsti Grabo with KM Engineering, requests approval to subdivide approximately 39.50 acres (previously zoned R-6) into 206 single home lots, an additional 27 common lots, and one shared driveway. A Design Review application for the landscaping for the 27 common lots accompanies this application. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, T 2N, R 1W, APN #: S1322438400. This project is known as Madrone Heights Subdivision.

C. Aerial Map:



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D. Site History:

This parcel is in the City of Kuna limits, with varying historical uses, ranging from residential to farming and is currently zoned R-6 (Medium Density Residential).

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map calls for Medium Density Residential for this parcel.
- 2. Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail near the NEC of the site, situated along Indian Creek. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna. It is necessary for each parcel to develop trails and pathways along their frontages of creeks, canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending one in that area at time of development.



3. Surrounding Land Uses:

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

4. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size (Approximately)	Current Zone: (R-6) Medium Density Resident	Parcel Number
<i>N Star Farm, LLC</i>	39.48 acres	R-6	S1322438400

5. Services:

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

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

The majority of this land is being used for agricultural purposes, a small part of the land was used for residential purposes (Approx. 1.5 ac.) Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. There are no outbuildings on site, or any other structures.

7. **Transportation / Connectivity:**

All access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes. Applicant proposes ingress/egress on Kuna Road near the middle of the site, and a new segment of a mid-mile collector on the west property line. In accordance with City Code, the applicant proposes two (2) additional connection to properties to the east and north for future connection. Current legal points of access being used at this time may remain until development requires a change.

8. **Environmental Issues:**

Beyond being within the nitrate priority area, staff is not aware of any environmental, health or safety conflicts.

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

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

F. Staff Analysis:

The applicant previously annexed the land as part of the former Urza property application and now submits an application for preliminary plat and subdivision design review approvals and entitlements.

This parcel was annexed into Kuna City limits last spring with a R-6 (Medium Density) zoning. During the public hearings for said annexation there were certain density conditions approved by the Commission and City Council. Staff finds that this proposal conforms to the condition as outlined in the Findings of Fact and Conclusions of law.

All major public utilities are approximately 1,325 feet east, at Ten Mile and Kuna Roads. Applicant has been made aware that development of this parcel will require extension of, and connection to city services. Connection fees will be required for those utilities at time a building permit is issued. It is anticipated that development will require four phases for complete build-out. Staff concurs with ACHD's recommendation (for the north-south mid-mile collector on the west side of the project) for construction of the proposed mid-mile up to the north property line. Staff concurs that all required improvements shall be installed along with a barricade to be constructed and placed just beyond the W. Park Street intersection; if development has not occurred when phase four begins (ACHD Condition 9 in section D: Site Specific Conditions of Approval).

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), and found the Comp Plan encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff would recommend that the applicant work with Kuna City, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

In the northeast corner of the site is a pocket park on lot 12, block 2. The Kuna Recreation and Pathway Map indicates a trail in this area. Staff recommends that the applicant provide a public easement for a future greenbelt/pathway to be built in the future by the H.O.A. if development occurs on the east or north. While this is a very small pinch point, it could become a pivotal piece in the future. Staff recommends that plantings be arranged so that a blockade is not formed accidentally.

This application includes a request for subdivision landscape design review. In the proposed landscape plans, the buffer on Kuna Road indicates incorrectly that one shade tree is *required every 100'*. Two shade trees are required per 100' (KCC 5-17-15). The plans also state that only 2 evergreen trees are required, however, three every 100' is the required amount. It appears that the shrub amount is correct. Staff recommends the applicant add two notes to the landscape plan for planting requirements, and submit an 11 X 17 for approval bearing the requested changes that are listed in the Recommended Conditions of Approval. Design Review for a subdivision monument was not applied for the project, however it will be required to place a monument sign at the entry(ies).

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No's 18-02-S and 18-18-DR subject to any conditions of approval outlined by Kuna's Commission and City Council.

G. Applicable Standards:

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

H. Procedural Background:

On September 11, 2018, the Planning and Zoning Commission considered the case, including the application, agency comments, staff's memo, the application exhibits and public testimony presented or given.

I. Factual Summary:

This parcel is located near the northwest corners of Ten Mile and Kuna Roads. The project consists of 39.48 (approx.) acres and is in Kuna City limits and zoned R-6 (Medium Density Residential). Applicant requests preliminary plat approval to subdivide said property in 206 homes, 27 common lots and one shared driveway. This parcel is adjacent to Kuna Road; a principle arterial.

J. Findings of Fact:

Based upon the record contained in Case No. 18-02-S, including the Comprehensive Plan, Kuna City Code, staff's memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval** of the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No. 18-02-S, a request for preliminary plat, and hereby **approves** Case No. 18-18-DR, a request for subdivision design review, by the applicant follows:

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

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

Comment: *The Kuna Commission held a public hearing on the subject applications on September 11, 2018, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No. 18-02-S and 18-18-DR, this proposal **does** appear to *generally* comply with the Comprehensive Plan.

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

3. The Kuna Commission has the authority to recommend **approval** for the preliminary plat application, and the authority to **approve** the design review application.

Comment: *On September 11, 2018, the Commission voted to recommend **approval** for Case No. 18-02-S, and voted to approve Case No. 18-18-DR.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on September 11, 2018.*

K. City Commissions Comprehensive Plan Analysis:

Commission determines the proposed preliminary plat and design review requests for the *site are* consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

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

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

Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive

neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3, and Pg. 65 – 4.3 [CP]).

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

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

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

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

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

L. Council's Idaho State Code Analysis:

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

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

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

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

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

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

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

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

Comment: *As proposed, the preliminary plat generally complies with the Comp Plan. The project will connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

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

5. The existing and proposed street and utility services in proximity to the site *are* suitable or adequate for future residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services (existing and proposed) are suitable and adequate for this subdivision, or will be as conditioned.*

6. Based on the evidence contained in Case No's 18-02-S and 18-18-DR, Commission finds Case No. 18-02-S and 18-18-DR adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No. 18-02-S and 18-18-DR, Commission finds Case No. 18-02-S and 18-18-DR generally comply with Kuna's Zoning Code.

N. Recommended Conditions of Approval:

18-02-S (Preliminary Plat), Note: *The proposed motion is to recommend approval, conditional approval, or denial for these requests to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

18-18-DR (Design Review), Note: *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based upon the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the September 11, 2018, public hearing, the Kuna

Commission votes to *recommend approval* for Case No. 18-02-S to Council, and votes to *approve* Case No. 18-18-DR, with the following conditions of approval:

Preliminary Play Specific Conditions:

- Applicant shall follow *conditions as outlined in the staff report with a revision to No. 13, a condition that the applicant shall provide a perimeter pathway around Lot 12, Block 2 (similar to the central park) in the northeast corner for future connectivity to the city greenbelt,*
- *Applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue to seal off the streets with the future signage as recommended in the ACHD report,*
- *Applicant shall install barricades north of the Park Street and Beadlily intersection to restrict access for the road to the north property line.*

Design Review Specific Conditions:

- *Applicant shall follow the conditions as outlined in the staff report*
 - *Applicant shall install solid vinyl fencing across both stub streets at Park and Madrone Avenue,*
 - *Applicant shall install barricades north of Park Street and along Beadlily,*
 - *Applicant shall work with staff for the perimeter hardscaping and port and/or pathway for future access.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).

8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage/monuments within/for the project shall comply with Kuna City Code and shall be approved through the design review process with all subdivisions.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
 - 11.1 – Landscape contractor shall remove *all* twine/ropes and burlap from root balls.
 - 11.2 – Landscape contractor shall remove the wire basket from the top 1/2 (*HALF*) of the root ball.
12. Applicant shall bring the landscape plans plant count into conformance with KCC 5-17-15 and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
13. Developer shall provide a perimeter pathway in Block 2 in the northwest corner for future connectivity to the city greenbelt
14. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2018.

 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST: _____
 Troy Behunin, Planner III,
 Kuna Planning and Zoning Department



City of Kuna

Design Review Order of Decision

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

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

Case Numbers: 18-28-DR (Design Review)
SPI Transport

Location: 679 S. Best Business Avenue
Kuna, Idaho 83634

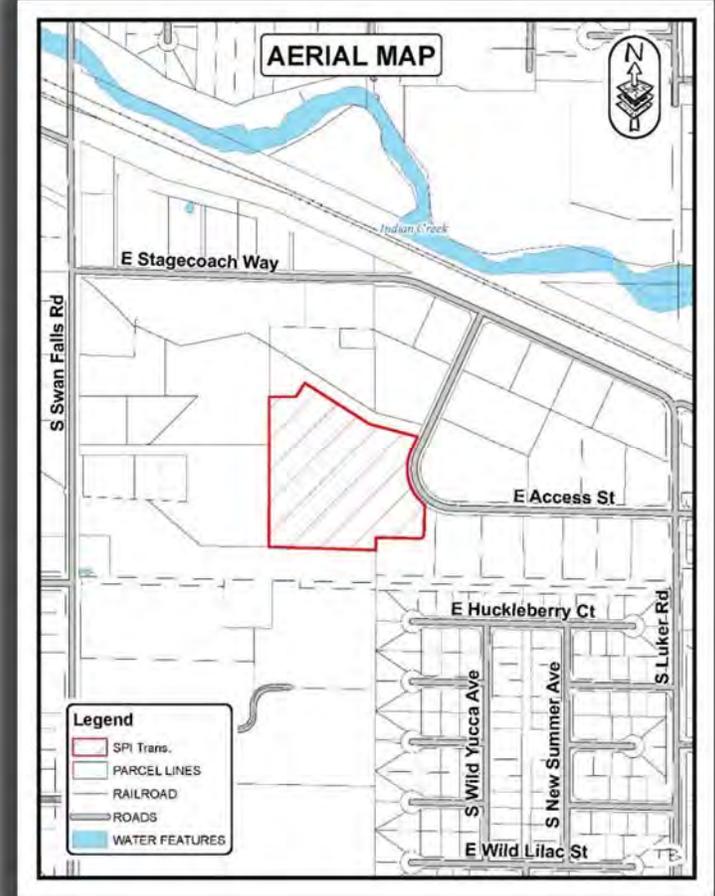
Planner: Troy Behunin, Planner III

Meeting Date: September 25, 2018

Owner: Mike Smith
SPI Transportation
PO Box100
Kuna, ID 8364
208.922.5771
Mikes@spiidaho.com

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- F. Proposed Staff Analysis
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A. Course of Proceedings:

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

a. Notifications

- i. Agenda

September 25, 2018

2. In accordance with KCC 5-4-2 and KCC 5-10-4-Q, the applicant seeks DRC approval for four new commercial buildings, minimal landscaping, and parking for a new addition to a current project within Kuna's Shortline Business Park.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee - DRC) for a project consisting of four new 6,000 Square Foot (SF) buildings, to be built just north of the existing building(s) on the lot. The purpose is to provide a number of spaces for start-up business that require

between 1,500 and 6,000 SF. These buildings will be just shells, and the tenants will improve to suit their needs, including electrical and plumbing needs.

C. **Aerial Map:**



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D. **History:**

The property is in City limits and is zoned M-1 (Light Industrial). This parcel had been used as an office/ business in an industrial zone since 2003. The original business was built in approximately 2005 and has only had one building on it since that time. Originally, the site was approved to house a single, larger building for a larger workforce.

E. **General Project Facts:** This land is approximately 8.65 acres in size, and is Lot 4, Block 2 within Shortline Park No.1 which was platted in 2002. The lot has sewer and potable water connections at the front of the lot, but does *not* have pressure irrigation. The Lot has significant frontage on Best Business Avenue.

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

See Illustration below on next page.



2. Surrounding Land Uses:

North	M-1	Light industrial– Kuna City
South	M-1	Light industrial– Kuna City
East	M-1	Light industrial– Kuna City
West	M-1	Light industrial– Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 8.66 acres, M-1; Light Industrial and Parcel No.: S1325233897

4. Services:

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

5. Existing Structures, Vegetation and Natural Features: The property has two existing buildings, and a partial parking lot, the remaining land exists as a vacant lot with clear ground waiting for expansion and more buildings.

6. Transportation / Connectivity: Proposed driveway access (ingress/egress) is from best Business Avenue

7. Environmental Issues: Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is very flat with less than 2% slope.

F. Staff Analysis:

Staff has reviewed the application and finds the proposed buildings, landscaping and parking *generally* satisfy the intent of Kuna’s Codes and *generally* fits into the overall vision and existing M-1 Zone uses. The proposed

buildings generally conform to the 'Industrial' guidelines and parking standards. Staff views this proposal to be *generally* consistent with its surrounding development.

The applicant has begun to add additional landscaping along the Best Business Ave. frontage already and plans to continue until build out is complete. Applicant proposed adding these additional buildings with their application earlier this year (18-11-DR), this application fulfills that intent. With this future expansion, applicant will add additional paved parking, and code compliant landscaping next to and around future buildings and along the frontage for Best Business Avenue as conditioned with the first application this year.

The applicant has not proposed a trash collection area for the new building. Staff recommends that the applicant work with Chad Gordon at J & M Sanitation for their services.

Applicant is subject to design review inspections and fees for inspections (post construction), for DRC compliance verification of the buildings, landscaping and any new signage in the future prior to the C. of O. for the buildings being issued.

Staff views the proposed new commercial buildings, proposed landscaping, parking lot to be *generally* consistent with the goals and vision of the Industrial zone and Kuna city goals. Staff forwards a recommendation of approval for case No. 18-28-DRC to the Design Review Committee.

G. Applicable Standards:

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

H. Order of Decision by the Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby **approves/Conditionally approved/denies** Case No. 18-28-DRC, a Design Review request by Mike Smith with SPI Transportation with the following conditions of approval:

1. All monument signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign and building permit prior to construction.*
2. Lighting within the site shall be LED lighting and comply with the Kuna City Code.
3. Landscaping shall be installed and kept in a healthy condition as required in KCC 5-17.
4. Applicant shall add paved parking to the Lot as additional buildings are proposed.
5. Applicant shall add code compliant landscaping to the Lot frontage (Best Business Ave.) since additional buildings have been proposed.
6. The applicant shall follow all applicable staff and agency recommendations.
7. Applicant shall proportionately add paved parking and landscaping with each new building added after this approval, and work with staff to ensure it complies with KCC as much as possible.
8. The applicant shall comply with all federal, state and local laws.

DATED: This 25th day of September, 2018.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST: _____
Troy Behunin, Planner III,
Kuna Planning and Zoning Department

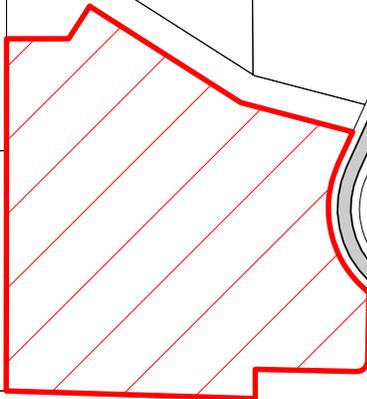
VICINITY MAP



Indian Creek

E Stagecoach Way

S Swan Falls Rd



E Access St

E Huckleberry Ct

S Luker Rd

S Wild Yucca Ave

S New Summer Ave

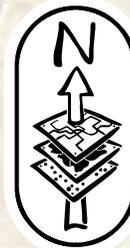
E Wild Lilac St

Legend

-  SPI Trans.
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

AERIAL MAP



Legend

-  SPI Trans.
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-28-DR
Project name	SPI TRANSP Acc. BUILDING
Date Received	
Date Accepted/ Complete	
Cross Reference Files	N/A.
Commission Hearing Date	
City Council Hearing Date	N/A.

Contact/Applicant Information

Owners of Record: <u>Mike Smith</u>	Phone Number: <u>208.922.5771</u>
Address: <u>P.O. Box 100</u>	E-Mail: <u>MIKES@SPIIDAHO.COM</u>
City, State, Zip: <u>KUNA ID</u>	Fax #: _____
Applicant (Developer): <u>Mike Lindley</u>	Phone Number: <u>208-206-5782</u>
Address: _____	E-Mail: <u>KUNAPITA@GMAIL.COM</u>
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>679 S Best Business</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>R7080430102</u>	
Section, Township, Range: <u>T5 T2 NORTH, RANGE 1 WEST</u>	
Property size: <u>8.656 ACRES</u>	
Current land use: <u>offices</u>	Proposed land use: <u>offices / GARAGES.</u>
Current zoning district: <u>M-1</u>	Proposed zoning district: <u>M-1</u>

received
7.23.13

Project Description

Project / subdivision name: _____
General description of proposed project / request: 61,000 sq warehouse building
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
Gross floor area square footage: 61,000 Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

already in →

Applicant's Signature: _____ Date: _____



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.: 18-28-DR

CROSS REF.: _____

FILES: SPI TRANSPD ADDITIONAL BUILDING(S)

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 type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input 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 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 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 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 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"/>

received
7.23.18

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

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

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

Applicant
Use

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

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

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

Screening/treatment of mechanical equipment

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

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

Staff
Use

Lighting Plan

Applicant
Use

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

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Mike Smith Phone: 922 5771

Owner

Representative

Fax/Email: _____

Applicant's Address: PO Box 100

KUNA ID 83634 Zip: _____

Owner: Mike Smith Phone: _____

Owner's Address: PO Box 100 Email: _____

KUNA ID 83634 Zip: _____

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

Address: _____ Email: _____

Zip: _____

Address of Property: 679 Best Business Rd

KUNA ID 83634 Zip: 83634

Distance from Major Cross Street: _____ Street Name(s): _____

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

1. Dimension of Property: _____

2. Current Land Use(s): _____

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

North: _____

South: _____

East: _____

West: _____

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

Please explain: _____

5. The number and use(s) of all structures: 3 warehouse tentat

6. Building heights: 17' Number of stories: 1

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

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

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

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

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

MATERIAL

COLOR

Roof: metal / Beige

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

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: Blue / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

11. Are there any irrigation ditches/canals on or adjacent to the property? _____

If yes, what is the name of the irrigation or drainage provider? _____

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

existing
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:

_____ existing

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% of Site Devoted to other uses: _____

Describe: _____

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

_____ existing

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):*

_____ 70s

17. Dock Loading Facilities:

Number of docking facilities and their location: _____ \$

Method of screening: _____

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

19. Setbacks of the proposed building from property lines:

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

20. Parking requirements:

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

Total Number of Compact Spaces 8'x17': _____

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

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

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

Signature of Applicant *m. King* Date 7/18/2018
City staff comments:

Signature of receipt by City Staff _____ Date _____

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

SPI Transportation Inc

PO Box 100 | Kuna, ID 83634

Phone (208) 922-5771

To Whom it may concern.

Re: letter of intent.

We intend to build a 6000 square foot building with 4 overhead doors. The space will be available for rent to businesses that are approved for our current zoning. The spaces can be leased in 1500sf sections up to 6000 sf. This is the first phase of the project depending on rental activity. The building will not include any plumbing or electrical to start with and will be built out to suit the tenants.

A handwritten signature in black ink, appearing to read "Michael R. Smith". The signature is fluid and cursive, written in a dark ink on a white background.

Thanks Michael. R. Smith.

ANCHOR BOLT SUMMARY

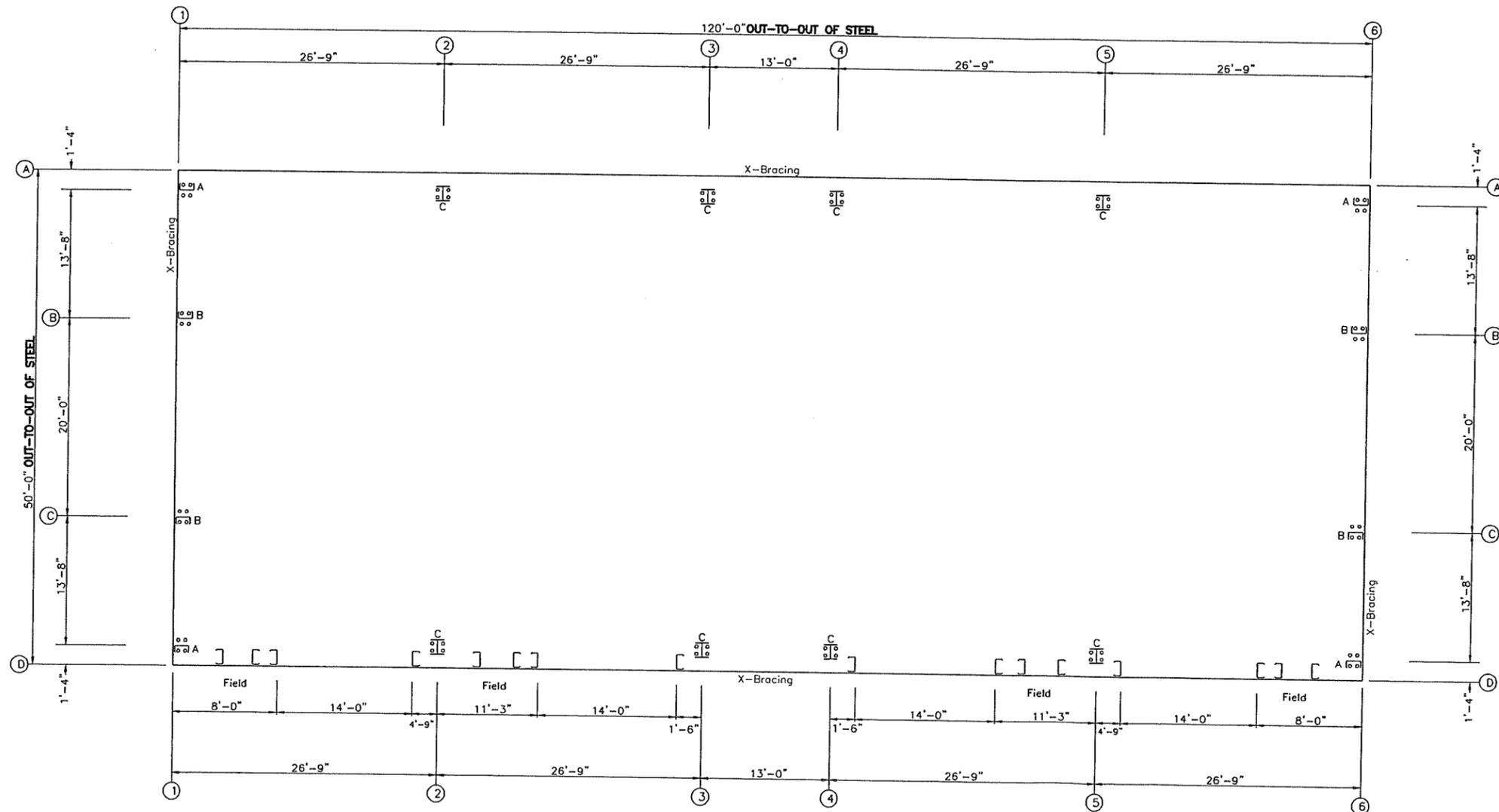
Qty	Locate	Dia (in)	Type	Proj (in)
32	Endwall	3/4"	F1554	3.00
32	Frame	3/4"	F1554	3.00

ISSUE	DATE	BY	CHK	APP
PERMITS	ANCHOR			
ISSUE				

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
2. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBEDMENT PLATES ARE NOT BY METAL BUILDING MANUFACTURER.
4. THIS DRAWING IS NOT TO SCALE.
5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.
7. ANCHOR RODS ARE REQUIRED ONLY IN THE QUANTITIES SPECIFIED. BASEPLATES MAY BE FABRICATED WITH MORE HOLES THAN NEEDED FOR THIS PROJECT.
8. THE ANCHOR BOLT LOCATIONS PROVIDED BY METAL BUILDING MANUFACTURER SATISFY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. PLEASE NOTE THAT THESE REQUIREMENTS MAY NOT SATISFY ALL ANCHOR BOLT CONCRETE EDGE DISTANCE REQUIREMENTS DEPENDING ON THE DETAILS OF THE FOUNDATION DESIGN. BECAUSE FOUNDATION DESIGN IS NOT WITHIN THE METAL BUILDING MANUFACTURER'S SCOPE OF WORK, IT IS THE RESPONSIBILITY OF THE QUALIFIED PROFESSIONAL DESIGNING THE FOUNDATION TO MAKE CERTAIN THAT SUFFICIENT CONCRETE EDGE DISTANCE IS PROVIDED FOR THE ANCHOR BOLTS IN THE DETAILS OF THE FOUNDATION DESIGN.



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

o Dia= 3/4"

Freedom Steel
Building Corporation

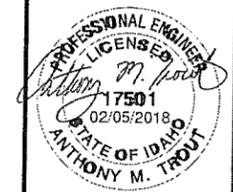
PHONE: (800) 390-2948
FAX: (800) 630-2946
EMAIL: engineering@freedomsteel.com

PROJECT NAME
MIKE SMITH / MRS PROPERTIES
679 S BEST BUSINESS RD, KUNA, ID 83634

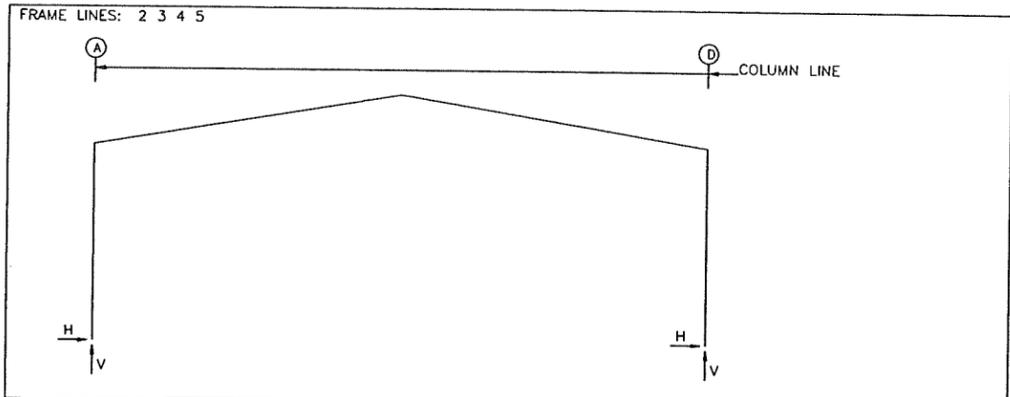
CUSTOMER NAME
MIKE SMITH / MRS PROPERTIES
KUNA, ID 83634

JOB NUMBER
U1808044A

SHEET TITLE



This seal pertains only to the materials designed and supplied by the Metal Building Manufacturer. The drawings and the metal building which they represent are the work of the registered professional engineer whose name appears on these drawings. The registered professional engineer does not represent the project engineer of record and shall not be construed as such.



