



## KUNA PLANNING AND ZONING COMMISSION Agenda for November 13, 2018

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4<sup>th</sup> 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 October 23, 2018.

### 3. PUBLIC HEARING

- a. **18-12-SUP (Special Use Permit Modification), 18-03-ZC (Rezoning) & 18-31-DR (Design Review)** – Kuna CTE High School; Wayne Thowless with LKV Architects, (on behalf of Kuna School District No. 3), requests a rezoning approval for a approx. 60 acres, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot CTE High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the New School, parking lot, landscaping and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads. **ACTION ITEM.**

### 4. NEW BUSINESS

- a. **18-33-DR (Design Review) & 18-17-SN (Sign)** – Winfield Springs Pool House and Sign; Bill Stanton, with Toll Brothers, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct one pool house, one pool and one playground with an accompanying parking lot. Additionally, the applicant seeks Design Review approval to construct two illuminated monument signs. The project is for Winfield Springs Subdivision on E Deer Flat Road, Kuna, Idaho 83634 (APN# S1313428000). **ACTION ITEM.**
- b. **18-32-DR (Design Review) & 18-16-SN (Sign)** – MRS Properties Multi-Tenant Sign; The applicant, Michael Smith, requests Design Review approval to install a multi-tenant sign located at the site address 679 S Best Business Ave. **ACTION ITEM.**
- c. **18-31-DR (Design Review)** – Dynamite Subdivision; The applicant, Biltmore Company, requests Design Review approval to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking on approximately 4.716 acres. The site is located at 500 W Deer Flat Rd, Kuna, ID 83634. **ACTION ITEM.**

### 5. ADJOURNMENT

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, October 23, 2018**

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	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
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 October 9, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-04-AN & 18-03-S; Lugarno Terra Subdivision.
- c. **Findings of Fact and Conclusions of Law** for 18-01-S; Whisper Meadows Subdivision.
- d. **Findings of Fact and Conclusions of Law** for 18-11-SUP; Pinson’s Muffler Shop.

*Commissioner Gealy Motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

**2. PUBLIC HEARING**

**18-03-AN (Annexation), 18-01-CPM (Comprehensive Map Change), 18-04-ZC (Rezone), 18-02-PUD (Planned Unit Development), 18-04-S (Preliminary Plat) & 18-20-DR (Design Review)** – Falcon Crest Subdivision; Scott Wonders with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 996 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and one private road. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

- **Staff requests this case be tabled until November 27, 2018.**

*Commissioner Gealy motions to table Case No. 18-03-AN, 18-01-CPM, 18-04-ZC, 18-02-PUD, 18-04-S & 18-20-DR to November 27, 2018; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

**18-29-DR (Design Review)** – Arbor Ridge Villas; The applicant, Tim Eck, requests Design Review approval for eight four plex buildings (32 total units), accompanying open space and landscaping, lighting and parking lot on approximately 2.10 acres. The site is located on the northwest corner of West Ardell Road and North School Avenue, Kuna, ID 83634 (APN# S1314244201).

**Sam Weiger:** Sam Weiger, Planner I, Kuna Planning and Zoning Staff. Chairman, Commissioners, for the record, Sam Weiger, Planner I, Kuna Planning and Zoning Staff, 751 W 4<sup>th</sup> Street. The application before you tonight is seeking approval for eight fourplex buildings (32 apartment units) accompanied with landscaping, lighting, and parking within Arbor Ridge Subdivision.

# CITY OF KUNA PLANNING & ZONING COMMISSION

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## MEETING MINUTES Tuesday, October 23, 2018

Staff would like to note that in the Staff Report in Section E-2 named Parcel Sizes, Current Zoning, Parcel Numbers, the zoning should be C-1 – Neighborhood Commercial District. The applicant proposes two access driveways, one from W. Ardell Road and one from N. School Avenue. The applicant proposes 64 total parking spaces with 29 standard open stalls, 2 accessible open stalls, 32 standard carport stalls, and one accessible carport stall. This exceeds the requirement of 1.5 spaces per unit. Staff finds that the proposed two-inch caliper shade and ornamental trees comply with Title 5, Chapter 17, Landscaping Requirements. Chad Gordon (with J&M Sanitation) approved the proposed trash enclosure. Staff would recommend a condition of approval that the applicant work with the Kuna Rural Fire District on the location of fire hydrants, per Kuna City Code Title 6, Chapter 4, Section 2-F. Staff would recommend a condition of approval that the location of fire hydrants and street lights shall be shown in the preliminary plat, per Kuna City Code Title 6, Chapter 4, Section 2-F and 2-T. Staff forwards a recommendation of approval. With that I will stand for any questions you may have. **C/Gealy:** You said you would recommend a condition of approval for the preliminary plat or final plat? **Sam Weiger:** Preliminary Plat. **C/Hennis:** It's not really congested, there's more than enough open space than what we're asking for. **C/Young:** I like that its within 250 yards of a 22-acre park as well. There is plenty of open space nearby. It's actually closer for somebody near the park on the side of the subdivision to get to it. **C/Hennis:** The colors and the design seem to be nice. It's pretty much what we've got going through the city and such. It seems complementary. **C/Gealy:** I think from looking at the plan, it seems to have more space than some that we've seen. It's laid out so they're not just in rows. I think it's great that they had two access points. **C/Laraway:** When we have these structures going up, we normally ask for common area. **C/Gealy:** There's some nice grass area, but there are not amenities such as a gazebo or a playground, or additional landscaping in the common area. **C/Laraway:** If they're building this as a standalone, then the kids could start migrating into other people's amenities. We've got to provide them now. **C/Young:** The park near them is a city park, it's not owned by the subdivision. I do agree that a gathering place for the residents, whether it's a gazebo or something. **C/Laraway:** It also seems to be competing with a lot on ingress and egress and traffic on the major arteries, which makes it a lot simpler to adapt.

*Commissioner Gealy motions to approve Case No. 18-29-DR with the conditions as outlined in the staff report; With an additional condition that the applicant work with the Kuna Rural Fire District for the location of fire hydrant; An additional condition that the fire hydrants and street lights be shown on the preliminary plat; And an additional condition that the applicant work with staff to provide additional amenities within the green space that's available such as a gazebo or additional landscaping to provide a gathering space for the residents; Commissioner Hennis Seconds; Motion carried 4-0.*

### 3. COMMISSION REPORTS

### 4. ADJOURNMENT

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

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, October 23, 2018**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

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## Planning & Zoning Commission - Staff Report

**To:** Kuna Planning and Zoning Commission.

**File Numbers:** 18-12-SUP Mod - (Special Use Permit) & 18-03-ZC (Rezone) & 18-31-DR (Design Review; Kuna High School.

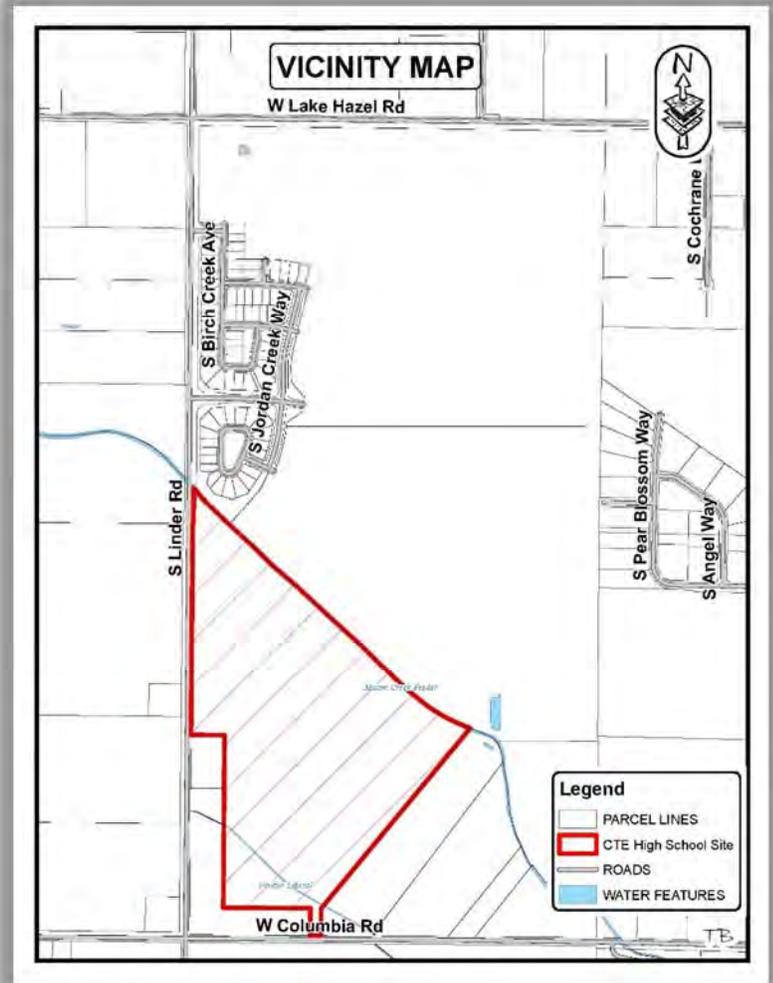
**Location:** 637 E. Deer Flat Road, Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Hearing date:** November 13, 2018

**Owner/Applicant:** Kuna School District No. 3  
Jim Obert  
711 E. Porter St.  
Kuna, ID 83634  
208.922.5646  
[Jim@kunaschools.org](mailto:Jim@kunaschools.org)

**Representative:** LKV Architects  
Wayne Thowless  
2400 E. Riverwalk Dr.  
Boise, Idaho 83706  
208.336.3443  
[Wayne@Lkvarchitects.com](mailto:Wayne@Lkvarchitects.com)



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| E. General Project Facts | K. Proposed Conclusions of Law          |
| F. Staff Analysis        | L. Proposed Conditions of Approval      |

### A. Course of Proceedings:

1. Kuna City Code (KCC); Title 5, Chapter 6, states that Rezones and Special Use Permits (SUP) are designated as public hearings, with the Commission as the recommending body and the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

2. KCC 5-4-2, Title 5, Chapter 4, Section 2 states, that all new commercial (schools are considered commercial) shall also go through design review for the building composition, materials, landscaping, parking lot and street lights, with the Commission as the decision making body for the design review application(s).

**a. Notifications**

- |                                     |                                        |
|-------------------------------------|----------------------------------------|
| i. Neighborhood Meeting             | August 15, 2018 (two persons attended) |
| ii. Agencies                        | September 26, 2018                     |
| iii. 300' Notice to Property Owners | October 31, 2018                       |
| iv. Kuna, Melba Newspaper           | October 24, 2018                       |
| v. Site Posted                      | October 26, 2018                       |

**B. Applicants Request:**

On behalf of Kuna School District No. 3, Wayne Thowless with LKV Architects (applicant), requests rezone approval for an approximately 60 acre parcel, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot (SF) Career Technical Education (CTE) High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the new CTE high School, landscaping, parking lot, and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads. (See Map below).

**C. Aerial Map:**



D. **History:** The property is within City limits and is currently zoned Ag.. This parcel has been used as an Agricultural field for many years.

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

The site has been used as an agricultural field for raising crops for many years. There are no structures on site.

F. **General Projects Facts:**

1. **Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	A	Agricultural – Kuna City
<b>East</b>	R-6, A	Medium Density Residential & Agricultural – Kuna City
<b>West</b>	R-6, A, RR	Medium Density Residential and Agricultural– Kuna City Rural Residential and Agricultural – Ada County

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

- Zoning: Ag. (Agriculture)
- Parcel No. and Size:
  - S1301336315
  - Approximately 60 Acres

3. **Services:**

Sanitary Sewer– City of Kuna	Potable Water – City of Kuna
Sanitation Services – J & M Sanitation	Pressurized Irrigation – City of Kuna (KMID) <i>if desired.</i>
Fire Protection – Kuna Rural Fire District	Police Protection – Kuna Police (Ada County Sheriff)

4. **Transportation / Connectivity:**

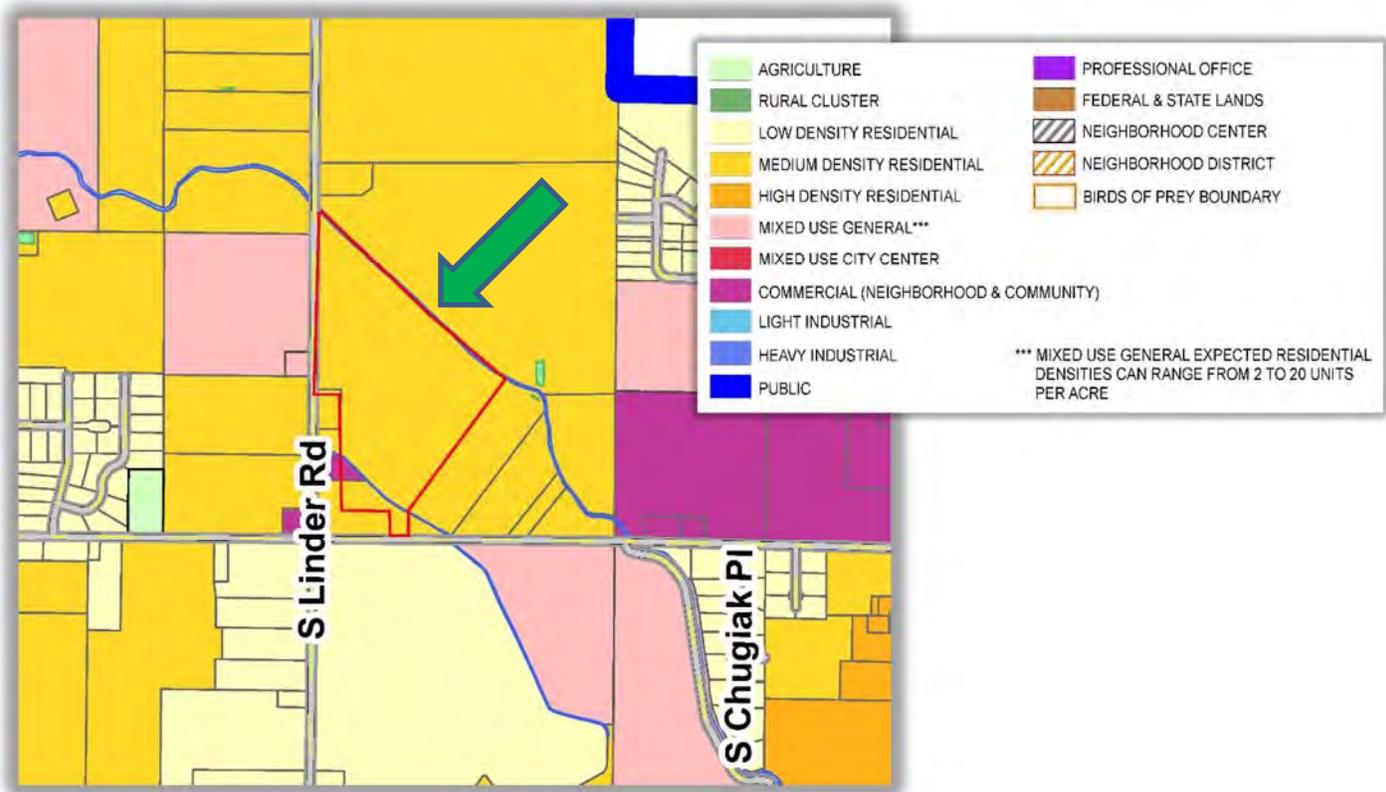
The site has significant frontage along Linder Road, and limited frontage on Columbia Road. Site ingress/egress is proposed at two locations on Linder Road, and eventually one on Columbia Road with the future expansion. The two ingress/egresses on Linder Road will align with recently approved streets to the west in Whisper Meadows Subdivision.

5. **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.

6. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Since schools require obtaining an SUP in any zone, and Public is an acceptable zone for a school (a public facility), staff views these applications to be consistent with the designations shown on the Comprehensive Plan Future Land Use Map.

(See Map Below on` next).



**7. Agency Responses:**

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

- City Engineer.....Exhibit B1
- Ada County Highway District .....Exhibit B2
- Boise Project Board of Control .....Exhibit B3
- Central Dist. Health Department .....Exhibit B4
- COMPASS .....Exhibit B5
- Department of Environmental Quality .....Exhibit B6
- Idaho Transportation Department .....Exhibit B7
- Idaho Transportation Department- Part 2 .....Exhibit B8

**G. Staff Analysis:**

New schools are allowed in all residential and some Commercial zones; however, they are required to obtain a Special Use Permit (SUP). Schools are not permitted in an Agricultural zone even with an SUP. Accordingly, the applicant is requesting a rezone from AG. to Public (P). Additionally, all new commercial buildings must submit for design review of the buildings' composition, color(s), material choices, parking lot, street lights, site landscaping and signage (Excluding directional or regulatory signage).

The subject property is currently identified on the Comprehensive Land Use Map (CPM), as Medium Density Residential (MDR). Although it is designated as MDR, staff believes that this rezone request is in substantial compliance with the CPM by the fact that new schools must obtain an SUP in every residential zone (Not allowed at all in Ag.). And since the applicant proposes to turn this land into a publicly owned facility, the Public zone is a better fit than any residential zone, since it will never be used for residential purposes.

The applicant, if the SUP request is granted will construct an approximately 72,000 SF new CTE High School for all related school, athletic and competition purposes. It is anticipated that this will be a phased project to reach

ultimate build-out conditions. The KSD intends to open the school with an enrollment size of (up to), 600 students. As the population increases and the need arises, it is anticipated that the school will expand the building up to 260,000 SF, with an ultimate goal of 1,600 students. The school anticipates all athletic sports, competitions and activities that are typically associated with a High School, will be enjoyed by, or before ultimate site development in the future; including but not limited to parking needs, outdoor night games with large pole lights and the noises that are typically associated with those events.

This application also includes a Design Review component for the buildings composition, color and materials choices. Included with this packet are fact sheets and materials exhibits for the Commissions' review, comments and suggestions. Staff has reviewed the plans for landscaping, the parking lot and street lights, and finds that all plans are generally in concert with the Design Review requirements, with few exceptions. Staff notes the applicant has proposed gravel between the sidewalk and the edge of road, and is not proposing road widening, or vertical curb and gutter. Staff notes that this approach does not follow City Code, and as Linder Road is an arterial, and kids will be present at least twice a day, staff recommends that the applicant be conditioned to widen Linder Road, and add curb and gutter as well as the proposed eight foot sidewalk, for safety reasons; unless this section of Linder Road is listed as an improvement in the ACHD CIP 5-year work plan. Kuna City requires all projects to place street lights along their frontage on roadways. And while the on-site requirements appear to meet the standards of City code, staff was unable to locate street lights along Linder Road and/or Columbia Roads entrance. The standard for Kuna is a maximum spacing of 250' between street lights for all frontages. All lights are required to be LED, and along road ways, they should illuminate the sidewalk surfaces.

Staff notes that a chain link perimeter fence is proposed. Chain link fences are allowed for schools, however they must be powder-coated. Staff notes that 7' CMU walled trash enclosures are listed on the plans, however, staff was unable to locate the details for a trash enclosure. Staff recommends the applicant be conditioned to work with J & M Sanitation to ensure the proper enclosures are built.

Staff supports the use of artistic on-site fences as proposed and the use of school signage on Linder Road and at the entry round-a-bout. This application did not propose the type of signage and will require Design Review approval when the design is decided.

Staff highlights that this landscape plan (if approved), will be considered a binding plan, and shall be followed as presented to the DRC and *not* changed or substitutions made without **prior** approval; and if the changes are determined to be significant, applicant shall come back to the DRC and make their request.

Staff has determined that this application appears to comply with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for the CTE High School Case No's 18-03-ZC, 18-12-SUP and 18-31-DR to the Planning and Zoning Commission, subject to the staff recommended conditions of approval listed in this report.

#### **H. Applicable Standards:**

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

#### **I. Comprehensive Plan Analysis:**

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

1. The proposed Rezone and Special Use Permit applications for the site is/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.

## 4.0 – School Facilities

**Goal 1: Provide high-quality education.**

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

**Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.**

Objective 3.1: Support the efforts of the School District and Charter School(s) to ensure that adequate school sites are provided.

## 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.

## J. Proposed Findings of Fact:

1. Based on the record contained in Case No’s 18-03-ZC, 18-12-SUP and 18-31-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-03-ZC, 18-12-SUP and 18-31-DR.
2. The Kuna Planning and Zoning Commission **approves/conditionally approves/denies** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on November 13, 2018, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No’s 18-03-ZC, 18-12-SUP and 18-31-DR, this proposal **does / does not** appear to generally comply with the Comprehensive Plan and Future Land Use Map.

**Comment:** *The Comp Plan Future Land Use Map designates the approximately 60 acres (project site) as Medium Density Residential. The proposed rezone, along with a Special Use Permit modification for a new school appear to compliment the MDR designation as stated above.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny these applications.  
**Comment:** *At a regularly scheduled meeting on November 13, 2018, Kuna's Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No's 18-03-ZC, 18-12-SUP and 18-31-DR.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on November 13, 2018.*

#### **K. Kuna City Code Analysis:**

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

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

2. The site **is/is not** physically suitable for the proposed new CTE High School and the typically related activities for High Schools as listed above.

**Comment:** *The approximately 60 acre project site **is/is not** suitable for a school facility.*

3. The Rezone and Special Use Permit **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

**Comment:** *The land to be developed for a new school 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 Rezone and Special Use Permit application **are / are not** likely to cause adverse public health problems.

**Comment:** *The proposed new school and activities will be required to connect to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

5. The application **does/does not** appear 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 Rezone and Special Use Permit requests consider the location of the property and adjacent uses. The adjacent uses are residential, commercial and agricultural – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and the proposed utility services in proximity to the site **are/are not** suitable and adequate for this use.

**Comment:** *Through discussions with the City Engineer and public works director it was determined that utility services are available and adequate; the school shall be connected to City central sewer and potable water systems.*

#### **L. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No's 18-03-ZC, 18-12-SUP and 18-31-DR, Commission finds Case No's 18-03-ZC, 18-12-SUP and 18-31-DR, **are/are not** generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-03-ZC, 18-12-SUP and 18-31-DR, Commission finds Case No's 18-03-ZC, 18-12-SUP and 18-31-DR **are/are not** 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.

**M. Recommended Conditions of Approval:**

**18-03-ZC, 18-12-SUP** - 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.

**18-31-DR** - 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 and exhibits outlined in staff's report, the Comp Plan, City Code, the record before the Commission, the applicant's presentation and discussion at the November 13, 2018, public hearing, the Kuna Planning and Zoning Commission, hereby votes to recommend **approval/conditional approval/denial** for Case No's 18-03-ZC and 18-12-SUP, a Rezone and Special Use Permit, and the Commission votes to **approve/conditionally approve/deny** Case No. 18-31-DR, a Design Review request by Wayne Thowless, all on behalf of Kuna School District No. 3 (**with or without**) the following conditions of approval:

1. 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 SUP through the public hearing process.
2. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit.
3. Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.
4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
5. Installation of service facilities shall comply with the requirements of the public utility and irrigation district providing the services. All utilities shall be installed underground.
6. Compliance with Idaho Code, Section §31-3805, pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
7. Applicant shall provide FULL roadway improvements along Linder and Columbia Roads; to include road widening, vertical curb, gutter and eight foot sidewalks parallel to both arterials.
8. All required street lighting for the site shall be LED lighting and must comply with Kuna City Code.
9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All signage within/for the project shall comply with Kuna City Code.
12. This SUP is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked by the Planning and Zoning Commission.
13. All required landscaping shall be permanently maintained in a healthy growing condition *at all times*. 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.
14. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
15. The applicant's proposed landscape plan (dated **08.24.2018**) shall be considered binding site plans, or as modified and approved through the public process.
16. This SUP is not transferable to another property.
17. 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.

18. Applicant shall meet all trash enclosure design requirements of J & M Sanitation.
19. The applicant shall follow all staff and agency recommendations.
20. The applicant shall comply with all local, state and federal laws.