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bolt Dia	Base_Plate Width (in)	Base_Plate Length (in)	Base_Plate Thick (in)	Elev. (in)
2*	A	4	0.750	8.000	12.00	0.375	0.0
2*	D	4	0.750	8.000	12.00	0.375	0.0

2* Frame lines: 2 5

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bolt Dia	Base_Plate Width (in)	Base_Plate Length (in)	Base_Plate Thick (in)	Elev. (in)
3*	A	4	0.750	8.000	12.00	0.375	0.0
3*	D	4	0.750	8.000	12.00	0.375	0.0

3* Frame lines: 3 4

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Deod Vert	Collot Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Horiz	Wind Long1 Vert	Wind Long2 Vert
1	A	0.4	0.1	1.6	2.4	-2.2	-1.3	-2.2	-1.2	-1.3	1.5	-2.2	-1.3
1	B	1.1	0.3	5.5	8.3	-7.2	-5.0	-7.2	-5.0	-3.3	3.7	-7.2	-4.7
1	C	1.1	0.3	5.5	8.3	-4.5	-7.3	-4.5	-7.3	-3.3	3.7	-4.7	-7.1
1	D	0.4	0.1	1.6	2.4	-1.7	-2.1	-1.7	-2.1	-1.3	1.5	-1.3	-2.3

Frm Line	Col Line	Seis Left Vert	Seis Right Vert	-MIN_SNOW Horiz	E1UNB_SL_L Horiz	E1UNB_SL_R Horiz	E1PAT_LL_1 Horiz	E1PAT_LL_2 Horiz
1	A	0.0	0.1	0.0	2.4	0.0	2.3	0.0
1	B	0.0	-0.1	0.0	8.3	0.0	9.3	0.0
1	C	0.0	0.0	0.0	8.3	0.0	9.3	0.0
1	D	0.0	0.0	0.0	2.2	0.0	0.5	0.0

Frm Line	Col Line	E1PAT_LL_3 Horiz	E1PAT_LL_4 Horiz
1	A	0.0	1.5
1	B	0.0	5.8
1	C	0.0	3.0
1	D	0.0	-0.4

Frm Line	Col Line	Deod Vert	Collot Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Horiz	Wind Long1 Vert	Wind Long2 Vert
6	D	0.4	0.1	1.6	2.4	-2.2	-1.3	-2.2	-1.2	-1.3	1.5	-2.2	-1.3
6	C	1.1	0.3	5.5	8.3	-7.2	-5.0	-7.2	-5.0	-3.3	3.7	-7.2	-4.7
6	B	1.1	0.3	5.5	8.3	-4.5	-7.3	-4.5	-7.3	-3.3	3.7	-4.7	-7.1
6	A	0.4	0.1	1.6	2.4	-1.7	-2.1	-1.7	-2.1	-1.3	1.5	-1.3	-2.3

Frm Line	Col Line	Seis Left Vert	Seis Right Vert	-MIN_SNOW Horiz	E2UNB_SL_L Horiz	E2UNB_SL_R Horiz	E2PAT_LL_1 Horiz	E2PAT_LL_2 Horiz
6	D	0.0	0.1	0.0	2.4	0.0	2.3	0.0
6	C	0.0	-0.1	0.0	8.3	0.0	9.3	0.0
6	B	0.0	0.0	0.0	8.3	0.0	9.3	0.0
6	A	0.0	0.0	0.0	2.2	0.0	0.5	0.0

Frm Line	Col Line	E2PAT_LL_3 Horiz	E2PAT_LL_4 Horiz
6	D	0.0	1.5
6	C	0.0	5.8
6	B	0.0	3.0
6	A	0.0	-0.4

BUILDING BRACING REACTIONS

Woll Loc	Col Line	± Reactions (k)	Panel Shear (lb/ft)			
		Wind Horiz	Seismic Horiz	Wind	Seis	
L_SW	1	A,B	2.3	2.7	0.6	0.7
F_SW	D	3,4	4.4	4.7	2.3	2.4
R_SW	6	D,C	2.3	2.7	0.6	0.7
B_SW	A	4,3	4.4	4.7	2.3	2.4

RIGID FRAME: BASIC COLUMN REACTIONS (k)

From Line	Column Line	Deod Horiz	Deod Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert
2*	A	1.4	2.9	0.4	0.7	4.5	8.4	11.2	21.1	-9.8	-15.1	-1.6	-10.0
2*	D	-1.4	2.9	-0.4	0.7	-4.5	8.4	-11.2	21.1	1.6	-10.0	9.8	-15.1

From Line	Column Line	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert	Seismic_Left Horiz	Seismic_Left Vert	Seismic_Right Horiz	Seismic_Right Vert
2*	A	-8.8	-8.8	-0.6	-3.8	-2.2	-13.4	-3.2	-11.2	-0.6	-0.3	0.6	0.3
2*	D	0.6	-3.8	8.8	-8.8	3.2	-11.2	2.2	-13.4	-0.6	0.3	0.6	-0.3

From Line	Column Line	MIN_SNOW Horiz	MIN_SNOW Vert	F1UNB_SL_L Horiz	F1UNB_SL_L Vert	F1UNB_SL_R Horiz	F1UNB_SL_R Vert
2*	A	11.2	21.1	8.8	19.7	8.7	11.3
2*	D	-11.2	21.1	-8.7	11.3	-8.8	19.7

From Line	Column Line	Deod Horiz	Deod Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert
3*	A	1.0	2.2	0.3	0.5	3.2	6.3	8.1	15.7	-7.2	-11.2	-1.1	-7.5
3*	D	-1.0	2.2	-0.3	0.5	-3.2	6.3	-8.1	15.7	1.1	-11.2	7.2	-11.2

From Line	Column Line	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert	Seismic_Left Horiz	Seismic_Left Vert	Seismic_Right Horiz	Seismic_Right Vert
3*	A	-6.5	-6.6	-0.4	-2.8	-1.6	-10.0	-2.2	-8.3	-0.5	-0.3	0.5	0.3
3*	D	0.4	-2.8	6.5	-6.6	2.2	-8.3	1.6	-10.0	-0.5	0.3	0.5	-0.3

From Line	Column Line	MIN_SNOW Horiz	MIN_SNOW Vert	F2UNB_SL_L Horiz	F2UNB_SL_L Vert	F2UNB_SL_R Horiz	F2UNB_SL_R Vert
3*	A	8.1	15.7	6.3	14.6	6.3	8.4
3*	D	-8.1	15.7	-6.3	8.4	-6.3	14.6

2* Frame lines: 2 5
3* Frame lines: 3 4

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bolt Dia	Base_Plate Width (in)	Base_Plate Length (in)	Base_Plate Thick (in)	Elev. (in)
1	A	4	0.750	8.000	8.500	0.375	0.0
1	B	4	0.750	8.000	12.50	0.375	0.0
1	C	4	0.750	8.000	12.50	0.375	0.0
1	D	4	0.750	8.000	8.500	0.375	0.0
6	D	4	0.750	8.000	8.500	0.375	0.0
6	C	4	0.750	8.000	12.50	0.375	0.0
6	B	4	0.750	8.000	12.50	0.375	0.0
6	A	4	0.750	8.000	8.500	0.375	0.0

GENERAL NOTES

- ALL LOADING CONDITIONS ARE EXAMINED. THE MAXIMUM AND MINIMUM HORIZONTAL (H) AND VERTICAL (V) REACTIONS AND THE CORRESPONDING VERTICAL (V) OR HORIZONTAL (H) REACTIONS ARE REPORTED.
- REACTIONS ARE PROVIDED BY LOAD CASE IN ORDER TO AID THE FOUNDATION ENGINEER IN DETERMINING THE APPROPRIATE LOAD FACTORS AND COMBINATION TO BE USED WITH EITHER WORKING STRESS OR ULTIMATE STRENGTH DESIGN METHODS. WIND LOAD CASES ARE GIVEN FOR EACH PRIMARY WIND DIRECTION.
- FOR ASCE7-10 BASED BUILDING CODES THE UNFACTORED LOAD CASE REACTIONS DUE TO WIND ARE GENERATED USING ULTIMATE DESIGN WIND SPEEDS (Vu1).
- POSITIVE (+) REACTIONS ARE AS SHOWN ABOVE. FOUNDATION LOADS ARE IN OPPOSITE DIRECTIONS.
- BRACING REACTIONS ARE IN THE PLANE OF THE BRACE WITH THE HORIZONTAL REACTION (H) ACTING AWAY FROM THE BRACED BAY AND THE VERTICAL REACTION (V) ACTING DOWNWARD.

***** RIGID FRAME LOAD CASE ABBREVIATIONS: *****
 Wind_L1/Wind_R1: LATERAL WIND FROM THE LEFT/RIGHT, CASE 1
 Wind_L2/Wind_R2: LATERAL WIND FROM THE LEFT/RIGHT, CASE 2
 Wind_Ln1/Wind_Ln2: LONGITUDINAL WIND, CASE 1/2
 Seismic_L/Seismic_R: LATERAL SEISMIC LOAD FROM LEFT/RIGHT
 LWIND#_L/E/LWIND#_R/E: LONGITUDINAL WIND EDGE ZONES
 F#UNB_SL_L/F#UNB_SL_R: UNBALANCED ROOF SNOW WITH WIND FROM LEFT/RIGHT
 F#PAT_LL #/F#PAT_SL #: PARTIAL LIVE/SNOW LOADING FOR CONTINUOUS BEAM SYSTEMS

***** ENDWALL COLUMN LOAD CASE ABBREVIATIONS: *****
 Collot: COLLATERAL LOAD
 Rofter Wind_L/Rofter Wind_R: LATERAL WIND FROM THE LEFT/RIGHT
 Broce Wind_L/Broce Wind_R: LATERAL WIND FROM THE LEFT/RIGHT
 Wind_P/Wind_S: LONGITUDINAL WIND PRESSURE/SUCTION ON COLUMNS
 Wind_Ln: LONGITUDINAL WIND SUCTION ON ROOF
 Seis_L/Seis_R: LATERAL SEISMIC LOAD FROM LEFT/RIGHT
 E#UNB_SL_L/E#UNB_SL_R: UNBALANCED ROOF SNOW WITH WIND FROM LEFT/RIGHT
 E#PAT_LL #/E#PAT_SL #: PARTIAL LIVE/SNOW LOADING FOR CONTINUOUS BEAM SYSTEMS

DATE	REV	BY	CHK	APP
2/5/2018	1	AMT		
2/5/2018	2	AMT		

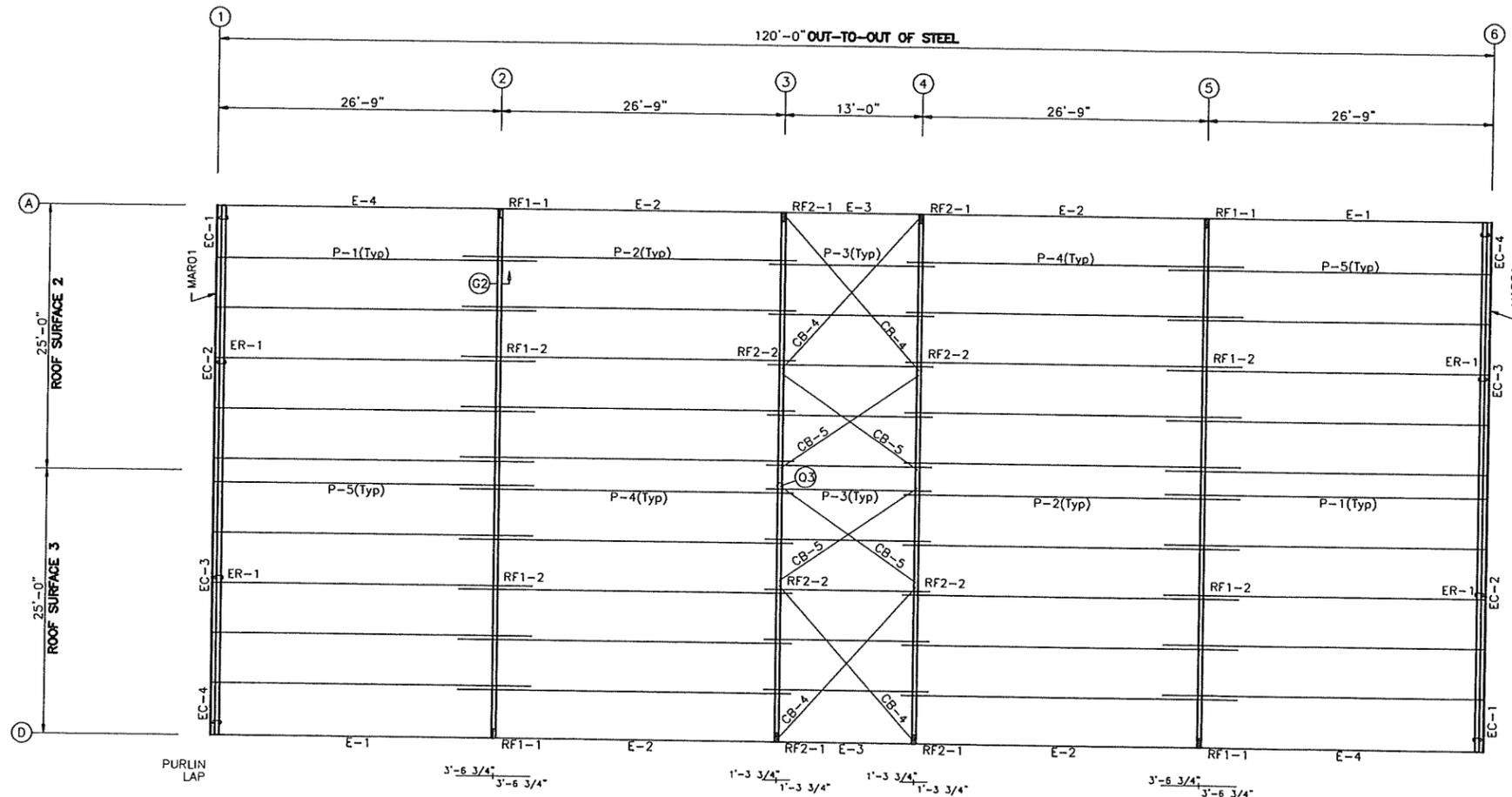
Freedom Steel
 Building Corporation
 PHONE: (800) 390-2948
 FAX: (800) 630-2946
 EMAIL: engineering@freedomsteel.com

PROJECT NAME: MIKE SMITH / MRS PROPERTIES
 679 S BEST BUSINESS RD, KUNA, ID 83634
 CUSTOMER NAME: MIKE SMITH / MRS PROPERTIES
 KUNA, ID 83634
 JOB NUMBER: U1808044A
 SHEET TITLE: SHEET TITLE

PROFESSIONAL ENGINEER
 LICENSE NO. 17501
 02/05/2018
 STATE OF IDAHO
 ANTHONY M. TROUT

These seal and stamps are required by the State of Idaho for all buildings which they represent as the product of the State Building Manufacturer. The registered professional engineer whose name and seal are used on these drawings is employed by the State Building Manufacturer and does not provide as an independent contractor. The seal and stamp are not to be combined in any way.

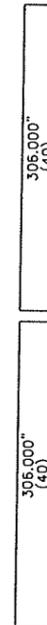
SHEET R1 of 1



ROOF FRAMING PLAN

TRIM TABLE			
ROOF PLAN			
ID	PART	LENGTH	DETAIL
1	RGA15	36.000	TRIM_3

MEMBER TABLE		
ROOF PLAN		
MARK	PART	LENGTH
P-1	10Z089	363.500
P-2	10Z089	379.500
P-3	10Z060	187.500
P-4	10Z089	379.500
P-5	10Z089	363.500
E-1	10E2060	320.500
E-2	10E2060	320.500
E-3	10E2060	155.500
E-4	10E2060	320.500
CB-4	RDB-	227.000
CB-5	RDB-	194.000



ROOF SHEETING
PANELS: 28 Ga. CR Galvalume

ROOF FRAMING PLAN

GENERAL NOTES

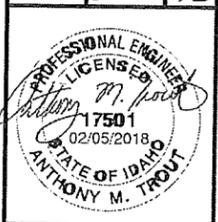
- PLACE TAGGED END OF RAFTERS TOWARDS THE LOW EAVE.
- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD	CABLE
RDB- = 5/8" ROD	CAA- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	
- PURLIN AND EAVE STRUT CONNECTIONS UTILIZE BOTH A307 AND A325 BOLTS. REFER TO THE DETAILS FOR SPECIFIC USAGE REQUIREMENTS.
- THIS DRAWING IS NOT TO SCALE.

DATE	BY	CHK	APP	REV
2/5/2018	AMT	KI		
2/5/2018	AMT	KI		

Freedom Steel
Building Corporation
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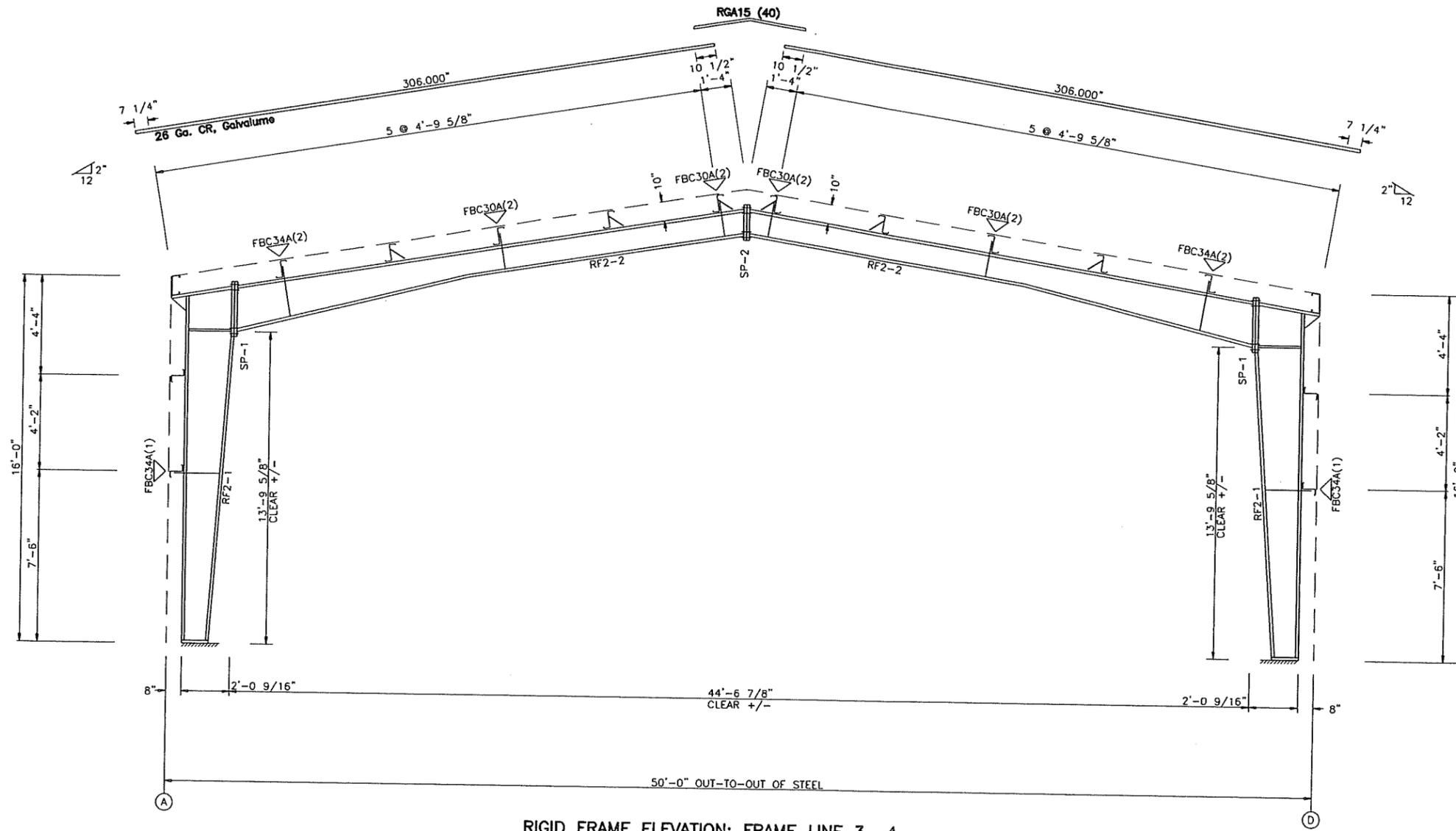
PROJECT NAME: MIKE SMITH / MRS PROPERTIES
679 S BEST BUSINESS RD, KUNA, ID 83634
CUSTOMER NAME: MIKE SMITH / MRS PROPERTIES
KUNA, ID 83634
JOB NUMBER: U1808044A



THIS SHEET IS NOT TO SCALE.
SHEET TITLE: U1808044A
E1 of 7

SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	0	A325	0.750	3.00	6"	5/8"	2'-3 1/2"
SP-2	4	4	0	A325	0.625	2.25	6"	3/8"	1'-4 7/8"

MEMBER TABLE								
Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start/End	Thick	Thick	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	
RF2-1	11.0/24.0	0.150	0.220	162.3	5 x 1/4" x 182.6	5 x 5/16" x 162.8		
RF2-2	24.0/24.0	0.220	0.164	24.3	5 x 1/4" x 32.4			
	21.0/11.0	0.164	0.125	124.8	5 x 3/16" x 121.3	5 x 5/16" x 125.2		
	11.0/11.0	0.125	0.125	148.5	5 x 1/4" x 148.5	5 x 3/16" x 146.6		



RIGID FRAME ELEVATION: FRAME LINE 3 4

GENERAL NOTES

- ▽ INDICATES FLANGE BRACING LOCATIONS. (1) = ONE SIDE; (2) = TWO SIDES.
- IF FLANGE BRACING IS REQUIRED ON BOTH SIDES OF AN EXPANDABLE RIGID FRAME, THE OPPOSITE SIDE FLANGE BRACES WILL HAVE TO BE INSTALLED AT THE TIME OF FUTURE EXPANSION. THESE FLANGE BRACES HAVE BEEN PROVIDED, AS REQUIRED, FOR THIS FUTURE CONDITION.
- RIGID FRAMES SHALL HAVE 50% OF THEIR BOLTS INSTALLED AND TIGHTENED ON BOTH SIDES OF THE WEB ADJACENT TO EACH FLANGE BEFORE THE HOISTING EQUIPMENT IS RELEASED.
- INTERIOR COLUMN METAL TAG IS ORIENTED TOWARD THE LOW EAVE OF THE BUILDING.