**DATED: this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**



# City of Kuna

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Fax: (208) 922-5989  
www.Kunacity.id.gov

## Planning & Zoning Commission - Staff Report

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

**File Numbers:** 18-33-DR (Design Review)

**Location:** E Deer Flat Road  
Kuna, Idaho 83634

**Planner:** Sam Weiger, Planner I

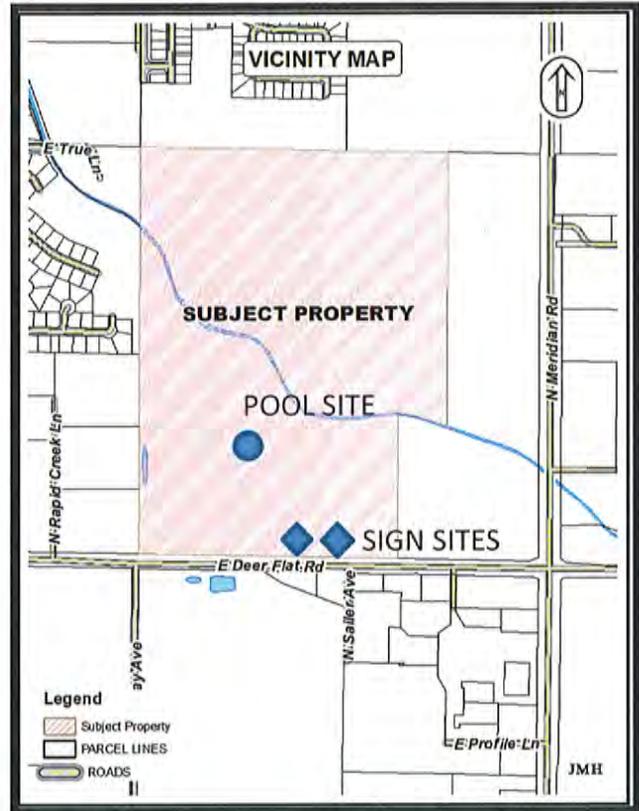
**Hearing date:** November 13, 2018

**Owner:** Toll ID 1 LLC  
250 Gibraltar Road  
Horsham, PA, 19044  
855.897.8655

**Applicant:** Coleman Homes  
3103 West Cheryl Drive  
Meridian, ID 83642  
208.424.0200

**Engineer:** Bill Stanton  
3103 West Cheryl Drive  
Meridian, ID 83642  
208.912.5698

[bstanton@tollbrothers.com](mailto:bstanton@tollbrothers.com)



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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 multifamily residential projects and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

#### a. Notifications

- |                         |                   |
|-------------------------|-------------------|
| i. Agency Notification  | October 1, 2018   |
| ii. Completeness Letter | October 22, 2018  |
| iii. Agenda             | November 13, 2018 |

**B. Applicants Request:**

Bill Stanton, with Toll Brothers, requests Design Review (DR) approval to construct one pool house, one pool, and one playground accompanying, lighting and a parking lot. Additionally, the applicant requests Design Review approval to construct two monument signs accompanying lighting.

**C. Aerial Map:**



**D. History:** The property is within City limits and is currently zoned R-6 (Medium Density Residential). Winfield Springs Subdivision was approved on May 16, 2017. This property has historically been used for agricultural purposes.

**E. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	RR	Rural Residential – Ada County
	R-6	Medium Density Residential – Kuna City
<b>South</b>	RUT	Rural-Urban Transition – Ada County
	C-1	Neighborhood Commercial District – Kuna City
<b>East</b>	RUT	Rural-Urban Transition – Ada County
<b>West</b>	RUT	Rural-Urban Transition – Ada County
	R-6	Medium Density Residential – Kuna City

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

- Approximately 1.8 acres
- Zoning: R-6 (Medium Density Residential)
- Parcel S1313428000

**3. Services:**

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

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

There are no structures or vegetation on the subject site. This site slopes from the southwest to the north, but is generally flat. The Kuna Canal Lateral flows through the center of the subject parcel.

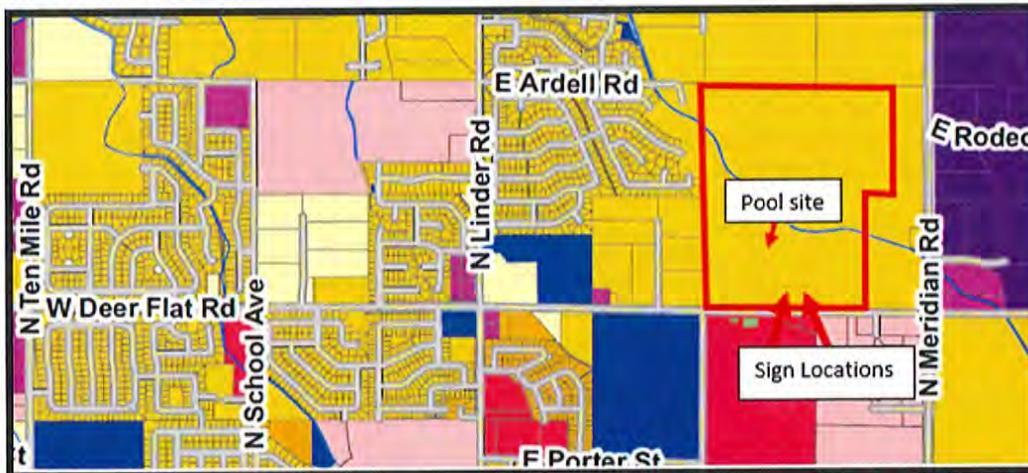
5. **Transportation / Connectivity:**

Vehicle ingress/egress is currently available from East Deer Flat Road during the future construction of Winfield Springs Subdivision No. 1.

6. **Environmental Issues:**

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

7. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential.



F. **Staff Analysis:**

The pool, pool house and playground are planned for future Lot 1, Block 5 of Winfield Springs Subdivision. Staff has reviewed the application and finds that the proposed pool house, pool, playground and parking lot satisfy the intent of Kuna's Codes and conform to the Kuna architecture guidelines and parking standards.

The applicant proposes two monument signs for the Winfield Springs Subdivision entrance. The proposed distance between the two signs is approximately 120 feet. Kuna City Code 5-10-4-G states that the minimum distance between monument signs on a single parcel shall be 100 feet. Staff finds that the proposed monument signs and accompanying lighting comply with Kuna City Code.

Staff finds that the proposed pool house building height, masonry and metal roof conform with Kuna City Code Title 5, Chapter 4, Design Review Overlay District. The proposed gable shelter complies with Kuna City Code. The applicant plans for trash to be concealed in the pool house building.

The applicant proposes nine on-street parking stalls on North Siltstone Way. Staff finds that the proposed number of parking spaces meets the requirement of 1 space for each five persons capacity as specified in Kuna City Code (KCC) 5-9-3. The proposed parking arrangement does not match the previously approved parking arrangement from the Winfield Springs Preliminary Plat. However, staff accepts the deviation from Kuna City Code Title 5 Chapter 9, Off-Street Parking and Loading Facilities. Staff would note that the applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer.

The applicant is hereby notified that this project is subject to a Design Review inspection and fees. Required inspections, post construction, are to verify Design Review compliance for the buildings, parking lot, lighting, and signs.

Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; and the Future Land Use Map. Staff forwards a recommendation of approval for Case No. 18-33-DR (Design Review) & 18-17-SN (Sign) to the Planning and Zoning Commission, subject to the recommended conditions of approval.

#### **G. Applicable Standards:**

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

#### **H. Proposed Decision by the Commission:**

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

The decision is based on the facts outlined in staff's report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby (approves/denies) Case No. 18-33-DR and 18-17-SN, a Design Review request by Bill Stanton to construct a pool house, pool, playground and two monument signs, accompanying lighting and a parking lot, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
  - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
  - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
  - d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
3. The City Engineer shall review and approve all civil plans and sewer hook-ups.
4. The applicant shall obtain a sign and electrical permit prior to construction of the two proposed monument signs.
5. This development is subject to building design review inspections prior to receiving a certificate of occupancy. Inspection fees shall be paid prior to requesting staff inspection.
6. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.

7. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
8. Applicant shall comply with all local, state and federal laws.

**I. Proposed Findings of Fact, Conclusions of Law, and Order: Case No. 18-33-DR & 18-17-SN (Winfield Springs Pool House and Sign):**

1. *The site plan design (does/does not) minimize the impact of traffic on adjacent streets, (provides/does not provide) for safe pedestrian access, and (provides/does not provide) appropriate, safe vehicle parking.*
  1. **Traffic on adjacent streets** – *The pool area serves members of the community only, so the site plan design does not increase traffic on adjacent streets. Because members of the community will be living within walking distance of the pool area, the site plan design minimizes the impact of traffic.*
  2. **Pedestrian access** – *The applicant proposes a 5-foot-wide sidewalk that allows for safe pedestrian access between the pool area parking lot and the pool area entrance. The width complies with Kuna City Code.*
  3. **Vehicle parking** – *The applicant proposes nine on-street parking spaces. The proposed parking spaces are nine feet wide and 20 feet long. The applicant proposes one handicapped space, which is 16 feet wide by 20 feet long. Parking complies with Kuna City Code.*
  
2. *The site landscaping (minimizes/does not minimize) the impact on adjacent properties through the proper use of screening with sound and sight buffers. Unsightly areas (are/are not) concealed and/or screened.*
  1. **Screening types and location** – *The sound and sight buffers include a metal fence surrounding the pool area and a landscape buffer surrounding the pool area and playground.*
  2. **Screening sizes** – *All deciduous trees have a 2-inch caliper, and the evergreen trees are all a minimum of six feet tall. All landscaping complies with Kuna City Code.*
  3. **Open space and park amenities** – *The proposed playground area includes two benches, and the pool area features amenities such as patio seats and a bike rack.*
  4. **Unsightly areas** – *This is not applicable to the development.*
  
3. *The overall building design, including building mass, proportion of building, relationship of openings in the buildings, and relationship of exterior materials, (is/is not) appropriate for the proposed site selection. The sign design (is/is not) appropriate for the proposed site selection.*
  1. **Building mass** - *The pool house is surrounded by a proposed pool area and playground. The pool house will have a bathroom for community members that are recreating at the pool area and playground.*
  2. **Proportion of building** – *The proposed pool house will be 17 feet tall, 51 feet long and 40 feet wide. The pool house height to width relationship is compatible with surrounding structures.*
  3. **Relationship of openings in the buildings** – *The proposed pool house features a covered entry with changes in the building façade and roofline alignment.*
  4. **Sign architectural compatibility** - *The applicant proposes sign heights of 7 feet and widths of 5 feet, which complies with City Code.*
  5. **Sign materials and appearance** - *The applicant proposes LED lighting, which complies with Kuna City Code.*
  6. **Sign subdivision requirements** - *The sign area does not exceed 40 square feet on any side and meets sign setback requirements.*

**Relationship of exterior materials**

1. **Exterior Walls** – *The applicant proposes slate veneer material, fiber cement siding, wood corner boards, and fiber cement soffits. These exterior materials comply with City Code.*
2. **Roofs** – *The applicant proposes standing seam metal roofing, which complies with City Code.*
3. **Fences** – *The applicant proposes 5' metal fencing, which complies with City Code.*
4. **Decks and Patios** – *The applicant proposes a concrete patio for the pool house.*
5. **Colors** – *The applicant proposes a dark grey roof for the pool house and a variety of grey colors for the exterior wall material. These colors comply with City Code.*

**DATED: this 13<sup>th</sup> day of November, 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 #: S 131342800 Zone 04

Site Address: TBD Sec 13 2N 1W

Applicant's Name: Bill Stanton / Toll Brothers Phone: 208-912-5698

Applicant's Address: 3103 W Sheryl Dr Suite 100 City: Meridian Zip: 83642

Contact's Email: bstanton@tollbrothers.com RCE# 43104

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 checked="" type="checkbox"/>
Type of Sign:	Freestanding <input checked="" type="checkbox"/>	Wall <input type="checkbox"/>	Ground Monument <input type="checkbox"/>	
Sign Dimensions:	Length <u>5'</u>	Width <u>7'</u>	Square Feet <u>35'</u>	
Building Lineal Foot (space of which is occupied by enterprise) _____				

Same

SIGN #2	PROPOSED <input checked="" type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input checked="" type="checkbox"/>
Type of Sign:	Freestanding <input checked="" type="checkbox"/>	Wall <input type="checkbox"/>	Ground Monument <input type="checkbox"/>	
Sign Dimensions:	Length <u>5'</u>	Width <u>7'</u>	Square Feet <u>35'</u>	
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: W. E. Stanton Date: 10/9/18

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

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/

**received**  
8.23.2018

Exhibit  
**A2**



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)	18-33-DR! 18-17-SN
Project name	
Date Received	
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: Toll ID 1 LLC Phone Number: 855-897-8655  
 Address: 250 Gibraltar Rd E-Mail: -  
 City, State, Zip: Merham P.A. 19044 Fax #: -

Applicant (Developer): Coleman Homes Phone Number: 208-424-0200  
 Address: 3103 W. Cheryl Dr E-Mail: -  
 City, State, Zip: Meridian ID 83642 Fax #: -

Engineer/Representative: Bill Stanton Phone Number: 208-912-5698  
 Address: 3103 W. Cheryl Dr E-Mail: bstanton@tollbrothers.com  
 City, State, Zip: Meridian ID 83642 Fax #: -

### Subject Property Information Monument, Pool, Pool House, Playground

Site Address: None, yet Lot 1, Block 5, Phase 1  
 Site Location (Cross Streets): Dear Flat / Meridian (N. Silfstone Way)  
 Parcel Number (s): 5131342800  
 Section, Township, Range: Sec 13 2N 1W  
 Property size: 58 acres Total (1.8 Acre Amsdy Lot)  
 Current land use: Residential Proposed land use: Residential  
 Current zoning district: 04 Proposed zoning district: 04

**Project Description**

Project / subdivision name: Winfield Springs (marketed as Sterling Ranch)

General description of proposed project / request: Pool House + Pool, Playground, Memorial Sign

Type of use proposed (check all that apply):

- Residential
- Commercial Residential Development Amenity on Common Area Lot
- Office
- Industrial
- Other

Amenities provided with this development (if applicable):

Pool House, Pool, Shade Structure, Playground, Benches

**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: 0 Number of building lots: 0

Number of common and/or other lots: 1

Type of dwellings proposed:

- Single-Family
- Townhouses
- Duplexes
- Multi-Family
- Other Pool House / Bathroom

Minimum Square footage of structure (s): 630 s.f. contained / 1071 under roof

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: 0

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): 7 days - Summer 8am - 9pm Building height: \_\_\_\_\_

Total number of employees: 0 Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: Patio, 46

Fencing type, size & location (proposed or existing to remain): 5' Metal Fence around Patio Deck / Pool

Proposed Parking: Per Plat #1  
 a. Handicapped spaces: 1 Dimensions: 16x20  
 b. Total Parking spaces: 9 Dimensions: 9x20  
 c. Width of driveway aisle: N/A ... on street

Proposed Lighting: Back Light Sign (internal) / Coach lights on building

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

Per Landscape Plan #1

Applicant's Signature: [Signature] Date: 9-26-18



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: [www.cityofkuna.com](http://www.cityofkuna.com)

FILE NO.:	<u>18-33-DR</u>
CROSS REF.	<u>18-17-DR</u>
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](http://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 checked="" type="checkbox"/> One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.		<input type="checkbox"/>
<input checked="" type="checkbox"/> One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').		<input type="checkbox"/>
<input checked="" type="checkbox"/> Copy of Deed; and, if the applicant is not the owner, an <b>original</b> 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**  
8.23.2018

Exhibit  
B2

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

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

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

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

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

**Site Plan**

Applicant Use		Staff Use
<input 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 checked="" 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 type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input 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 <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 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 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 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	Landscaping already submitted w/ Phase 2	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. 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

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 *inside*

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 *enclosed within building*

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

*sign has interior lighting, back light on sign*

Applicant Use

*building has residential Roof Plans Coach Lights*

*n/a* - Size and location of all roof top mechanical units

Staff Use




Staff Use

# Design Review Application

Applicant: Bill Stanton Phone: 208-912-5698  
 Owner  Representative Fax/Email: bstanton@tollbrothers.com

Applicant's Address: 3103 W. Sheryl Dr  
Meridian ID Zip: 83642

Owner: Toll Brothers Phone: 208-424-0020

Owner's Address: 3103 W. Sheryl Dr Email: -  
Zip: \_\_\_\_\_

Represented By: (if different from above) Same Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Zip: \_\_\_\_\_

Address of Property: TBD

Distance from Major Cross Street: 1/4 Mile West of Zip: \_\_\_\_\_  
Street Name(s): Meridian + Deer Flat

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.)*

Construct Amenity Pool House, Pool, Playground + Monuments  
at Winfield Springs, Lot 1, Block 5, Phase 1

1. Dimension of Property: 1.8 Acres, Triangular  
 2. Current Land Use(s): Residential Common Area Lot  
 3. What are the land uses of the adjoining properties?

North: \_\_\_\_\_  
 South: } Residential Neighborhood  
 East: } \_\_\_\_\_  
 West: } \_\_\_\_\_

4. Is the project intended to be phased, if so what is the phasing time period? —  
 Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: 1 - Pool Bath House / Mechanical Room  
1 - Pool 2 - Monuments  
1 - Playground w/ shade structure

6. Building heights: 1.5 story / 17' Building 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? 1.3%  
 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](http://www.cityofkuna.com) under the City Code.*

Roof: MATERIAL Metal, Standing Seam / COLOR Dark Grey

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

% of Wood application:	<u>-</u>	/	<u>-</u>
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>-</u>	/	<u>-</u>
% Masonry:	<u>30%</u>	/	<u>Slate Unitah Redestone Veneer</u>
% Face Block:	<u>-</u>	/	<u>-</u>
% Stucco:	<u>-</u>	/	<u>-</u>
& other material(s):	<u>65%</u>	/	<u>Horizontal Cement-Fiber Siding</u>
List all other materials:	<u>-</u>		
Windows/Doors: <i>(Type of window frames &amp; styles / doors &amp; styles, material)</i>	<u>3%</u>	/	<u>Vinyl Windows / Metal Doors</u>
Soffits and fascia material:	<u>1%</u>	/	<u>Cement-Fiber Soffit + Fascia</u>
Trim, etc.:	<u>1%</u>	/	<u>Wood Corner Boards</u>

Other: \_\_\_\_\_

9. Please identify Mechanical Units: In wall electric heater in bathroom  
Type/Height: Pool Equipment  
Proposed Screening Method: \_\_\_\_\_

10. Please identify trash enclosure: (size, location, screening & construction materials) \_\_\_\_\_  
All enclosed in building

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

12. Fencing; (Please provide information about new fencing material as well as any exiting fencing material)  
Type: 5' Vertical Metal Fencing  
Size: 5'  
Location: Around Pool House and Pool Patio  
*(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: Pit Drains where grade determines if standing water

14. Percentage of Site Devoted to Building Coverage: 1.3% Pool House / 0.4% Shack Structure  
% of Site Devoted to Landscaping: 85.5% Square Footage: 29,270  
*(Including landscaped rights-of-way)*  
% of Site that is Hard Surface: 12.7% Square Footage: 10,640  
*(Paving, driveways, walkways, etc.)*  
% of Site Devoted to other uses: 0.5%  
Describe: Pool

% of landscaping within the parking lot (landscaped islands, etc.): 50% Parking / 50% Island

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.) Patio Seats + Lounges at Pool Patio  
Bike Rack near Pool House  
2 Benches near Playground

19. Setbacks of the proposed building from property lines: \_\_\_\_\_

Front 28 -feet      Rear 150 -feet      Side 50 -feet      Side 150 -feet

20. Parking requirements: On Street Parking  
Total Number of Parking Spaces: 9      Width and Length of Spaces: 9x20 (Handicap 16x20)  
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 W. E. Stiff      Date 9/25/18

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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# Coleman Homes

*A Toll Brothers Company*

September 14th, 2018

City of Kuna Planning and Zoning Department,

Please find the attached Design Review Application for the Amenity Building, Pool and Playground for Winfield Springs Subdivision No. 1 (Marketing name will be Sterling Ranch). The design of the amenities will be in line with the upscale feel of the neighborhood and other amenities in the development, highlighted by the Pool House stone and metal roofing that coordinates with the entry monumentation to the neighborhood. The Pool House, to our knowledge, complies with all design review standards.

If you have any questions or would like further documentation, please feel free to contact me.

Respectfully Submitted,



William Stanton  
Vice President  
Coleman Homes, a Toll Brothers company  
208-912-5698  
bstanton@tollbrothers.com





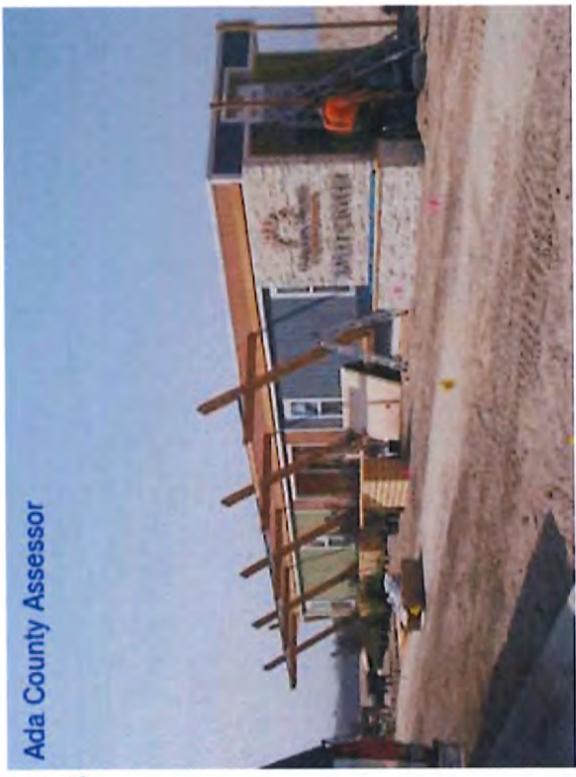
## 2018 Property Details for Parcel S1313428000

2018 [Change Year](#) [Need Help? Email the Appraiser Assigned to this Parcel](#)

[Print View](#)

**Details** | [Valuation](#) | [Tax Districts](#) | [Taxes](#) | [Characteristics](#) | [Sketch](#)

Parcel: S1313428000  
Year: 2018  
Parcel Status: Active in 2018  
Primary Owner:  
TOLL ID I LLC  
Zone Code: R-6  
Total Acres: 111.2  
Tax Code Area: 04  
Instrument Number:  
2017058573  
Property Description:  
PAR #8000 WLY POR SW4  
SEC 13 2N 1W  
PARCEL A R/S 10672  
#449115S



Ada County Assessor

[View Interactive Map of this Parcel](#)

[View 2018 Assessment Notice](#)

Address: E DEER FLAT RD KUNA, ID 83634  
Subdivision: 2N 1W 13  
Land Group Type: SECT  
Township/Range/Section: 2N1W13

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[Contact Us](#)  
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[Search by Subdivision](#)  
[Online Documents](#)  
[Interactive Map](#)

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

**AFTER RECORDING, RETURN TO:**  
Toll ID I LLC  
250 Gibraltar Road  
Horsham, PA 19044

**GRANT DEED**

For value received, **KUNA HILL DEVELOPMENT LLC**, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey to **TOLL ID I LLC**, an Idaho limited liability company ("Grantee"), whose address is c/o Toll Bros., Inc., 250 Gibraltar Road, Horsham, Pennsylvania 19044, the following described property situated in Ada County, Idaho:

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, and all estate, right, title and interest in and to the said property.

TO HAVE AND TO HOLD said property unto Grantee and Grantee's heirs, successors and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of said property.

SUBJECT TO the matters set forth on Exhibit B attached hereto and incorporated herein.

In witness whereof, Grantor has executed this Grant Deed this 26 day of June, 2017.

{signature page follows}

GRANTOR:

KUNA HILL DEVELOPMENT LLC

By: Coleman Real Estate Management LLC  
Its: Manager

By: *Noelle Gambill*  
Name: Noelle Gambill  
Its: Manager

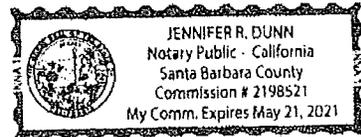
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Santa Barbara )

On June 26<sup>th</sup>, 2017 before me, Jennifer R. Dunn, Notary Public, personally appeared Noelle Gambill, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: *Jennifer R. Dunn* (seal)

GRANT DEED - 2  
93095587.3 0042597-00032

**EXHIBIT A**  
Legal Description

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the South line of the Southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the East line of the Southeast quarter to the North right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING;

Thence N88°45'41"W, 1657.45 feet along the North right-of-way line of E. Deer Flat Road to the West line of the Southeast quarter;

Thence N00°10'26"E, 2597.57 feet along the West line of the Southeast quarter to the Northwest corner of the Southeast quarter (the center quarter-section corner of Section 13);

Thence S88°51'58"E, 1971.63 feet along the North line of the Southeast quarter;

Thence S00°11'35"W, 1753.96 feet parallel with and 660.00 feet from the East line of the Southeast quarter to the center line of the Kuna Canal;

Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

Thence 151.82 feet on a curve to the left, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of N79°28'44"W, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the East line of the southeast quarter to the POINT OF BEGINNING.

**EXHIBIT B**  
Permitted Exceptions

1. The lien of general real estate taxes and other governmental liens and assessments not yet due.
2. Rights of way for Kuna Canal.
3. Right of way for East Deer Flat Road.
4. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.  
For: Roadway  
Disclosed: Warranty Deed  
Recorded: June 4, 1919  
Instrument No.: 80276, in Book 136 of Deeds at Page 241
5. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein  
In Favor of: Idaho Power Company  
Recorded: August 6, 1974  
Instrument No.: 895212

(continued on following page)

6. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein  
For: Pipeline  
In Favor of: City of Kuna, a municipal corporation  
Recorded: August 11, 2010  
Instrument No.: 110074195
  
7. Matters disclosed by Record of Survey  
Survey No.: 10672  
Recorded: October 20, 2016  
Instrument No.: 2016-100815  
As Follows: Kuna Canal
  
8. Terms, conditions, and provisions of Memorandum of Agreement  
Between: Margaret M. Hill Family Limited Partnership, an Idaho limited partnership and  
Kuna Hill Development LLC, an Idaho limited liability company  
Dated: February 10, 2017  
Recorded: February 10, 2017  
Instrument No.: 2017-013032
  
9. Mortgage  
Dated: February 10, 2017  
Mortgagor: Margaret M. Hill Family Limited Partnership  
Mortgagee: Kuna Hill Development LLC, an Idaho limited liability company  
Recorded: February 10, 2017  
Instrument No.: 2017-013031

(end of Exhibit B)

**OFFICER'S CERTIFICATE**

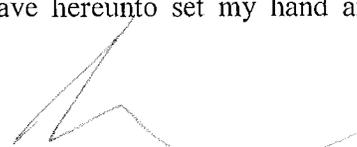
**TOLL ID I LLC**

I, Kenneth J. Greenspan, Vice President and Assistant Secretary of Toll ID I LLC, an Idaho limited liability company (the "Company"), do hereby certify and confirm that:

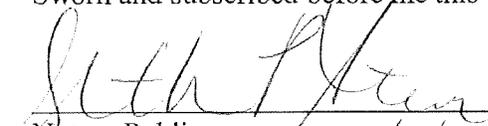
1. Attached hereto as **Exhibit A** is a true and correct copy of the resolutions adopted by the Board of Managers of the Company by unanimous written consent on November 7, 2016, and said resolutions are in full force and effect.
2. The following individuals are duly appointed to the offices next to their names and they are individually authorized, empowered and directed to execute and deliver, for and on behalf of the Company, (i) any performance agreement, bond, escrow agreement, easement, permit application, license application, deed, record plat and any and all ancillary documents which may be required by various governmental municipalities and agencies; (ii) any agreement, easement and any and all related documents which may be required by utility companies and (iii) any agreement, deed or document with respect to the sale and conveyance of individual homes, lots or units owned by the Company:

Gary M. Mayo	Group President
Thomas Coleman	Division President
Ryan Hammons	Division Senior Vice President
Susan Stanley	Division Senior Vice President

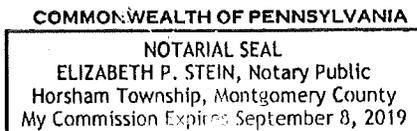
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company this 13<sup>th</sup> day of January, 2017.

  
\_\_\_\_\_  
Kenneth J. Greenspan  
Vice President and Assistant Secretary

Sworn and subscribed before me this 13<sup>th</sup> day of January, 2017.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9/8/2019



**EXHIBIT A**  
**RESOLUTIONS**

**TOLL ID I LLC**

**UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF MANAGERS  
OF TOLL ID I LLC**

**THE UNDERSIGNED**, being all of members of the board of managers (the "Board") of Toll ID I LLC, an Idaho limited liability company (the "Company"), do hereby consent in writing to the adoption and approval of the following resolutions in lieu of a meeting of the Board as of November 7, 2016:

**WHEREAS**, attached hereto as Exhibit A is a true and correct copy of the Limited Liability Company Operating Agreement of the Company, dated August 9, 2016 (the "Agreement");

**WHEREAS**, pursuant to Section 9(i) of the Agreement, the Board is authorized to appoint one or more officers of the Company;

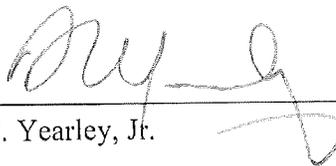
**NOW, THEREFORE, BE IT RESOLVED**, that the following individuals are elected to the offices set forth beside their respective names, to serve the Company in such offices for the ensuing year or until their respective successors are duly elected and qualified:

Thomas Coleman	Division President
Ryan Hammons	Division Senior Vice President
Susan Stanley	Division Senior Vice President

**FURTHER RESOLVED**, that this Unanimous Written Consent may be executed in one or more counterparts, each of which is deemed an original and all of which, when taken together, shall be deemed one and the same instrument. Electronic (.pdf) or facsimile signatures shall be deemed originals for the purposes of this resolution.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have executed this Unanimous  
Written Consent as of the date first written above.



---

Douglas C. Yearley, Jr.

---

Richard T. Hartman

---

Martin P. Connor

IN WITNESS WHEREOF, the undersigned have executed this Unanimous  
Written Consent as of the date first written above.

---

Douglas C. Yearley, Jr.



---

Richard T. Hartman

---

Martin P. Connor

IN WITNESS WHEREOF, the undersigned have executed this Unanimous  
Written Consent as of the date first written above.

---

Douglas C. Yearley, Jr.

---

Richard T. Hartman



---

Martin P. Connor

**EXHIBIT A**

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT**

## LIMITED LIABILITY COMPANY OPERATING AGREEMENT

OF

### TOLL ID I LLC

This Limited Liability Company Operating Agreement (the "Agreement") is entered into as of this 9<sup>th</sup> day of August, 2016 by Toll Southwest II LLC, a Delaware limited liability company (the "Sole Member").

WHEREAS, Toll ID I LLC (the "Company") was formed on August 8, 2016 upon the filing of the Certificate of Formation with the State of Idaho Secretary of State;

NOW THEREFORE, THE SOLE MEMBER, by execution of this Agreement, hereby continues the Company as a limited liability company pursuant to the Idaho Uniform Limited Liability Company Act, as may be amended from time to time (the "Act"), upon the following terms and conditions:

1. Name. The name of the limited liability company is Toll ID I LLC.
2. Purpose. The Company is formed for the purpose of, and the nature of the business to be conducted and promoted by the Company is, engaging in any lawful act or activity for which limited liability companies may be organized under the Act.
3. Fiscal Year. The fiscal year of the Company shall end on the fiscal year end required for U.S. federal income tax purposes. The Sole Member is authorized to make all elections for tax or other purposes as it may deem necessary or appropriate in such connection, including the establishment and implementation of transition periods.
4. Powers. In furtherance of its purposes, the Company shall have the power and is hereby authorized to do any and all acts necessary or convenient to carry out any and all of the objectives and purposes of the Company and to perform all acts in furtherance thereof, including, without limitation, (i) to execute and deliver any and all documents and instruments which may be necessary or desirable to carry on the business of the Company, including, without limitation, any and all agreements, deeds, contracts and leases, and (ii) to take any and all other actions it deems necessary, desirable, convenient or incidental for the furtherance of the objectives and purposes of the Company, and shall have and may exercise all of the powers and rights conferred upon a limited liability company formed pursuant to the Act.
5. Registered Office. The address of the registered office of the Company in the State of Idaho is 921 S. Orchard Street, Suite G, Boise, Idaho 83705.
6. Registered Agent. The name and address of the registered agent of the Company for service of process on the Company in the State of Idaho is CT Corporation System, 921 S. Orchard Street, Suite G, Boise, Idaho 83705.

7. Member. The name and mailing address of the Sole Member is set forth on Exhibit A attached to this Agreement.

8. Management.

(i) The Sole Member hereby agrees that the responsibility for managing the business and affairs of the Company shall be delegated to three (3) managers (each of such managers of the Company being hereinafter referred to individually as a "Manager" and collectively as the "Board" or "Managers") and hereby consents to the election of Douglas C. Yearley, Jr., Richard T. Hartman and Martin P. Connor as Managers of the Company. The Board may act by a majority of Managers in office.

(ii) The Managers shall serve and continue in such office throughout the entire term of the Company unless sooner removed by written action of the Sole Member, by operation of law, by order or decree of any court of competent jurisdiction, or by voluntary resignation of a Manager.

(iii) In the event of the resignation, removal or termination for any reason whatsoever of a Manager, the remaining Managers may designate a new manager.

9. Officers.

(i) The Board is authorized to appoint one or more officers of the Company (each of such officers of the Company being hereinafter referred to individually as an "Officer" and collectively as the "Officers"), including, without limitation, a Chief Executive Officer, a President, one or more Executive Vice Presidents, one or more Regional Presidents, one or more Group Presidents, one or more Senior Vice Presidents or Division Senior Vice Presidents, one or more Vice Presidents or Division Vice Presidents, a Treasurer, a Secretary (each of such Officers of the Company being hereinafter referred to individually as a "Principal Officer" and collectively as the "Principal Officers"), one or more Assistant Vice Presidents or Division Assistant Vice Presidents, one or more Assistant Treasurers and one or more Assistant Secretaries. By execution hereof, the Sole Member hereby appoints as the Officers the persons specified in Exhibit B attached hereto, who shall hold the office set forth opposite his or her name.

(ii) Each Principal Officer is individually authorized, empowered and directed (i) to deliver, for and on behalf of the Company, without the need for a separate resolution of the Board, any and all agreements, bonds, contracts, certificates, deeds, instruments, licenses, mortgages, notes, guarantees, record plats, applications and any and all other documents and (ii) to take any such actions as deemed necessary or appropriate to carry on the business of the Company, including, but not limited to, the following transactions (the "Transactions"):

- a) acquisition of direct or indirect interests in real property
- b) approvals or permits relating to real property

- c) development or improvement of real property
- d) financing or refinancing in connection with real property
- e) sale of direct or indirect interests in real property
- f) acquisition of loans, notes or mortgages
- g) acquisition of interests in corporations, limited liability companies or partnerships
- h) sale of interests in corporations, limited liability companies or partnerships
- i) financing or refinancing in connection with matters unrelated to real property
- j) sale or conveyance of homes, units, lots or parcels
- k) application, renewal or termination of licenses
- l) formation, qualification, conversion, merger or dissolution of corporations, limited liability companies, and partnerships

(iii) Each Principal Officer is hereby authorized and empowered, without the need for a separate resolution of the Board, (i) to authorize any other Officer to execute and deliver, for and on behalf of the Company, any and all agreements, bonds, contracts, certificates, deeds, instruments, licenses, mortgages, notes, guarantees, record plats, applications and any and all other documents, and (ii) to take any such actions as deemed necessary or appropriate relating to the Transactions, all as may be set forth in a written delegation of authority executed by a Principal Officer. Any person or entity engaging in a transaction or otherwise conducting business with the Company may conclusively presume that any Officer specified in such a written delegation of authority who executes an agreement, bond, contract, certificate, deed, instrument, license, mortgage, note, guarantee, record plat, application or any and all other documents, for and on behalf of the Company, has the full power and authority to do so and each such document shall, for all purposes, be duly authorized, executed and delivered by the Company upon execution of such Officer.

(iv) Each Principal Officer is hereby individually authorized and empowered, without the need for a separate resolution of the Board, (i) to authorize another individual that is not an officer of the Company (an "Authorized Representative") to execute and deliver, for and on behalf of the Company, any and all agreements, bonds, contracts, certificates, deeds, instruments, licenses, mortgages, notes, guarantees, record plats, applications and any and all other documents, and (ii) to take any such actions as deemed necessary or appropriate relating to the Transactions, all as may be set forth in a written delegation of authority executed by a Principal Officer. Any person or entity engaging in a transaction or otherwise conducting business with the Company may conclusively presume that any Authorized Representative specified in such a written delegation of authority who executes an agreement, bond, contract, certificate, deed, instrument, license, mortgage, note, guarantee, record plat, application or any and all other documents, for and on behalf of the Company, has the full power and authority to do so and each such document shall, for all purposes, be duly authorized, executed and delivered by the Company upon execution of such Authorized Representative.

(v) Any one the following Officers are individually authorized, for and on behalf of the Company, to (i) enter into any agreement for cash management products and services relating to bank accounts and/or other general banking services, including, without limitation, electronic funds transfer services, electronic information services, automated clearing house services, fraud prevention services and automated sweep investment services; (ii) do any and all necessary acts relating to the opening, maintaining and closing of bank accounts; (iii) add authorized signatories to bank accounts for the purpose of signing checks, drafts, instruments or other orders for the payment or transfer of funds; (iv) remove authorized signatories from bank accounts and (v) withdraw and transfer funds between bank accounts:

Chief Executive Officer  
President  
Chief Financial Officer  
Assistant Treasurer  
General Counsel

10. Exculpation and Indemnification. In the event that the Sole Member or any of its direct or indirect partners, directors, officers, stockholders, employees, agents, affiliates or controlling persons, including, without limitation, any Manager or Officer (individually, an “Indemnified Person” and collectively, the “Indemnified Persons”), become involved, in any capacity, in any threatened, pending or completed, action, proceeding or investigation, in connection with any matter arising out of or relating to the Company’s business or affairs, the Company will periodically reimburse such Indemnified Person for its legal and other expenses (including the cost of any investigation and preparation) incurred in connection therewith, provided that such Indemnified Person shall promptly repay to the Company the amount of any such reimbursed expenses paid to it if it shall ultimately be determined that such Indemnified Person is not entitled to be indemnified by the Company in connection with such action, proceeding or investigation as provided in the exception contained in the next succeeding sentence. To the fullest extent permitted by law, the Company also will indemnify and hold harmless an Indemnified Person against any losses, claims, damages, liabilities, obligations, penalties, actions, judgments, suits, proceedings, costs, expenses and disbursements of any kind or nature whatsoever (collectively, “Costs”), to which such an Indemnified Person may become subject in connection with any matter arising out of or in connection with the Company’s business or affairs, except to the extent that any such Costs result solely from the willful misfeasance, gross negligence or bad faith of such Indemnified Person. If for any reason (other than the willful misfeasance, gross negligence, or bad faith of such Indemnified Person) the foregoing indemnification is unavailable to such Indemnified Person, or insufficient to hold it harmless, then the Company shall contribute to the amount paid or payable by such Indemnified Person as a result of such Costs in such proportion as is appropriate to reflect not only the relative benefits received by the Company on the one hand and such Indemnified Person on the other hand but also the relative fault of the Company and such Indemnified Person, as well as any relevant equitable considerations. The reimbursement, indemnity and contribution obligations of the Company under this Section 10 shall be in addition to any liability which the Company may otherwise have to

any Indemnified Person and shall be binding upon and inure to the benefit of any successors, assigns, heirs and personal representatives of the Company and any Indemnified Person. The reimbursement, indemnity and contribution obligations of the Company under this Section 10 shall be limited to the Company's assets, and the Sole Member shall not have any personal liability on account thereof. The foregoing provisions shall survive any termination of this Agreement.

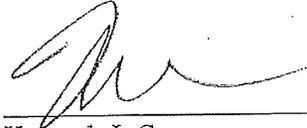
11. Admission. The Sole Member is hereby deemed admitted as the sole member of the Company upon the execution and delivery of this Agreement.
12. Allocation of Profits and Losses. The Company's profits and losses shall be allocated to the Sole Member, as sole member.
13. Distributions. Distributions shall be made to the Sole Member, as sole member.
14. Limited Liability. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Sole Member shall not be obligated personally for any such debt, obligation or liability of the Company.
15. Governing Law. THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED UNDER, THE LAWS OF THE STATE OF IDAHO, ALL RIGHTS AND REMEDIES BEING GOVERNED BY SAID LAWS, WITHOUT REGARD TO PRINCIPLES OF CONFLICT OF LAWS.
16. Amendments. This Agreement may not be modified, altered, supplemented or amended except pursuant to a written agreement executed and delivered by the Sole Member.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Agreement as of the date first written above.

TOLL SOUTHWEST II LLC

By:



\_\_\_\_\_  
Kenneth J. Greenspan  
Vice President

EXHIBIT A

Sole Member

Toll Southwest II LLC

Address

250 Gibraltar Road  
Horsham, PA 19044

**EXHIBIT B**

**INITIAL OFFICER LIST**

Chief Executive Officer	Douglas C. Yearley, Jr.
President and Chief Operating Officer	Richard T. Hartman
Executive Vice Presidents	Robert N. McCarron Joseph J. Palka
Senior Vice President & Chief Financial Officer	Martin P. Connor
Senior Vice President & Treasurer	Gregg L. Ziegler
Senior Vice President & Assistant Treasurer	Joseph R. DeSanto
Senior Vice President, General Counsel & Chief Compliance Officer	John K. McDonald
Senior Vice President and Secretary	Michael I. Snyder
Senior Vice President, Chief Accounting Officer and Assistant Secretary	Joseph R. Sicree
Senior Vice President, Controller and Assistant Secretary	Kevin J. McMaster
Senior Vice President and Chief Marketing Officer	Kira McCarron
Regional Presidents	James W. Boyd Barry A. Depew Kevin D. Duermit William J. Gilligan John G. Mangano Thomas R. Mulvey Robert Parahus
Group Presidents	Keith L. Anderson Roger A. Brush John P. Elcano Christopher G. Gaffney Gregory E. Kamedulski Gary M. Mayo Karl Mistry Thomas J. Murray
Division Presidents	Eric C. Anderson David S. Assid Mark G. Bailey David G. Bauer Charles T. Breder James Fitzpatrick

Robert L. Flaherty  
David E. Kelly  
John S. Lannamann  
Kelley Moldstad  
Robert D. Moore  
Richard M. Nelson  
Gregory S. Netro  
Mark J. Nosal  
Robert G. Paul  
Seth Ring  
Anthony J. Rocco  
Andrew J. Semon  
David R. Straub  
Kenneth S. Thirtyacre  
John R. Tolbert  
David Von Spreckelsen

Division Senior Vice Presidents

David B. Anderson  
Bradley L. Hare  
John D. Harris  
Gregory J. LaGreca  
James A. Majewski, Jr.  
Steven R. Merten  
Peter J. Monte  
Edward B. (Ted) Pease  
Fredrick W. Pfister  
Kevin Rosinski  
Vincent A. Rossi  
Brian E. Thierrin

Senior Vice Presidents

Donald R. Barnes  
Frederick N. Cooper  
John Critikos  
Jonathan C. Downs  
John Jakominich  
Benjamin D. Jogodnik  
Daniel J. Kennedy  
Michael T. Noles  
Michael L. Nice  
Edward Ollu  
Mark D. Simms

## Division Vice Presidents

Ryan M. Bashaw	Jeffrey J. Minarcik
Kevin R. Brown	Jason Minock
Joseph Caulfield	Christopher Nickel
Craig Cherry	John E. Peck
Brandon T. Cooper	William D. Perry
Premdip Dhoot	Joshua M. Rubinich
Brian M. Emmons	John D. Saunders III
David W. Ernst	Frank Y. Su
Brock O. Fanning	Michael (Tench) Tilghman
Brian Harrelson	Henry L. Waller
Richard Ilizaliturri	Lawrence M. Wandel
Michael Klein	Daniel L. Wright
Christopher J. Kopitsky	Jonathan (JJ) Worley
James Manners	Brian M. Wulfesteig
Matthew Markovich	

## Vice Presidents

Suzanne Barletto	Cynthiann King
Leanne Barbosa-Nicholas	David W. Klonicke
Jeffrey M. Calcagni	Michael Klouda
Todd Callahan	Bruce Knowlton
Joann Chang	Aaron Kopet
Linda B. Cohen	Michael L. LaPat
Sandy Colden	Andrew C. Lawhorn
Joseph F. D'Agostino	John F. Lehane
Oscar Dominguez	Jay R. Lehman
Michael A. Downes	Jonathan D. Margolis
Charles Elliott	John A. McCullough
Evan G. Ernest	Michael J. McDevitt
Kathryn L. Gaffney	Jonathan G. Offenkrantz
Patrick Galligan	Keith W. Rattigan
Anthony R. Geonnotti, Jr.	David H. Richey
Robert I. Girvin	Russell R. Rochestie
Kenneth J. Greenspan	Adam S. Roffman
Michael J. Grubb	Joshua M. Rubinich
Timothy J. Hoban	Robbin A. Seliga
Robert M. Hodak	David J. Shea
Terry R. Hodge	David W. Smith
Richard A. Hoelzle	Alan M. Silver
Aaron Hollingbery	Karen B. Tate
Jimmie F. Jenkins	Thomas M. Tracy
Duane C. Jessup	Perry Verille
Michael J. Jordan	Mark J. Warshauer
Kevin G. Kernahan	Michele Wolfe
Richard Keyser	Kellie Zollers
Peter H. Kim	

Division Assistant Vice Presidents

Scott C. Boegner	Allen J. Janisch
Isaac S. Boyd	Daniel R. Masterson
Jeffrey C. Brainard	John Maucieri
Clifton Brittingham	Robert D. Neiderer
Reginald E. Carveth	Shawn C. Nuckolls
Anthony E. Casapulla	Jeremiah Portlock
Gregory M. Deacon	James F. Sattler
Robert J. Dowd	William E. Stanton
Dean Emery	Daniel W. Stebbins
Scott Esping	Christopher Stull
David M. Fultz	Ryan Switzer
Benjamin C. Helber	Rodney L. Tucker
Jonathan R. Henson	Jeff P. Turk
Peter G. Hemphill	Daniel P. Walton
Paul W. Hummer	Joshua J. Welty

Assistant Vice Presidents

Andrew S. Albert	Gregory Leygraaf
Carol A. Alessio	Patrick C. Logan
Neil Baxter	Marsha Martin
Warren R. Becker	William P. Meyers
Carol J. Begley	Matthew J. Moonan
Robert E. Berger	Scott L. O'Leary
Sean R. Bornemann	Jennifer Renz
Sean Breiner	Yolanda S. Rodriguez
Steven Y. Brumfield	Stacey A. Rothaus
Barbara R. Colaizzi	Steve M. Savage
Mary Ann Collies	Eric Shelton
Tara L. Cox	Dorothy J. Sweeney
Jeffrey S. Driscoll	Steven Wilkinson
Robert M. Edwards	Ronald A. Zega
Christopher Johnson	
Li Li	
Wendy Klein Keane	
Daniel D. Kutz	
Frank P. Fiorelli	

ASSISTANT SECRETARIES

Steven Abaco	Michael Armstrong	Nathan Beidle
Christian Adams	Nicole Athanas	Ryan Bennett
William A. Adams	Kristin Avery	Jesse Boscow
Aaron Anderson	Mark Bacon	Scott Bowman
Elizabeth Andoscia	Geoffrey Bailey	David Boyer
John Apley	Jeremy Bailey	Britton Bradford

John Bradley  
Nathan Brandenburg  
Grafton Brandt  
Todd Brazill  
Lawrence Breneman  
Robert Brennan  
Ashley Broderick  
Christopher Brooks  
Michael Brown  
Thomas Brown  
David Buckley  
Maxwell Byer  
Angelo Camano, Jr.  
Robert Cameron  
Scott Canan  
Stephen Caprio  
Joseph Cecala, Jr.  
Joseph Cercone  
Jason Certilman  
Amanda Champion  
Jason Church  
Craig Clark  
Matthew Clinger  
Brian Codey  
Eric Cohen  
Kyle Collinsworth  
Russell Colodny  
Walter Conner, Jr.  
Andrew Cooper  
Daniel Corbo  
Charles Crawford  
Marcello Crestani  
Jason Crismon  
Aaron Cropp  
Bryant Cruzado  
William Curran  
Ryan Daiger  
Martha Davis

Carl DeFriez  
Garland deGraffenried  
John Denman  
Matthew Dennis  
Louis DiBacco  
Christopher Di Cicco  
Robert Dickinson  
Thomas Dillon  
Jaydee Dodd  
William Donahue III  
Michael Dougherty  
John Duich  
Todd Dumaresq  
Kyle Earlhman  
Aaron Eckersley  
Eric Eisenzopf  
JoAnn Epstine  
Michael Escarcega  
Jack Evans  
Joseph Evans  
Jennifer Everly  
Todd Ewers  
Chris Fedele  
Ilan Feingold  
Jay Finney  
Chris Flickinger  
Kathryn Flanagan  
Luke Fogel  
Matt Foran  
Shawn Frawley  
Patrick Gallagher  
Peter Galotti  
Salvador Garcia  
John Gasque  
Peter Gaumer  
Alexander Geonnotti  
Randy Gillette  
Michael Glenn

Barry Goldfarb  
Marcus Gonzalez  
Kenneth J. Greenspan  
Dominic Giuiliano  
Benjamin A. Gold  
Jason Gottlieb  
Charles Guacagnolo  
Paige Hackler  
Jeremy Hampson  
Deborah Han  
Jordan Hartigan  
Thomas Hartman  
Justin Heaton  
Eric Hersch  
John Hesse  
Gregg Heubach  
Devin Hobbs  
Scott Hughes  
Joshua Hutchinson  
Joshua Hutzler  
Thomas Imperato  
Brandon Iselin  
James Jacobs II  
Robert James  
Kyle Jestus  
Justin Jee  
Craig Johns  
Tyler Johnson  
Tyler Kalian  
Andrew Karl  
Arjun Kaul  
Jeffrey Kearns  
Patrick Kearns  
John Kennedy  
Eric Kerl  
Sean Kernahan  
Gabriel Kincaid  
Trevor King

Dustin Kinney  
William Klingebiel  
Keith Klingsheim  
David Knapp  
James Knerr  
James Kniele  
Joon Ko  
Kelly Kwan  
Ronald Lagorio  
Adam Lampl  
Felicia Lee  
Eric Lehman  
Robert Levitsky  
Nicholas Lewko  
Brian Loftus  
Lisa Lockerby  
Jeffrey Luke  
Hugo Luna Lopez  
Kyle Lyne  
Peter Madonna  
Todd Magin  
Michael Mandola  
Russell Marron  
Michael Martin  
Matthew Mason  
Gregory Matteo  
Joseph Mauriello  
Haggai Mazler  
Kellen McCaffrey  
Colleen McCullough  
Austin McDaniel  
Michael McDevitt  
Timothy McDonald  
Kellee McLean  
Ryan Meier  
Jeffrey Meinke  
Marco Meza-Ruiz  
Henry Mezzanotte