ISSUE	DATE
PERMITS	2/5/2018
ANCHOR	2/5/2018

Freedom Steel
Building Corporation

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PROJECT NAME
MIKE SMITH / MRS PROPERTIES
679 S BEST BUSINESS RD, KUNA, ID 83634

CUSTOMER NAME
MIKE SMITH / MRS PROPERTIES
KUNA, ID 83634

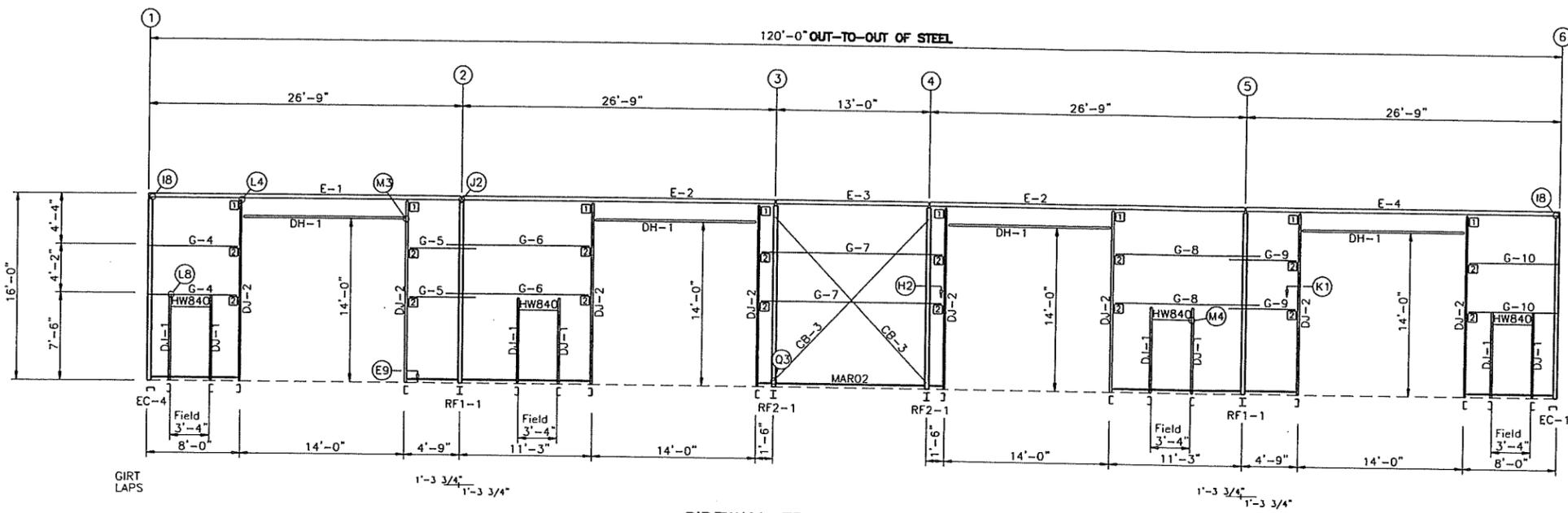
JOB NUMBER
U1808044A

SHEET TITLE

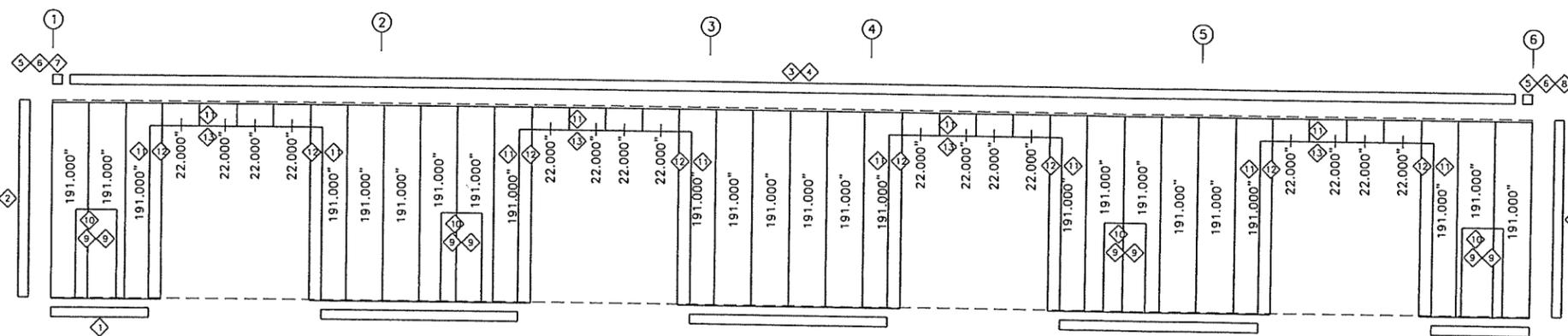


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SHEET
E3 of 7



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. CW - Lightstone SP

TRIM TABLE FRAME LINE D			
ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	SET01	121.000	TRIM_850
4	CTA03	121.000	
5	H4000	5.000	
6	ERA01	8.060	
7	RCA01	9.250	
8	RCA02	9.250	
9	JTA087	87.000	TRIM_98
10	HTA044	44.000	TRIM_98
11	CCA169	169.000	TRIM_19
12	JTA169	169.000	TRIM_98
13	HTA172	172.000	TRIM_98
14	HW840	40.000	

MEMBER TABLE FRAME LINE D		
MARK	PART	LENGTH
DJ-1	J08C060	90.000
DJ-2	J08C089	180.500
DH-1	J08C060	168.000
E-1	10E2060	320.500
E-2	10E2060	320.500
E-3	10E2060	155.500
E-4	10E2060	320.500
G-4	08Z054	92.500
G-5	08Z054	69.500
G-6	08Z054	147.500
G-7	08Z054	185.500
G-8	08Z054	147.500
G-9	08Z054	69.500
G-10	08Z054	92.500
CB-3	RDB-	239.000

CONNECTION PLATES FRAME LINE D	
ID	MARK/PART
1	JCE02
2	JCA&P02

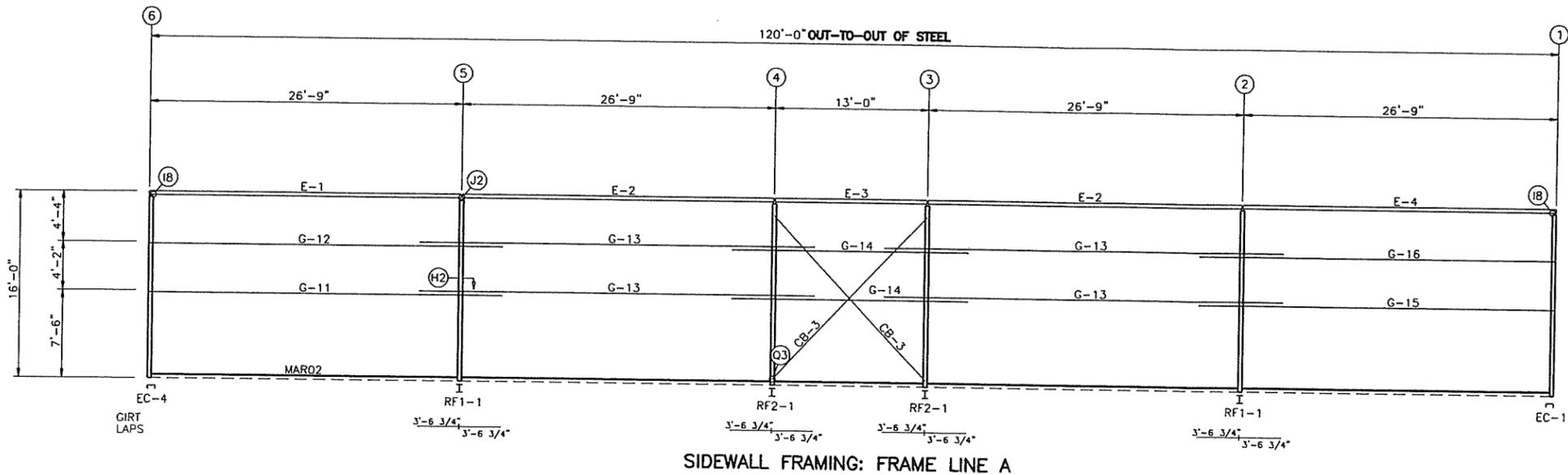
SIDEWALL FRAMING PLAN

GENERAL NOTES

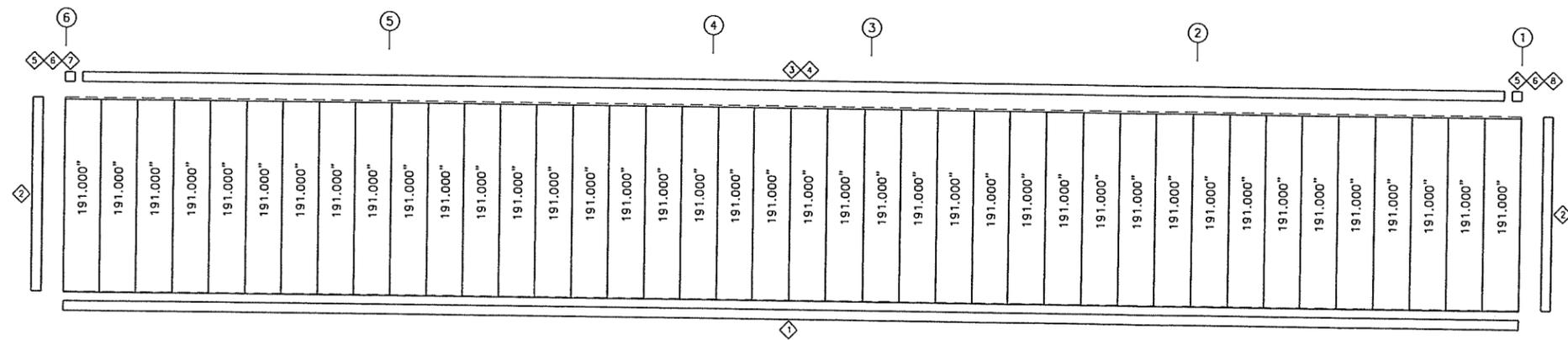
- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD	CABLE
RDB- = 5/8" ROD	CAA- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRTS CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRTS WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

<p>DATE: 2/5/2018 DATE: 2/5/2018</p>	<p>AMT: KI AMT: KI</p>	<p>ENG: KI ENG: KI</p>	<p>CHK: BMH CHK: BMH</p>	<p>ISSUE: MBS MBS</p>	<p>PERMITS: ANCHOR</p>
<p>Freedom Steel Building Corporation</p> <p>PHONE: (800) 390-2948 FAX: (800) 630-2946 EMAIL: engineering@freedomsteel.com</p>					
<p>PROJECT NAME: MIKE SMITH / MRS PROPERTIES 679 S BEST BUSINESS RD, KUNA, ID 83634</p> <p>CUSTOMER NAME: MIKE SMITH / MRS PROPERTIES KUNA, ID 83634</p> <p>JOB NUMBER: U1808044A</p> <p>SHEET TITLE: E4 of 7</p>					
<p>PROFESSIONAL ENGINEER ANTHONY M. TROUT LICENSED 17501 02/05/2018 STATE OF IDAHO</p>					
<p>This drawing is for the use of the building manufacturer only. It is not to be used for construction. The registered professional engineer whose name appears on these drawings represents the project engineer of record and does not constitute an endorsement of the building manufacturer. The registered professional engineer whose name appears on these drawings represents the project engineer of record and does not constitute an endorsement of the building manufacturer.</p>					



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 28 Co. CW - Lightstone SP

TRIM TABLE FRAME LINE A			
ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	SET01	121.000	TRIM_850
4	CTA03	121.000	
5	H4000	5.000	
6	ERA01	8.060	
7	RCA01	9.250	
8	RCA02	9.250	

MEMBER TABLE FRAME LINE A		
MARK	PART	LENGTH
E-1	10E2060	320.500
E-2	10E2060	320.500
E-3	10E2060	155.500
E-4	10E2060	320.500
G-11	08Z067	363.500
G-12	08Z054	363.500
G-13	08Z054	406.500
G-14	08Z054	241.500
G-15	08Z067	363.500
G-16	08Z054	363.500
CB-3	RDB-	239.000

SIDEWALL FRAMING PLAN

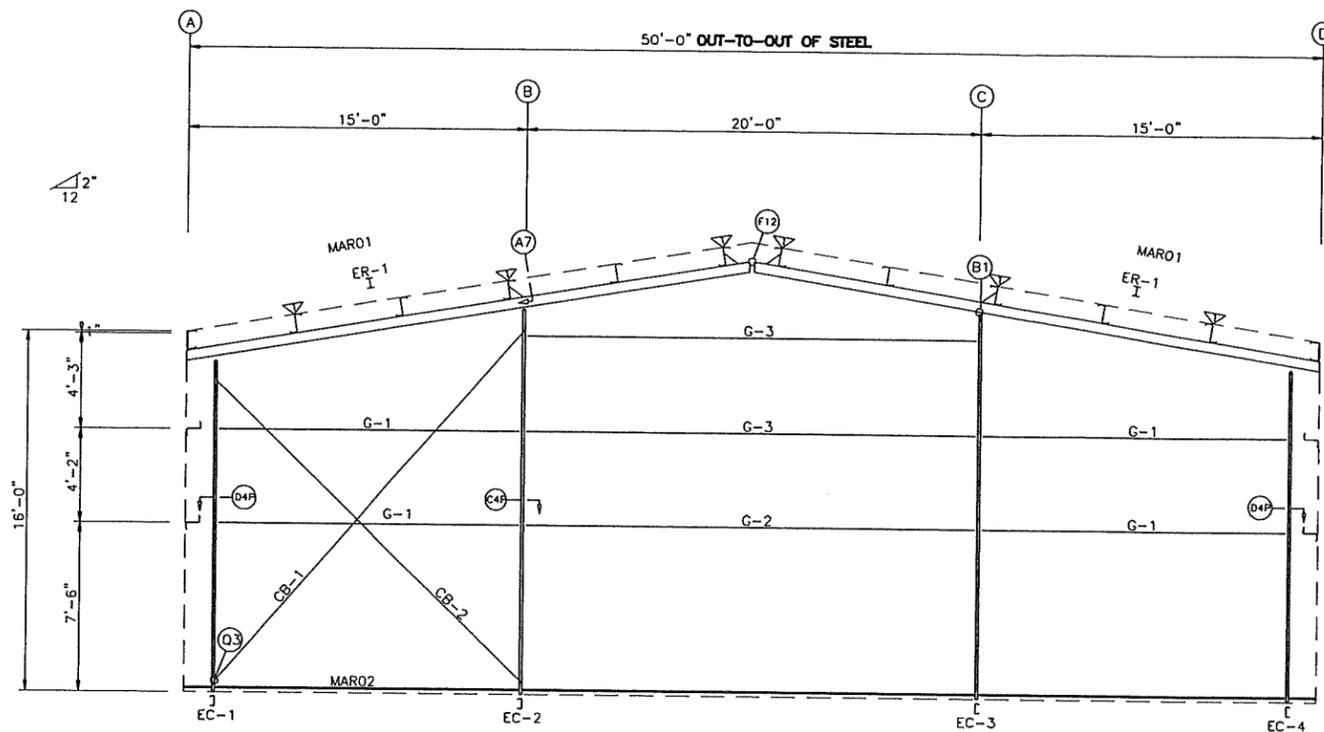
GENERAL NOTES

- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

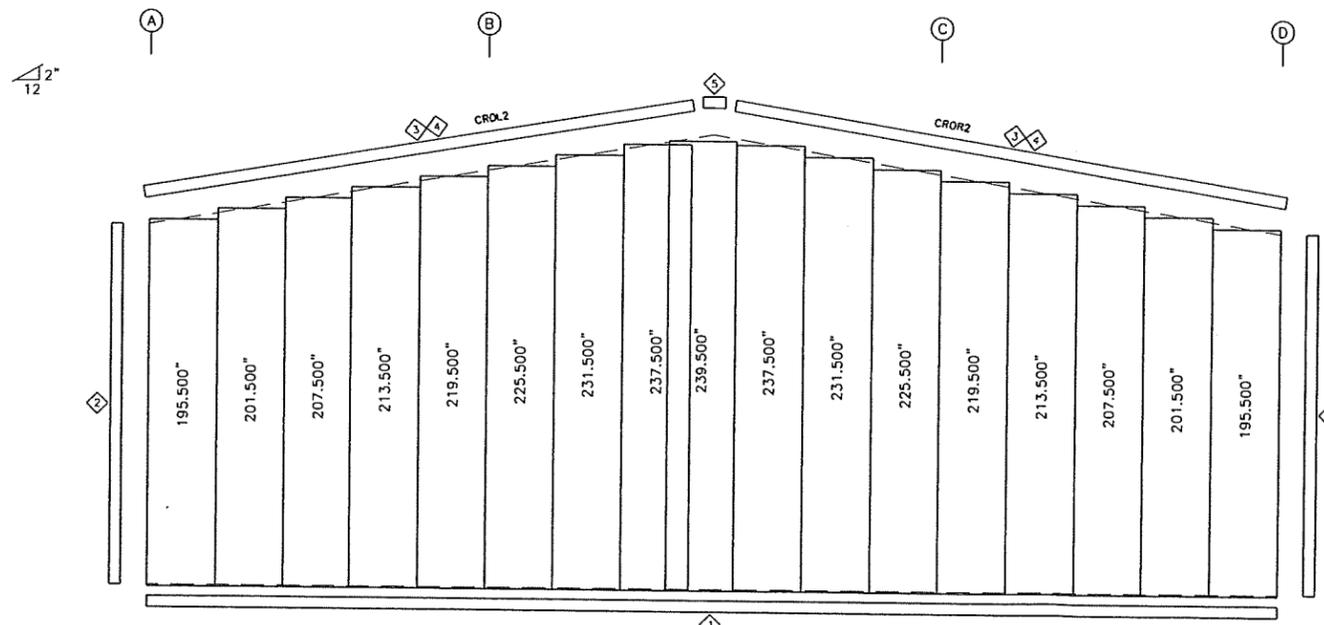
ROD	CABLE
RDB- = 5/8" ROD	CAA- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRTS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

DATE	2/5/2018
ISSUE	
PERMITS	ANCHOR
PROJECT NAME	MIKE SMITH / MRS PROPERTIES 679 S BEST BUSINESS RD, KUNA, ID 83634
CUSTOMER NAME	MIKE SMITH / MRS PROPERTIES KUNA, ID 83634
JOB NUMBER	U1808044A
SHEET TITLE	
<p>This set pertains only to the materials designed and supplied by the Metal Building Manufacturers Association (MBMA) and its member companies. The MBMA and its member companies do not warrant the quality of the materials or the workmanship of the fabricator. The registered professional engineer whose name and seal appear on these drawings is not responsible for the design or construction of the building or for the safety of the building and shall not be construed as such.</p>	
<p>E5 of 7</p>	

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ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. CW - Lightstone SP

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-1	4	A325	5/8"	2 1/4"
Columns/Rof	6	A325	1/2"	2"

TRIM TABLE FRAME LINE 1			
ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	RTA01	121.000	TRIM_2
4	RTA02	242.000	TRIM_2
5	MPB02	26.440	

MEMBER TABLE FRAME LINE 1		
MARK	PART	LENGTH
EC-1	W08S075	176.500
EC-2	W12S075	203.875
EC-3	W12S075	203.875
EC-4	W08S075	176.500
ER-1	W8x10	303.875
G-1	08Z054	155.500
G-2	08Z075	231.500
G-3	08Z060	231.500
CB-1	RDB-	257.000
CB-2	RDB-	237.000

FLANGE BRACE TABLE FRAME LINE 1			
ID	#	MARK	CLIP
1	1	FBC30	

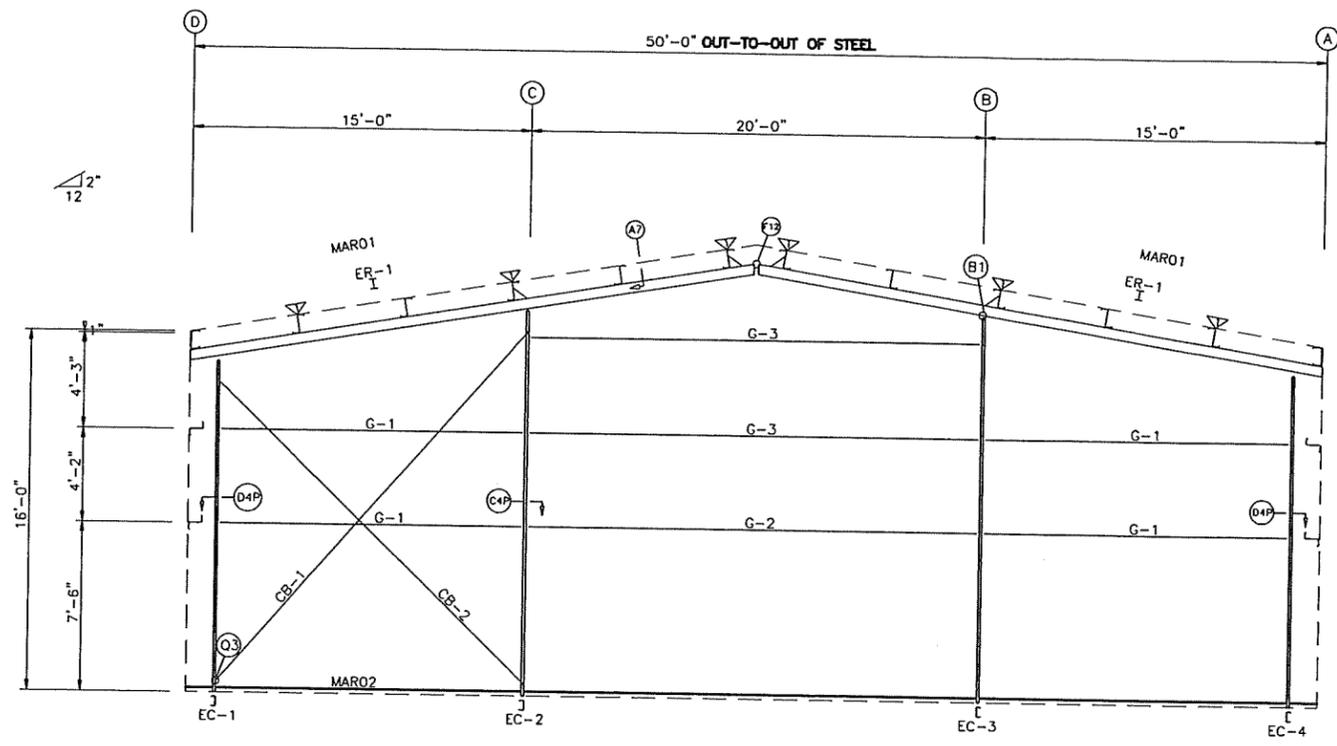
ENDWALL FRAMING PLAN

GENERAL NOTES

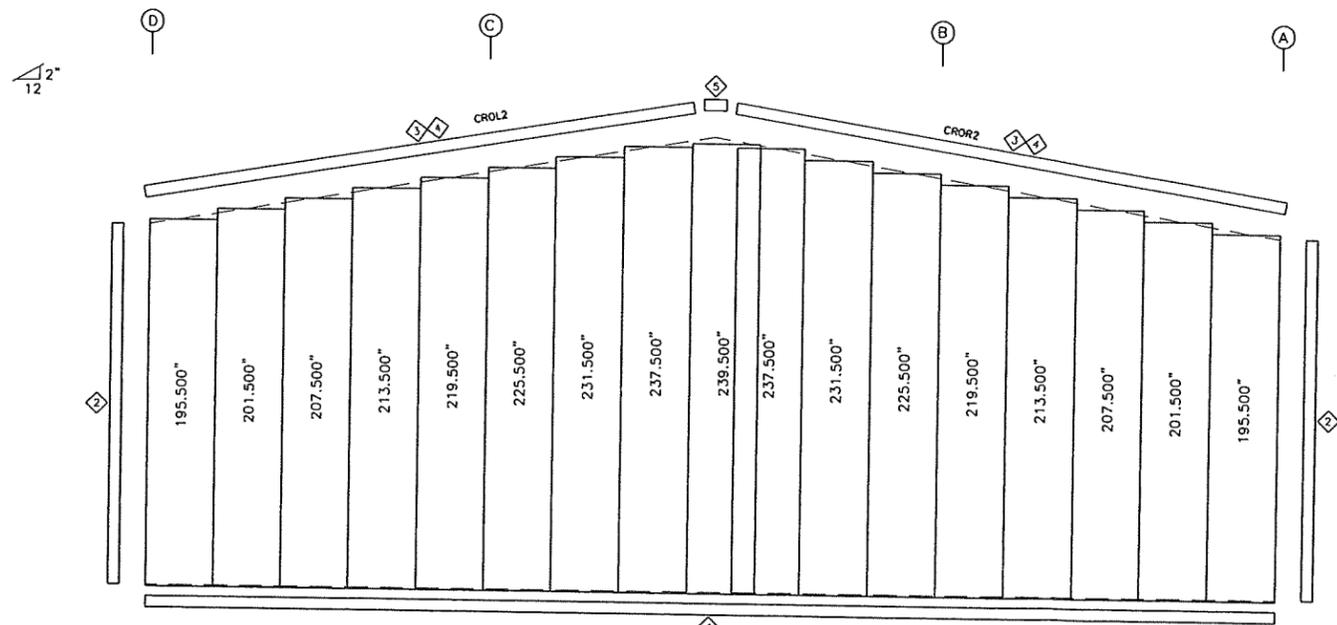
- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

RDB-	= 5/8" ROD	CAA-	= 1/4" CABLE
RDC-	= 3/4" ROD	CAB-	= 3/8" CABLE
RDD-	= 7/8" ROD	CAC-	= 1/2" CABLE
RDE-	= 1" ROD		
RDF-	= 1 1/8" ROD		
RDG-	= 1 1/4" ROD		
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

PROJECT NAME MIKE SMITH / MRS PROPERTIES 679 S BEST BUSINESS RD, KUNA, ID 83634 CUSTOMER NAME MIKE SMITH / MRS PROPERTIES KUNA, ID 83634 JOB NUMBER U1808044A	SHEET TITLE U1808044A	PERMITS ANCHOR DATE 2/5/2018 2/5/2018	PHONE: (800) 390-2946 (800) 630-2946 EMAIL: engineering@freedomsteel.com	PROFESSIONAL ENGINEER LICENSE NO. 17501 02/05/2018 ANTHONY M. TROUT	SHEET E6 of 7
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ENDWALL FRAMING: FRAME LINE 6



ENDWALL SHEETING & TRIM: FRAME LINE 6
PANELS: 26 Ga. CW - Lightstone SP

BOLT TABLE
FRAME LINE 6

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-1	4	A325	5/8"	2 1/4"
Columns/Raf	6	A325	1/2"	2"

TRIM TABLE
FRAME LINE 6

ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	RTA01	121.000	TRIM_2
4	RTA02	242.000	TRIM_2
5	MPB02	26.440	

MEMBER TABLE
FRAME LINE 6

MARK	PART	LENGTH
EC-1	W08S075	176.500
EC-2	W12S075	203.875
EC-3	W12S075	203.875
EC-4	W08S075	176.500
ER-1	W8x10	303.875
G-1	08Z054	155.500
G-2	08Z075	231.500
G-3	08Z060	231.500
CB-1	RDB-	257.000
CB-2	RDB-	237.000

FLANGE BRACE TABLE
FRAME LINE 6

ID	#	MARK	CLIP
1	1	FBC30	

ENDWALL FRAMING PLAN

GENERAL NOTES

- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

ROD	CABLE
RDB- = 5/8" ROD	CAA- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

Freedom Steel
Building Corporation

PHONE: (800) 390-2948
FAX: (800) 630-2946
EMAIL: engineering@freedomsteel.com

PROJECT NAME: MIKE SMITH / MRS PROPERTIES
679 S BEST BUSINESS RD, KUNA, ID 83634

CUSTOMER NAME: MIKE SMITH / MRS PROPERTIES
KUNA, ID 83634

JOB NUMBER: U1808044A

SHEET TITLE: E7 of 7

PROFESSIONAL ENGINEER
ANTHONY M. TROUT
17501
02/05/2018
STATE OF IDAHO

This seal pertains only to the materials designed and supplied by the Metal Building Manufacturer. The drawings and the metal buildings which they represent are the property of the Metal Building Manufacturer. The engineer or architect whose seal appears on these drawings represents that the drawings were prepared by the Metal Building Manufacturer and does not serve as or represent the project engineer of record and shall not be construed as such.