Stephen Mikhalevich  
Kyle Milano  
Ari Milchman  
Stacia Moore  
Sean Mulhall  
Michael Murphy  
Brian Murray  
Dale Myers  
Matthew Needel  
Robert Neilsen  
Michael Niederhausen  
Nicholas Norvilas  
Donna O'Connell  
Eric O'Dell  
Brian O'Hara  
Matthew Olive  
Ryan Orluck  
Ryan O'Rourke  
Raul Orozco  
Lee Orr  
Robert Orrison  
Christopher Osler  
Justin Osborne  
Ifetunde Oyelowo  
Daniel Paetzold  
William Paoli, Jr.  
Mark Paradine  
Elwood Patterson  
Keith Patton  
Patricia Patton  
Nicholas Paul  
Darin Payne  
Chad Peterson  
Jeffrey Peterson  
Scott Petrie  
Hamidreza Pezeshkian  
Jason Phillips  
Tricia Piraino

Vito Polsinelli, Jr.  
Gregory Powell  
Justin Price  
Nicholas Ramljak  
Robert Rasmussen  
Robert Razler  
Jason Reed  
Todd Reffling  
Erin Reisinger  
Daniel Rhea  
Suzette Rheault  
Jason Rickard  
Brian Robertson  
Jeffrey Rodgers  
Stephen Rodgers  
Mark Rollins  
Pascale Roy  
Joshua Rubinich  
Adam Rule  
Daniel Russell  
Michael Ryan  
David Samson III  
Troy Samuels  
David Sands  
Julius Santini  
Damon Savastano  
Ramin Sayadpour  
Gregory Scaffidi  
Charles Schafer  
Mark Schaffer  
Robert Scherer  
David Schoonejans  
Richard Schoonmaker  
Stephen Schwarzer  
David Seager  
Julie Selter  
Nimita Shah  
Glenn Sharko

Jason Shearon  
Jason Shipe  
Frank Sifuentes  
James Sinanis  
William Sink  
Sarah Smith  
Joshua Snyder  
Douglas Solinsky  
Brian Stacy  
Matthew Stefanelli  
John Stenzel  
Matthew Stephens  
Darrin Sterner  
Mark Strauss  
Michael Steffen  
Roger Sutton, Jr.  
Michael Swenor

John Szakats  
Jamie Taylor  
Parker Terril  
Sean Thomas  
Michael Todd  
John Tomson  
Winston Towns  
Scott Tressler  
Douglas Uken  
James Van Hook  
James Vaughan  
Craig Vermeulen  
Marcos Vidal  
Joseph Viesta  
Allen Walker  
Roger Walker  
Justin Waters

Daniel Weatherbee  
Daniel Webb  
Brian Welch  
Theodore Wells  
Ernest Werner III  
Jean Westphal  
Justin Whitney  
Steve Whitworth  
Lance Wiley  
Jason Willoby  
Michael Winn  
Chad Winters  
Blaine Verlanic  
Michael Young  
Davor Zubac  
Todd Zurcher



**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](http://www.kunacity.id.gov)

October 22, 2018

**Bill Stanton**  
3103 W. Cheryl Drive  
Meridian, ID, 83642  
208.912.5698  
[bstanton@tollbrothers.com](mailto:bstanton@tollbrothers.com)

Completeness Letter

18-33-DR (Design Review) & 18-17-SN (Sign) – Winfield Springs Poolhouse & Sign – E Deer Flat Road (APN: S1313428000)

To whom it may concern:

On October 22, 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 meeting date for your case is tentatively scheduled for **November 13, 2018**, here at City Hall at 6:00 pm.

The following application fees are requested at this time:

**Planning and Zoning Department**

- Architectural Building Review: \$400 (base) + (\$10/1,000 SF) @1071 SF = \$410.00
- Master Sign Plan (two monument signs): \$350.00

**Total Fees Amount Due: \$760.00**

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

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

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](mailto:sweiger@Kunaid.gov).

Respectfully,

Sam Weiger  
Planner I  
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services

# Sterling Ranch



AVAILABLE  
WOODLAND  
HOMESITES

AVAILABLE  
GARDEN  
HOMESITES

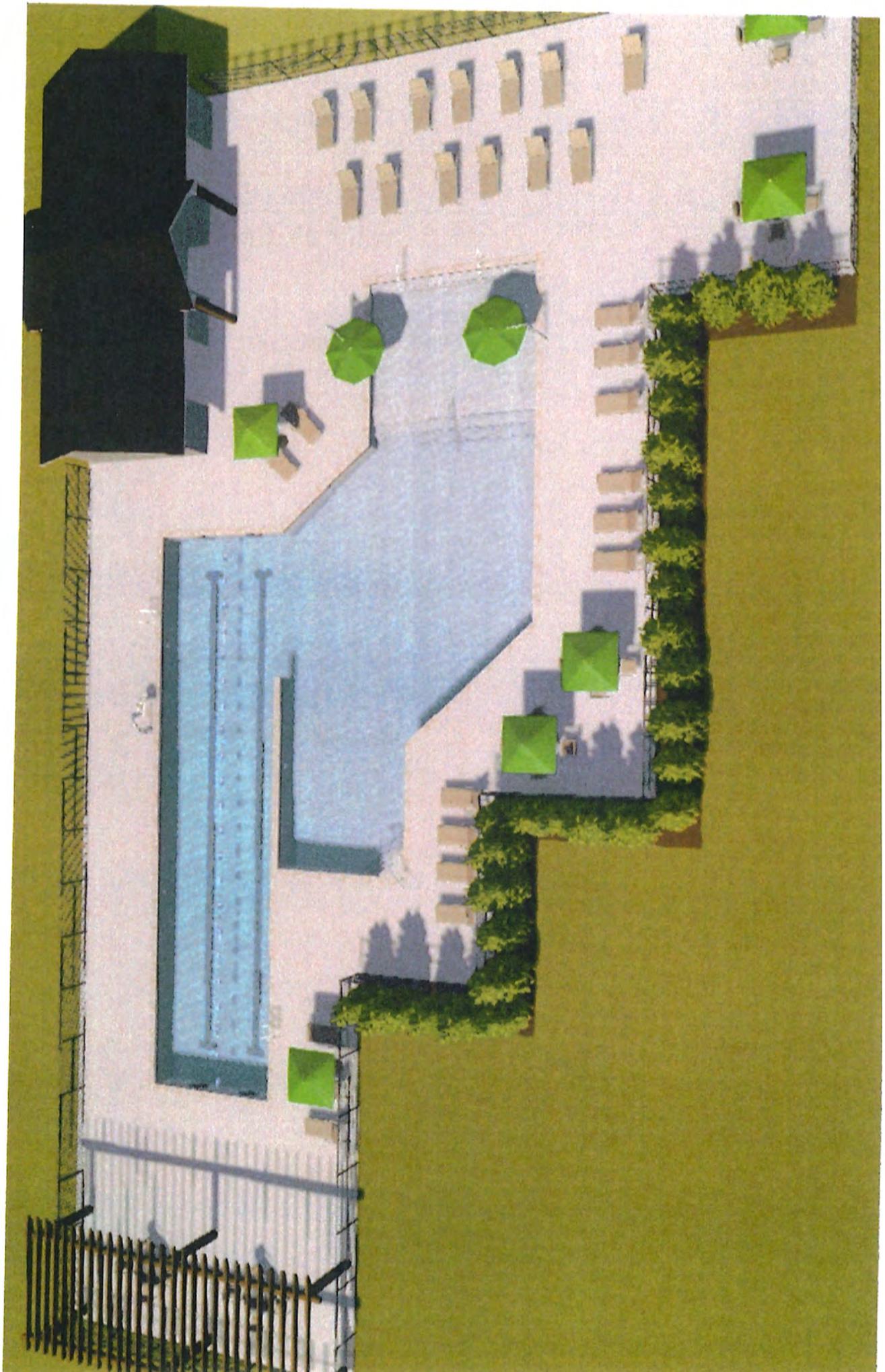


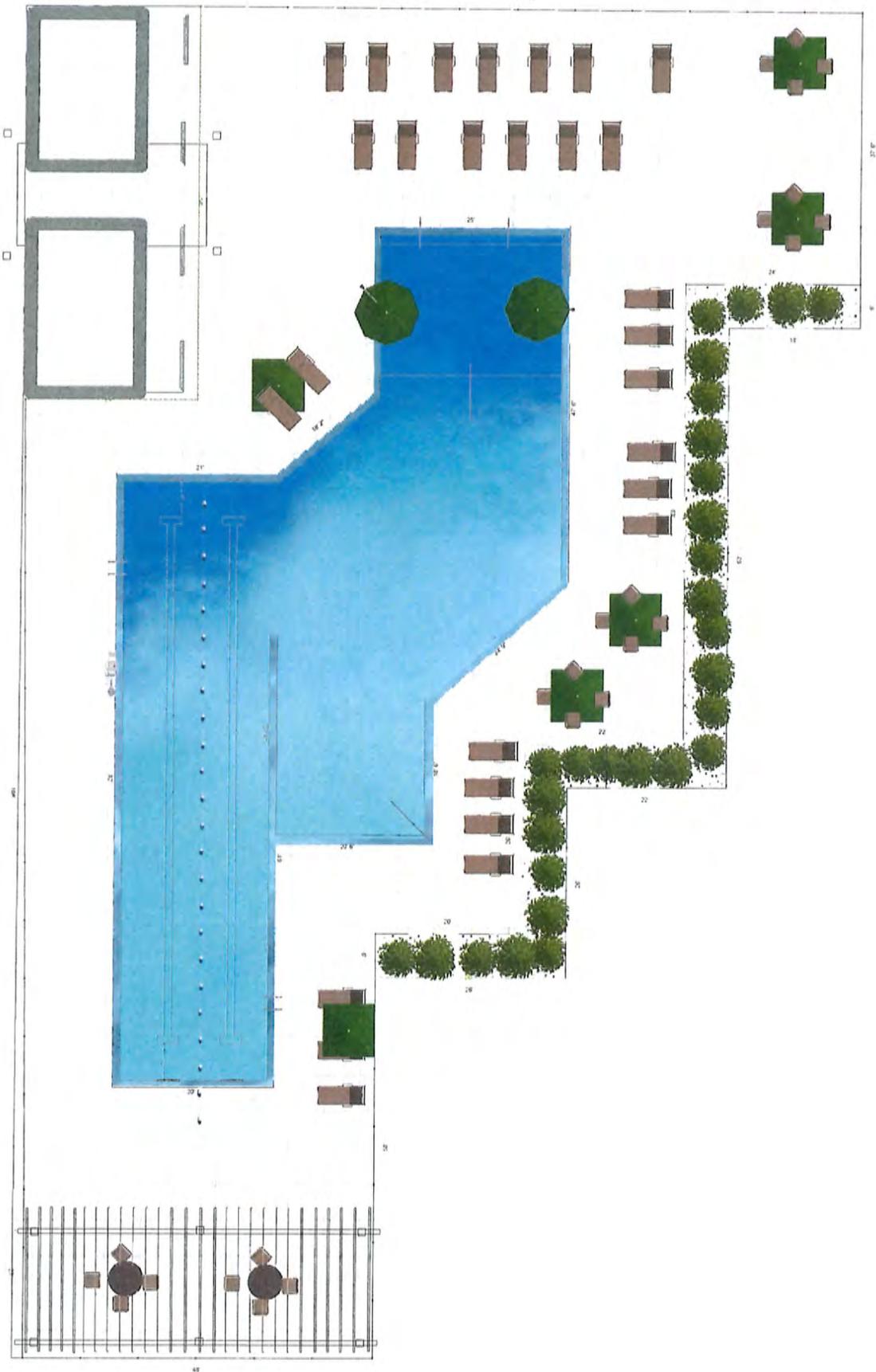
	AVAILABLE		MOVE-IN READY		Garden Collection Homesites		Sales Center & Model Homes
	SOLD		MODEL HOME		Woodland Collection Homesites		

Coleman Homes  
A Toll Brothers Company



Community Map is based upon the preliminary plat, is conceptual only and is a marketing tool. Please be aware that adjustments and changes will occur and supply/availability changes daily. See your sales consultant for details.



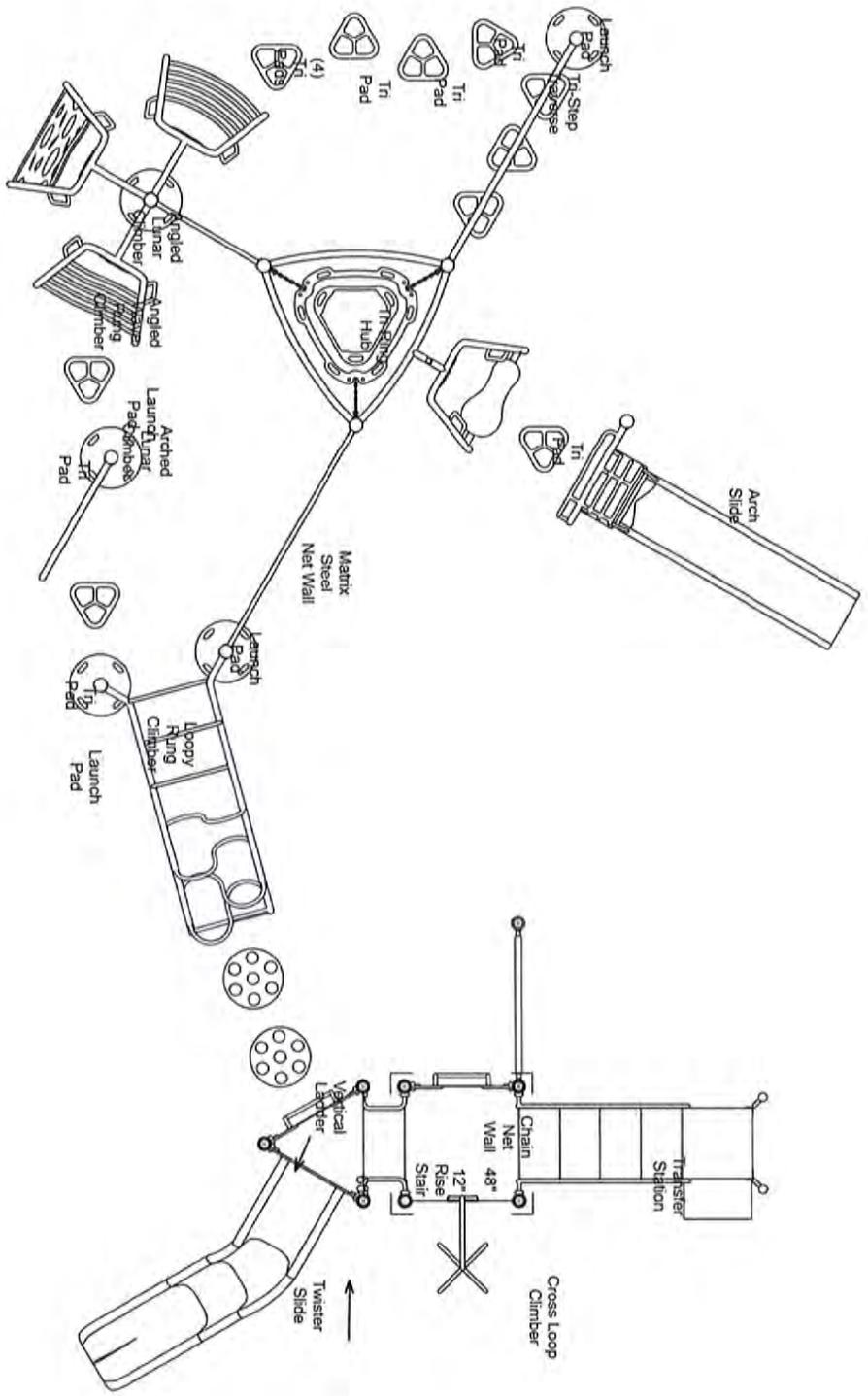


Located Near Playground

Metal Roof Color to match Pool House



# STERLING RANCH TOP VIEW



ADA ACCESSIBILITY GUIDELINE - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE RAMP	ACCESSIBLE GROUND	TYPES
3	2/2	0	12/1 2/1

**RH3**

FOR KIDS  
AGES  
5-12

**GENERAL NOTES:**

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (fall height) appropriate for the highest accessible part of this equipment. Refer to the CPSC's Handbook for Public Playground Safety, Section 4- Surfacing.

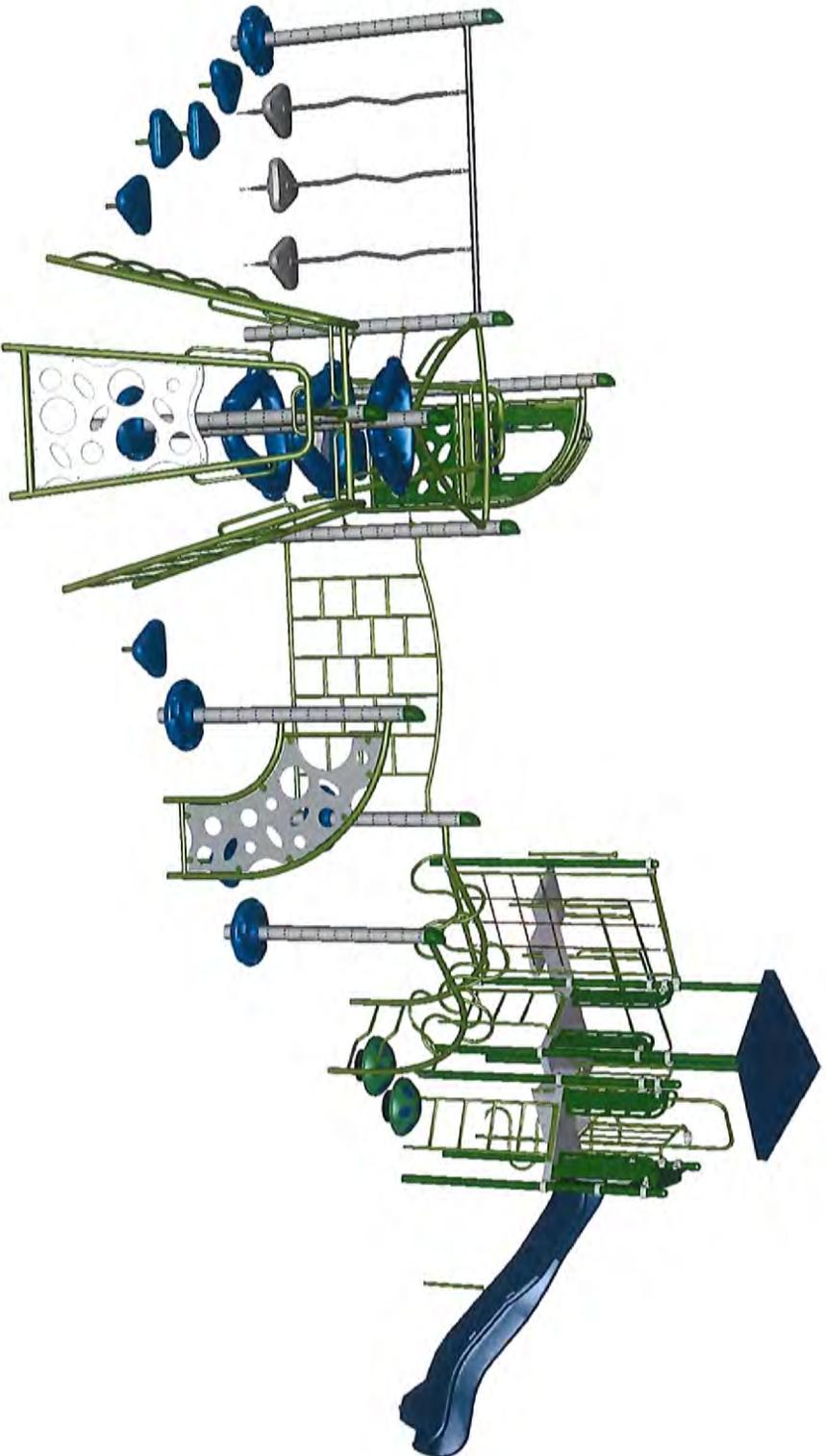
STRUCTURE#: R3HEFE2AA  
PROJECT#: LDR186F96FA-2  
DATE: 9/18/2018 | DRAWN BY: ACG

MIN. USE ZONE: 55' x 39'

PLAYCRAFT REP:  
**LuckyDog Recreation**

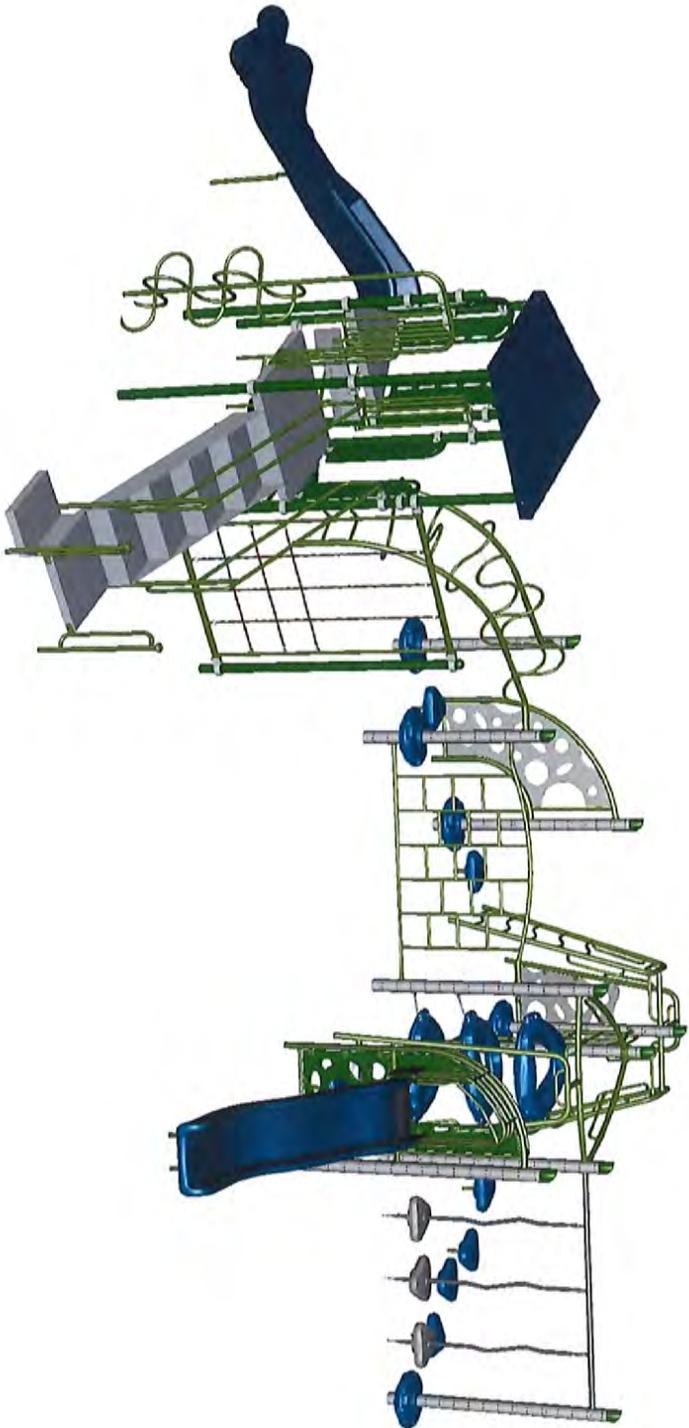
**STERLING RANCH**  
**SW VIEW**

FOR KIDS  
AGES  
5-12



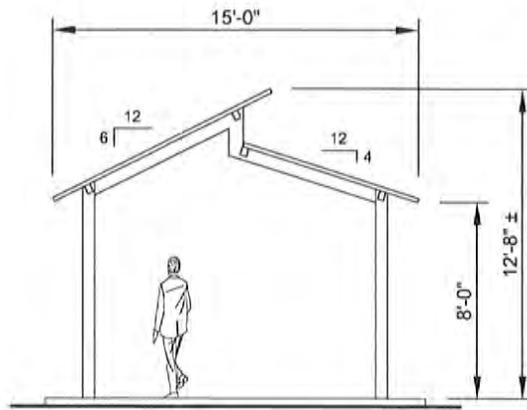
STRUCTURE#: R3HEFE2AA  
PROJECT#: LDR186F96FA-2  
DATE: 9/18/2018 | DRAWN BY: ACG

**STERLING RANCH**  
NE VIEW



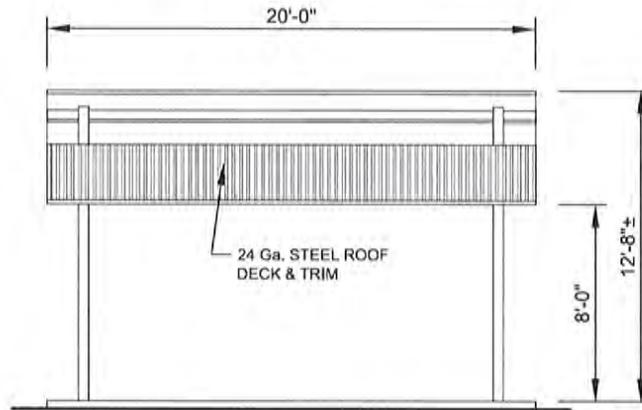
FOR KIDS  
AGES  
5-12

STRUCTURE#: R3HEFE2AA  
PROJECT#: LDR186F96FA-2  
DATE: 9/18/2018 | DRAWN BY: ACG



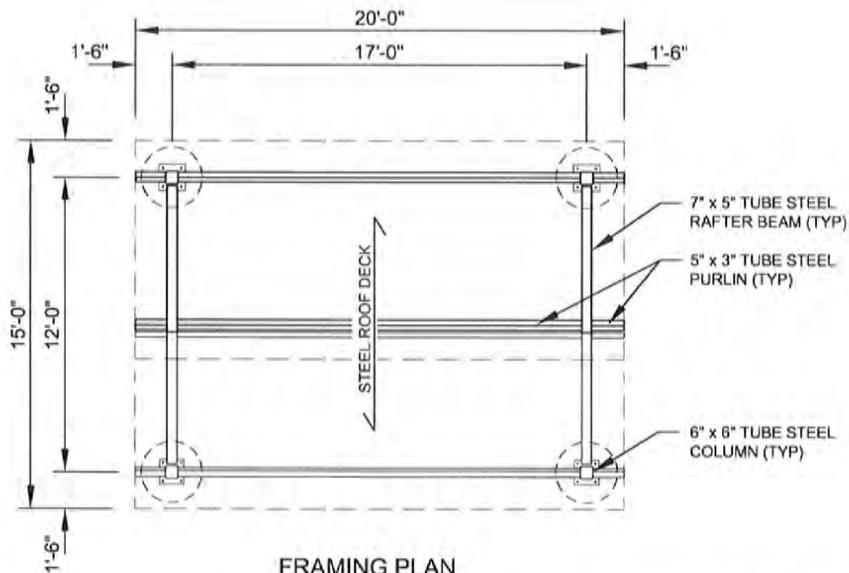
**FRONT ELEVATION**

SCALE: NTS



**SIDE ELEVATION**

SCALE: NTS



**FRAMING PLAN**

SCALE: NTS



11800 East 9 Mile Road  
 Warren, MI 48089  
 Office: (586) 486-1088  
 Fax: (586) 754-9130  
 Toll Free: (800) 657-6118  
 Email: [Info@coverworx.net](mailto:Info@coverworx.net)  
[www.CoverWorx.net](http://www.CoverWorx.net)

Steelworx Split-top Gable Shelter - 15' x 20'

Model: STGA-1520-SW

DESIGN SPECIFICATIONS

Exhibit

B2

**Model: Steelworx Split-top Gable Shelter, 15' x 20'**

**Manufacturing Mission:** To provide all prefabricated components and installation instructions for a 15' wide by 20' long (measured from eave to eave) free standing bolt together, tubular steel constructed shelter kit.

**Design Criteria:** Structure is typically designed for a 25 lb live load and a 90 mph wind load capacity, but can be designed based on specific site requirements upon request. All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. All fabrication performed to latest AISC standards by AWS Certified welders. All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting.

**Tubular Steel Columns and Beams:** Standard column dimension shall be 5" x 5" x 3/16" tubular steel welded to 5/8" base plates for surface mounting. Main support beams are 7" x 5" x 3/16" and purlins are 5" x 3" x 1/8". Steel sizes are preliminary and may change due to ongoing review and final engineering.

**Roofing:** 24 Ga. pre-cut Mega-Rib steel panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 4/12 & 6/12 pitch with a eave height of 8'-0". Attached to structural framing with exposed self tapping screws painted to match roof. Matching 24 Ga. trim included.

**Frame Finish:** All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

**Foundation:** All columns need to be anchored to concrete footings (footing design provided separately). Columns can be surface mounted to footings with anchor bolts at or below finish slab elevation or they can be embedded directly into the footing without base plates upon request. Anchor bolts and bracing templates are included. Optional base plate covers are available at an additional cost.

**Hardware:** All structural hardware and roofing fasteners shall be provided.

**Warranty:** 10 years against manufacturer defects.

**Not Included:** Concrete work of any kind, unloading of product and installation.

**Additional Options:**

- Flexibility of Design
  - Such as: Height and Pitch
- Additional Engineering
- Variety of Colors
- Decorative Railings, Lattice, Braces, Trim, etc.
- Cupolas and Rooftop Accs.
- Column Style Variations
- Provisions for Electrical
- Lexan Wind Screens
- Tongue & Groove Roof Decking
- Asphalt Shingles, Standing Seam, Cedar Shake, or Clay Tile Roofing
- Composite Finished Ceiling
- Solar Panels & Solar Lighting
- Site Furnishings and Accs.



11800 East 9 Mile Road  
Warren, MI 48089  
Office: (586) 486-1088  
Fax: (586) 754-9130  
Toll Free: (800) 657-6118  
Email: [info@coverworx.net](mailto:info@coverworx.net)  
[www.CoverWorx.net](http://www.CoverWorx.net)

Steelworx Split-top Gable Shelter - 15' x 20'

Model: STGA-1520-SW

DESIGN SPECIFICATIONS



Issue	Description	Date
ISSUE	EXTENDED PARK COMMON LOT REV	0-24-17
	ACHD COMMENTS	11-9-17
	FENCE STYLE REV	5-4-18
		5-15-18
		6-7-18



Site Planning  
Landscape Architecture  
1509 S. Tyrell Ln. Ste. 130  
Boise, Idaho 83702  
Ph. (208) 343-7175  
Fax (208) 343-7178  
e-mail jba@jensenbelts.com

## PLANT SCHEDULE (REFERENCE SHT L5)

SYM COMMON NAME

**EVERGREEN TREES**

- AU AUSTRIAN PINE
- BP BOSNIAN PINE
- BS BLUE SPRUCE
- MJ MOONGLOW JUNIPER
- N5 NORWAY SPRUCE
- SR SKY ROCKET JUNIPER
- VP VANDERHOLZ'S PINE

**SHADE TREES (CLASS III)**

- LP LONDON PLANETREE
- RO NORTHERN RED OAK

**APPROVED RESIDENTIAL STREET TREE SELECTION LIST:**

**STREET TREES (CLASS II)**

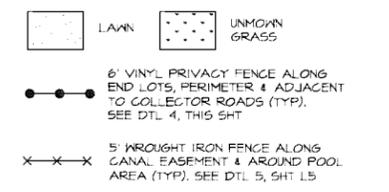
- AP AUTUMN PURPLE ASH
- GL GREENSPARE LINDEN
- HL SKYLINE HONEYLOCUST
- PA PATMORE ASH
- RP REDSPICE PEAR
- S6 MORAIN SWEETSUM
- TT TULIP TREE

**ORNAMENTAL TREES (CLASS I)**

- AM AMUR MAPLE
- CP CHANTICLEER PEAR
- RR ROYAL RAINDROPS CRABAPPLE
- SS SPRING SNOW CRABAPPLE

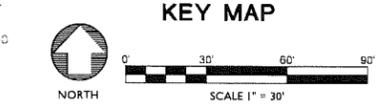
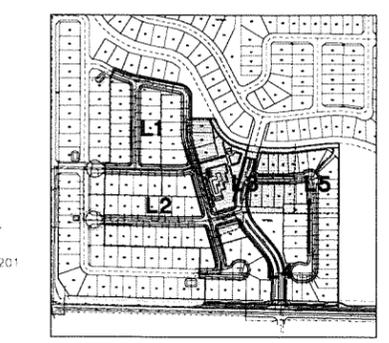
**SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**

- AZ ARIZONA SUN BLANKET FLOWER
- BA BLONDE AMBITION BLUE GRAMA GRASS
- BE BLACK EYED SUSAN
- BL BLACK LACE ELDERBERRY
- CB CRIMSON PYGMY BARBERRY
- CF PURPLE CONEFLOWER
- CM JUNIOR WALKER GATMINT
- CR RED FLOWER CARPET ROSE
- DF DWARF FOUNTAIN GRASS
- DL STELLA D'ORO DAYLILY
- FL FINE LINE BUCKTHORN
- FQ SUPER RED FLOWERING QUINCE
- FY MEADOWLARK FORSYTHIA
- GL GRO-LOW SUMAC
- IH IVORY HALO DOGWOOD
- KF KARL FOERSTER REED GRASS
- LD LITTLE DEVIL NINEBARK
- MG MAIDEN GRASS
- SM SLOWMOUND MUGO PINE
- SW SUMMERMAINE NINEBARK
- WP DWARF EASTERN WHITE PINE



### NOTES

- REFER TO SHT L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, DETAILS, AND LANDSCAPE CALCULATIONS.
- REFER TO SHT L6 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



**PLANNER/CONTACT**

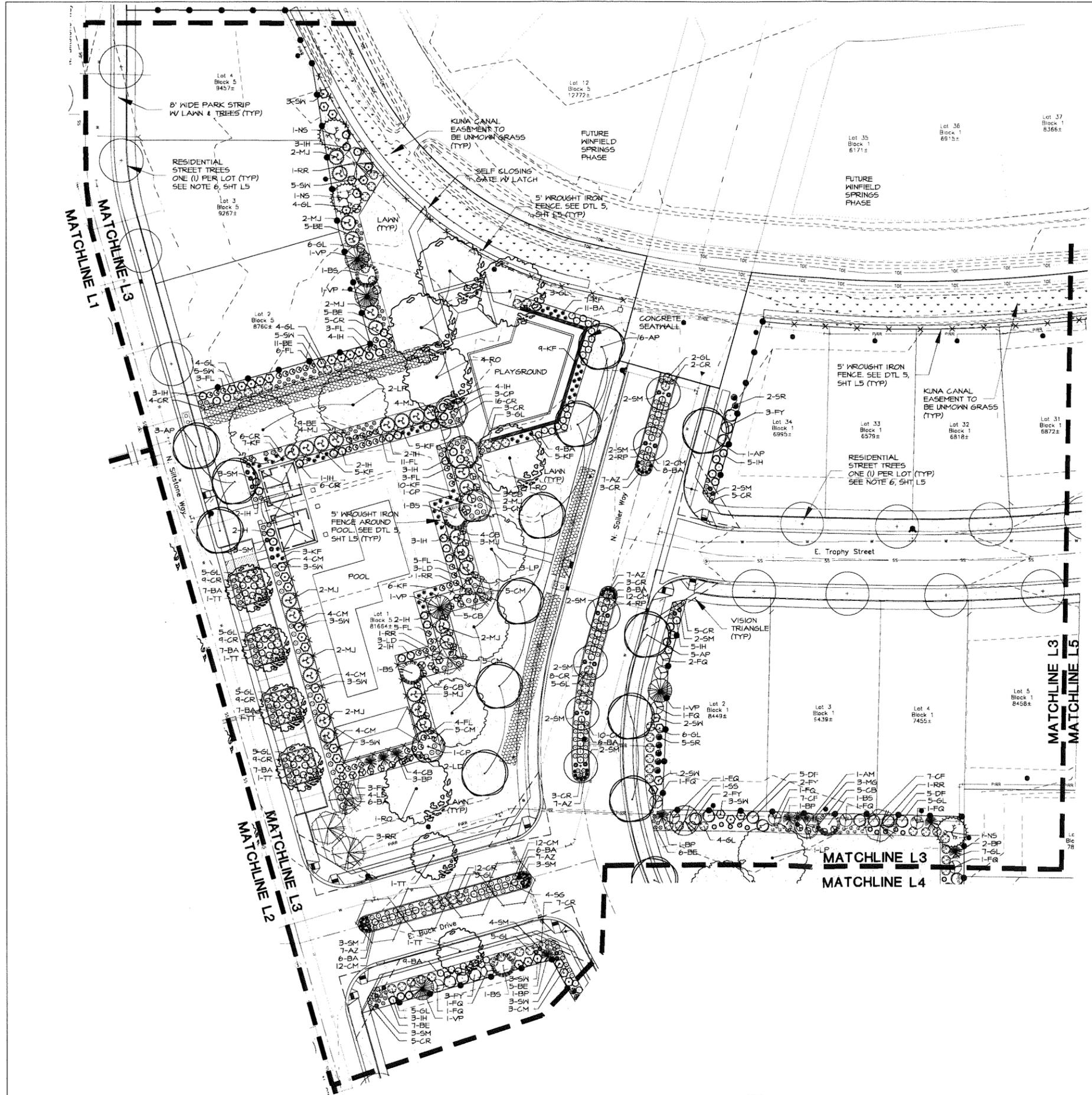
JOB ENGINEERS  
260 S. HILLCWOOD AVE., SUITE 201  
BOISE, ID 83709  
Phone (208) 376-7330  
Fax (208) 323-6336

**DEVELOPER**

COLEMAN HOMES  
3103 W. SHERYL DR., STE. 100  
VFRDIAN, IDAHO 83642  
Phone (208) 424-0030  
Fax (208) 424-0030

# WINFIELD SPRINGS PH. 1 FINAL PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1746
Drawn JN Checked KCS Scale AS SHOWN Sheet Title <b>LANDSCAPE PLAN</b>
Sheet Number <b>L3</b> Of 7 Sheets

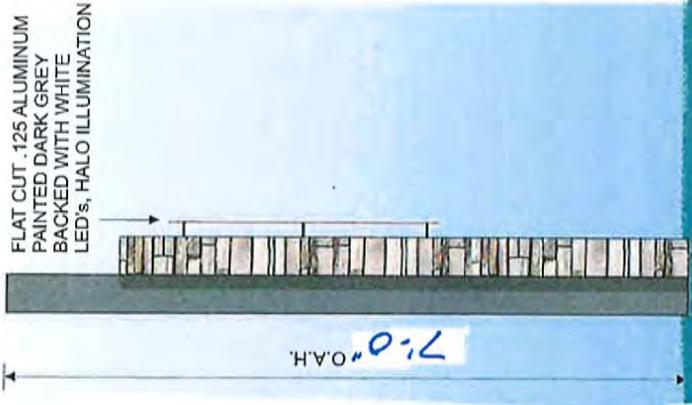


5'-1" O.A.L.

ROUTED OUT  
.080 ALUMINUM, PAINTED  
DARK GREY, BACKED  
WITH WHITE ACRYLIC  
AND ILLUMINATED  
WITH WHITE LED'S



SLATE UINTAH  
LEDGESTONE



FLAT CUT .125 ALUMINUM  
PAINTED DARK GREY  
BACKED WITH WHITE  
LED'S, HALO ILLUMINATION

7'-0" O.A.H.



2 EACH SINGLE FACE INTERNALLY AND HALO ILLUMINATED ENTRY SIGNS



**HARRISTONE**

[ABOUT US](#) [PRODUCTS](#) [MEET](#)

[STONE](#) > [UINTAH LEDGESTONE](#)

[BLOG](#)

# Uintah Ledgestone

*Add A Layer Of style*

*Stone  
Pool House / Sign*



**SLATE**

 [VIEW GALLERY](#)



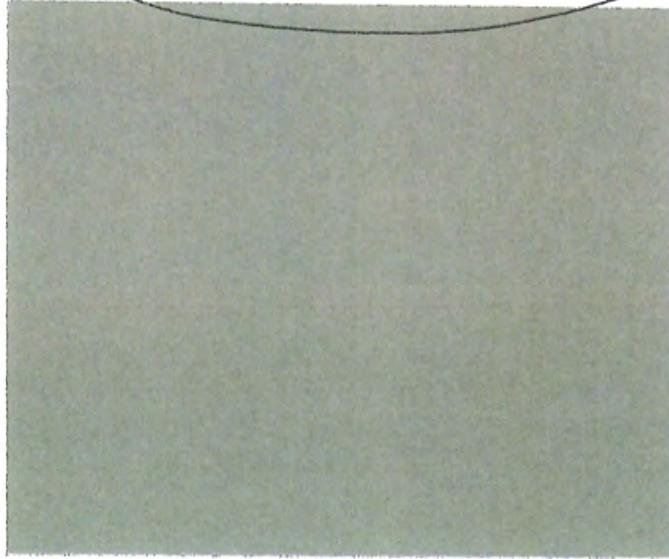
**TREASURE VALLEY STEEL**

Home

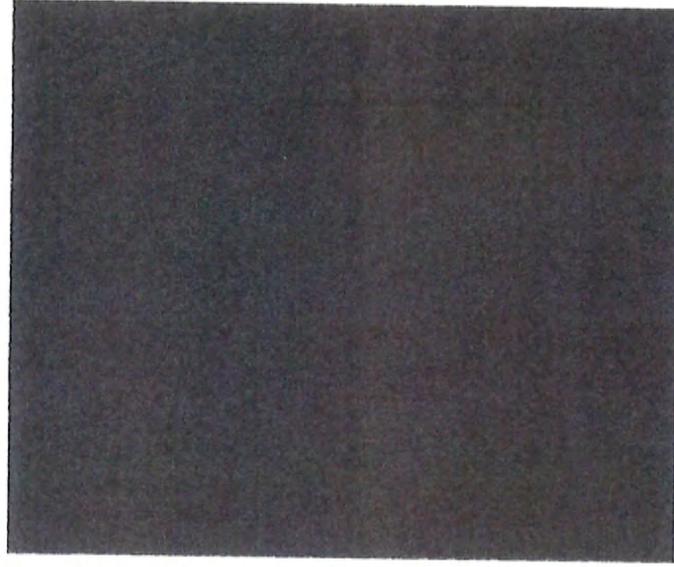
Products ▾

Gallery

Light Grey



Dark Grey



Black



Metal Roof / Metal Sign



# City of Kuna

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

## Planning & Zoning Commission - Staff Report

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

**File Numbers:** 18-32-DR (Design Review)  
18-16-SN (Sign)

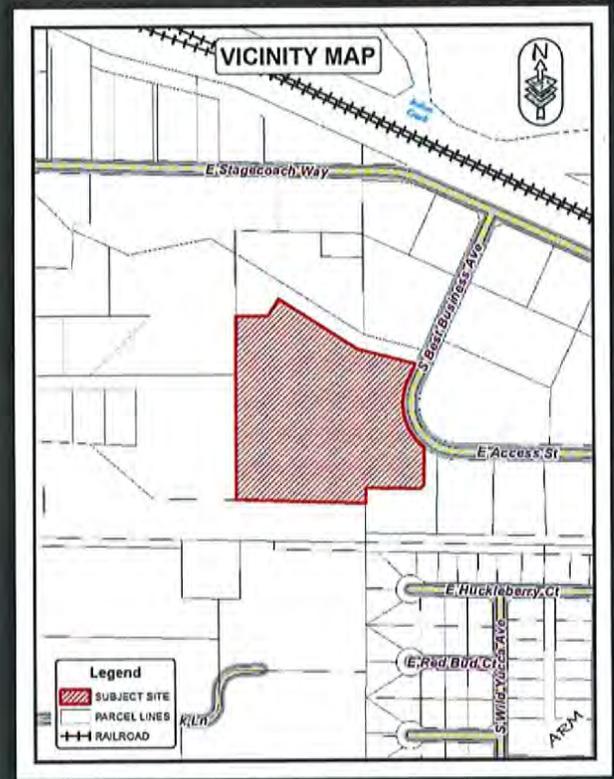
**Location:** 679 S Best Business Ave  
Kuna, Idaho 83634

**Planner:** Andy McClelland, Planning Tech

**Hearing date:** November 13, 2018

**Applicant:** MRS Properties LLC  
PO Box 100  
Kuna, ID 83634  
208.922.5766

**Owner:** MRS Properties LLC  
PO Box 100  
Kuna, ID 83634  
208.922-5766  
[mikes@spiidaho.com](mailto:mikes@spiidaho.com)



### Table of Contents:

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

### A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new sign projects are required to submit a Design Review Application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

#### a. Notifications

- i. Agency Notification N/A
- ii. Completeness Letter October 16, 2018
- iii. Agenda November 13, 2018

**B. Applicants Request:**

The applicant, MRS Properties, requests Design Review (DR) approval to install a multi-tenant sign. The site is located at 679 South Best Business Avenue, Kuna, Idaho 83634.

**C. Aerial Map:**



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

**E. General Projects Facts:**

- 1. Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this project location as Light Industrial. Staff views this request to be consistent with the approved CPM.
- 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
- Zoning: M-1 (Light Industrial)
- Parcel: R7880430102

4. **Services:**

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

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

Currently the site has a main building and one steel building, more steel buildings are being constructed on the north portion of the parcel. The site has low vegetation and existing trees on it.

6. **Environmental Issues:**

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

**F. Staff Analysis:**

The applicant is proposing a new multi-tenant sign for the site. The sign is a back lite, single face freestanding sign. The freestanding sign is proposed to be 10 feet tall and 12.5 feet wide, with 125 square feet in total sign area. The proposed freestanding sign will be located along the subject site's frontage of Best Business Ave, outside of the right of way, to the south of the entry drive to the complex.

After review Staff finds that the proposed freestanding sign conforms with the Sign Ordinance (Kuna City Code [KCC] Title 5, Chapter 10), specifically KCC Title 5, Title 5 Chapter 10 Section 4-G: - Monument Signs. Staff would forward a recommendation of approval for Case Nos. 18-32-DR (Design Review) and 18-16-SN (Sign).

**G. Applicable Standards:**

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

**H. Proposed Decision by the 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. 18-32-DR & 18-16-SN, a Design Review request by MRS Properties, with the following conditions of approval:

1. All signage on site shall comply with KCC 5-10.
2. Applicant shall obtain a sign permit.
3. Applicant shall obtain an electrical permit for all electronic components of the sign.
4. 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.
5. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

**DATED: this 13<sup>th</sup> day of November, 2018.**



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83834  
 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

SIGN

For Office Use Only	
File Number (s)	18-37-DR 18-16-SUB
Project name	MRS. multi- Tenent Sign
Date Received	9-20-18
Date Accepted/ Complete	10-16-18
Cross Reference Files	BP 11528
Commission Hearing Date	11-13-18
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>M.R.S. Properties LLC</u>	Phone Number: <u>208-484-9171</u>
Address: <u>P.O. Box 100</u>	E-Mail: <u>mikes@spiidaho.com</u>
City, State, Zip: <u>Kuna, ID 83834</u>	Fax #: <u>208-922-5766</u>
Applicant (Developer): <u>M.R.S. Properties LLC</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: <u>679 Best Business</u>	
Site Location (Cross Streets): <u>None</u>	
Parcel Number (s): _____	
Section, Township, Range: _____	
Property size: <u>8.8</u>	
Current land use: _____	Proposed land use: <u>SIGN</u>
Current zoning district: _____	Proposed zoning district: _____

**Project Description**

Project / subdivision name: N/A  
General description of proposed project / request: \_\_\_\_\_  
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: 1  
Type of dwellings proposed:  
 Single-Family \_\_\_\_\_  
 Townhouses \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family \_\_\_\_\_  
 Other \_\_\_\_\_  
Minimum Square footage of structure (s): \_\_\_\_\_  
Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_  
Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_  
Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area square footage: N/A Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): N/A 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: N/A a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: \_\_\_\_\_  
Proposed Lighting: \_\_\_\_\_  
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: [Signature]

Date: 10-11-18



# City of Kuna Design Review Application

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

FILE NO.: 18-32-DR

CROSS REF.: 16528, 18-16-SN

FILES: \_\_\_\_\_

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 751 W 4<sup>th</sup> 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 checked="" type="checkbox"/>
<input type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
<input type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> 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.)

**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 REDUCATIONS

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**

*Attached.*

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 (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 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*

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

Attached

**Lighting Plan**

Applicant Use

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

Staff Use

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

N/A

**Roof Plans**

Applicant Use

Size and location of all roof top mechanical units

Staff Use

N/A



5. The number and use(s) of all structures: NO NUMBER - BUSINESS LOCATIONS

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

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

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 12.5%

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](http://www.cityofkuna.com)) under the City Code.

Roof: N/A MATERIAL / COLOR

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.