Existing Building

Existing Landscape

See Attached

Side Walk

New Building

Match Existing Landscaping

Side Walk

679 Best Business



PROPOSED MATERIALS & LANDSCAPING

12" PVC C-900

PROPOSED BUILDING

PROPOSED BUILDING
50'

PHASE 2 BUILDING

FUTURE EXPANSION
PROPOSED BUILDING

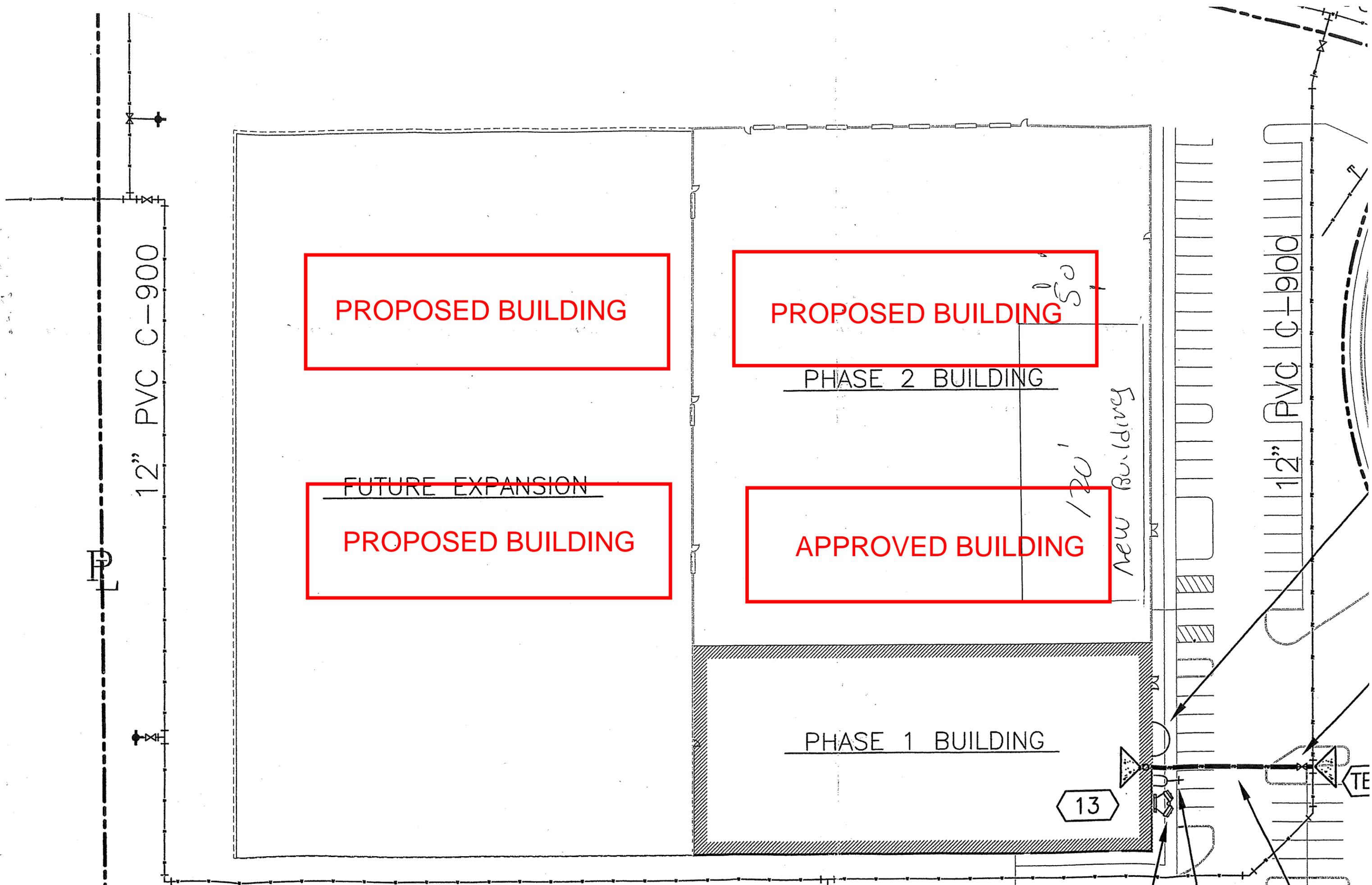
APPROVED BUILDING
120'
New Building

PHASE 1 BUILDING

13

12" PVC C-900

TE





EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS





City of Kuna

Design Review Staff Memo

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

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

Case Numbers: 18-25-DR (Design Review) & 18-12-SN
(Sign); *D & B Supply*

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

Planner: Troy Behunin, Planner III

Meeting Date: May 22, 2018

Applicant: **B & S Investments**
Travis Stroud
1980 S Meridian Road Ste.140
Meridian, ID 83642
208.557.5810
Trja8871@msn.com

Representative: **Larson Architects**
Brad Marczuk
210 Murray Street
Boise, ID 83714
208.938.0013
Brad@larsonsrchitects.biz

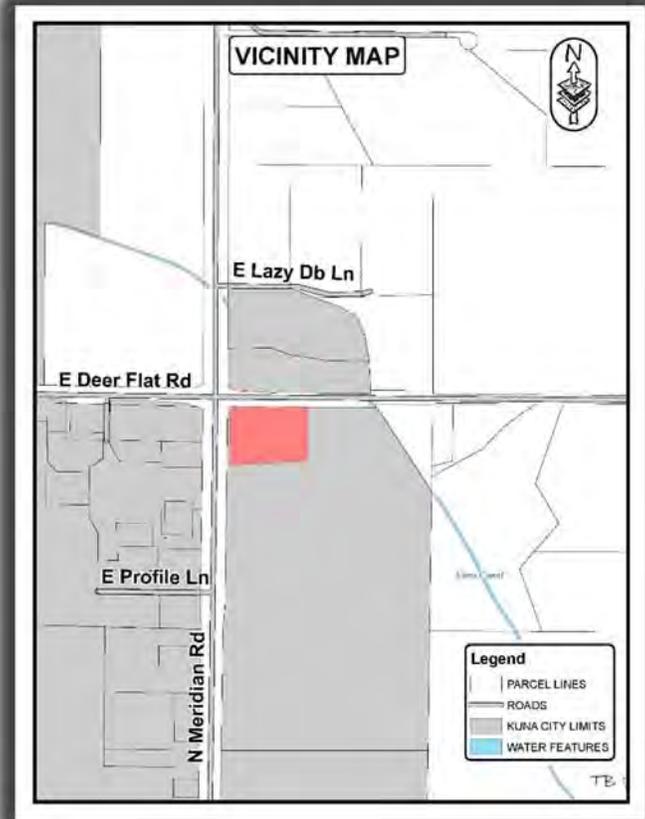


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| A. Course Proceedings | E. General Project Facts |
| B. Applicant Request | F. Staff Analysis |
| C. Aerial Map | G. Applicable Standards |
| D. History | H. Proposed Decision by the Commission |

A. Course of Proceedings:

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

a. Notifications

- i. Agenda

September 25, 2018

B. Applicants Request:

1. Request:

The applicant, Brad Marczuk with Larson Architects, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 46,546 square foot new commercial building to house a *D & B Supply* store with accompanying landscaping, lighting, parking lot and two monument signs; a 26'-8" high double-sided monument sign on Meridian Road, and a 12' – 1" high, double-sided monument sign on

Deer Flat Road. The site is located at the southeast corner of Meridian and Deer Flat Roads, Kuna, Idaho 83634 (Current APN = S1419223152 – Until the plat records, then it will be Lot 3, Block 1).

C. Aerial Map:



©COPYRIGHTED

D. History:

The property is within city limits and is currently zoned C-1 (Neighborhood Commercial). The site has been fully improved as a commercial subdivision, and the Ashton Estates Subdivision final plat (if not already), will record shortly.

E. General Projects Facts:

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

2. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial District – Kuna City
South	A	Agriculture – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	C-1	Neighborhood Commercial District – Kuna City

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

- ± 5.48 acres
- C-1 (Neighborhood Commercial)
- Parcel No. S1419223152

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

The sites topography is generally flat and is a fully improved as a commercial & residential subdivision (Mixed-Use).

6. Transportation / Connectivity: Approved driveway access ingress/egress from S. Meridian Road and also on E. Deer Flat Road.

7. Environmental Issues:

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

F. Staff Analysis:

The applicant is proposing a new retail establishment that is proposed to be ± 46,546 SF in size, along with landscaping, a parking lot and light poles all on site. The applicant also proposes two monument signs for Design Review. The first one on Meridian Road is proposed to be a ± 26’-8” high, double-sided multi-tenant monument sign (KCC 5-10-4-G, 5), and the second on Deer Flat Road to be a ± 12’ – 1” high, double-sided multi-tenant monument sign (KCC 5-10-4-G, 2). Staff notes that building signage was not included with the application, however it must be submitted for staff level approval.

The applicant has proposed 183 parking spaces (9’ X 20’) including four handicap spaces and staff finds the parking lot is in substantial conformance with KCC Title 5 Chapter 9. Staff notes the applicants’ street light plan appears to conform to the city’s LED standards. Applicant is proposing a roll-off trash compactor on-site, rather than a traditional trash enclosure. Staff has confirmed that the applicant has discussed with J & M sanitation and this proposal appears to meet their requirements. J & M Sanitation comments have been added to the packet for consideration along with a site plan bearing the location of the roll-off compactor.

The building and its materials choices appear to follow the Kuna Architecture guidelines, and staff supports the proposed building and its proposed materials. Staff will rely on the DRC to make adjustments as necessary. Staff finds the proposed landscaping to be in substantial conformance with KCC Title 5 chapter 17, Kuna’s Landscaping Ordinance (KCC 5-17). Staff reminds the applicant that gravel is not an acceptable ground cover in the C-1 zone and should be avoided for planter beds. Staff would like to highlight that this landscape plan (if approved), will be considered a binding plan, and it will need to be followed as presented and not changed or substitutions made without prior approval. Staff notes that the detail for trees states burlap and basket to be removed or pulled back 1/4 of the way down the root ball. Staff would recommend that the DRC condition that burlap and baskets be removed to at least 1/2 down the root ball, including removal of all twine/vinyl ties.

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

Staff views the proposed new commercial building, landscaping, parking lot, street light locations and signage to be generally consistent with the goals and vision of the overlay district for Kuna City and the Design Review requirements listed in Kuna City Code [KCC] 5-4. Staff also views the proposed freestanding monument signs are in conformance with KCC 5-10, as stated above. Staff forwards a recommendation of approval for Case Nos. 18-25-DR (Design Review) and 18-12-SN (Sign).

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Overlay District Ordinance, 2011-06
5. City of Kuna Landscaping Ordinance, 2012-22
6. City of Kuna Parking Lot Ordinance, 2011-12

H. Proposed Decision by the Planning and Zoning Commission:

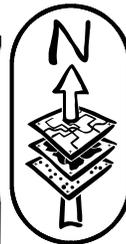
Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Design Review Committee wishes to approve, conditionally approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

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

1. All Signage on site shall comply with KCC 5-10.
2. Applicant shall obtain an electrical permit for all electronic components of the sign.
3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
4. Signage for the site shall comply with current Kuna City Code and *obtain a sign permit prior to construction.*
5. Lighting within the site shall comply with the Kuna City Code and all LED standards.
6. The applicant's proposed landscape plan (dated 08/02/2018) shall be considered binding site plans, or as modified and approved through the public process.
7. Landscaping shall be maintained in a healthy condition. Applicant shall replace dead/dying or landscaping in extreme conditions, within 3 weeks, seasons permitting.
8. Applicant is conditioned to follow the these planting notes for all trees on site:
 - 8.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
 - 8.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
9. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
10. Applicant shall comply with all local, state and federal laws.

DATED: This 25th day of September.

VICINITY MAP



E Lazy Db Ln

E Deer Flat Rd

E Profile Ln

N Meridian Rd

Kuna Canal

Legend

-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

TB



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

November 16, 2017

City of Kuna
PO Box 83634
Kuna, Idaho 83634

Re: D&B Supply

Design Review Committee:

As you be aware the applicant would like to construct a new D&B Supply Store in the Ashton Subdivision at the South East intersection of North Meridian Road and Deer flat Road. This building is designed with an approach to a traditional country store but using a variety of contemporary materials and forms. The building incorporates many design features in keeping with Kuna's Architecture and Site Design Book and are described further below.

The building is located across the street from the Ensign Development. D&B will have access points off f North Meridian Road, Deer Flat Road and East Clipper Street. ACHD has reviewed and approved these access drives and lot configuration.

The building is 200'x200' with modulations for a total of 46,546 square feet. Parking is located primarily in the front (west). A truck loading dock is provided in the rear of the building. Thru access is proposed from Deer Flat Road and onto East Clipper Street. The loading and compactor area is set back approximately 90' from S. Magellan Ave and is screen by 18 feet of landscaping and a solid vinyl fence.

The north side of the building will have an outdoor garden display area and customer access to the feed grain storage. The south side will be for outdoor storage and screen by a wrought iron fence.

Parking is proposed to exceed the required ratio of 5/1000 or 186 stalls. 265 full size parking stalls will be provided. Drive aisle access is designed for thru access to the south and a shared drive for future development to the south.

Landscaping is provided in the parking area islands and along the property lines of the property.

The building's primary facade incorporates a wood truss entry feature with the supporting pilasters wrapped in corten steel for a natural patina. The structures north and south corners are anchored by large corten panels that match the main entry's roof. A corten wainscot runs along the building frontage.

Running along the front elevation and wrapping the north and south sides is a canopy with supporting columns. The canopy rafters and columns are wood to match the entry truss.

An entry vestibule incorporating a clear anodized storefront system provides modulation and protection from the elements.

The side and rear walls are finished with metal ribbed panels. The building massing provides a proportional panel break up.

A concrete walkway from the buildings entrance to N. Meridian Road and pedestrian access along the building frontage provides a link and continuity between the proposed building and the public sidewalks. A bike rack adjacent to the walkway is provided for those who ride bicycles.

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

Sincerely,

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



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

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

Contact/Applicant Information

Owners of Record: <u>SDN, LLC</u>	Phone Number: <u>208-557-5810</u>
Address: <u>PO Box 1939</u>	E-Mail: <u>trja8871@msn.com</u>
City, State, Zip: <u>Eagle, Idaho 83616</u>	Fax #: _____
Applicant (Developer): <u>B&S Investments</u>	Phone Number: <u>208-557-5810</u>
Address: <u>1980 S. Meridian Road, Suite #140</u>	E-Mail: <u>trja8871@msn.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: _____
Engineer/Representative: <u>Larson Architects</u>	Phone Number: <u>208-376-7502</u>
Address: <u>210 Murray Street</u>	E-Mail: <u>brad@larsonarchitects.biz</u>
City, State, Zip: <u>Boise, Idaho 83714</u>	Fax #: _____

Subject Property Information

Site Address: <u>None Assigned</u>
Site Location (Cross Streets): <u>SE Corner of N. Meridian Road & Deer Flat Road</u>
Parcel Number (s): <u>No recorded - Lot 3, Block 1, Ashton Estates Subdivision No.1</u>
Section, Township, Range: <u>Section 19, Township 2 North, Range 1 east</u>
Property size : <u>238,596</u>
Current land use: <u>Per 2015 Map= HD Residential</u> Proposed land use: <u>Commerical</u>
Current zoning district: <u>C-1</u> Proposed zoning district: <u>C-1</u>

Project Description

Project / subdivision name: D&B Supply - Ashton Estates Subdivision

General description of proposed project / request: D&B Retail Store

Type of use proposed (check all that apply):

Residential _____

Commercial Retail

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: 46,546 Existing (if applicable): _____

Hours of operation (days & hours): 7 Days a week, M-S 8:00-8:00pm Building height: 29'-6"

Total number of employees: 35 Max. number of employees at one time: 25

Number and ages of students/children: (4) High School Seating capacity: NA

Fencing type, size & location (proposed or existing to remain): 6'-0" high wrought iron. Around outdoor storage yards. Reference site plan for locations.

Proposed Parking:

a. Handicapped spaces: 4 Dimensions: 9'X20'

b. Total Parking spaces: 183 Dimensions: _____

c. Width of driveway aisle: 30'-0"

Proposed Lighting: LED - Ref. attached pdf cut sheets, Photometric Site Plan

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): Reference Landscape Plan.

Applicant's Signature: Brad Marczuk Date: 8-7-18

E. DEER FLAT RD.

DEER FLAT ROAD

NORTH



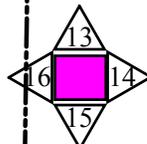
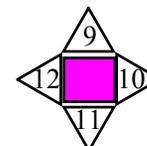
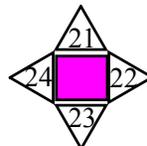
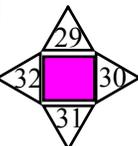
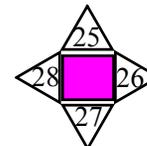
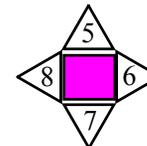
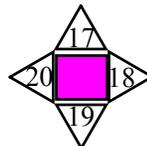
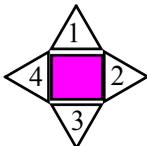
SIDEWALK

KUNA/MERIDIAN HWY

Parcel 1001
Block 1
Lot 1

Parcel 1002
Block 1
Lot 2

COMMERCIAL
RIGHT-IN / RIGHT OUT
APPROACH



E. CLIPPER ST.

S. MAGELLAN
AVE.

S.
UPSON
WAY

NORTH





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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.: _____

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>Various meeting with Travis Stroud.</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. Same as aerial photo - both show same condition of undeveloped area.	<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"/>

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input checked="" type="checkbox"/> North Arrow		<input type="checkbox"/>
<input checked="" type="checkbox"/> To scale drawings		<input type="checkbox"/>
<input checked="" type="checkbox"/> Boundaries, property lines and dimensions		<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of "Plan Preparer" with contact information		<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of project and date		<input type="checkbox"/>
<input checked="" type="checkbox"/> Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>		<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed. None		<input type="checkbox"/>
<input checked="" type="checkbox"/> Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>		<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.		<input type="checkbox"/>
<input checked="" type="checkbox"/> Sign locations Separate sign application - <i>Note: A separate sign application must be submitted with this application</i>		<input type="checkbox"/>
<input checked="" type="checkbox"/> Locations and uses for open spaces		<input type="checkbox"/>
<input checked="" type="checkbox"/> Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle		<input type="checkbox"/>
<input checked="" type="checkbox"/> Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles		<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and designations of all sidewalks		<input type="checkbox"/>
<input checked="" type="checkbox"/> Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer. Tributary plan by Civil.		<input type="checkbox"/>

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: B & S Investments Phone: 208-557-5810

Owner

Representative

Fax/Email: trja8871@msn.com

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

Meridian, Idaho

Zip: 83642

Owner: B & S Investments Phone: 208-557-5810

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

Meridian, Idaho

Zip: 208-557-5810

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

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

Boise, Idaho

Zip: 83714

Address of Property: Parcel 1001, Block 1, Lot 1 of Ashton Estates Subdivision

Kuna, Idaho

Zip: 83634

Distance from Major Cross Street: SE corner of N. Meridian Road & Deer Flat Road Street Name(s): N. Meridian Road

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW

SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION

STAFF LEVEL APPLICATION

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

Build a new D&B Supply Retail store. 46,546 GSF building and outdoor storage areas.

1. Dimension of Property: 252,045 SF

2. Current Land Use(s): Undeveloped

3. What are the land uses of the adjoining properties?
 North: Residential - Across S. Magellan Ave
 South: Commercial - Across Meridian Hwy
 East: Rural - Across Deer Flat Road
 West: Residential / City Park. Across E. Clipper Street

4. Is the project intended to be phased, if so what is the phasing time period? No Phasing
 Please explain: _____

5. The number and use(s) of all structures: Single story D&B Supply

6. Building heights: 34'-8" top of truss, 31'-6" to of parapet Number of stories: one

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

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

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
<u>C-1: 35'</u>	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? 18%

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

MATERIAL

COLOR

Roof: Standing Seam Metal / Dove Gray (Roof not visible behind parapet)

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.*

See attached sheet for wall elevation components

% of Wood application: 1 % / _____

% EIFS: None / _____
(Exterior Insulation Finish System)

% Masonry: None / _____

% Face Block: None / _____

% Stucco: None / _____

& other material(s): _____ / _____

List all other materials: Metal Siding Panels-Morin

Windows/Doors: Storefront / Hollow Metal

(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: Metal Decking 1 1/2" / Paint

Trim, etc.: Metal to Match / _____

Other: Corten Steel wainscot & Column casing / _____

9. Please identify Mechanical Units: Roof Top Units

Type/Height: 5 ton average, approx. 4'-0" high

Proposed Screening Method: Parpet.

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

Property Line Fencing and Landscaping

11. Are there any irrigation ditches/canals on or adjacent to the property? None

If yes, what is the name of the irrigation or drainage provider? NA

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
Solid vinyl fencing at property lines. Wrought iron fencing at outdoor storage areas and display areas.

Type: Vinyl and Wrought Iron

Size: 6'-0" high

Location: Along landscape areas at Property lines and at storage.

(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 infiltration pits - Parking lot areas

14. Percentage of Site Devoted to Building Coverage: 19%

% of Site Devoted to Landscaping: 11% Square Footage: 27,365
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 69.4% Square Footage: 176,540
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: .6%

Describe: Pedestrian Walkway

% of landscaping within the parking lot (landscaped islands, etc.): 2.3%
5,782 SF

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

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

17. Dock Loading Facilities:
Number of docking facilities and their location: One at east side of the building.

Method of screening: Building on two sides. Vinyl fencing and landscaping. Setback 88'-10" from the property line.

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Pedestrian Walkway, bike racks, Outdoor plaza area under canopy.

19. Setbacks of the proposed building from property lines:

Front 292'-8" -feet Rear 83'-7" -feet N Side 82'-7" -feet S Side 132'-9" -feet

20. Parking requirements: _____

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

Total Number of Compact Spaces (8'x17'): 0

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

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

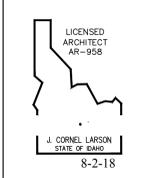
The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170.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

Signature of Applicant _____ Date _____

City staff comments:

Signature of receipt by City Staff _____ Date _____

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



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

D&B SUPPLY
 MERIDIAN ROAD
 KUNA, IDAHO

PROJECT NAME

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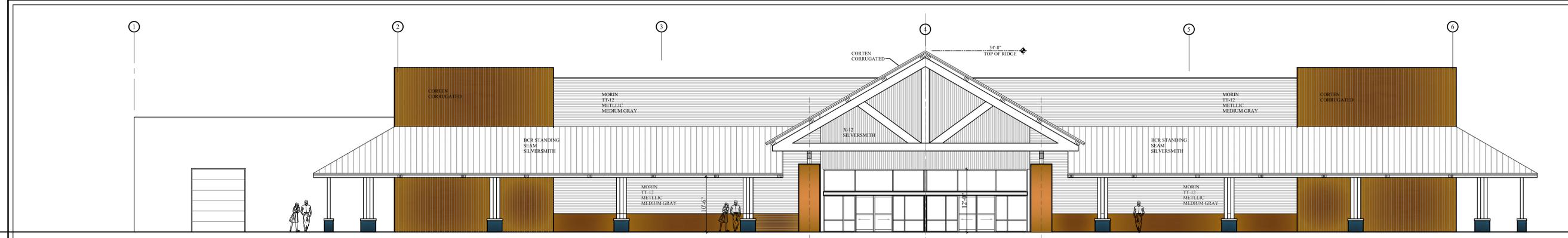
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DATE 8-2-18

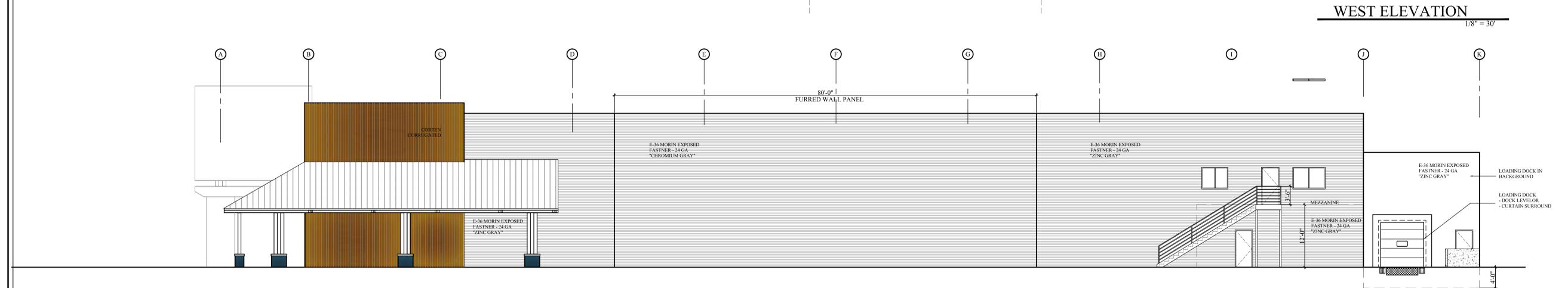
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A-2.0

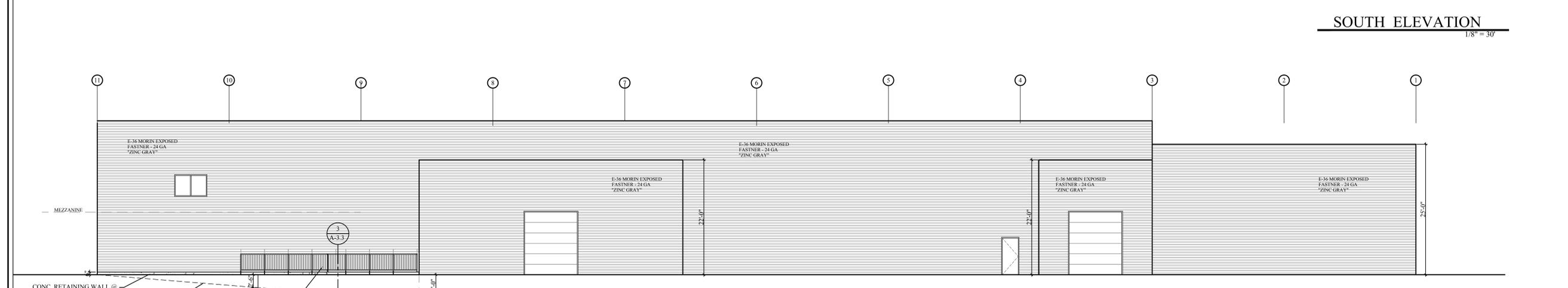
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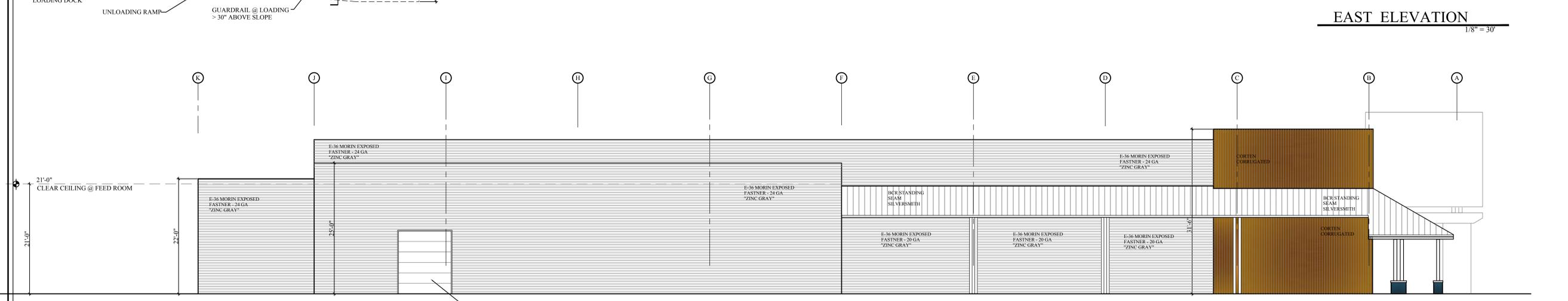
WEST ELEVATION
1/8" = 30"