Aluminum

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

9. Please identify Mechanical Units: N/A  
Type/Height: 10 FT  
Proposed Screening Method: N/A

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

11. Are there any irrigation ditches/canals on or adjacent to the property? N/A  
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) N/A  
Type: \_\_\_\_\_

Size:

N/A

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:

N/A

14. Percentage of Site Devoted to Building Coverage:

N/A

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

N/A

Square Footage:

N/A

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

N/A

Square Footage:

N/A

% of Site Devoted to other uses:

N/A

Describe:

N/A

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

N/A

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

N/A

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):

N/A

17. Dock Loading Facilities:

Number of docking facilities and their location:

N/A

Method of screening:

N/A

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

N/A

19. Setbacks of the proposed building from property lines:

N/A

Front \_\_\_\_\_ -feet

Rear \_\_\_\_\_ -feet

Side \_\_\_\_\_ -feet

Side \_\_\_\_\_ -feet

20. Parking requirements:

N/A

Total Number of Parking Spaces:

Width and Length of Spaces:

Total Number of Compact Spaces 8'x17':

21. Is any portion of the property subject to flooding conditions?

Yes

No

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

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

Signature of Applicant Neil Smith 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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# MRS Properties LLC

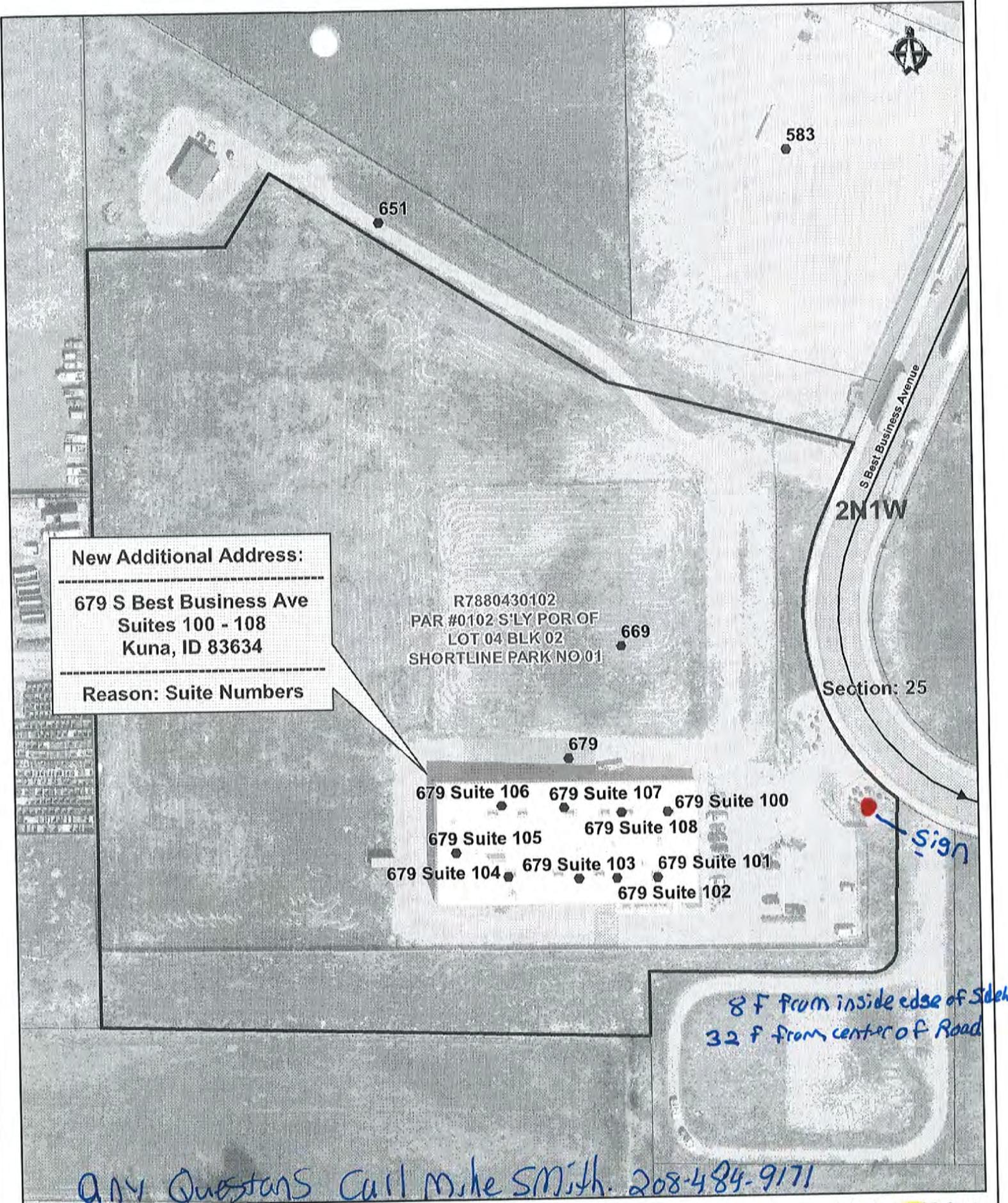
P.O. Box 100 | Kuna, ID 83634  
Phone: (208) 922-5446 | Fax (208) 922-5766

To whom it may concern.

M.R.S. Properties plans to build a monument sign that will list the names and suite numbers of the businesses that are located in our business park. The sign will be earth tones to match the tan buildings in the park and will be constructed out of aluminum and lexan. Lettering will be black.



Michael. R. Smith.



**New Additional Address:**

-----

679 S Best Business Ave  
Suites 100 - 108  
Kuna, ID 83634

-----

**Reason: Suite Numbers**

*ANY Questions Call Mike Smith. 208-484-9171*



This map is made from data copyrighted by Ada County. Ada County shall not be liable for inaccuracies or misuse of this map. Maps bearing this disclaimer may be photocopied freely. However, use in any digital form requires the written permission of Ada County.

**New Address Effective: 8/17/2018**

1 inch = 100 feet

87

# BEST BUSINESS INDUSTRIAL PARK

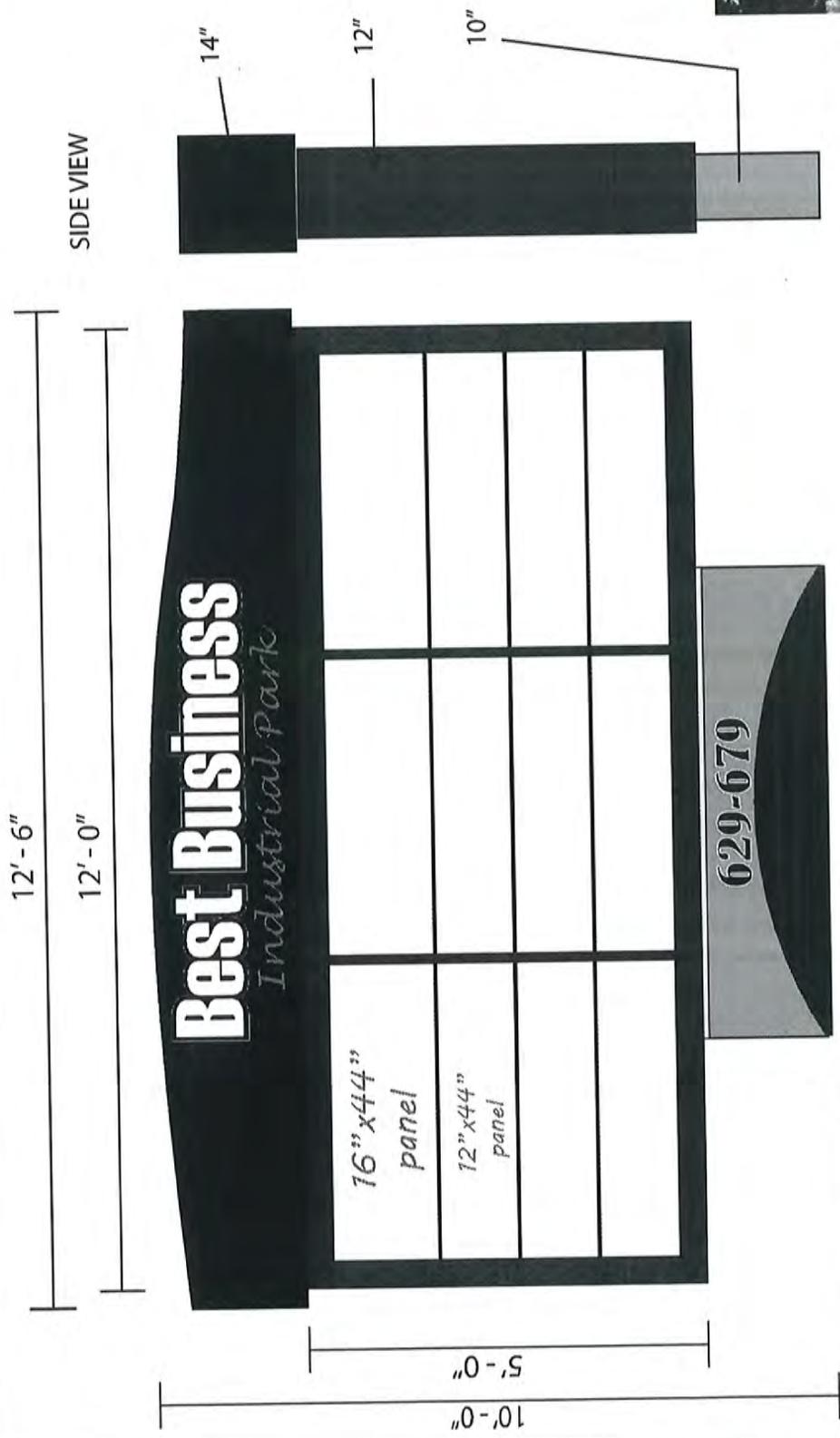
1/2" = 1'

9/10/18

DATE

SCALE

CLIENT



North



### MANUFACTURE AND INSTALL (1)

- 1 SINGLE FACE MONUMENT SIGN
- NON ILLUMINATED LEXAN FACE
- 12 TENANT PANELS
- 3 @ 16"X44" AND 9 @ 12"X44"

NOTE: THE COLORS DEPICTED IN THIS DRAWING ARE ONLY REPRESENTATIONS OF ACTUAL COLORS. YOUR SALES CONSULTANT WILL PROVIDE YOU WITH SAMPLES OF ACTUAL COLORS.

**BICKFORD SIGN & AWNING**

Exhibit B9

GRAPHIC COLORS

Color	COLOR 1
Color	COLOR 2
Color	COLOR 3

WORKING FOR A SAFER WORLD

SIGN OFF PLEASE INITIAL

SALES ART PROD

**CUSTOMER APPROVAL**

I HEREBY APPROVE ALL SPECIFICATIONS OF THE PRINT EXCEPT AS NOTED.

SALES: JEFF  
DESIGNER: ROY  
LOCATION: KUNA  
FILE: MONUMENT

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THIS ORIGINAL DESIGN IS PROTECTED UNDER FEDERAL COPYRIGHT LAW AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF BICKFORD SIGN AND AWNING.



received  
9-20-18  
ARM

# 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 #: R7880430102 Zone M1  
 Site Address: 679 Best Business Ave.  
 Applicant's Name: Michael R. Smith Phone: 208-484-9171  
 Applicant's Address: P.O. Box 100 City: Kuna Zip: 83634  
 Contact's Email: mikes@spi.idaho.com RCE# 38815

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 checked="" type="checkbox"/>
Type of Sign:	Freestanding <input type="checkbox"/>	Wall <input type="checkbox"/>	Ground Monument <input checked="" type="checkbox"/>	
Sign Dimensions:	Length <input type="checkbox"/>	Width <input type="checkbox"/>	Square Feet <u>60</u>	
Building Lineal Foot (space of which is occupied by enterprise)	<u>Business Park - several Buildings.</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 <input type="checkbox"/>	Width <input type="checkbox"/>	Square Feet <input type="checkbox"/>	
Building Lineal Foot (space of which is occupied by enterprise)	<input type="checkbox"/>			

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 2015/IRC 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: Michael R. Smith Date: 9-20-18

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

BP # <u>16528</u>	SITE ADDRESS	Planning & Zoning Approval and Date
FILE # <u>18-32-DIR</u> <u>18-16-SN</u>	<u>679 S Best Business</u>	/





**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](http://www.kunacity.id.gov)

October 16, 2018

**Mike Smith – SPI Transportation**  
679 S. Best Business Ave.  
P.O. Box 100  
Kuna, ID 83634  
208.922.5771  
[Mikes@spiidaho.com](mailto:Mikes@spiidaho.com)

Completeness Letter

18-32-DR (Design Review) – 679 S. Best Business Ave. (APN# R7880430102)

Dear Mike Smith,

On *October 16, 2018*, Kuna's planning and zoning staff finished reviewing the submitted Design Review application for the parcel referenced above. This letter is to notify you the City will consider the application complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public meeting date for your case is tentatively scheduled for **November 13<sup>th</sup>, 2018**, here at City Hall at 6:00 pm.

The following application fees are requested at this time:

**Planning and Zoning Department**  
Design Review: Master Sign Plan \$250.00

**Total Fees Now Due: \$250.00**

The following fees will be required before construction is started on the sign:

- Sign Application Fees:
  - \$40 Zoning Fee
  - \$30 Application Submittal Fee (already paid)

A Design Review is designated in Kuna City Code (KCC) 1-14-3, 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. KCC 5-4-10 puts forth that all signs are subject to the Design Review process.

If you have any questions regarding this information, please contact me at 639-5342 or by e-mail at [amcclelland@kunaid.gov](mailto:amcclelland@kunaid.gov).

Respectfully,

Andy McClelland  
Planner Technician  
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services



# City of Kuna

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

## Planning & Zoning Commission - Staff Report

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

**File Numbers:** 18-31-DR (Design Review)

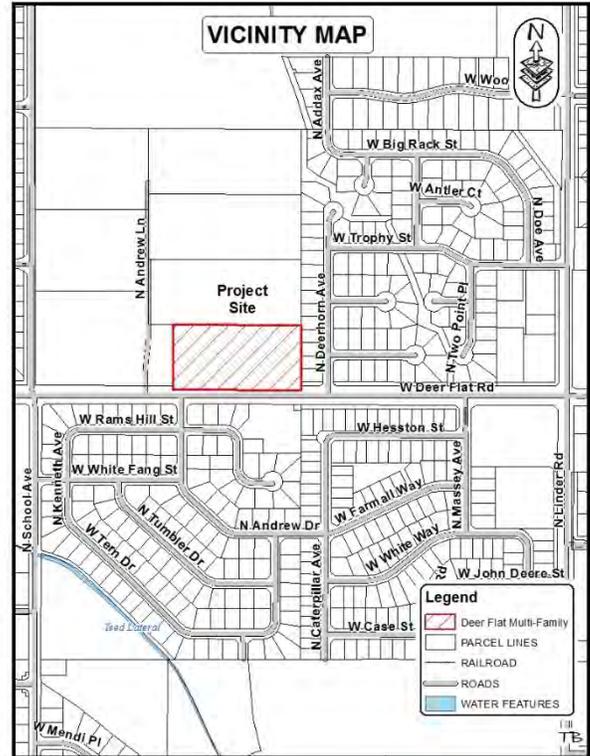
**Location:** 500 West Deer Flat Road  
Kuna, Idaho 83634

**Planner:** Andy McClelland, Planning Tech

**Hearing date:** November 13, 2018

**Owner/Applicant:** **Biltmore Company**  
1548 W Cayuse Creek Dr  
Meridian, ID, 83646  
208.895.0700  
[andy@builmoreco.com](mailto:andy@builmoreco.com)

**Engineer:** **Ck Engineering**  
1300 E State St, Ste 100  
Eagle, ID 83616  
208.639.1992  
[chad@ck-engineering.com](mailto:chad@ck-engineering.com)



### Table of Contents:

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

### A. Course of Proceedings:

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

#### a. Notifications

- |                         |                    |
|-------------------------|--------------------|
| i. Agency Notification  | September 10, 2018 |
| ii. Completeness Letter | September 25, 2018 |
| iii. Agenda             | October 23, 2018   |

### B. Applicants Request:

The applicant, Andy Cbianca and Biltmore Company, requests Design Review (DR) approval to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking on approximately 4.716 acres. The site is located at 500 West Deer Flat Road, Kuna, Idaho 83634.

**C. Aerial Map:**

**D. History:** The property is within City limits and is currently zoned Medium Density Residential (R-12). Annexation for this property completed July 5, 2016. The Preliminary Plat was approved July 5, 2017.

**E. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	RUT	Rural-Urban Transition – Ada County
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	RUT	Rural-Urban Transition – Ada County



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

- Approximately 4.716 acres
- Zoning: R-12 (Medium Density Residential)
- Parcel S1314438920

**3. Services:**

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

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

The property were a few existing buildings, but they were already demolished. The lot consists of low vegetation.

**5. Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

**6. Environmental Issues:**

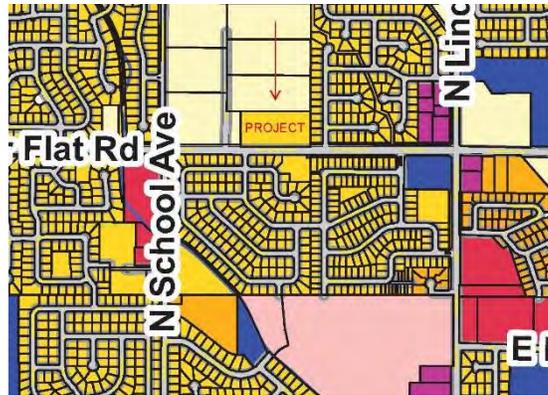
Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is very flat.

**7. Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit C-2, ACHD (Stacey Yarrington) Exhibit C-3, Boise Project Board of Control (BPBC - Bob Carter) Exhibit C-4, Central Dist. Health Dept. (CDHD - Lori Badigian) Exhibit C-5, COMPASS Planning Association (Carl Miller) Exhibit C-6, J & M

Sanitation (Chad Gordon) Exhibit C-7, and the Kuna School District (Brenda Saxton) Exhibit C-8. The responding agency comments are included with this case file and are included with this report.

8. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential.



**F. Staff Analysis:**

There is a 13 building, 52 total units, multi-family residential project that is planned for the Dynamite Subdivision. Staff has reviewed the application and finds that the proposed multi-family buildings, landscaping, lighting and parking lot satisfies the intent of Kuna’s Codes and conforms to the Kuna architecture guidelines and parking standards.

The applicant proposes 101 standard open stalls and 6 accessible open stalls, for a total of 107 total parking stalls. Staff finds that the proposed number of parking spaces exceeds the requirement of 1.5 spaces per unit as specified in Kuna City Code (KCC) Title 5, Chapter 9, Off-Street Parking and Loading Facilities. Staff would note that the applicant will be required to have all drainage and storm water retention plans for the parking lot reviewed and approved by the City Engineer.

Staff finds that the proposed landscape plan complies with Title 5, Chapter 17, Landscaping Requirements.

Applicant has *not* proposed a monument sign which will require a separate design review application, and shall be submitted in conformance with KCC 5-10-4-B, 5-10-4-G, and 5-10-4-I, if such signs are desired. A building permit will be required for the monument sign.

The applicant is hereby notified that this project is subject to a Design Review inspection and fees. Required inspections, post construction, and are to verify Design Review compliance for the buildings, parking lots, and landscaping prior to issuance of the Certificate of Occupancy for the buildings.

**G. Applicable Standards:**

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

**H. Proposed Findings of Fact: Case No. 18-31-DR (Dynamite Subdivision):**

1. *Does the site plan design minimize the impact of traffic on adjacent streets; provide for safe pedestrian access and use; and provide appropriate, safe vehicle parking?*

**Comment:** *The site development plan minimizes the impact of traffic on adjacent streets by providing an appropriate number of dwelling units for the parcel. The parcel is zoned R-4, which allows for a maximum of four dwelling units per net acre. The applicant proposes three accessible parking spaces out of 64 total parking spaces, which meets City Code. The applicant proposes a driveway aisle width of 24 feet for all parking spaces,*

and Kuna City Code requires a driveway aisle width of 22 feet for 90-degree parking spaces. Therefore, the proposed number of accessible parking spaces and driveway aisle width comply with Kuna City Code Title 5 Chapter 9, Off-Street Parking and Loading Facilities. The applicant proposes sidewalks for safe pedestrian access and includes the location and designation of the sidewalks in the site plan, which complies with Kuna City Code Title 5, Chapter 4, Design Review Overlay Standards.

2. Does the site landscaping minimize the impact on adjacent properties through the proper use of screening with sound and sight buffers?

**Comment:** The applicant proposes a six-foot vinyl privacy fence for screening along the west side of the lot. According to Kuna City Code, the only prohibited fencing types for screening are chain-link fencing with slats and cedar fencing. Therefore, the screening complies with Kuna City Code, Title 5 Chapter 17, Landscaping Requirements. Kuna City Code also states that a landscape buffer strip shall be provided between all building development and public rights-of-way. The applicant proposes a 20-foot landscape buffer for both public rights-of-way adjacent to the subject site to comply with Kuna City Code.

3. Is the overall building design (building mass, proportion of building, relationship of openings in the buildings, relationship of exterior materials) appropriate for the proposed site selection?

**Comment:** The applicant proposes dark grey asphalt shingle roofing for the eight proposed buildings. Kuna City Code states that architectural grade textured composition shingle roofing is appropriate. Code also states that earthen tones are encouraged for buildings. The proposed roof complies with Kuna City Code Title 5 Chapter 4, Design Review Overlay District. The applicant proposes stone veneer siding for each of the buildings. Kuna City Code states that natural stone is an acceptable building material. The applicant proposes a color named "Sherwin Williams Wool Skein" for the building soffits. This color is considered a light neutral tan. Because tan is an earthen tone color, the applicant complies with Kuna City Code.

#### **I. Proposed Decision by the Commission:**

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

The decision is based on the facts outlined in staff's report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby (approves/denies) Case No. 18-31-DR, a Design Review request by Biltmore Company to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking lots, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
  - a. The City Engineer shall review and approve all civil plans and sewer hook-ups. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
  - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
  - d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.

3. All parking lot drainage and storm water retention plans shall be reviewed and approved by the City Engineer.
4. 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.*
5. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.
6. Lighting within the sites shall comply with current Kuna City Code. All street lighting within and for the sites shall be LED lighting and establish dark skies practices.
7. This development is subject to building and landscaping design review inspections prior to receiving a certificate of occupancy. Inspection fees shall be paid prior to requesting staff inspection.
8. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
9. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
10. Applicant shall comply with all local, state and federal laws.

**DATED: this 13<sup>th</sup> day of November, 2018.**



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

## Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

### 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>Biltmore Company</u>	Phone Number: <u>(208) 895-0500</u>
Address: <u>1548 C Cayuse Creek Dr</u>	E-Mail: <u>Andy@BiltmoreCo.com</u>
City, State, Zip: <u>Meridian, ID 83646</u>	Fax #: <u>(208) 895-0700</u>
Applicant (Developer): <u>Biltmore Company</u>	Phone Number: <u>(208) 895-0500</u>
Address: <u>1548 C Cayuse Creek Dr</u>	E-Mail: <u>Andy@BiltmoreCo.com</u>
City, State, Zip: <u>Meridian, ID 83646</u>	Fax #: <u>(208) 895-0700</u>
Engineer/Representative: <u>Ck Engineering</u>	Phone Number: <u>(208)-639-1992</u>
Address: <u>1300 E State st. Ste 100</u>	E-Mail: <u>Chad@ck-engineering.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: <u>N/A</u>

### Subject Property Information

Site Address: <u>500 W Deer Flat Rd</u>	
Site Location (Cross Streets): <u>Linder &amp; Deer Flat</u>	
Parcel Number (s): <u>S1314438920</u>	
Section, Township, Range: <u>Section 14, T.2N, R.1W</u>	
Property size : <u>4.70 acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>R-12</u>	Proposed zoning district: <u>R-12</u>

**Project Description**

Project / subdivision name: Dynamite Subdivision

General description of proposed project / request: 13 Four-plex Buildings on 10 buildible lots yielding 52 total units. Four Lots will be developed with two, four-plex buildings.

Type of use proposed (check all that apply):

Residential N/A

Commercial \_\_\_\_\_

Office N/A

Industrial N/A

Other N/A

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: Single Residential

Any existing buildings to remain?  Yes  No

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

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): 2,500 sqft per Building

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: 10 Other lots: 1

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): N/A Building height: 27'-3 1/2"

Total number of employees: N/A Max. number of employees at one time: N/A

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

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

Proposed Parking:

a. Handicapped spaces: 6 Spaces Dimensions: 20' x 9'

b. Total Parking spaces: 107 Spaces Dimensions: 20' x 9'

c. Width of driveway aisle: 25'

Proposed Lighting: Down lighting on buildings. Complies with Kuna & Dark Skies Practices.

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): Open green space.

Applicant's Signature:  Date: 10/20/2018



# City of Kuna Design Review Application

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

FILE NO.: 18-31-DR

CROSS REF.: 16-04-S      16-19-DRC

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](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

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

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

## Application Submittal Requirements

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

**received**  
8.28.18

Exhibit  
B2



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



- (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 checked="" type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
N/A	Location of public restrooms	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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	<input type="checkbox"/>
N/A	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
N/A	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"/>
N/A	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"/>
NZA	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
NZA	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"/>
NZA	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input 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.	<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 detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)



Types and wattage of all light fixtures

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



Placement of all light fixtures shown on elevations and landscaping plans

Staff  
Use

### Roof Plans

Applicant  
Use



Size and location of all roof top mechanical units

Staff  
Use

# Design Review Application

Applicant: Biltmore Company Phone: (208) 895-0500

Owner

Representative

Fax/Email: Andy@BiltmoreCo.com

Applicant's Address: 1548 W Cayuse Creek Dr. Ste 100. Meridian, ID

Zip: 83746

Owner: Biltmore Company Phone: (208) 895-0500

Owner's Address: 1548 W Cayuse Creek Dr. Ste 100. Meridian, ID Email: Andy@BiltmoreCo.com

Zip: 83746

Represented By: *(if different from above)* \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Address of Property: 550 W Deer Flat Rd. Kuna, ID 83646

Zip: 83713

Distance from Major Cross Street: 0.4 Miles Street Name(s): Linder Rd

*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.)*

**Construction of four 8 unit multifamily apartment buildings and five 4 unit multifamily apartment buildings.**

1. Dimension of Property: 636.00' x 330.00'
2. Current Land Use(s): R-12
3. What are the land uses of the adjoining properties?  
 North: RUT  
 South: R-6  
 East: R-6  
 West: RUT
4. Is the project intended to be phased, if so what is the phasing time period? N/A  
 Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: 9 Multifamily apartment buildings.

6. Building heights: 27' 2" / 27' 2 1/2" Number of stories: 2  
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

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

**MATERIAL** **COLOR**

Roof: Shingles / Dark Gray

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

% of Wood application:	<u>4 - Plex (Retreat) 59%</u>	/	<u>8 - Plex (Retreat) 59%</u>
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	/	<u>N/A</u>
% Masonry:	<u>4 - Plex (Retreat) 11%</u>	/	<u>8 - Plex (Retreat) 11%</u>
% Face Block:	<u>N/A</u>	/	<u>N/A</u>
% Stucco:	<u>N/A</u>	/	<u>N/A</u>
& other material(s):	<u>4 - Plex (Retreat) 2%</u>	/	<u>8 - Plex (Retreat) 2%</u>
List all other materials:	<u>Shutters &amp; Wood Vents</u>		<u>Shutters &amp; Wood Vents</u>
Windows/Doors: <i>(Type of window frames &amp; styles / doors &amp; styles, material)</i>	<u>4- Plex (Retreat) 13%</u>	/	<u>8 - Plex (Retreat) 13%</u>
Soffits and fascia material:	<u>4 - Plex (Retreat) 15%</u>	/	<u>8 - Plex (Retreat) 15%</u>
Trim, etc.:	<u>N/A</u>	/	<u>N/A</u>

Other: N/A / N/A

9. Please identify Mechanical Units: 4- Plex two on each side of building. 8-plex 4 in back of building.

Type/Height: 3'

Proposed Screening Method: Landscaping

10. Please identify trash enclosure: *(size, location, screening & construction materials)* South East & North West Corner of roundabout. Cinder block and stone. 13' X 13'

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

If yes, what is the name of the irrigation or drainage provider? N/A

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

Type: N/A

Size: N/A

Location: N/A

*(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:  
Self Contains. Safely remove storm water drainage with a two seepage beds and retention pond.

14. Percentage of Site Devoted to Building Coverage: 18%

% of Site Devoted to Landscaping: 55% Square Footage: 115,000 sq ft  
*(Including landscaped rights-of-way)*

% of Site that is Hard Surface: 25% Square Footage: 850 sqft  
*(Paving, driveways, walkways, etc.)*

% of Site Devoted to other uses: N/A

Describe: N/A

% of landscaping within the parking lot (landscaped islands, etc.): 2%

15. For details, please provide dimensions of landscaped areas within public rights-of-way:  
-1%

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):*  
N/A

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

Method of screening: N/A

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

19. Setbacks of the proposed building from property lines:

Front 30' -feet      Rear 15' -feet      Side 5' -feet      Side 5' -feet

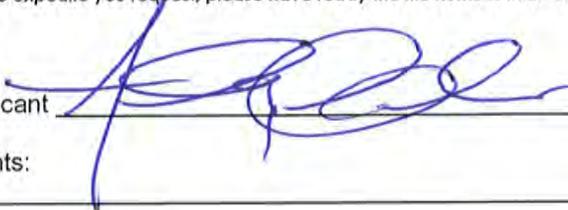
20. Parking requirements: \_\_\_\_\_

Total Number of Parking Spaces: 65      Width and Length of Spaces: 9' X 20'  
Total Number of Compact Spaces 8'x17': N/A

21. Is any portion of the property subject to flooding conditions?      Yes \_\_\_\_\_      No X

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

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

Signature of Applicant       Date 8/28/2018

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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# BILTMORE CO.

**Date:** August 28, 2018

**Subject:** Dynamite Subdivision Design Review

To Whom It May Concern:

This application is being submitted by Biltmore Company for Design Review of the Dynamite Subdivision. The Kuna City Planning and Zoning Commission approved the Planned Unit Development request for the project on March 24, 2017 (16-04-S and 16-19-DRC). Since the purchase of the property we have been continuing our design of the project.

We are now respectfully submitting this project for Design Review. Our purpose with this project is to provide a Planned Unit Development of 52 multi-family units which will consist of 5 four-plex buildings and 4 eight-plex buildings.

The building types and color schemes of the Dynamite Subdivision are varied throughout the project to create diversity in the appearance of the development. We have dedicated 55% of the project as landscaped open space to enhance the appearance of the project from the public street. We are planning on enhancing the landscape plan to help minimize noise and other impacts to neighbors to the east and north sides of the project. Additionally, all of our street lighting within and for the site will be LED lighting that complies with Kuna City Code and their established Dark Skies practices. The property will also be maintained by one property management company (Home River Group) which has proven to continually and uniformly maintain our projects to the satisfactions of other cities where we have developed throughout the Treasure Valley. This is our first multifamily development in Kuna and we look forward to establishing a positive and productive relationship with Kuna City and its residents.

We thank you for your time and consideration in reviewing this project and welcome any questions or additional information.

Sincerely,

Andy Cabianca  
Biltmore Company

1548 W Cayuse Creek Dr. Ste. 100  
Meridian, ID 83646  
(208) 895-0500  
Fax: (208) 895-0700  
Email: [Andy@BiltmoreCo.com](mailto:Andy@BiltmoreCo.com)

Order Number: 18304759 *JK/KS*

### Warranty Deed

For value received,

Gregory T. Troost and Joyce K. Troost, Trustees of the Troost Family Living Trust dated April 28, 1997, as amended

the grantor, does hereby grant, bargain, sell, and convey unto

Biltmore Company, LLC, an Idaho limited liability company

whose current address is 1548 W. Cayuse Creek Dr #100 Meridian, ID 83646

the grantee, the following described premises, in Ada County, Idaho, to wit:

The South 348 feet of the East 636 feet of the Southwest quarter of the Southeast quarter of Section 14, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District, by Warranty Deed recorded May 11, 2012 as Instrument No. 112044599 and by Personal Representative's Deed recorded May 11, 2012 as Instrument No. 112044600, more particularly described as follows:

A parcel of land situated in the Southwest quarter of the Southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being a portion of that Quitclaim Deed filed as Instrument No. 100013148, records of Ada County, Idaho, being more particularly described as follows:

The South 25.00 feet of the East 636.00 feet of the Southwest quarter of the Southeast quarter of Section 14, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Further excepting any portion lying within Deer Flat Road right of way.

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 the 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.

Dated: May 9, 2018

*[Signature]*  
Gregory T. Troost, trustee

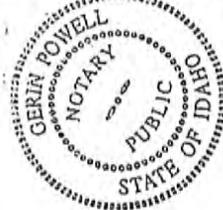
*[Signature]*  
Joyce K. Troost, trustee

State of Idaho, County of Ada, ss.

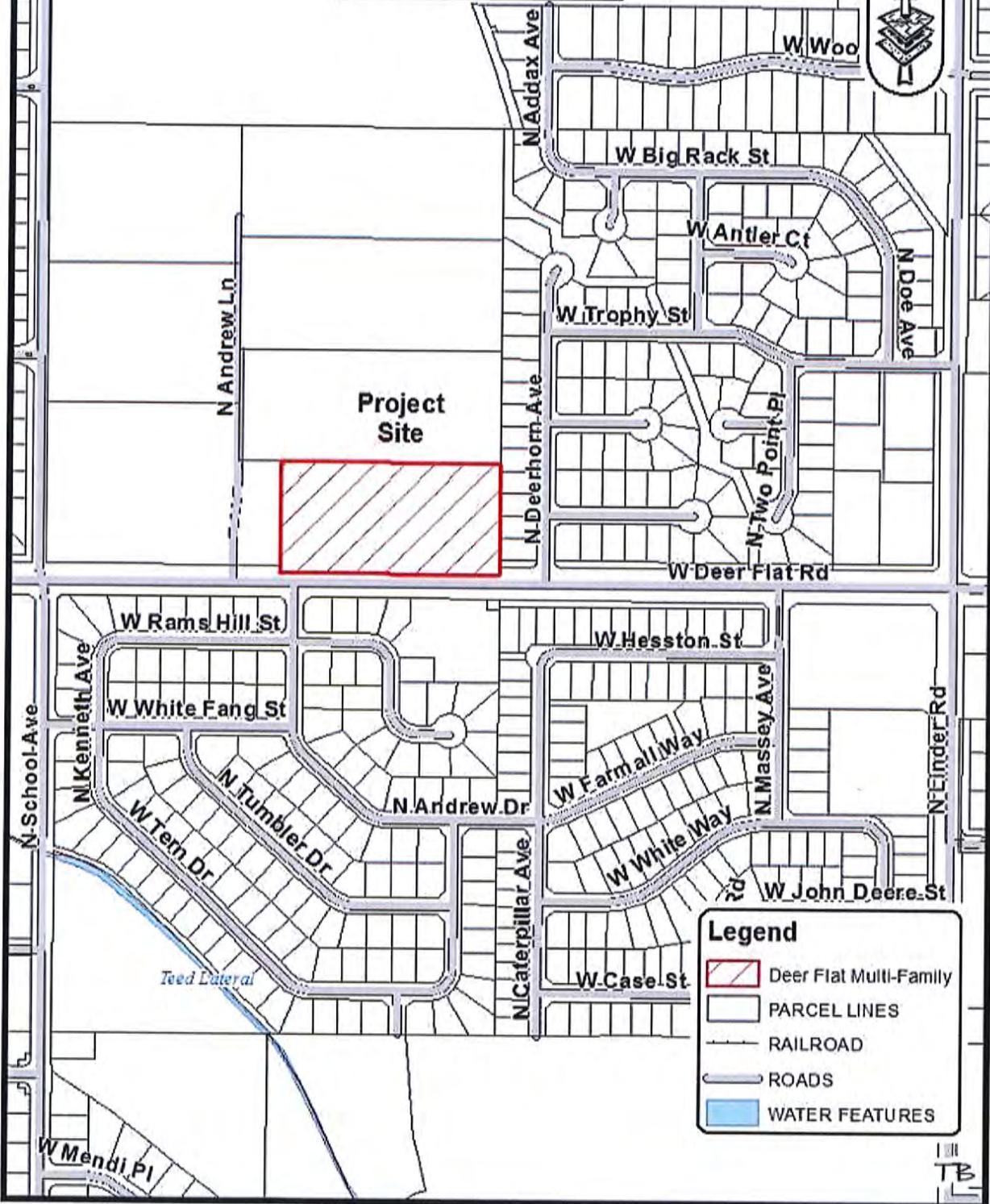
On this 14th day of May in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Gregory T. Troost and Joyce K. Troost, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Troost Family Living Trust dated April 28, 1997 and acknowledged to me that they executed the same as trustee.

*[Signature]*  
Notary Public

Residing In:  
My Commission Expires: 12/13/2019  
My commission expires: Dec. 13, 2019

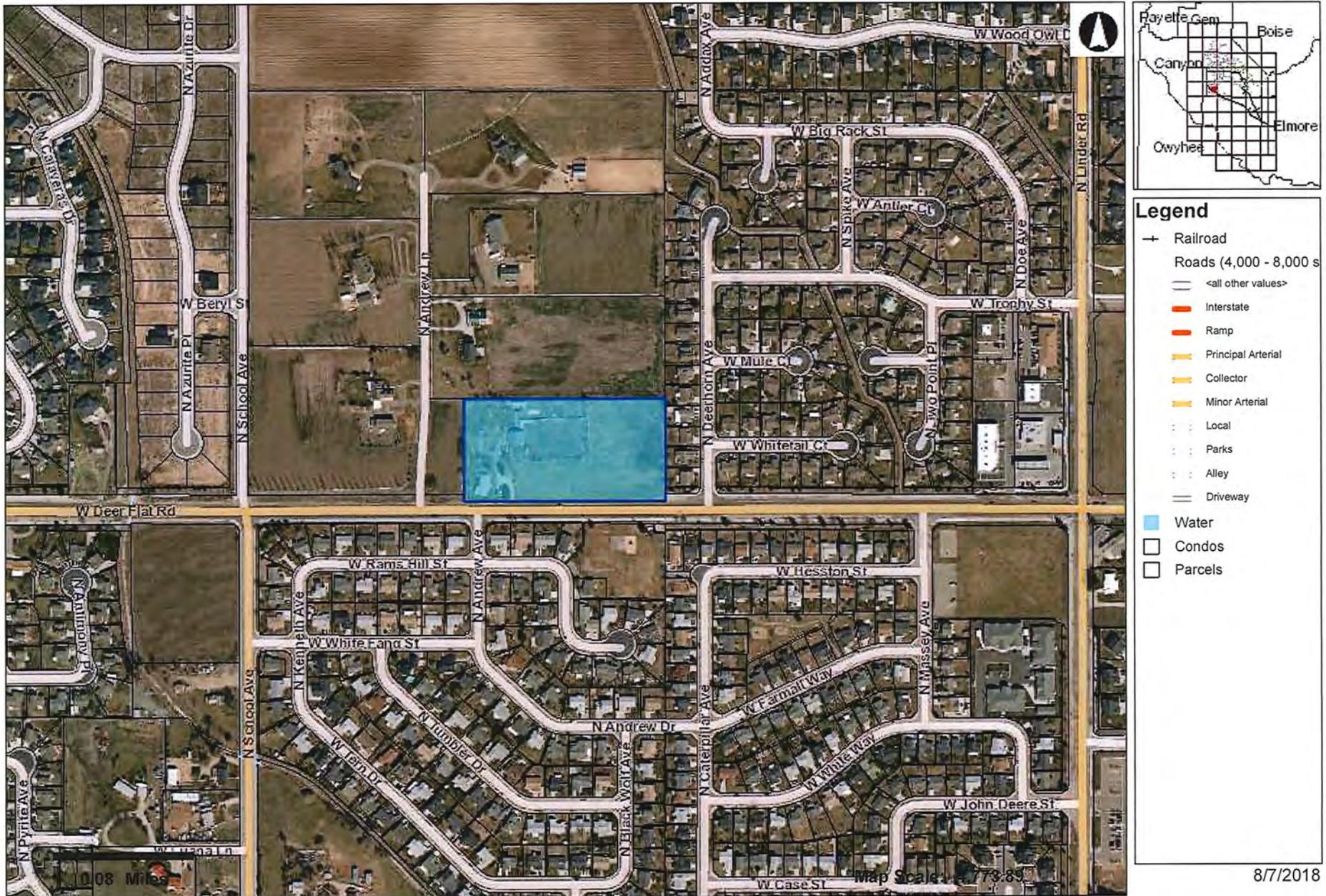


# VICINITY MAP



# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





**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](http://www.kunacity.id.gov)

October 31, 2018

**Biltmore Company**

Andy Cabianca  
1548 W. Cayuse Creek Dr., Ste. 100  
Meridian, ID 83646  
(208) 895-0500  
[andy@biltmoreco.com](mailto:andy@biltmoreco.com)

Completeness Letter

18-31-DR (Design Review) – 550 W. Deer Flat Road, Kuna, ID 83634 (S1314438920)

Dear Andy Cabianca,

On *October 31, 2018*, Kuna's planning and zoning staff finished reviewing the submitted Design Review application for the parcel referenced above. This letter is to notify you the City will consider the application complete, subject to the following application items and fees being sent to the City. The Planning and Zoning Commission public meeting date for your case is tentatively scheduled for **November 13, 2018**, here at City Hall at 6:00 pm.

The following application item is requested at this time:

- Sample Board of Materials and Color Swatches

The following application fees are requested at this time:

**Planning and Zoning Department**

- Architectural Design Review: \$400 (base) + (\$10/Unit) @ 52 Units = \$920.00
- Landscape Design Review: \$250 (base) + (\$20/Acre) @ 4.716 acres = \$344.00

**Total Fees Due: \$1,264.00**

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

- Design Review Compliance Building Inspection Fee: \$150.00
- Design Review Compliance Landscape Inspection Fee: \$150.00
- Street Light Inspection Fee: \$35.00

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

If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at [amcclelland@kunaid.gov](mailto:amcclelland@kunaid.gov).

Respectfully,

Andy McClelland  
Planning Technician  
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services



---

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

Date: March 8, 2017

*(Via email)*

To: Greg Bullock  
514 Bayhill Drive  
Nampa, ID 83686

Subject: TNT Estates/ KPP17-0001/ 16-04-S  
550 W Deer Flat Road

On March 8, 2017, the Ada County Highway District Commission acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

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

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project file  
City of Kuna (via email)  
All Terra Consulting (via email)  
Scott Stanfield (via email)



**Project/File:** **TNT Estates/ KPP17-0001/ 16-04-S**  
*This is a preliminary plat application consisting of 9 multi-family lots (52 units) and 1 single family residential lot (existing) on 4.7-acres.*

**Lead Agency:** City of Kuna

**Site address:** 550 W Deer Flat Road

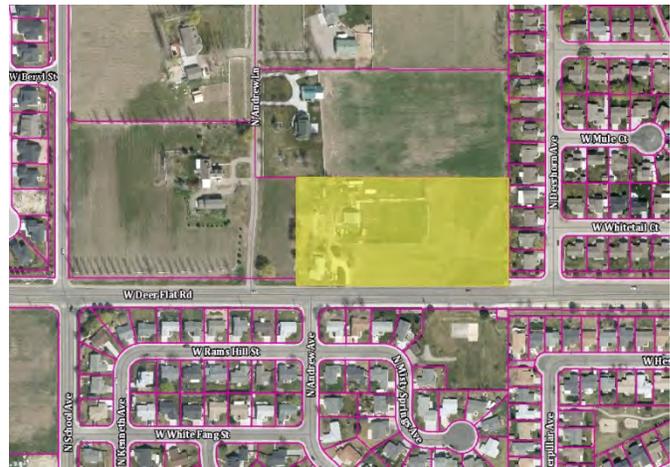
**Commission Hearing:** *Consent Agenda*  
 March 8, 2017

**Commission Approval:** March 8, 2017

**Applicant:** Greg Bullock  
 514 Bayhill Drive  
 Nampa, ID 83686

**Representative:** All Terra Consulting  
 Jaylen Walker  
 849 E State Street, Ste. 104  
 Eagle, ID 83616

**Staff Contact:** Stacey Yarrington  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## **A. Findings of Fact**

- Description of Application:** The applicant is requesting approval of a preliminary plat consisting of 9 multi-family lots (52 units) and 1 single family lot (existing) to total 10 lots on 4.7-acres.
- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Medium Density Residential	R-6
East	Medium Density Residential	R-6
West	Medium Density Residential	R-6

- Site History:** ACHD has not previously reviewed this site for a development application.
- Transit:** Transit services are not available to serve this site.
- New Center Lane Miles:** There are no new centerline miles of public roadway associated with this project.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
  - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
  - The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 346 additional vehicle trips per day (10 existing); 32 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

<b>Roadway</b>	<b>Frontage</b>	<b>Functional Classification</b>	<b>PM Peak Hour Traffic Count</b>	<b>PM Peak Hour Level of Service</b>	<b>Existing Plus Project</b>
**SH-69/ Meridian Road	0-feet	Principal Arterial	511	Better than "E"	Better than "E"
Deer Flat Road	635-feet	Minor Arterial	464	Better than "E"	Better than "E"
Linder Road	0-feet	Minor Arterial	283	Better than "E"	Better than "E"

\* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

\*\* ACHD does not set level of service thresholds for State Highways.

3. **Average Daily Traffic Count (VDT)**  
*Average daily traffic counts are based on ACHD's most current traffic counts.*

- The average daily traffic count for SH 69/ Meridian Road south of Deer Flat Road was 9,549 on 7/20/2016.
- The average daily traffic count for Deer Flat Road east of School Avenue was 7,065 on 1/20/2016.
- The average daily traffic count for Linder Road north of Deer Flat Road was 4,548 on 7/31/2014.

## **C. Findings for Consideration**

1. **Deer Flat Road**
  - a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 70-feet of right-of-way for Deer Flat Road (25-feet from centerline).

**b. Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 71-foot street section within 97-feet of right-of-way.

**c. Applicant Proposal:** The applicant is proposing to dedicate 23-feet of right-of-way from centerline of Deer Flat Road abutting the site.

**d. Staff Comments/Recommendations:** The applicant's proposal to dedicate 23-feet of additional right-of-way to total 48-feet of right-of-way along Deer Flat Road abutting the site meets District policy and should be approved, as proposed.

There is an existing house currently located on the site and shown on the preliminary plat as 'not a part'. As the existing house is being divided from the existing parcel, it is still part of the subdivision process. Therefore, staff recommends that because the existing house will encroach into the future right-of-way, approximately 9 feet, the applicant should enter into a

license agreement with ACHD for that portion of the building to remain in the right-of-way to be dedicated until such time as Deer Flat Road is widened; requiring the building or a portion of the building to be removed at the owner's expense.

The applicant should be required to construct 5-foot wide detached sidewalk along Deer Flat Road from the west property line of Lot 6 east to tie into the existing improvements to the east. The sidewalk should be located a minimum of 42-feet from centerline of Deer Flat Road abutting the site. The applicant should be required to provide a road trust for the future construction of sidewalk along the 'not a part' parcel, that is currently encumbered by the existing house. Staff is recommending the road trust because the rental contract is expected to expire in December 2019, and it is anticipated that this lot will redevelop within the next 10 years. The amount of the road trust is \$2,500.00.

A permanent right-of-way easement should be required for any public sidewalk located outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

## 2. Driveways

### Deer Flat Road

a. **Existing Conditions:** There is an existing unimproved residential driveway onto Deer Flat Road from the site.

b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 355-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

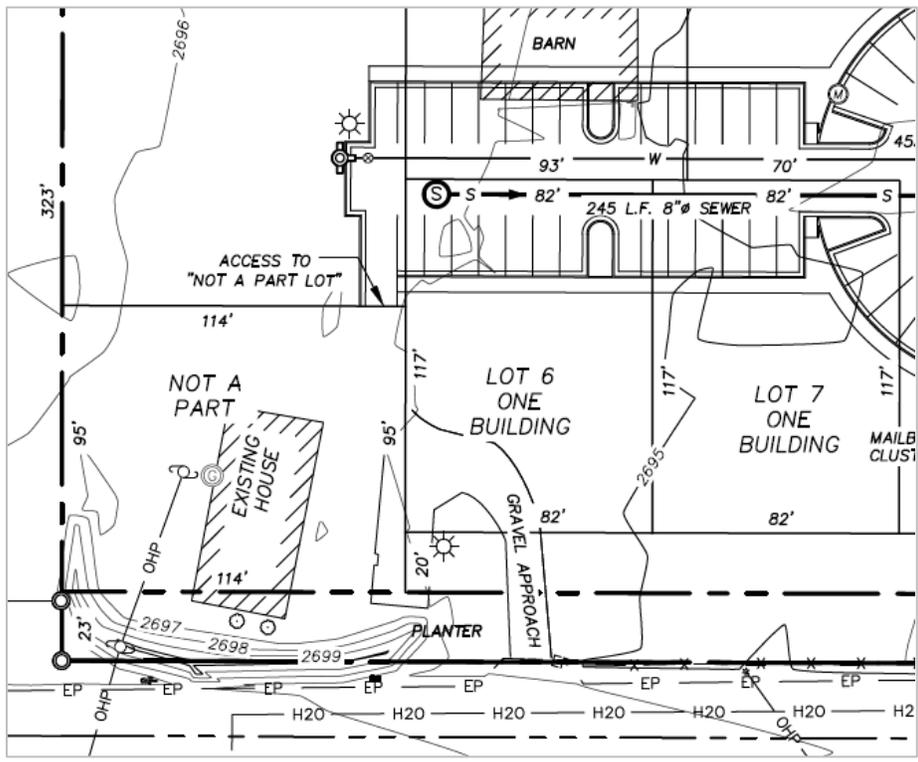
**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 25-foot wide driveway, located approximately 454-feet west of Deerhorn Avenue and 275-feet east of Andrew Avenue, onto Deer Flat Road from the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Successive Driveway and Driveway Location policies because it does not meet the separation distance between Andrew Avenue and the proposed driveway. However, staff recommends a modification of policy to allow the driveway, as a temporary full-access driveway, to be located as proposed due to the fact that there is insufficient frontage to meet the separation distance (because the existing house is not being demolished at this time); and the site does not have access to a lesser street. This is a 22% modification to the dimensional standard for a full-access driveway and is approved at the Development Services Manager's authority.

The applicant should be required to pave the driveway its entire width and at least 30 feet into the site beyond the edge of pavement of the roadway and install pavement tapers with a minimum 15-foot radii.