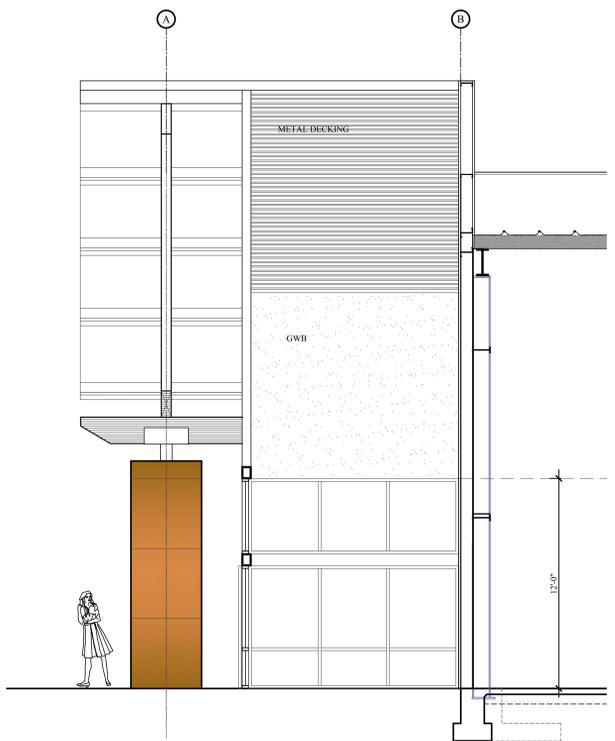
SOUTH ELEVATION
1/8" = 30"



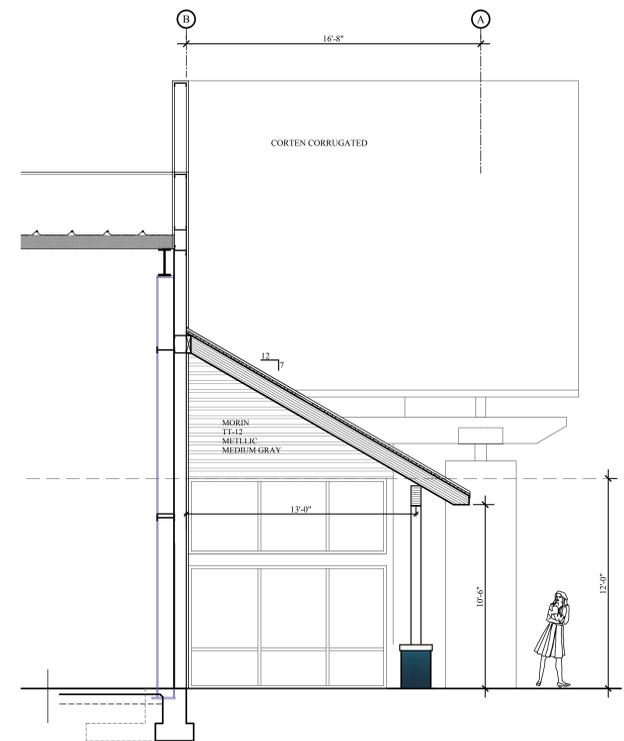
EAST ELEVATION
1/8" = 30"



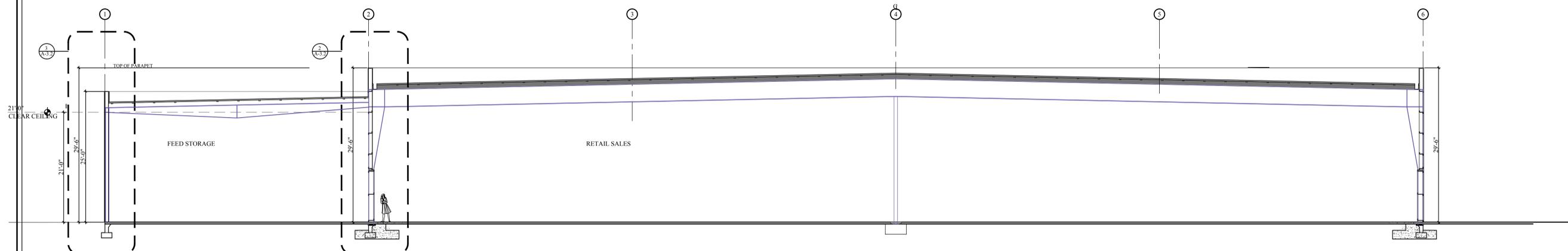
NORTH ELEVATION
1/8" = 30"



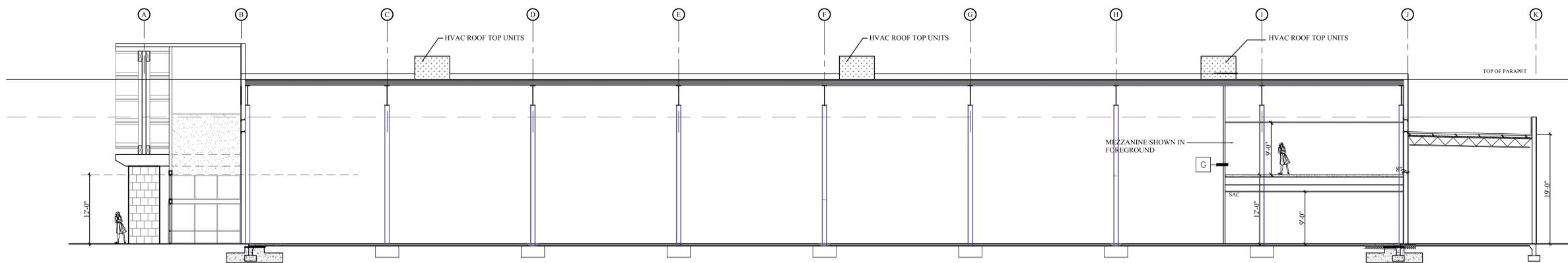
4 ENTRY SECTION
A-3.0 1/4" = 1'-0"



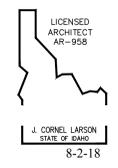
1 CANOPY SECTION
A-3.0 1/4" = 1'-0"



2 BUILDING SECTION NORTH - SOUTH
A-3.0 1/8" = 1'-0"



3 BUILDING SECTION EAST - WEST
A-3.0 1/8" = 1'-0"



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D&B SUPPLY
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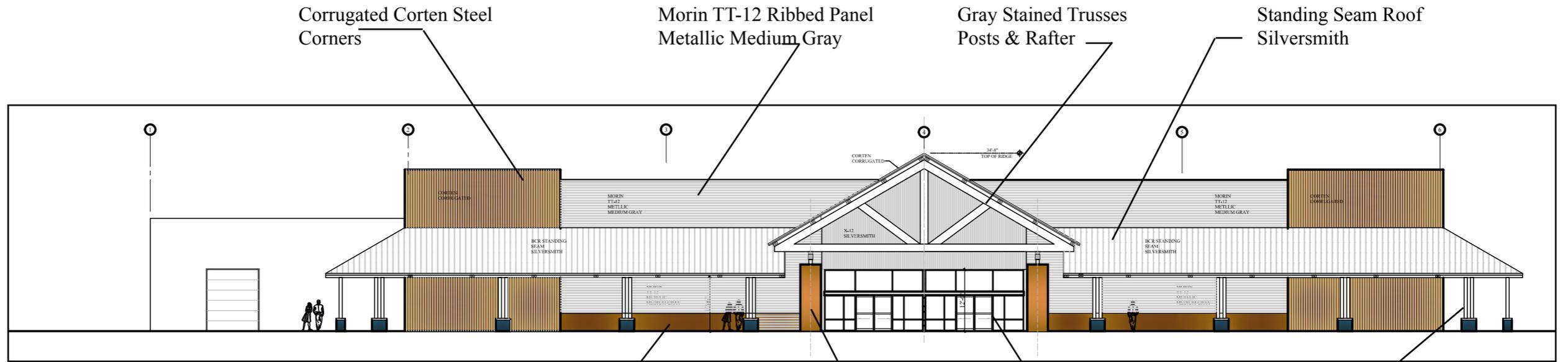
REVISIONS

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SHEET NUMBER

A-3.0



West Elevation

Corrugated Corten Steel Corners
 Morin TT-12 Ribbed Panel Metallic Medium Gray
 Gray Stained Trusses Posts & Rafter
 Standing Seam Roof Silversmith

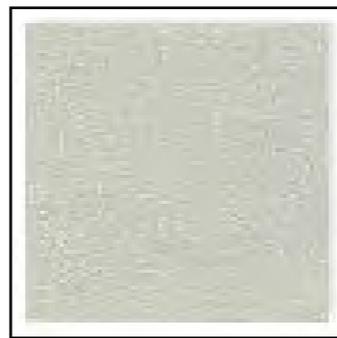
Corten Plate Wainscot
 Corten Plate Columns
 Clear Anodized Storefront
 Gray Stained Posts Stained Concrete Bases



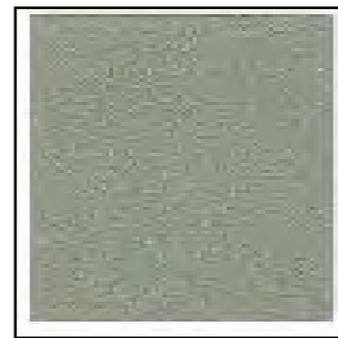
Corten Steel Plate Wainscot & Entry Column



Corrugated Corten Steel Corner Elements, Entry Roof



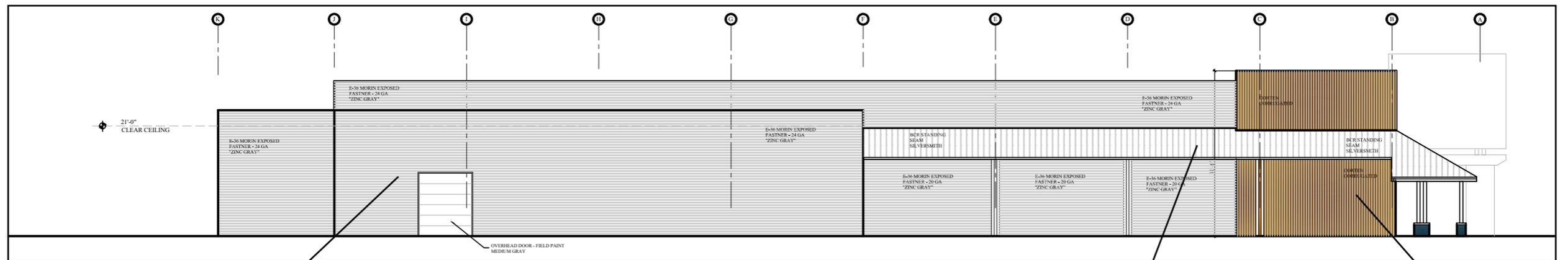
Morin Metallic Silversmith Canopy, Entry Wall



Morin Metallic Medium Gray Walls



Morin Zinc Gray Walls



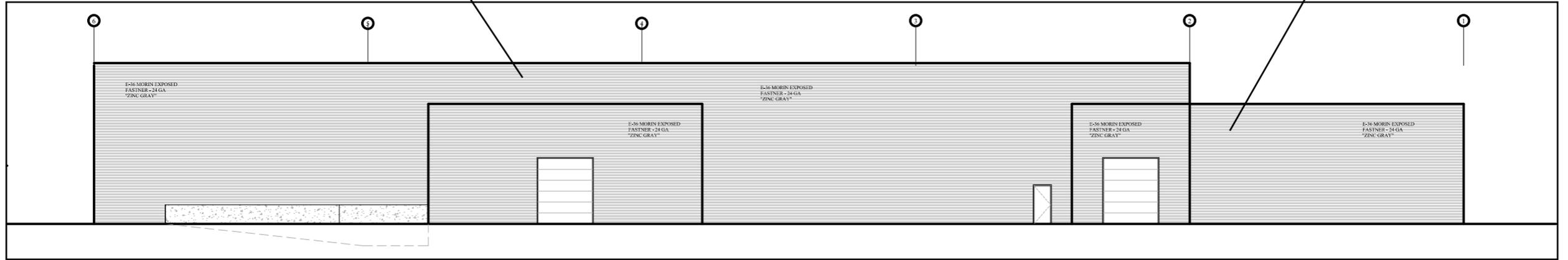
Zinc Gray Siding Ribbed Pattern

Standing Seam Roof Silversmith

Corrugated Corten Steel Corner

Zinc Gray Siding
Ribbed Pattern

Zinc Gray Siding
Ribbed Pattern



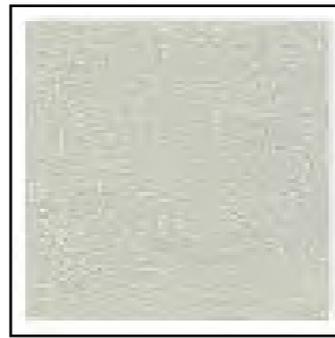
West Elevation



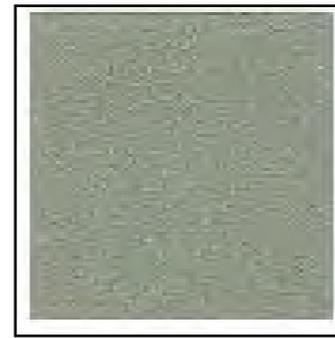
Corten Steel Plate
Wainscot & Entry Column



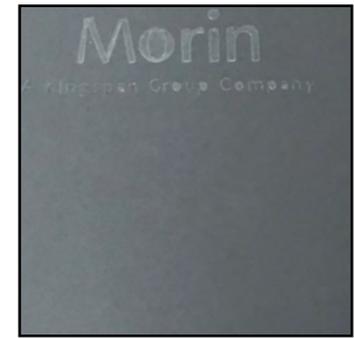
Corrugated Corten Steel
Corner Elements, Entry Roof



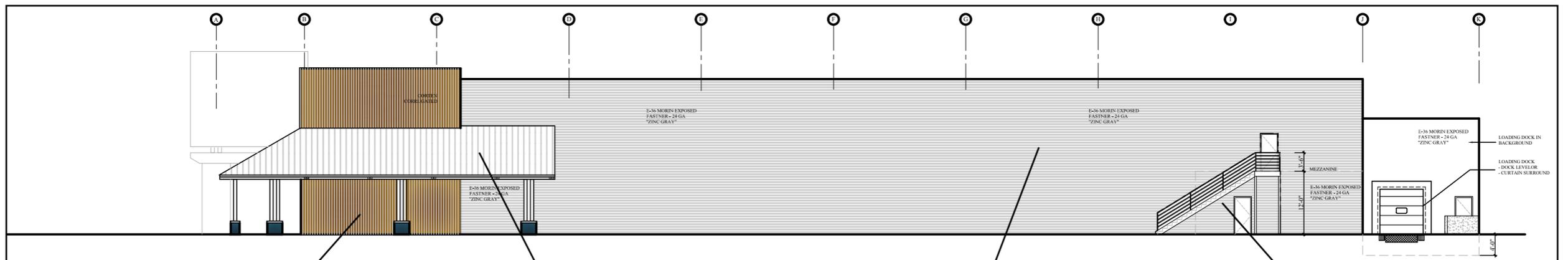
Morin Metallic Silversmith
Canopy, Entry Wall



Morin Metallic Medium Gray
Walls



Morin Zinc Gray
Walls



Corrugated Corten
Steel Corner

Standing Seam Roof
Silversmith

Zinc Gray Siding
Ribbed Pattern

Painted Steel Railings
Silversmith

D & B Supply

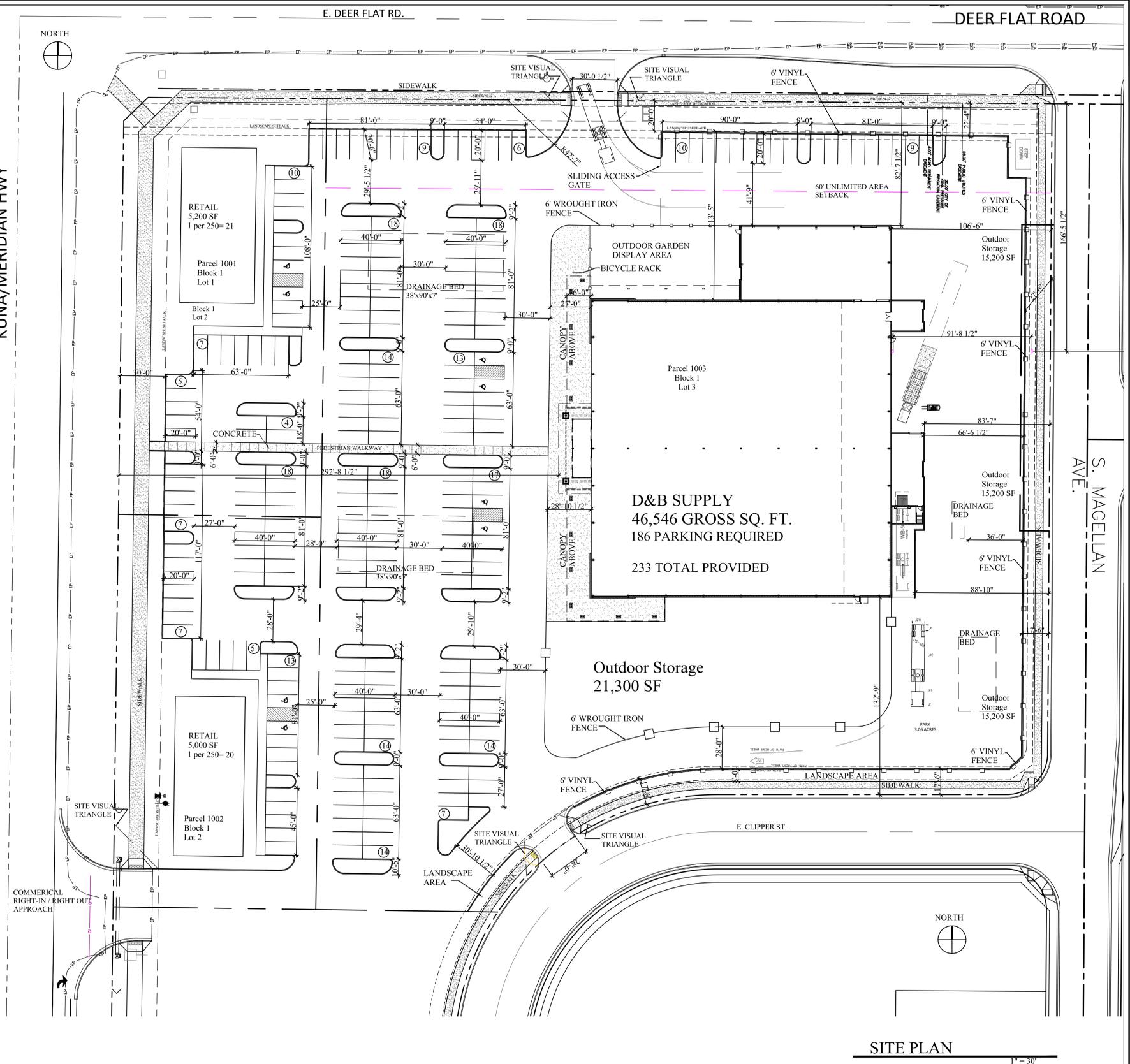
Component	Material	Color	% of Elevation
West Elevation – 6,256 GSF			
Accent Panel	Corten corrugated panel	Patina	30%
Wainscot	Corten steel plate	Patina	7%
Canopy	Standing Seam Metal	Silversmith	25%
Storefront	Clear Anodized Aluminum	Silver	8%
Wood Truss	Stained Glu-Lam Beams	Gray	1%
Entrance Façade	X-12 Morin Wall Panel	Silversmith	9%
Wall Panels	TT-12 Morin Wall Panel	Metallic M. Gray	20%
North Elevation - 6,591 GSF			
Accent Panel	Corten corrugated panel	Patina	14%
Canopy	Standing Seam Metal	Silversmith	10%
Overhead Door	Metal – Paint	Medium Gray	2%
Wall Panel	E-36 Morin Wall Panel	Zinc Gray	74%
East Elevation – 7,000 GSF			
Overhead Door	Metal – Paint	Medium Gray	3%
Loading Dock	Exposed Concrete	Natural	1%
Wall Panel	E-36 Morin Wall Panel	Zinc Gray	96%
South Elevation - 6,547 GSF			
Accent Panel	Corten corrugated panel	Patina	14%
Overhead Doors	Metal- Paint	Medium Gray	1%
Wall Panel	E-36 Morin Wall Panel	Zinc Gray	85%
Railing/Trim	Pipe Rail ‘C’ channel	Medium Gray	-

PARKING REQUIRED
 183 - D&B
 20 - PAD A
 21 - PAD B
 224 TOTAL REQUIRED
 235 PROVIDED

PAVING RATIOS
 D&B - 82,151 SF
 PADS - 39,352
 TOTAL - 121,503

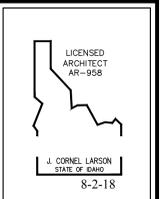
D&B = 67.6 %
 PADS = 32.4%

KUNA/MERIDIAN HWY



SITE PLAN
 1" = 30'

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MERIDIAN ROAD
KUNA, IDAHO

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DATE 8-2-18

SHEET NUMBER

SP-1.0

KUNAMERIDIAN HWY

E. DEER FLAT ROAD

Existing landscape per the Ashton Estates Sub. No. 1 approved landscape plans

Existing landscape per the Ashton Estates Sub. No. 1 approved landscape plans

6' vinyl fence

25.00' public utilities easement

6' wrought iron fence

sliding access gate

60' UNLIMITED AREA SETBACK

Bike Rack (see architectural)

OUTDOOR GARDEN DISPLAY AREA

Seepage Bed

Seepage Bed

D&B SUPPLY
46,546 GROSS SQ. FT.

6' vinyl fence

Outdoor Storage 15,200 SF

S. MAGELLAN AVE.

S. UPSON WAY

Sidewalk

Lawn

Seepage Bed

Outdoor Storage 21,300 SF

6' wrought iron fence

Seepage Bed

Lawn

Sidewalk

6' vinyl fence

6' vinyl fence

Lawn

E. CLIPPER ST.

Shade Tree (typical)

Seepage Bed



SITE LOCATION MAP
N.T.S.



COLORED SITE/LANDSCAPE PLAN

SCALE: 1"=30'-0"



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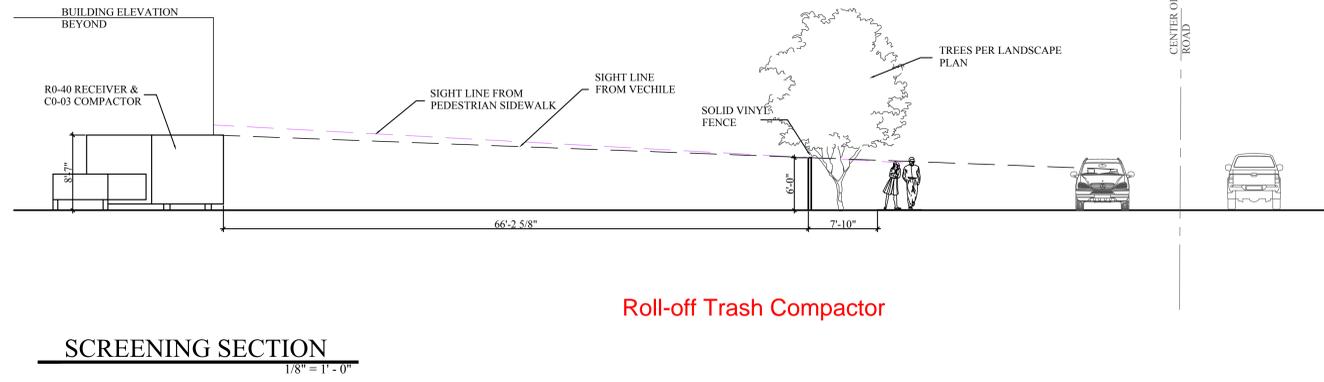
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JDR

DATE
8-2-2018

SHEET NUMBER

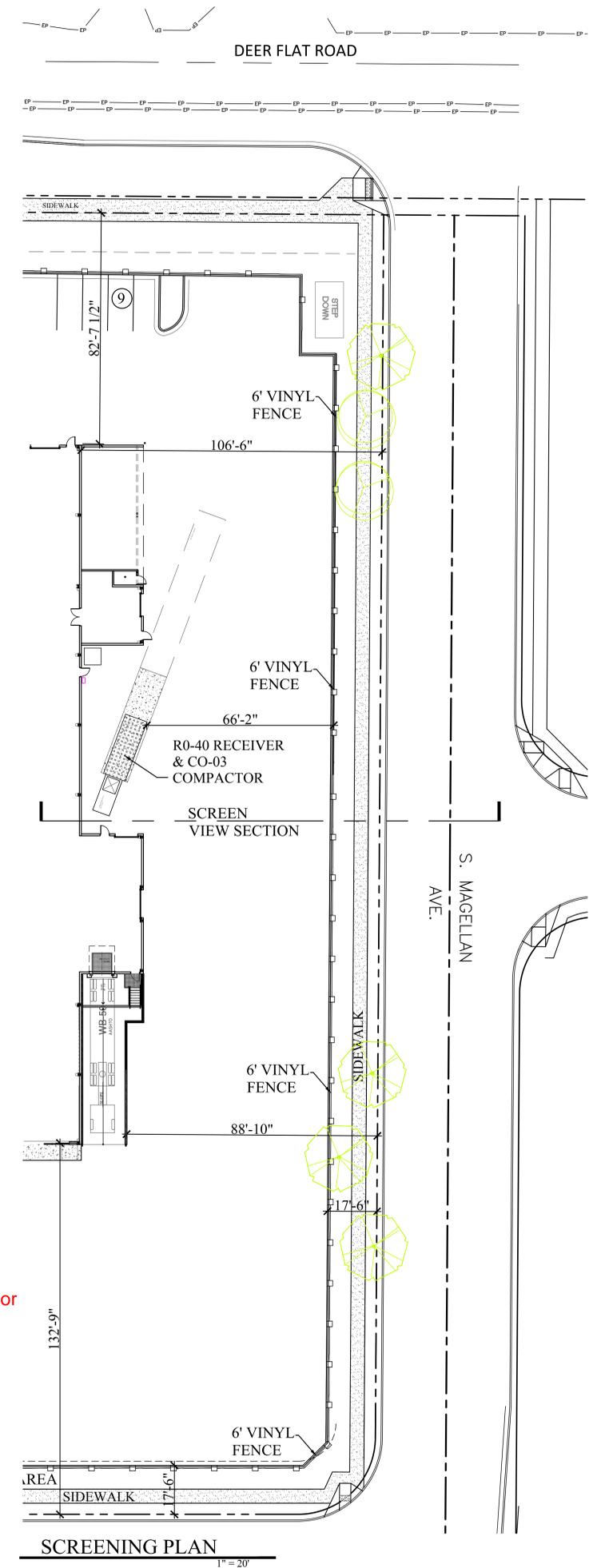
S1.0



Roll-off Trash Compactor

Roll-off Trash Compactor

Roll-off Trash Compactor



LICENSED ARCHITECT
AR-958
L. CORNELL LARSON
STATE OF IDAHO
8-2-18



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PROJECT NAME
**D&B SUPPLY
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SP-1.3



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D&B SUPPLY
 MERIDIAN ROAD
 KUNA, IDAHO

PROJECT NAME
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KUNA, IDAHO

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DATE
 8-13-2018

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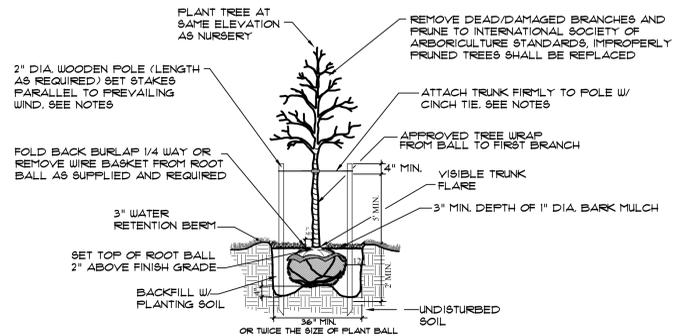
E. DEER FLAT ROAD

PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #1)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS	
TREES - D4B CONTRACTOR					
11	AP	Acer platanoides 'Columnarob'	2" B4B	40' hgt. x 25" wide	Class II
9	GT	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	2" B4B	45' hgt. x 30" wide	Class II
TREES - SDN DEVELOPER SUPPLIED					
1	APX	Acer platanoides 'Crimson King' Crimson King Norway Maple	2" B4B	35' hgt. x 30" wide	Class II
3	GTX	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	2" B4B	45' hgt. x 30" wide	Class II
6	LTX	Liriodendron tulipifera 'Emerald City' Emerald City Tulip Tree	2" B4B	55' hgt. x 25" wide	Class II
SHRUBS					
BM		Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3" wide	
JH		Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	6" hgt. x 6" wide	
MJ		Juniperus scopulorum 'Mecora' Mecora Juniper	5 Gal.	8' hgt. x 3" wide	
PO		Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 Gal.	5' hgt. x 5" wide	
SJ		Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3" wide	
GRASSES/PERENNIALS					
CA		Calamagrostis acutiflora 'Overdam' Overdam Feather Reed Grass	2 Gal. @ 36" O.C.	3' hgt. x 2" wide	
CV		Carex acutiflora 'Nana' Nana Dwarf Tickseed	1 Gal. @ 24" O.C.	12" hgt. x 18" wide	
LL		Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal. @ 36" O.C.	12" hgt. x 18" wide	

LANDSCAPE NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
 - All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" depth of 1" Bark Mulch. Submit sample for approval by Owner.
 - All lawn areas shall be sodded with 100% Turf Type Tall Fescue (Festuca arundinacea). Patch to match boundaries of existing lawn. Match existing grades.
 - All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
 - Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
 - All sodded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil (minimum). Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform surface. 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
 - Fertilize all trees and shrubs with "Agriform" planting tablets, 21 gram. Quantity per manufacturer's recommendation.
 - Plant material shall not be substituted without the written permission of Owner. Submit names of three suppliers contacted if substitution is requested and plant material specified is not available.
 - Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
 - Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
 - All landscape areas shall have an automatic underground sprinkler system (coordinate with owner to match existing) which insures complete coverage and is properly zoned for required water uses and has a weather station capable of turning off for rain/freeze events. All shrub zones, spray zones and gear driven zones shall be placed on separate zones. Shrub zones shall be drip irrigation installed per manufacturer's recommendations. Do not exceed a maximum of 5' spacing in all mainline and lateral lines. Coordinate the points of connection, water availability, water scheduling with the owner prior to providing an irrigation design and installing the irrigation system.
 - This irrigation system shall be design built by a qualified irrigation contractor. The contractor shall provide professional designed irrigation construction drawings to the owner before construction (for review by the landscape architect). The drawings shall contain all the components in a professional irrigation system including but not limited to: mainlines, lateral lines, zones, valves, shut-off valves, drain valves, filtering, drip valve manifolds, wiring notes, POC connections, and details. All products shall be from Hunter Industries and "commercial" grade components as determined by the manufacturer. No residential grade components will be accepted.
 - Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
 - No trees shall be planted within the 10' foot clear zone of all acid storm drain pipes, structures, or facilities.
 - Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.
 - All trees to be located a minimum of 5 feet or greater from the back of any sidewalk.
 - INSTALL "DEEPROOF" ROOT BARRIER PANELS ALONG THE E. LINMAR STREET & THE S. ANTELOPE FLAT AVE. PLANTER STRIPS LESS THAN 8 FEET WIDE ON BOTH THE CURB SIDE AND THE SIDEWALK SIDE.
 - ROOT BARRIERS ARE REQUIRED TO EXTEND A MINIMUM OF 18 INCHES BELOW THE SUB GRADE ON THE SIDEWALK SIDE AND A MINIMUM OF 24 INCHES ON THE CURB SIDE. ROOT BARRIERS SHALL EXTEND 2 INCHES ABOVE THE GROUND (FINAL GRADE) AND KEY INTO THE CONCRETE. THE ROOT BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CURB AND SIDEWALK (SEE PLANS FOR LOCATIONS). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ROOT BARRIER PANELS MANUFACTURER:
 DEEPROOF GREEN INFRASTRUCTURE
 101 MONTGOMERY STREET, SUITE 2850
 SAN FRANCISCO, CA 94104 1-800-458-0191



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

D&B SUPPLY
 46,546 GROSS SQ. FT.
 183 PARKING REQUIRED
 235 TOTAL PROVIDED

Outdoor Storage
 21,300 SF

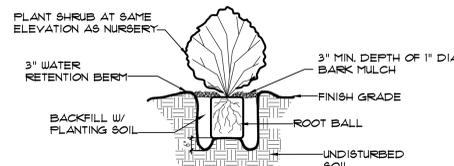
LANDSCAPE PLAN

SCALE: 1"=30'-0"

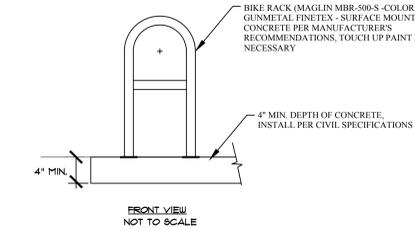


GENERAL LANDSCAPE NOTES

- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.



1 SHRUB PLANTING DETAIL
 NO SCALE



2 SINGLE RIBBON BIKE RACK DETAIL
 NO SCALE

3 DECIDUOUS TREE PLANTING DETAIL
 NO SCALE

KUNA/MERIDIAN HWY

Parcel 1001
 Block 1
 Lot 1

Parcel 1002
 Block 1
 Lot 2

Parcel 1003
 Block 1
 Lot 3

COMMERCIAL
 RIGHT-IN / RIGHT OUT
 APPROACH

SIDEWALK

EXTENT OF PAVING

OUTDOOR GARDEN
 DISPLAY AREA

BICYCLE RACK
 SEE DETAIL 2, SHEET LU

Outdoor
 Storage
 19,000 SF

E. LINMAR ST.

THE DEVELOPER (SDN) FOR ASHTON ESTATES
 SUB # 1 IS RESPONSIBLE FOR INSTALLATION OF
 ALL PERIMETER LANDSCAPING ADJACENT TO
 S. ANTELOPE FLAT AVE. & E. LINMAR ST.

THE DEVELOPER (SDN) FOR ASHTON ESTATES
 DAMAGED DUE TO CONSTRUCTION. MATCH
 EXISTING GRADE SMOOTHLY & UNIFORMLY

EXISTING SHRUB PLANTINGS (TYPICAL)
 PER APPROVED ASHTON ESTATES SUB # 1
 PLANS DATED 10/27/17. (TYPICAL HATCH)

EXISTING SHRUBS & TREES (TYPICAL)
 PER APPROVED ASHTON ESTATES
 SUB # 1 PLANS DATED 7/10/2018.
 RETAIN AND PROTECT THROUGH OUT
 CONSTRUCTION

EXISTING IRRIGATION EASEMENT - NO
 TREES SHALL BE PLANTED WITHIN
 THE EASEMENT.

6" WROUGHT IRON FENCE &
 GATE. SEE ARCHITECTURAL

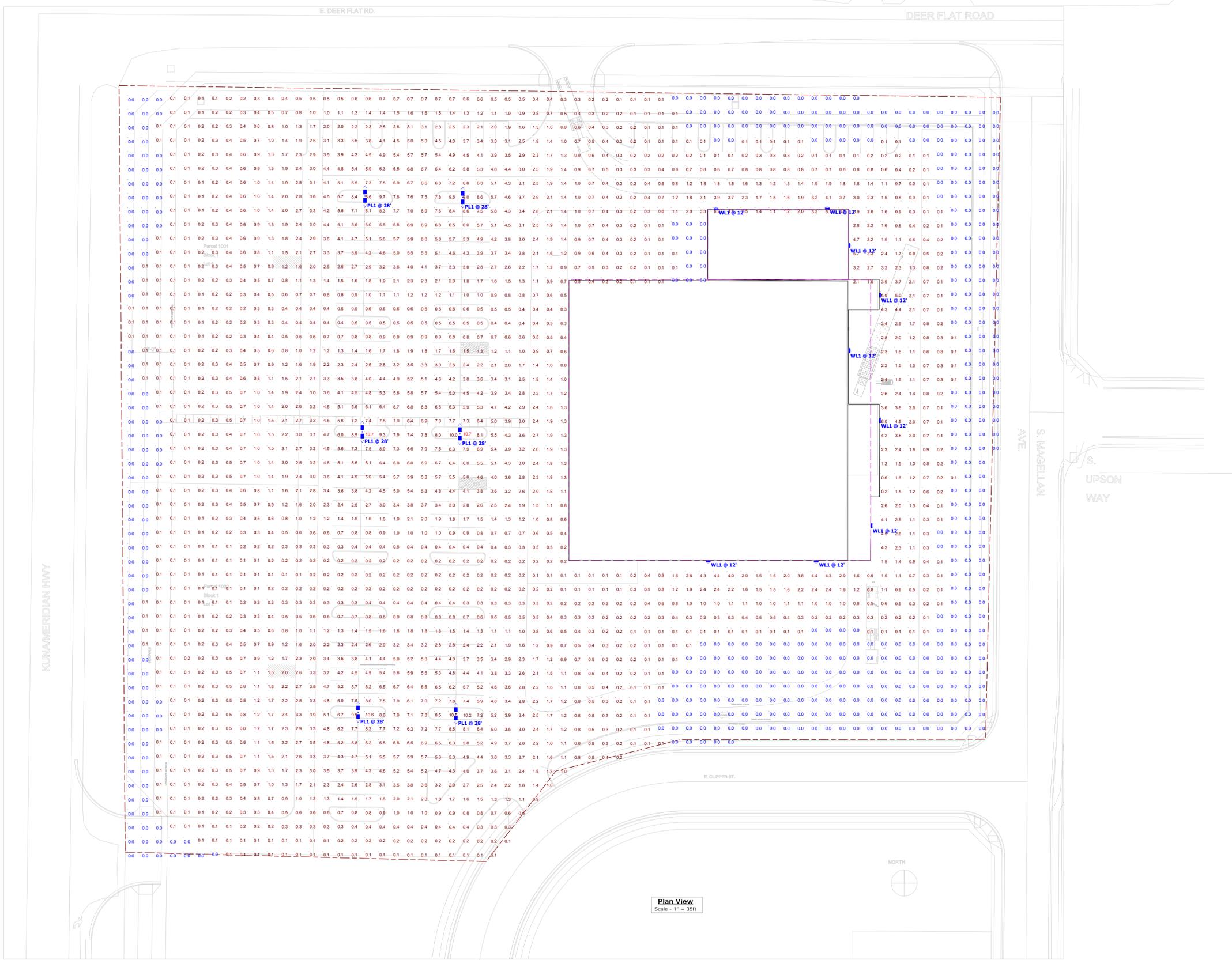
6" VINYL FENCE
 SEE ARCHITECTURAL

6" VINYL FENCE



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	PL1	6	Lithonia Lighting	DSX2 LED P4 40K T3M MVOLT	DSX2 LED P4 40K T3M MVOLT	LED	1	DSX2_LED_P4_40K_T3M_MVOLT.ies	32433	0.9	540
	WL1	9	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	7572	0.9	73.2

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	10.7 fc	0.0 fc	N/A	N/A



Plan View
Scale = 1" = 35ft

D & B SUPPLY
KUNA, ID

Designer
Date
6/19/2018
Scale
Not to Scale
Drawing No.
Summary

Ordering Information

Accessories

Ordered and shipped separately.

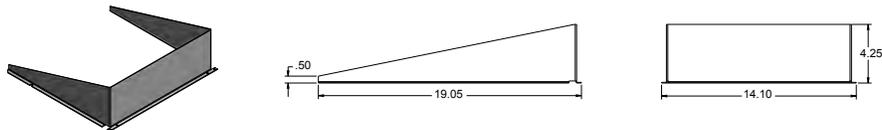
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX2HS 80C U	House-side shield for 80 LED unit ²⁰
DSX2HS 90C U	House-side shield for 90 LED unit ²⁰
DSX2HS 100C U	House-side shield for 100 LED unit ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P14 and rotated optics (L90, R90) only available together.
- AMBPC not available with BLC, LCCO, RCCO, HS or P5, P7, P8, P13 or P14.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM@ node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. Shorting Cap included.
- Requires (2) separately switched circuits. See Outdoor Control Technical Guide for details.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH.
- Reference Motion Sensor table on page 3.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with BL30, BL50 or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

External Glare Shield



Drilling

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

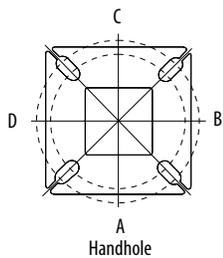
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

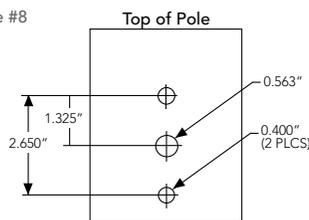
Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

HANDHOLE ORIENTATION



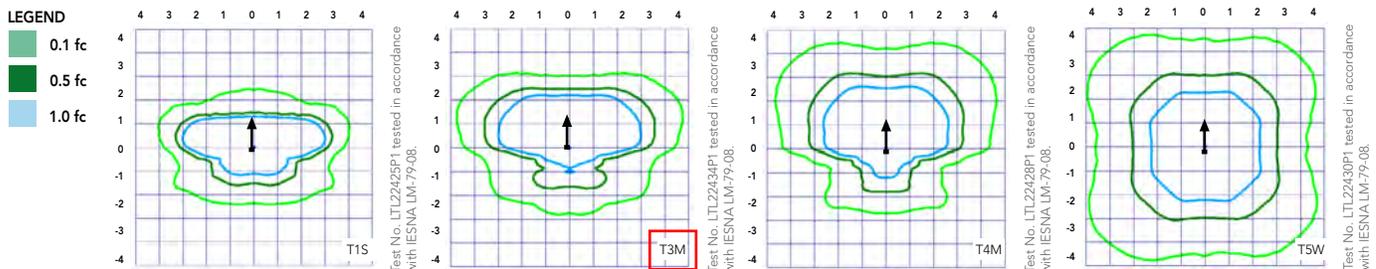
Template #8



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
▲ Alternate

*Future-proof means: Ability to change controls in the future.



D-Series Size 1 LED Wall Luminaire



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

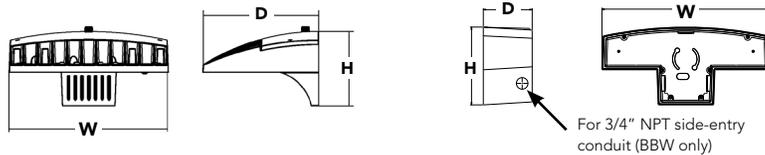
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10V dimming driver (no controls; wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), non CEC compliant ⁸

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{3,9}
DF	Double fuse (208, 240 or 480V) ^{3,9}
HS	House-side shield ¹⁰
SPD	Separate surge protection

Shipped separately¹⁰

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

DSSXD	Sandstone
DBBTD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum

DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

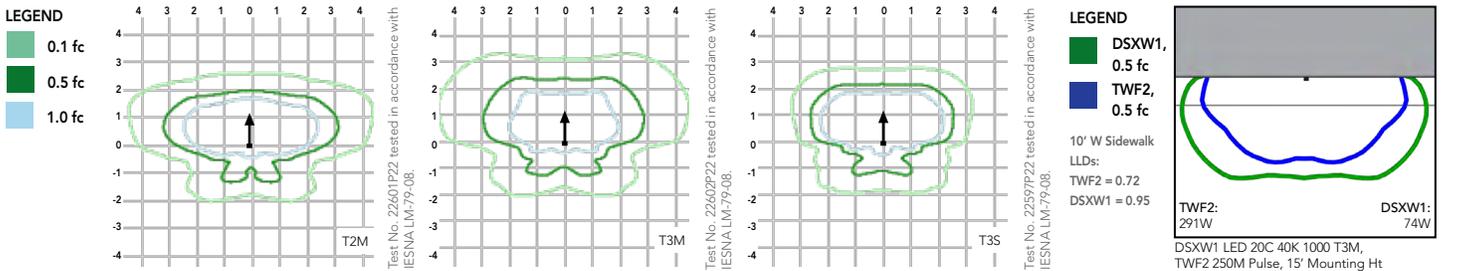
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



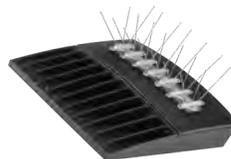
Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



GENERAL NOTES:

1 ALL EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK AS SPECIFIED ON THE FIXTURE SCHEDULE AND THE EMERGENCY FIXTURE SHALL BE PROVIDED WITH AND UNSWITCHED LEG THAT SHALL BE CONNECTED TO THE EMERGENCY BATTERY PACK.

KEYED NOTES:

1 [Ⓢ] CONNECT BATTERY PACK TO UNSWITCHED LEG OF LIGHTING CIRCUIT. CARRY UNSWITCHED LEG THROUGH RACEWAY SYSTEM TO EGRESS FIXTURE FOR CONTINUOUS POWER TO BATTERY.



EAST ELEVATION LIGHTING PLAN
1/8" = 1'



WEST ELEVATION LIGHTING PLAN
1/8" = 1'

COPYRIGHT © LARSON ARCHITECTS 2005 DRAWINGS MAY NOT BE REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

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

PROJECT NAME
D&B SUPPLY
MERIDIAN ROAD
KUNA, IDAHO

REVISIONS

DRAWN BY JWS/CNG

DATE 10-19-17

SHEET NUMBER

E2.3L

NOT FOR CONSTRUCTION

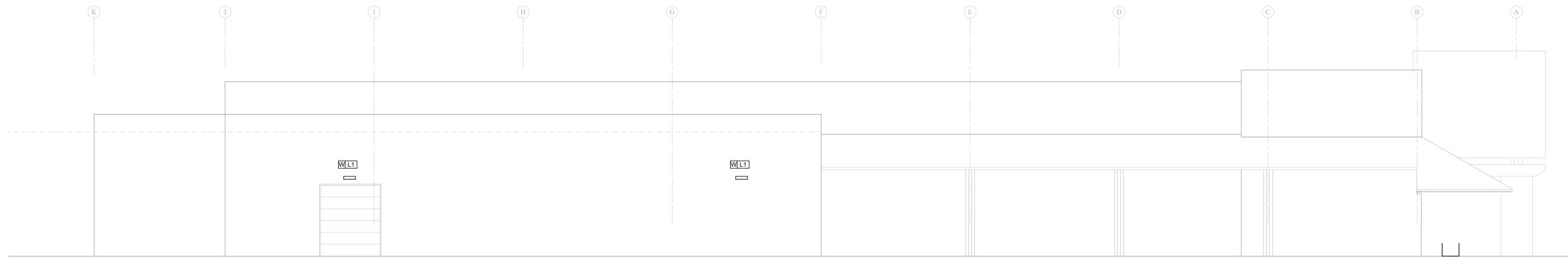
e2co
electrical engineering company
engineering 4 tomorrow
world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 17194

GENERAL NOTES:

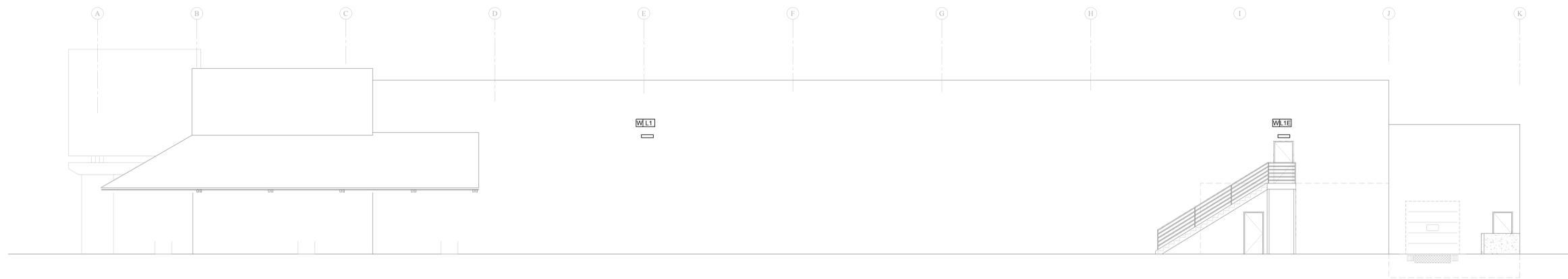
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1 CONNECT BATTERY PACK TO UNSWITCHED LEG OF LIGHTING CIRCUIT. CARRY UNSWITCHED LEG THROUGH RACEWAY SYSTEM TO EGRESS FIXTURE FOR CONTINUOUS POWER TO BATTERY.



NORTH ELEVATION LIGHTING PLAN
1/8" = 1'



SOUTH ELEVATION LIGHTING PLAN
1/8" = 1'

NOT FOR CONSTRUCTION

e2co
electricalengineeringcompany
engineering 4 tomorrow
world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 17194

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

PROJECT NAME
**D&B SUPPLY
MERIDIAN ROAD
KUNA, IDAHO**

REVISIONS

DRAWN BY JWS/CNG

DATE 10-19-17

SHEET NUMBER

E2.2L



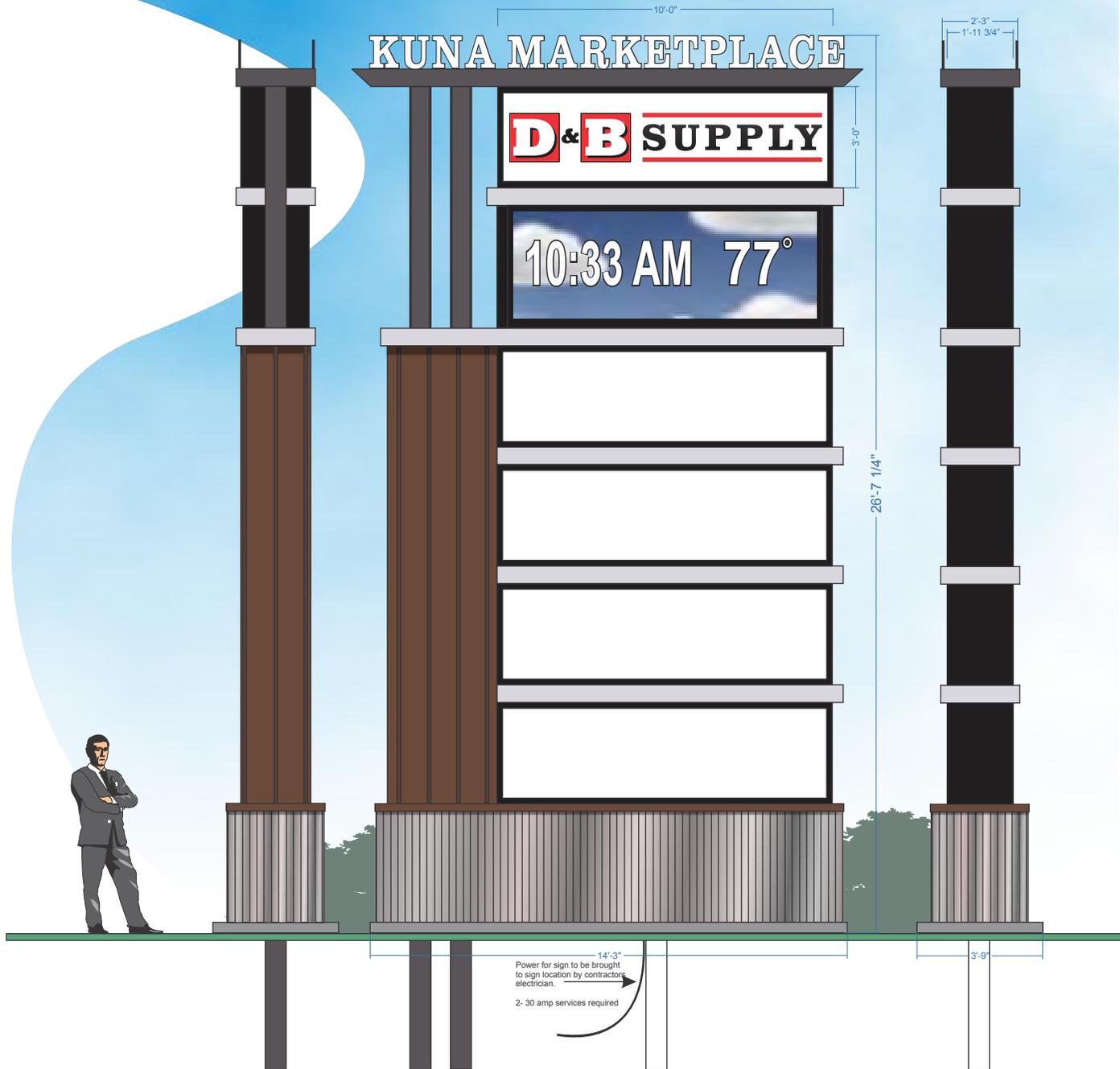
SITE PLAN



Project Name: Kuna Marketplace
 Location: Kuna, Idaho
 Customer: Matt, Ryan, Don, Travis

this artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.

Sales rep. Aaron Vance Phone: 208-454-0860
 Email: aaron@superiorsignsidaho.com
Design Sign off: _____
 Customer agrees to design, colors, layout, spelling and position within this design and agrees to begin its construction



Project Name: Kuna Marketplace

Location: Kuna, Idaho

Customer: Matt, Ryan, Don, Travis

this artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.

Sales rep. Aaron Vance

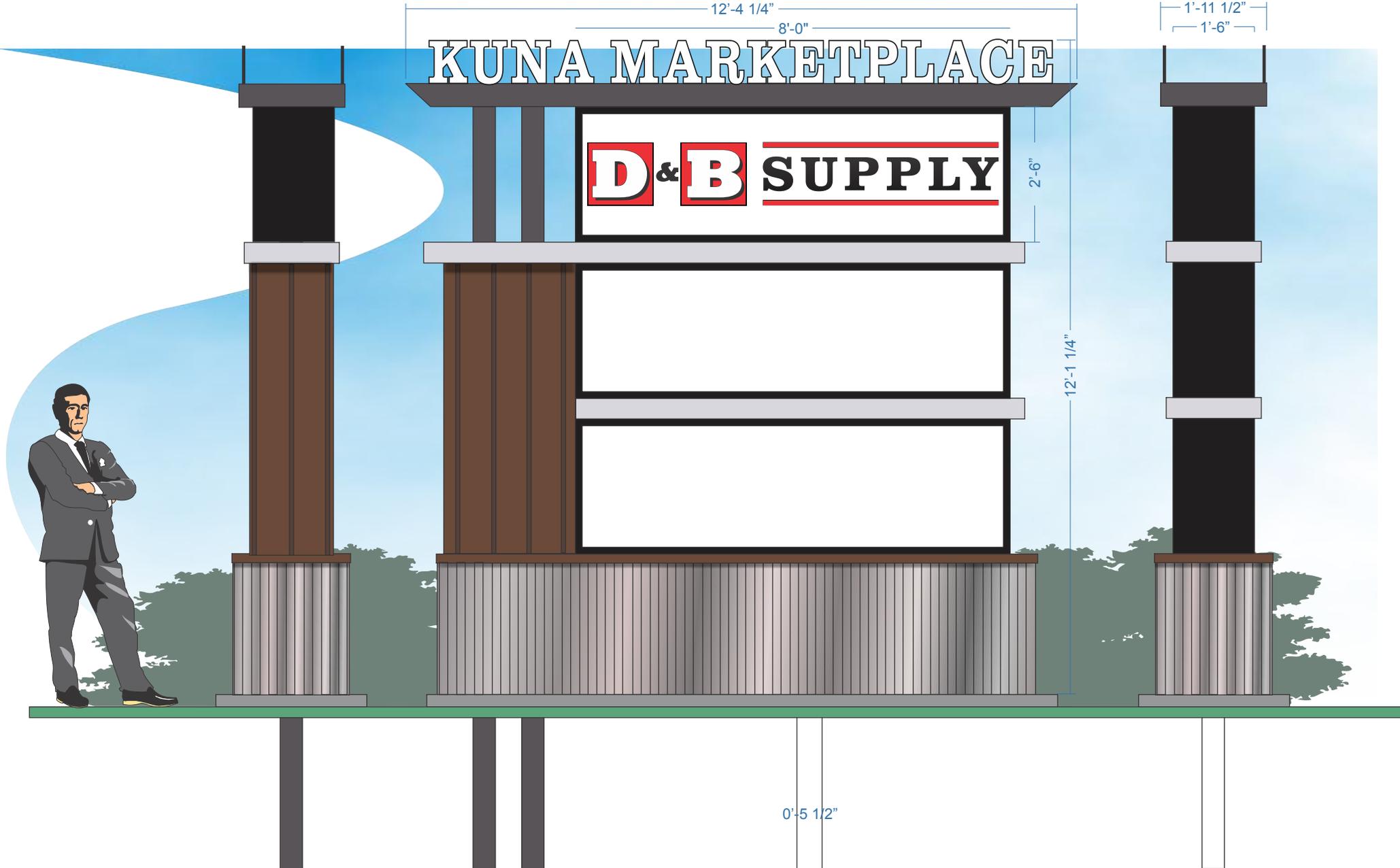
Email: aaron@superiorsignsidaho.com

Phone: 208-454-0860

Design Sign off: _____

Customer agrees to design, colors, layout, spelling and position within this design and agrees to begin its construction





Project Name: D & B Kuna
 Location: Kuna, ID
 Customer: Travis Stroud

this artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.

Sales rep. Aaron Vance Phone: 208-454-0860
 Email: aaron@superiorsignsidaho.com
Design Sign off: _____
 Customer agrees to design, colors, layout, spelling and position within this design and agrees to begin its construction



City of Kuna

Design Review Staff Memo

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

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

Case Numbers: 18-24-DR (Design Review) & 18-10-SN (Sign); Multi-Tenant Commercial Building Sign (Renny Wylie)

Location: 1075 E. Kuna Road
Kuna, Idaho 83634

Planner: Sam Weiger, Planner I

Meeting Date: September 25, 2018

Applicant: Superior Signs, Dana Vance
120 N. 21st Avenue
Caldwell, ID 83606
208.454.0860
dana@superiorsignsidaho.com

Owner: Renny Wylie
6126 W. State Street Ste. 107
Boise, ID 83703
208.870.5780
renwylie@aol.com

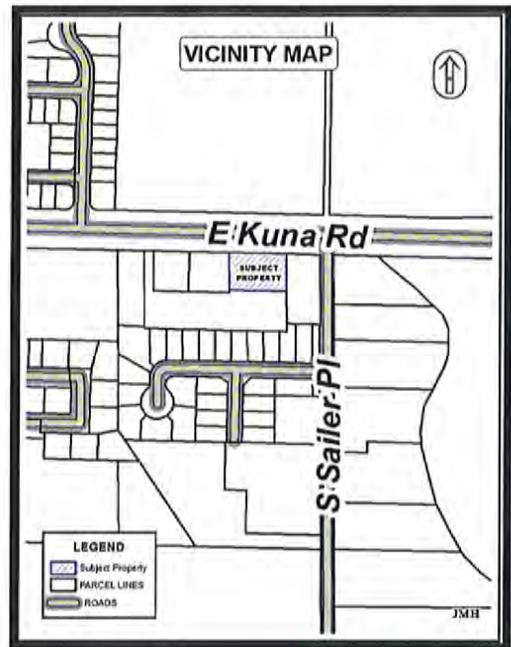


Table of Contents:

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

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all monument signage is subject to design review approval by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- | | |
|------------------------------------|--------------------|
| i. Kuna City Engineer/Public Works | August 13, 2018 |
| ii. Kuna Police | August 13, 2018 |
| iii. Agenda | September 25, 2018 |

B. Applicants Request:

1. Request:

On behalf of Renny Wylie, the applicant, Dana Vance with Superior Signs, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a sign for a recently approved multi-tenant commercial building. The site is located at 1075 E. Kuna Road, Kuna, Idaho 83634 (Parcel No. R2373790020).

C. Aerial Map:



D. History:

The property is within city limits and is currently zoned C-2 (Area Commercial). The site is home to a new multi-tenant commercial building.

E. General Projects Facts:

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

2. Surrounding Land Uses:

North	C-1	Neighborhood Commercial District – Kuna City
South	R-16	High Density Residential – Kuna City
East	R-1	Estate Residential – Ada County
West	C-2	Area Commercial District – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 0.49 acres
- Zoning: C-2 (Commercial)
- Parcel R2373790020

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

Site construction for the multi-tenant commercial building is under construction. The site topography is generally flat.

6. Environmental Issues:

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

F. Staff Analysis:

The applicant is proposing one freestanding sign for a new multi-tenant commercial building. The sign is more than five feet away from all property lines and stays outside of all easements and rights-of-way, conforming with Kuna City Code (KCC) Title 5, Chapter 10, Section 2.

The proposed sign is 14', 8 ½" in height, conforming with KCC.

Staff finds that the proposed freestanding sign is in conformance with the Sign Ordinance ([KCC] - Title 5, Chapter 10), specifically KCC Title 5, Chapter 10, Section 4-G-2 - Freestanding Signs. Staff would forward a recommendation of approval for Case Nos. 18-24-DR (Design Review) and 18-10-SN (Sign).

G. Applicable Standards:

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

H. Proposed Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Planning and Zoning Commission of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case Nos. 18-24-DR & 18-10-SN, a Design Review request and sign approval for Renny Wylie, with the following conditions of approval:

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

DATED: This 25th day of September, 2018.



City of Kuna SIGN PERMIT APPLICATION

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

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

SUBMITTAL FEE: \$30

SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area)
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: _____ Zone _____

Site Address: 1075 E. KUNA ROAD

Applicant's Name: ADVANCE ENT INC. DBA SUPERIOR SIGNS C/O DANA VANCE Phone: 208-454-0860

Applicant's Address: 120 N. 21ST AVE. City: CALDWELL Zip: 83605

Contact's Email: dana@superiorsignsidaho.com RCE# 22784 ELE-18747

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #1	PROPOSED <input checked="" type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input type="checkbox"/>
Type of Sign:	Freestanding <input checked="" type="checkbox"/>	Wall <input type="checkbox"/>	Ground Monument <input type="checkbox"/>	
Sign Dimensions:	Length <u>10' 0"</u>	Width <u>8' 0"</u>	Square Feet <u>80</u>	
Building Lineal Foot (space of which is occupied by enterprise) <u>122'</u>				

SIGN #2	PROPOSED <input type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input type="checkbox"/>
Type of Sign:	Freestanding <input type="checkbox"/>	Wall <input type="checkbox"/>	Ground Monument <input type="checkbox"/>	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise) _____				

Note: Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2006 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: Dana Vance Date: 7-11-2018

*****OFFICE USE ONLY*****

BP # <u>15924</u>	Footing <u>15930</u> SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/

Andrew McClelland

From: Dawn Stephens
Sent: Thursday, July 12, 2018 7:59 AM
To: Andrew McClelland
Subject: FW: Sign Permit Application - Kuna Multi Tenant
Attachments: JRW CONST WYLIE KUNA PYLON SITE PLAN LEGAL PG.pdf; JRW MULTI TENANT 1075 KUNA RD FOOTING.pdf; JRW PYLON SCALE-ELEVATION.pdf; JRW PYLON SIGN KUNA BUILDING PERMIT.pdf; JRW RENNY WYLIE DETAILED LETTER KUNA.pdf

Dawn Stephens

Customer Service Specialist
Planning and Zoning Dept.
City of Kuna
(208) 639-5341

From: Dana <dana@superiorsignsidaho.com>
Sent: Wednesday, July 11, 2018 5:10 PM
To: Dawn Stephens <dstephens@kunaid.gov>
Subject: Sign Permit Application - Kuna Multi Tenant

Dawn,

I am make a sign permit application for a freestanding sign for JRW Construction - 1075
I have attached:

- 1) New Sign permit – Building permit Application (Electrical Permit – LAST PAGE)
- 2) Scale & Elevation Drawings
- 3) Site Plan On 8.5x14 page
- 4) Footing
- 5) Detailed Letter

Let me know if you need anything else to process this permit.

Thanks
Dana Vance
Superior Signs
812 Main Street
Caldwell, Id 83605
208-454-0860
208-459-4381 (fax)
www.superiorsignsidaho.com



City of Kuna Commercial Building Permit Application

Submittal Fee: \$30

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

OFFICE USE ONLY:

1st Review By: _____

2nd Review By: _____

New Construction
 Three (3) complete sets of stamped plans (by ACHD & Fire Department)
 Three (3) 8 1/2 X 11" site plans
 Three (3) 8 1/2 X 11" floor plans
 Copy of ACHD Impact Fee Certificate
 Two Copies of Comm. Check

Tenant Improvement/Remodel/Addition
 Four (4) complete sets of plans;
 Two (2) of the 4 stamped by ACHD & Fire Department
 Four (4) 8 1/2 X 11" site plans
 Four (4) 8 1/2 X 11" floor plans
 Copy of ACHD Impact Fee Certificate
 Approx. Construction Cost

* All Plans must be stamped by ACHD and by the Fire District before submittal.

Contractor Registration #: RCE#22784 ELE-18747
 Parcel#: _____ Zone: _____
 Legal Description: _____
 Site Address: (If known) 1075 E. KUNA ROAD
 Applicant Name: ADVANCE ENT INC. DBA SUPERIOR SIGNS C/O DANA VANCE Phone: 208-454-0860
 Applicant Address: DANA VANCE City: CALDWELL Zip: 83605

New Foundation Mechanical Addition Plumbing
 Re-Model Accessory Building Tenant Improvement Other Electrical

Note: Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2012 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: Dana Vance Date: 7-11-2018

*****OFFICE USE ONLY*****

FEES

	WATER	SEWER	IRRIGATION	MECH.	RES [✓]	PERMIT	ELEC	PLUM	ZONING	TOTAL DUE
# FEES										
PER UNIT										
TOTAL										

CONSTRUCTION INFORMATION

	FLOOR AREA	CONSTRUCTION CLASS.	OCCUPANCY CLASS.	DESIGN OCCUPANT LOAD
AREA 1				
AREA 2				
AREA 3				

PLAN REVIEW INFORMATION

BUILDING PERMIT #	SITE ADDRESS	APPROX. CONSTRUCTION COST
<u>15925</u>		

STAFF RECIPIENT/CREATED
 BY: (Initial/Date) _____ / _____



City of Kuna
ELECTRICAL PERMIT WORKSHEET (FEE SCHEDULE)
 This worksheet must accompany a Residential/Commercial permit application

City of Kuna
 PO Box 13
 Kuna, ID 83634
www.kunacity.id.gov
 (208) 922-5274

MULTI TENANT PYLON SIGN 1075 E. KUNA ROAD

RESIDENTIAL

<ul style="list-style-type: none"> • Temporary Construction Services ONLY (200 amp or less, one location): \$65 	\$												
<ul style="list-style-type: none"> • New: Single Family Dwelling, including all buildings with wiring being constructed on each property. * Based on living space (<i>see definition below</i>) <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Up to 1,500 sq.ft.</td> <td>\$130</td> <td rowspan="5" style="vertical-align: middle;">Total Square Footage _____</td> <td rowspan="5" style="vertical-align: middle;">\$</td> </tr> <tr> <td><input type="checkbox"/> 1,501 to 2,500 sq.ft.</td> <td>\$195</td> </tr> <tr> <td><input type="checkbox"/> 2,501 to 3,500 sq.ft.</td> <td>\$260</td> </tr> <tr> <td><input type="checkbox"/> 3,501 to 4,500 sq.ft.</td> <td>\$325</td> </tr> <tr> <td><input type="checkbox"/> Over 4,500 sq.ft.</td> <td>\$325 plus \$65 for each additional 1,000 sq.ft. or portion thereof \$325 + (\$65 x # of additional 1,000 sq.ft. or portion thereof)</td> </tr> </table> 	<input type="checkbox"/> Up to 1,500 sq.ft.	\$130	Total Square Footage _____	\$	<input type="checkbox"/> 1,501 to 2,500 sq.ft.	\$195	<input type="checkbox"/> 2,501 to 3,500 sq.ft.	\$260	<input type="checkbox"/> 3,501 to 4,500 sq.ft.	\$325	<input type="checkbox"/> Over 4,500 sq.ft.	\$325 plus \$65 for each additional 1,000 sq.ft. or portion thereof \$325 + (\$65 x # of additional 1,000 sq.ft. or portion thereof)	
<input type="checkbox"/> Up to 1,500 sq.ft.	\$130	Total Square Footage _____			\$								
<input type="checkbox"/> 1,501 to 2,500 sq.ft.	\$195												
<input type="checkbox"/> 2,501 to 3,500 sq.ft.	\$260												
<input type="checkbox"/> 3,501 to 4,500 sq.ft.	\$325												
<input type="checkbox"/> Over 4,500 sq.ft.	\$325 plus \$65 for each additional 1,000 sq.ft. or portion thereof \$325 + (\$65 x # of additional 1,000 sq.ft. or portion thereof)												
<ul style="list-style-type: none"> • New: Multi-Family Dwelling (Contractors Only) <ul style="list-style-type: none"> <input type="checkbox"/> Duplex Apartment \$260 <input type="checkbox"/> Three or more multi-family units: \$130 per building plus \$65 per unit (\$130 x # of buildings) + (\$65 x # of units) 	\$												
<input type="checkbox"/> Existing Residence <input type="checkbox"/> Modular, Manufactured or Mobile Homes <input type="checkbox"/> Detached Shop: \$65 fee plus \$10 per additional branch circuit, up to the maximum of the corresponding sq.ft. of the building (one circuit is included in the \$65.00) \$65 + (\$10 x # of additional branch circuits)	\$												
<ul style="list-style-type: none"> • Pumps-Water, Irrigation, Sewage (each motor): <ul style="list-style-type: none"> <input type="checkbox"/> \$65 up to 25HP <input type="checkbox"/> \$95- 26 to 200HP <input type="checkbox"/> \$130 over 200HP Phase inverters and roto phase equipment, please use the <i>Other Installation including Commercial/Industrial</i> fee in addition to the pump motor fee. 	\$												
<ul style="list-style-type: none"> • Spas, Hot Tubs, Hydro Massage Tubs: \$65 fee for each trip to inspect 	\$												
<ul style="list-style-type: none"> • Swimming Pools: \$130.00 (covers two (2) mandatory inspections with the exception of lighting) 	\$												
<ul style="list-style-type: none"> • Signs/Outline Lighting: <input checked="" type="checkbox"/> Signs-\$65 per sign <input type="checkbox"/> Outline Lighting-\$65 per occupancy 	\$ 65.00												
<ul style="list-style-type: none"> • Temporary Amusement: \$65 fee plus \$10 per ride, concession, or generator \$65 + (\$10 x # of ride/concession/generator) 	\$												
<ul style="list-style-type: none"> • Irrigation Machine: \$65 for center pivot plus \$10 per tower or drive motor \$65 + (\$10 x # of tower/drive motor) 	\$												
<input type="checkbox"/> Requested Inspection <input type="checkbox"/> Power has been off over 1yr. (excludes contractors) <input type="checkbox"/> Plan Check (2 hr min.)	\$ \$65.00 per hr												

COMMERCIAL/INDUSTRIAL

<p>The fees listed under this inspection type shall apply to any and all electrical installations not specifically mentioned elsewhere on this form. This shall include all labor, materials, equipment, overhead and profit, as well as all labor, materials, and equipment supplied by others. The project value cannot be reduced by labor, material or equipment that is donated or supplied by others. Please include bid proposal on company letterhead. At the time of "Final" inspection, the Scope of Work, valuation, and permit fees will be verified.</p> <p>Total cost of electrical system (Job Value Amount): \$ _____</p> <ul style="list-style-type: none"> <input type="checkbox"/> Up to \$10,000 (total cost of system x 0.02) + 60 = \$ <input type="checkbox"/> Between \$10,001 - \$100,000 (total cost of system - 10,000) x 0.01 + \$260 = \$ <input type="checkbox"/> Over \$100,001 (total cost of system - 100,000) x 0.005 + \$1,160 = \$ 	\$
--	----

Total Contract Amount: \$ _____

Grand Total: \$ 65.00
Transfer this amount to permit application.

** Living Space - space within a dwelling unit intended for human habitation which may reasonably be utilized for sleeping, eating, cooking, bathing, washing, recreation, and sanitation purposes. An unfinished basement is considered part of the living space.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-24-DR ? 18-10-SN
Project name	Dana Kuna Road Freestanding Sign
Date Received	08.03.18
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Kuna LLC</u>	Phone Number: <u>208 870 5780</u>
Address: <u>1676 N. CLARESON WAY</u>	E-Mail: <u>renwylie@aol.com</u>
City, State, Zip: <u>EAgle Id 83616</u>	Fax #: _____
Applicant (Developer): <u>Advance Enterprises</u>	Phone Number: <u>208 454 0860</u>
Address: <u>130 N. 21st Ave</u>	E-Mail: <u>dana@superiorsignsidaho.com</u>
City, State, Zip: <u>Caldwell Id 83605</u>	Fax #: <u>208 459-4381</u>
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>1075 E. Kuna Road</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>R 2373790020</u>	
Section, Township, Range: <u>Lot 2 BLOCK D1 EMPTY POCKETS SUB</u>	
Property size: <u>0.49 Acres</u>	
Current land use: <u>RETAIL</u>	Proposed land use: _____
Current zoning district: <u>C-2</u>	Proposed zoning district: _____

Project Description

SIGN.

Project / subdivision name: _____ *Pyron style*

General description of proposed project / request: _____ *Monument sign for retail multitenant building*

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if applicable)

(already built)

Number of building lots: *1* Other lots: _____

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: *Dana Vance*

Date: *8-2-2018*



City of Kuna Design Review Application

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

For Sign Permit 1075 E. Kuna Road.

FILE NO.: 18-22-DR - Dana Kuna Road Freestanding Sign

CROSS REF.: 18-10-SN

FILES: See attached sign/bldg permit application

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : _____ <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 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"/>



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

For Sign Permit 1075 E. Kuna Road.

FILE NO.: 18-22-DR - Dana Kuna Road Freestanding Sign

CROSS REF.: 18-10-5N

FILES: See attached sign/bldg permit application

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

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

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
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Application Submittal Requirements

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<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 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"/>

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

N/A

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

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

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

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

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

Site Plan

Applicant Use

Staff Use

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

Landscape and Streetscape Plan

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

N/A

Applicant Use

Staff Use

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

Building Elevations

N/A

Applicant
Use

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

Staff
Use

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

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

Screening/treatment of mechanical equipment

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

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

Lighting Plan

N/A

Applicant
Use

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

Staff
Use

Types and wattage of all light fixtures

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

Roof Plans

N/A

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: AARON VANCE Phone: 208 454 0860

Owner

Representative

Fax/Email: 208-459-4381

Applicant's Address: 120 N. 21st Ave

CALDWELL ID Zip: 83606

Owner: Kuna, LLC % Renny Wylie Phone: 208-870-5780

Owner's Address: 1676 N. Claredon way Email: renwylie@aol.com

Eagle Id Zip: 83616

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

Address: _____ Email: _____

Zip: _____

Address of Property: 1075 E Kuna Rd

Kuna Id Zip: 83634

Distance from Major Cross Street: Adjacent to Hwy 69 Street Name(s): E. Avalon

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

Add Freestand Sign -

1. Dimension of Property: _____

2. Current Land Use(s): Multi Tenant Commercial

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

North: AG 1880 Commercial - per Sam - Email
 South: Residential 1009 R-16
 East: Residential 1185 R-1
 West: Commercial 1031 C-2

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

Please explain: _____

5. The number and use(s) of all structures: Retail

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

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

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

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

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

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

MATERIAL

COLOR

Roof: _____ / _____

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

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / glass & styles material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

11. Are there any irrigation ditches/canals on or adjacent to the property? _____

If yes, what is the name of the irrigation or drainage provider? _____

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

Type: _____

Size: _____

Location: _____

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

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

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% of Site Devoted to other uses: _____

Describe: _____

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

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

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

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

17. Dock Loading Facilities: _____

Number of docking facilities and their location: _____

Method of screening: _____

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

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

Front _____ -feet Rear _____ -feet ~~N~~ Side _____ -feet Side _____ -feet

20. Parking requirements: _____

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

Total Number of Compact Spaces 8'x17': _____

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

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

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

Signature of Applicant _____ Date _____

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

This application is to approved
 Pylon sign. A sign was indicated
 on original plans, but no design was
 submitted at that time.

8/20/2018

JRW CONSTRUCTION - RENNY WYLIE
1075 S. KUNA ROAD
KUNA, IDAHO

KUNA
Planning & Development Staff

I am re-submitting a design review sign permit application to the planning & development staff of Kuna, Idaho.

The Application is for one Freestanding Sign for a Multi Unit Development.

No copy will be on the sign at this time.

The sign is 8' x 10'

Total Square Feet of Signs 80

The Height of the sign has been changed to 14' 8.5"

The Colors of the sign will match the building Colors.

The sign will be located in the planter area within the parking lot.

Construction materials, steel square tubing-frame, sheet metal - exterior - painted, installed with steel 8" pipe, UL Label, LED lighting.

Thank You,

Dana Vance, Superior Signs

Exhibit
B3

ACCOMMODATION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
TITLEONE BOISE

2018-034631
04/18/2018 02:33 PM
\$15.00

WARRANTY DEED

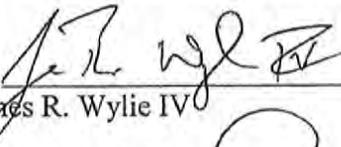
For value received,

James R. Wylie^{*IV} and Marcelyn L. Wylie, husband and wife, the Grantor, does hereby grant, bargain, sell and convey to Kuna, LLC an Idaho limited liability company, whose current address is 1676 N. Clarendon Way Eagle, Id. 83616, the Grantee, the following described premises, in Ada County Idaho, to wit:

Lot 2 in Block 1 of Empty Pockets Subdivision, according to the plat thereof, filed in Book 84 of Plats at pages 9303 and 9304, records of Ada County, Idaho.

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

Date 4-18-18

By 
James R. Wylie IV

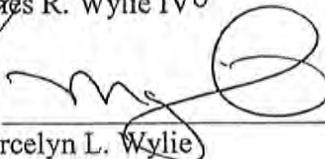
By 
Marcelyn L. Wylie

Exhibit
B5

NOTARY

State of Idaho)
County of Ada)

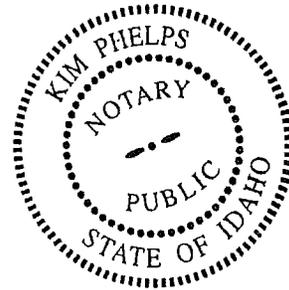
On this 18 day of April, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared James R. Wylie IV and Marcelyn L. Wylie known or identified to me to be owners of the above described property.

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



Notary Public for Idaho
Residing in: _____
My commission expires: _____

Kim Phelps
Residing in Nampa, ID
Idaho Commission Expires
on 10-31-2020



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Travis Stroud (name), 1980 S. Meridian Rd. Suite 110 (address)
Meridian (city), IDAHO (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

SUPERIOR SIGNS, 812 MAIN ST. CALDWELL
(name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 9th day of December, 20 15

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Rebecca E. Nierodzinski
(Notary Public for Idaho)

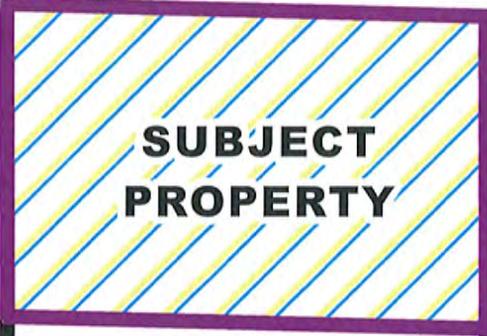
Residing at: Kuna, ID

My Commission Expires: 04/07/2021

VICINITY MAP



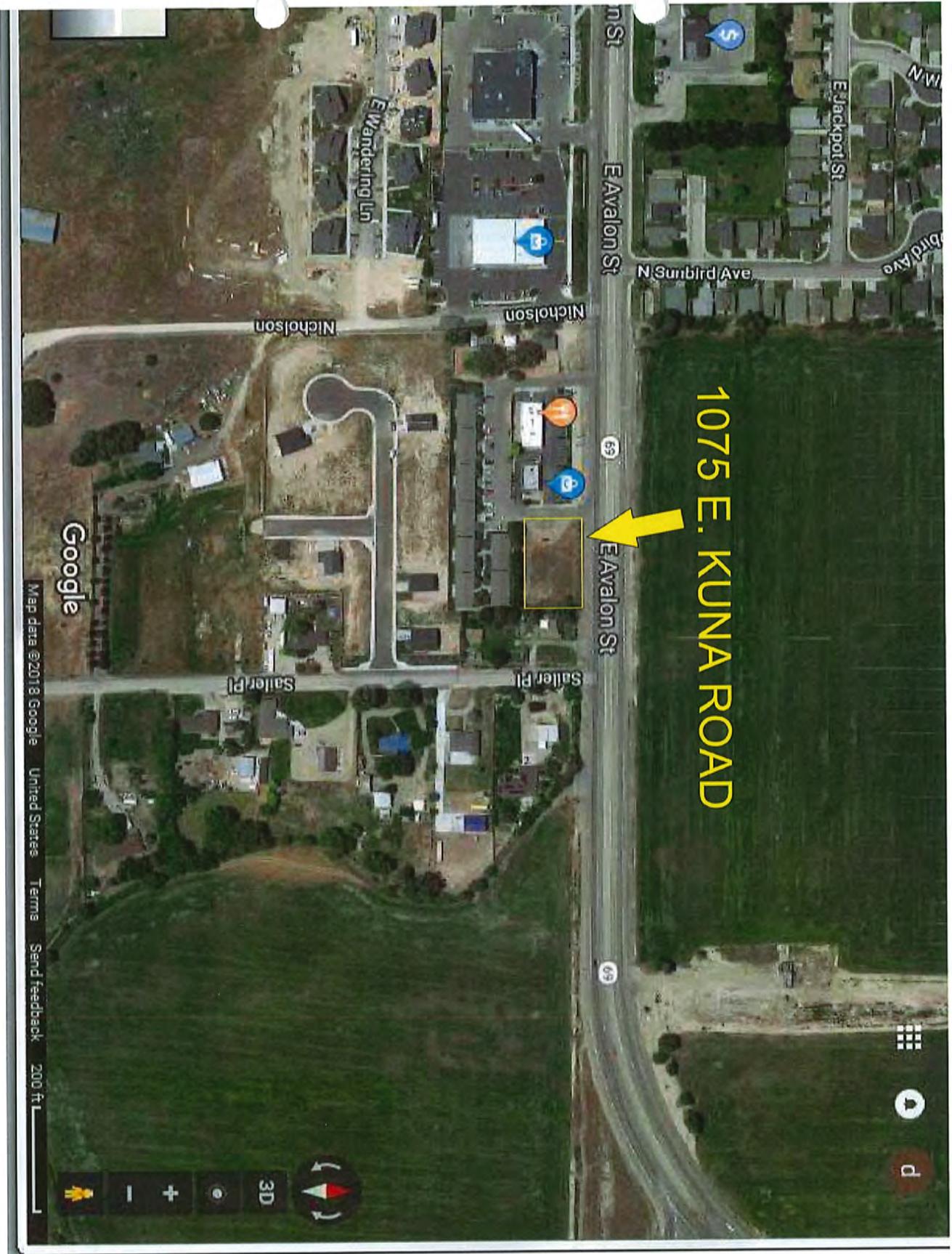
E Kuna Rd



**SUBJECT
PROPERTY**

LEGEND

-  Subject Property
-  PARCEL LINES
-  ROADS



Project Name:

Location:

Customer:

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Sales rep: PERMIT Phone: 208-454-0860
 Email: adm@superior-signs.com

DOCUMENT

E. AVALON ST.

1



4



2



8



5



6



NICHOLSON

3



7



13



9



16



14



12



10



15



11



SAILER PL

Exhibit
B8

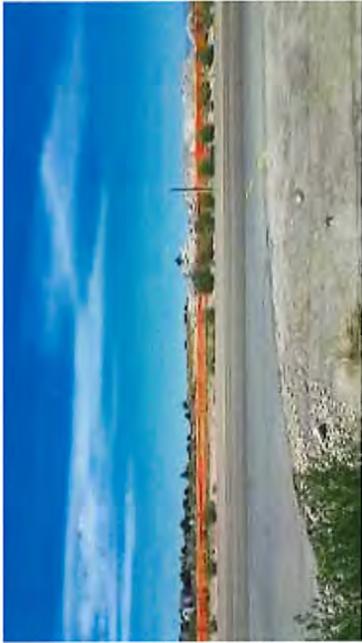


Project Name: JRW
Location: MULTI TENANT
Customer: 1075 E KUNA RD

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Sales rep: Phone: 208-454-0860
Email: dana@superiorsignsidaho.com
PERMIT DOCUMENTS
SITE PHOTOS 1-16

1



4



2



3



Project Name: JRW
Location: MULTI TENANT
Customer: 1075 E KUNA RD

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Sales rep: Phone: 208-454-0860
Email: dana@superiorsignsidaho.com

PERMIT DOCUMENTS
SITE PHOTOS 1-4

5



8



6



7



Project Name: JRW
Location: MULTI TENANT
Customer: 1075 E KUNA RD

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Email: dana@superiorsignsidaho.com

PERMIT DOCUMENTS
SITE PHOTOS 5-8

9



12



10



11



Project Name: JRW
Location: MULTI TENANT
Customer: 1075 E KUNA RD

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Sales rep: Phone: 208-454-0860
Email: dana@superiorsignsidaho.com
PERMIT DOCUMENTS
SITE PHOTOS 9-12

13



16



14



15



Project Name: JRW
Location: MULTI TENANT
Customer: 1075 E KUNA RD

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Sales rep: Phone: 208-454-0860
Email: dana@superiorsignsidaho.com

PERMIT DOCUMENTS
SITE PHOTOS 13-16

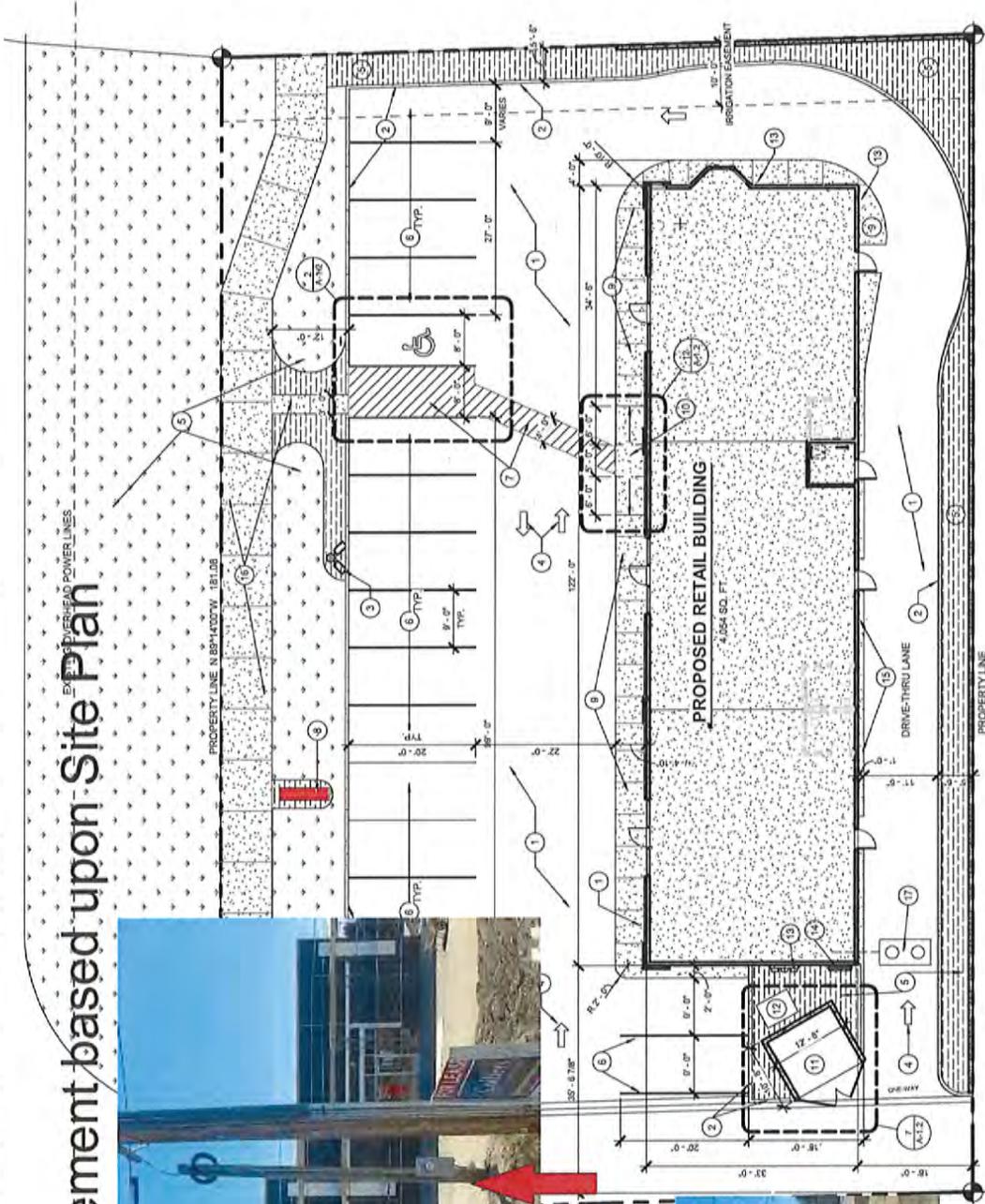
SIGN = 1' 4" BACK FROM SIDEWALK

E. AVALON STREET - HIGHWAY 69

Approx Sign Placement based upon Site Plan



EXISTING PR
PROPERTY LINE S.0



1 ARCHITECTURAL SITE PLAN

1" = 22'

SITE PLAN SCALE 1" = 22'

 <p>Superior Signs ELECTRIC & COMMERCIAL SIGN COMPANY</p>	Project Name:	Customer:	
	Location:	<p>This artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.</p>	
<p>Sales rep: aaron@superiorsigns.com Phone: 209-454-0860</p>		<p>DOCUMENT PERMIT</p>	



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

August 21, 2018

Renny Wylie
1676 N. Claredon Way
Eagle, ID 83616
208.870.5780
renwylie@aol.com

Dana Vance
120 N. 21st Avenue
Caldwell, ID 83605
208.459.4381
dana@superiorsignsidaho.com

Completeness Letter

18-24-DR (Design Review) Kuna Road Freestanding Monument Sign 1075 E Kuna Road (APN: R2373790020)

To whom it may concern:

On August 21, 2018, Kuna's planning and zoning staff finished reviewing the submitted the Design Review Application for the parcel referenced above. This letter is to notify you the City will consider the application complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public hearing date for your case is tentatively scheduled for **September 25, 2018**, here at City Hall at 6:00 pm.

The following application fees are requested at this time:

Planning and Zoning Department

- Master Sign Plan (monument): \$350.00

Total Fees Amount Due: \$350.00

A Design Review is designated in Kuna City Code 1-14-3 (KCC), as a public meeting with the Planning and Zoning Commission as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65, Idaho Local Land Use Planning Act.

If you have any questions regarding this information, please contact me at 387.7731 or by e-mail at sweiger@Kunaid.gov.

Respectfully,

Sam Weiger
Planner I
Kuna Planning and Zoning Department

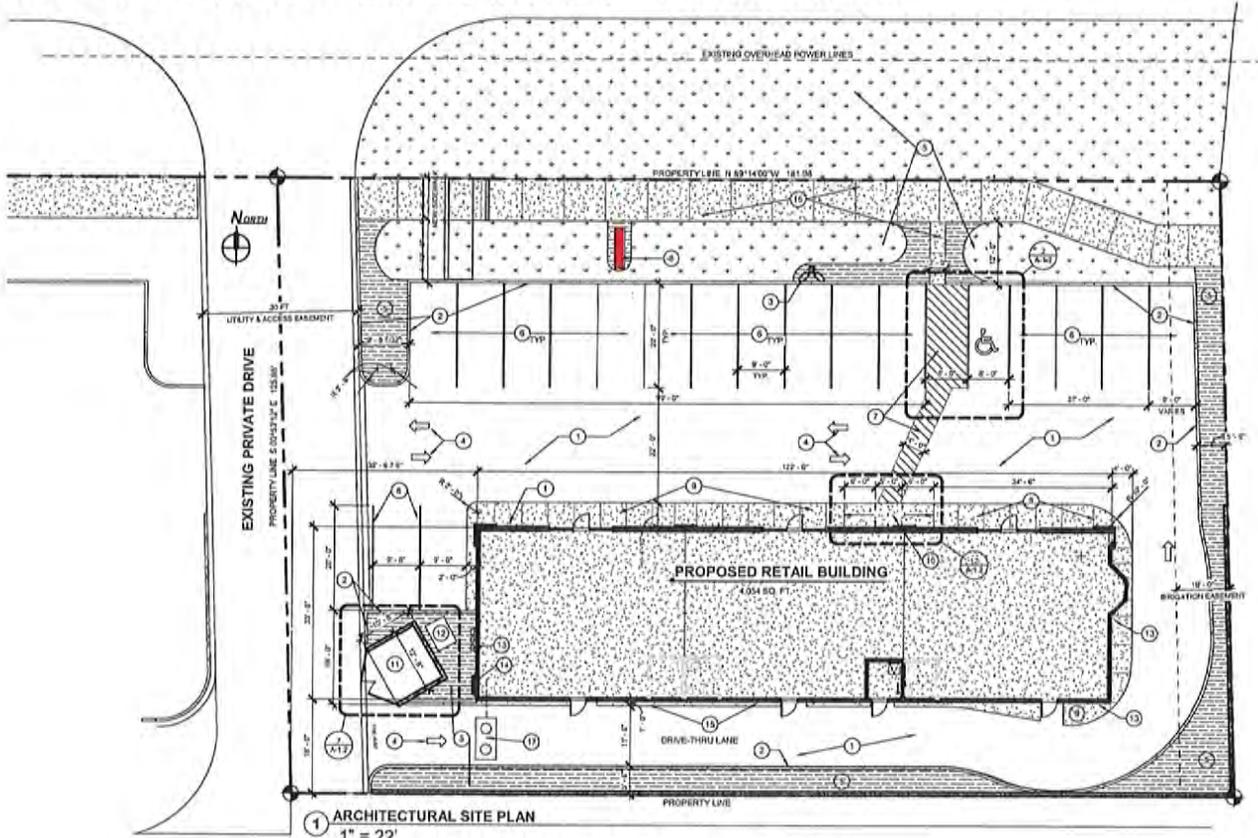
Cc: Wendy Howell, Director of Planning Services

Exhibit

(1)

SIGN = 1' 4" BACK FROM SIDEWALK

E. AVALON STREET - HIGHWAY 69



1 ARCHITECTURAL SITE PLAN
1" = 22"
SITE PLAN SCALE 1" = 22"

PERMITS DOCUMENT

208-454-0860

www.permitsdocument.com

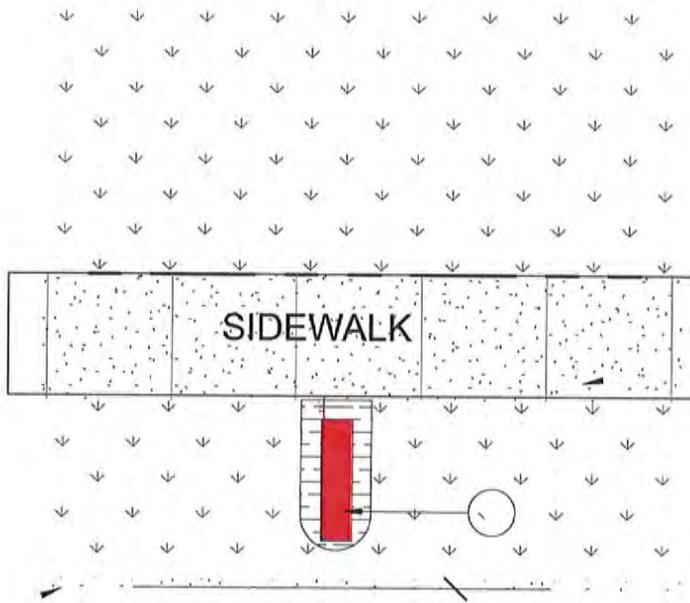
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Project Name:
Location:
Customer:

Superior SIGNS
Commercial Signs
11001 E. Colorado, Suite 1000

Exhibit
D1

SIGN = 1' 4" BACK FROM SIDEWALK



SITE PLAN ENLARGEMENT
SCALE 1" = 7' 4"

<p>Project Name: Location: Customer:</p>	<p>Phone: 204-54-0860 Email: avon@superiorsigns.com</p> <p>PERMIT DOCUMENT</p>	<p>Superior SIGNS A Division of Superior Sign Company</p>
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Scale 1" = 2'

Scale & Elevation Drawings



Project Name:

Location:

Customer:

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Sales rep: Phone: 208-454-0000
Email: aaron@superiorsignsidaho.com

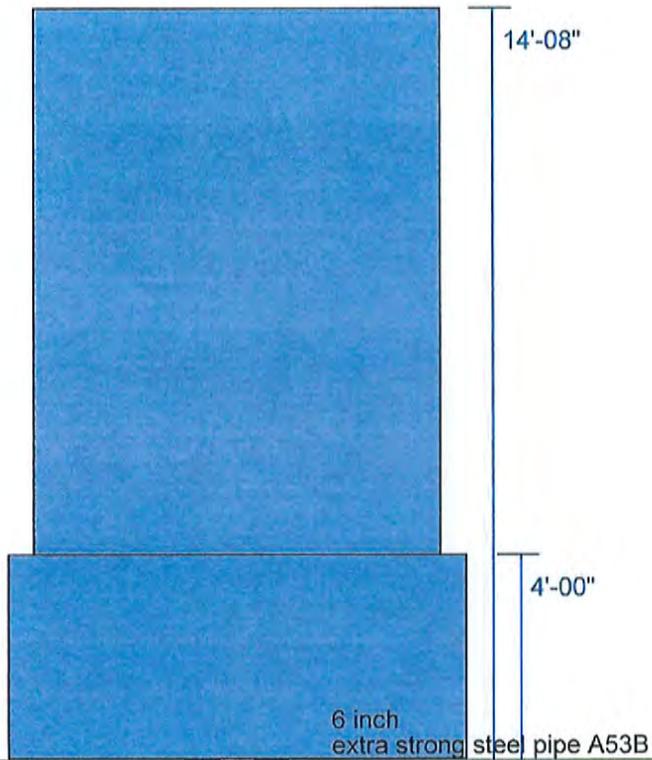
REVISED PERMITS
DOCUMENTS

Exhibit

D2

Rectangle sign
Width = 8'-00"
Height = 11'-00"

Rectangle sign
Width = 9'-00"
Height = 4'-00"



2' dia. X 6.8642' deep
Concrete footing



Moment at ground = 286,448.1 in-lbs. - 23,870.7 ft-lbs.
Minimum 'S' = 9.3003 -- actual 'S' is 12.2 - OK
Based on a wind speed of 120mph and exposure C.
Footing based on a lateral soil allowable of 200 psf.
Based on the 2012 International Building Code and ASCE 7, Chapter 6

Report created using
Plan Analyst software
by Ben Weese and Associates
www.PlanAnalyst.com

Superior Signs
812 Main Street
Caldwell, ID 83605
208-454-0860

PROJECT DESCRIPTION:

Identification:

Address:

WIND LOAD CALCULATIONS

For sign # 1

$K_z = 0.85$ (Table 6-5)

$K_{zt} = 1$ (Sec. 6.5.7.1, and Figure 6-2)

$K_d = 0.85$ (Solid Sign - Table 6-6)

$V = 120$

$I = 1$ (Table 6-1, use category II from Table 1-1)

$G = 0.85$ (Rigid Structure - Section 6.5.8.1)

$C_f = \text{System.Single[]}$ (Table 6-11)

$q_z = 26.63424$

$psf = 27.16693$

Moment Arm = 806.6667

Sign Moment = 21914.65

For sign # 2

$K_z = 0.85$ (Table 6-5)

$K_{zt} = 1$ (Sec. 6.5.7.1, and Figure 6-2)

$K_d = 0.85$ (Solid Sign - Table 6-6)

$V = 120$

$I = 1$ (Table 6-1, use category II from Table 1-1)

$G = 0.85$ (Rigid Structure - Section 6.5.8.1)

$C_f = \text{System.Single[]}$ (Table 6-11)

$q_z = 26.63424$

$psf = 27.16693$

Moment Arm = 72

Sign Moment = 1956.019

BASIC CALCULATIONS:

Total sign area = 124

Total moment per pole = 23870.67Ft. lbs.

Total moment per pole = 286448.1In. lbs.

Total force per pole = 3368.699

Average height = 7.086022

FOOTING CALCULATIONS:

Depth of Footing based on IBC Section 1807.3.2.1 (Nonconstrained)

Diameter of footing = 2 feet

Depth = $0.5A(1+(1+(4.36 \times \text{Height}/A))$ -- Equation 18.1

$A = 2.34 \times \text{Force}/\text{SoilAllowableLateral} \times \text{Diameter}$

Required depth = 6.864151 feet

SUPPORT CALCULATIONS:

6 inch

Extra strong steel pipe - A53B:

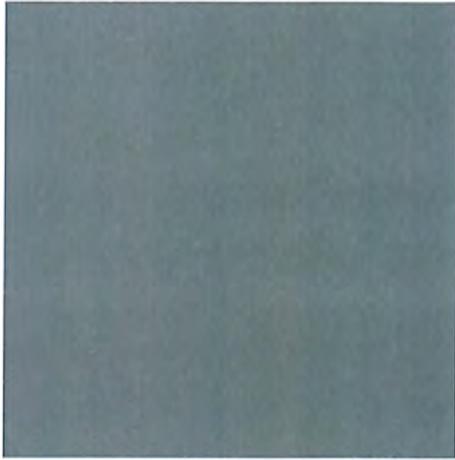
Allowed $F_b = 30800$

Actual $S = 12.2$

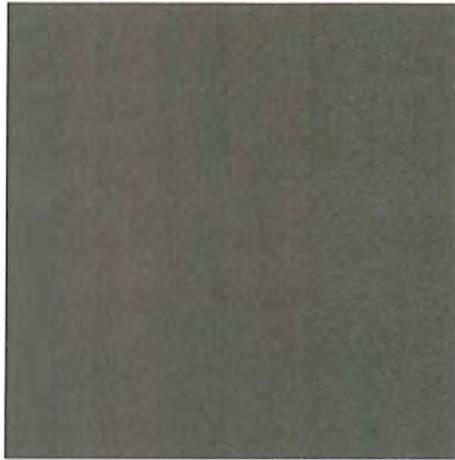
Required $S = 9.300262$

Steel pipe is OK.

Page 2



Sherwin Williams 2819
Downing Slate
(Available, but not being used)



Sherwin Williams 6005
Folkstone



Sherwin Williams 6147
Panda White



BRICK SAMPLE