As stated above in Section 1.d., the existing house that is shown as 'not a part' currently takes access from the unimproved driveway onto Deer Flat Road. The existing driveway is shown on the preliminary plat to cross into Lot 6. Therefore, the applicant should be required to close the existing unimproved driveway, located approximately 615-feet west of Deerhorn Avenue onto Deer Flat Road from the site with 5-foot wide detached sidewalk as stipulated in the above section; and the existing home should take access from within the development, as shown.



### 3. Parking

The applicant is proposing 84 on-site parking stalls for the site. The recommended number of parking spaces based on the Institute of Transportation Engineers Parking Generation, 4<sup>th</sup> Edition, is 101. No parking is allowed on Deer Flat Road. The applicant and the City of Kuna should verify that there is adequate on-site parking for the proposed use.

#### **4. Tree Planters**

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

#### **5. Landscaping**

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

#### **6. Other Access**

Deer Flat Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

### **D. Site Specific Conditions of Approval**

1. Dedicate 23-feet of additional right-of-way from centerline to total 48-feet of right-of-way along Deer Flat Road abutting the site.
2. Enter into a license agreement with ACHD for that portion of building to remain in the right-of-way (approximately 9-feet) to be dedicated until such time as Deer Flat Road is further improved; requiring a portion of the building to be removed at the owner's expense.
3. Construct 5-foot wide detached sidewalk, located minimum 42-feet from centerline along Deer Flat Road, from the west property line of Lot 6 (includes existing unimproved driveway), east to tie into the existing improvements east of the site.
4. Provide a road trust in the amount of \$2,500.00 for the future construction of sidewalk along the 'not a part' parcel, that is currently encumbered by the existing house.
5. Provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.
6. Construct a temporary full access 25-foot wide driveway, located approximately 454-feet west of Deerhorn Avenue and 275-feet east of Andrew Avenue, onto Deer Flat Road from the site.
7. Pave the driveway its entire width and at least 30 feet into the site beyond the edge of pavement of the roadway and install pavement tapers with a minimum 15-foot radii.
8. Other than the access specifically approved with this application, direct lot access is prohibited to Deer Flat Road and should be noted on the final plat.
9. Payment of impacts fees are due prior to issuance of a building permit.
10. Comply with all Standard Conditions of Approval.

### **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

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

## **F. Conclusions of Law**

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

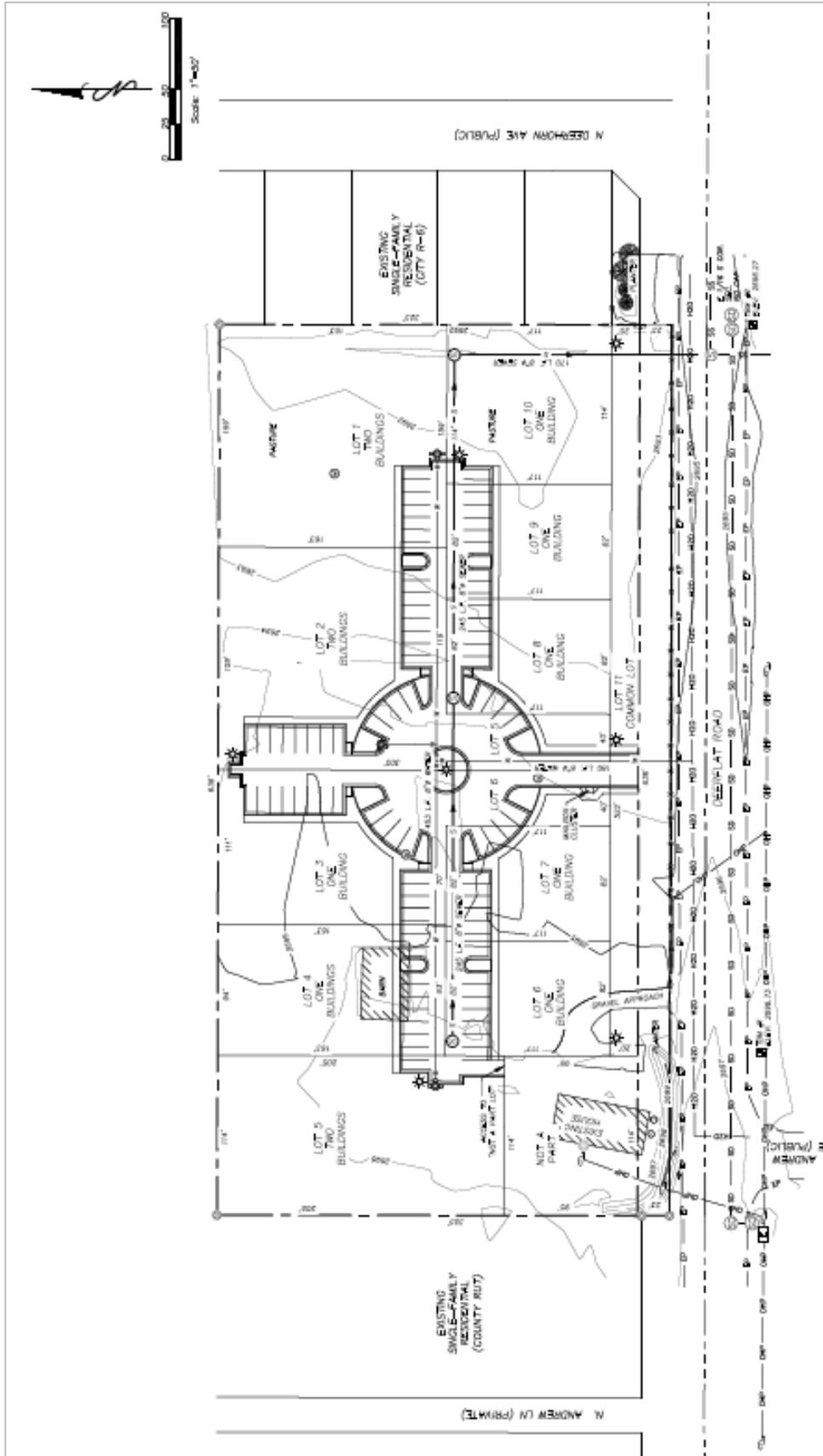
## **G. Attachments**

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

VICINITY MAP



# SITE PLAN



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### **Driveway or Property Approach(s)**

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

##### **Working in the ACHD Right-of-Way**

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

#### *Construction (Subdivisions)*

##### **Sediment & Erosion Submittal**

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

##### **Idaho Power Company**

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

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

## Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

## Troy Behunin

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**From:** Lauren Boehlke <laurenboehlke@yahoo.com>  
**Sent:** Friday, January 27, 2017 9:10 AM  
**To:** Troy Behunin  
**Subject:** Re: TNT Pre Plat Application

**Categories:** Agency Comments

Troy,

I just wanted to let you know that I am assessing this property to Margie King. If this has been changed I would appreciate it if the new owner would contact me with the correct information. This property does have a valid water right of 4.72 acres and delivered by Boise Project. If you have any questions on the delivery or Project facilities please contact either Tim Page or Bob Carter at Boise Project Board of Control.

Thanks,  
Lauren

Lauren S Boehlke  
Sec.-Treasurer  
Boise-Kuna Irrigation District  
Phone# 922-5608  
Fax# 922-5659

On Thursday, 26 January 2017, 11:17, Troy Behunin <tbehunin@kunaid.gov> wrote:

Good morning everyone,  
Please review the PDF attached with this email for a proposed preliminary plan in Kuna. Please send relevant project comments back to our office and we will include them with our staff report for our Commission and Council. This is scheduled for a public hearing with our P & Z Commission on February 28, 2017.

*If your agency needs additional time for review or to return comments, please notify our office ASAP so we can properly plan for our public hearing.*

Please confirm receipt of this email. If you have questions, please let us know.

Thank you very much,  
Troy

Troy Behunin  
Planner III  
City of Kuna

751 W. 4<sup>th</sup> Street  
Kuna, ID 83634  
[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

**BRIAN McDEVITT**  
CHAIRMAN OF THE BOARD

**RICHARD DURRANT**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER  
City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

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

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

24 February 2017

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

RE: Jaylen Walker- TNT Estates **16-04-S**  
550 W. Deer Flat Rd.  
Boise-Kuna Irrigation District **BK-279A**  
Teed Lateral 182+00 Rot.  
Sec. 14, T2N, R1W, BM.

Troy Behunin:

There are no Project facilities located on the above-mentioned property; however it does in fact possess a valid water right.

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

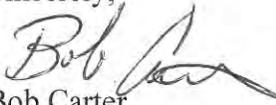
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the assessment of the newly formed lots associated with the development of this property.

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

Sincerely,



Bob Carter  
Assistant Project Manager- BPBC  
bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC  
Lauren Boehlke Secretary – Treasurer, BKID  
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat 16-04-S

(Bullock) TNT Estates

RECEIVED 2-8-17

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

14. \_\_\_\_\_

Reviewed By:

[Signature]

Date: 2/3/17

RECEIVED

FEB 08 2017

CITY OF KUNA



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

GORDON N. LAW  
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731  
Email: [glaw@kunaid.gov](mailto:glaw@kunaid.gov)

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## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: In Place of the Kuna City Engineer  
Michael L. Borzick  
GIS Manager

RE: TNT Estates Sub  
North of Deer Flat Road and East of School Road  
Subdivision PrePlat  
16-04-S

DATE: February 14, 2017

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The City Engineer has reviewed the request of the above applicant dated January 25, 2017. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "R-12" zone. The recommendation of the City Engineer is to proceed with this Subdivision and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the City Engineer provides the following comments:

### 1. Sanitary Sewer Needs

- a) The applicant's property is presently used as a single-family dwelling and some scattered agriculture, with a private sewer system and does not appear to require immediate City service depending on the location of the existing drain field in regards to proposed buildings, parking areas, watermains, etc. Depending on the location of the drain field or with additional development, it may require municipal sewer service. The City Engineer recommends ultimate connection to City facilities at such time as existing systems fail or in connection with this future development.
- b) Wastewater from the applicant's property has the future option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the TNT Estates property is located near the southeast corner of said property within W Deer Flat Rd which sewer line discharges into the Danskin Lift Station. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) The existing homestead appears to be served by its own septic tank and drain field. If the site system fails or the use of the property is changed or expanded beyond that proposed

in this application or facilities are extended within 300' of the dwelling, the City Engineer recommends applying a condition to connect to City facilities.

- d) The City Engineer requests that the septic tank and drain field be located on the site plan so lot lines, parking areas and buildings can be properly located within proximity of said drain field.
- e) Applicant must conform to City of Kuna Sewer Master Plan.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

## **2. Potable Water Needs**

- a) The applicant's property to be annexed is presently used as a single-family dwelling and agriculture purposes, has at least one (1) private water system and does not require immediate City service unless the private well is too close to the septic system. The City Engineer recommends connection to City facilities at the commencement of development because facilities are now within 300' of the dwelling.
- b) The nearest point of connection for the TNT Estates property is in an 8-inch water main along the frontage of W Deer Flat Rd. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The City Engineer requests the current well be located on the site plan so lot lines, sewer facilities, parking areas and buildings can be properly located within the proximity of said well.
- e) Applicant must conform to City of Kuna Water Master Plan.
- f) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

## **3. Pressure Irrigation**

- a) The property's irrigation needs are presently served from surface water rights delivered through local canals and from private wells and does not require immediate City service. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will need to connect to the City's Pressurized Irrigation system so public potable water is not used for irrigation purposes. The City Engineer recommends ultimate connection to City facilities in connection with future development or when facilities are within 300' of the dwelling.
- b) The City Engineer suggests that connecting the residence to PI may be an advantage so that surface water drainage from the residence does not impact the development.
- c) The nearest point of connection for the TNT Estates property is directly adjacent and to the East in an 6-inch pressure irrigation main. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant pressure irrigation reimbursement policies and agreements and any relevant connection fees.
- d) As a condition related to paragraph 3(a), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.
- e) Applicant must conform to City of Kuna Irrigation Master Plan.
- f) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

#### 4. Grading and Storm Drainage

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

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

#### 5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to both potable water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (ie development) any conveyable water rights by deed and “Change of Ownership” form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide a viable solution for the existing home’s location in the proposed widened right-of-way of W Deer Flat Road.
- f) Provide engineering certification on all final engineering drawings.
- g) The applicant proposes creating an out parcel for the existing building (dwelling). The City Engineer recommends against creating an out-parcel in this instance because it creates the most obstacles to re-developing the site later. The City recommends accommodating the applicant’s desire to maintain the existing use temporarily until in the natural course of phasing the project, the sewer and PI are extended within 300’ of the dwelling.

#### 6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to

DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans.

## **7. Right-of-Way**

The subject property fronts on existing section line arterial street (Deer Flat Road). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards. The City Engineer recommends right-of-way at full width is provided across the entire Deer Flat frontage, including proposed out-parcel.
- b) It is recommended new and existing approaches onto the classified streets comply with ACHD approach policies.
- c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.
- d) It is recommended that ACHD comment on the existing building's encroachment into the proposed Public right-of-way.

## **8. As-Built Drawings**

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

## **9. Property Description**

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1727.

Sincerely,

*Gordon N Law*

Gordon N Law  
City Engineer

# Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



&LFN WR HQ\DUJH PDS

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** TNT Estates

**Summary:** 52 residential unit multi-family northwest of the intersection of Deer Flat Road and Linder Road. Ardel Estates, with 261 residential units, has also been proposed for this Neighborhood. The proposal meets 10 CIM checklist items and does not meet 12 items. Consider sidewalk improvements along Deer Flat to connect with existing infrastructure directly adjacent to the east. Additionally, Summitview Park is directly across Deer Flat Road, however there is no safe crossing at this location.

## Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (Goal 2.1)?

- Downtown       Employment Center       Existing Neighborhood       Foothills  
 Future Neighborhood       Mixed Use       Prime Farmland       Rural  
 Small Town       Transit Oriented Development

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. (Goal 2.3)

## Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
167	136	480	136	765	176

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Goal 2.1)

## Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
1,636	396	2,147	436	2,918	753

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Goal 2.1)



More information on COMPASS and *Communities in Motion 2040* can be found at:

[www.compassidaho.org](http://www.compassidaho.org)

Email: [info@compassidaho.org](mailto:info@compassidaho.org)

Telephone: (208) 475-2239



# Communities in Motion 2040 Development Checklist

## Transportation

- Attached  N/A An Area of Influence Travel Demand Model Run is attached.
- Yes  No  N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.
- Comments: In FY2020, plans to improve the intersection at Linder and Deer Flat. Adding curb, gutter, bike lanes.
- Yes  No  N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments: The proposal uses a single-access point to Deer Flat Road. Coordinate access location with ACHD.
- Yes  No  N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments: The proposal meets transit density (7 DU/acre) but is not on an existing transit route. Future demand

response services are proposed for the area.

The **Complete Streets Level of Service (LOS)** scoring based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- Attached  N/A Complete Streets LOS scorecard is attached.
- Yes  No  N/A The proposal maintains or improves current automobile LOS.
- Yes  No  N/A The proposal maintains or improves current bicycle LOS.
- Yes  No  N/A The proposal maintains or improves current pedestrian LOS.
- Yes  No  N/A The proposal maintains or improves current transit LOS.
- Yes  No  N/A The proposal is in an area with a [Walkscore](#) over 50.

## Housing

- Yes  No  N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)
- Yes  No  N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)
- Yes  No  N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)
- Yes  No  N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

## Community Infrastructure

- Yes  No  N/A The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)
- Yes  No  N/A The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)
- Yes  No  N/A The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

## Health

- Yes  No  N/A The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)
- Yes  No  N/A The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)
- Yes  No  N/A The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)
- Yes  No  N/A The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

## Economic Development

- Yes  No  N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)
- Yes  No  N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

## Open Space

- Yes  No  N/A The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)
- Yes  No  N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

## Farmland

- Yes  No  N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)
- Yes  No  N/A The proposal is outside prime farmland. (**Goal [8.2](#)**)

## Communities in Motion 2040 Complete Streets Scorecard

The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.



	Mode	Existing	With bicycle lane and sidewalk 
		Link LOS	Link LOS 
Deer Flat Road Deerhorn Road to School Avenue 	Transit	F	F
	<b>Bike</b>	<b>B</b>	<b>A</b>
	<b>Ped</b>	<b>C</b>	<b>A</b>
Highway Capacity Manual 2010 Methodologies			

**Walkscore: 35 Car-Dependent.** Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

### Additional Comments:

The *Ada County Highway District Livable Street Design Guide* indicates that this section of Deer Flat Road is classified as a Residential Arterial with bicycle lanes and detached sidewalks. The bicycle lane would improve Bicycle LOS from "B" to "A" and the detached sidewalk would improve Pedestrian LOS from LOS "C" to LOS "A."

More information on  
COMPASS and  
*Communities in Motion  
2040* can be found at:



[www.compassidaho.org](http://www.compassidaho.org)



## Troy Behunin

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**From:** Chad Gordon <chad.gordon@jmsanitation.com>  
**Sent:** Thursday, January 26, 2017 12:44 PM  
**To:** Troy Behunin  
**Subject:** Re: TNT Pre Plat Application

**Categories:** Agency Comments

Troy,

I do not see any proposed trash enclosures on this. I see a need for 3 enclosures to satisfy the solid waste needs. I am also curious of the measurements of the center roundabout it looks as if this could be a tight turning radius for our truck limiting our movement in the complex.

Thanks,

On Thu, Jan 26, 2017 at 11:49 AM, Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)> wrote:

Good morning everyone,

Please review the PDF attached with this email for a proposed preliminary plan in Kuna. Please send relevant project comments back to our office and we will include them with our staff report for our Commission and Council. This is scheduled for a public hearing with our P & Z Commission on February 28, 2017.

*If your agency needs additional time for review or to return comments, please notify our office ASAP so we can properly plan for our public hearing.*

Please confirm receipt of this email. If you have questions, please let us know.

Thank you very much,

Troy

Troy Behunin  
Planner III  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)

## Troy Behunin

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**From:** Brenda Saxton <bsaxton@kunaschools.org>  
**Sent:** Monday, January 30, 2017 3:51 PM  
**To:** Troy Behunin  
**Subject:** Re: TNT Pre Plat Application

**Categories:** Agency Comments

Hi Troy,

This new sub will be in the walk zone for all school levels.

Thank you,  
Brenda Saxton

On Fri, Jan 27, 2017 at 9:15 AM, Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)> wrote:

Good morning everyone,

Please review the PDF attached with this email for a proposed preliminary plat in Kuna. Please send relevant project comments back to our office and we will include them with our staff report for our Commission and Council. This is scheduled for a public hearing with our P & Z Commission on February 28, 2017.

*If your agency needs additional time for review or to return comments, please notify our office ASAP so we can properly plan for our public hearing.*

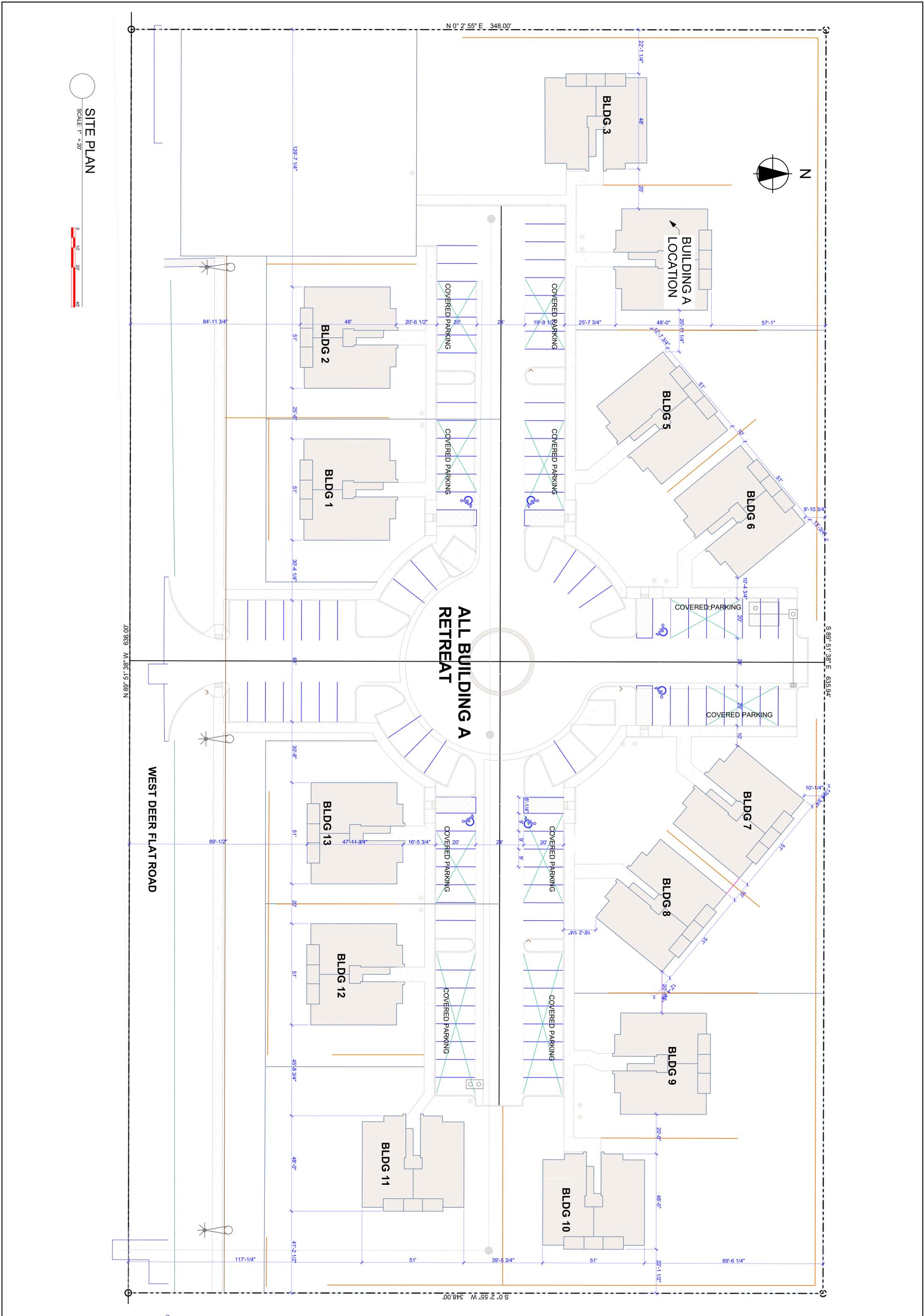
Please confirm receipt of this email. If you have questions, please let us know.

Thank you very much,

Troy

Troy Behunin  
Planner III  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)



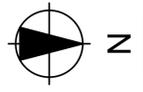
SITE PLAN  
SCALE: 1" = 20'



00' 93.9" W. 38' 15.583" N

WEST DEER FLAT ROAD

ALL BUILDING A  
RETREAT



DO NOT SCALE DRAWINGS  
 Date: 5/24/2018  
 Drawn By: JAMES L. ESCOBAR  
 (ENTER OR DRAW)  
 LICENSED ARCHITECT  
 No. 98438  
 State of Idaho

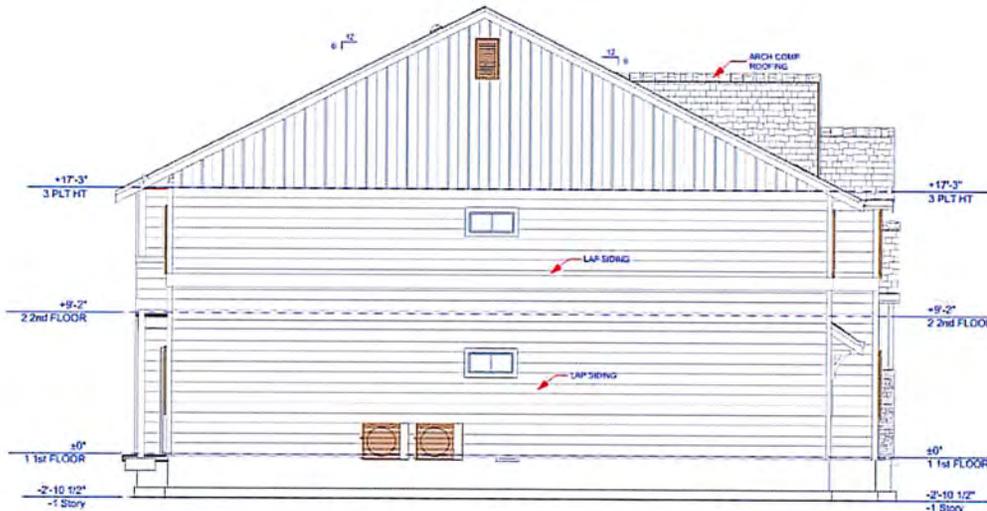
Client: BILTMORE CO.  
 Project: INITIAL POINT RETREAT 4DPLEX KUNA, IDAHO  
 Job Number: #P11  
 Drawing Title: SITE PLAN  
 Sheet No: A-101

Revision No.	Description:	Date:

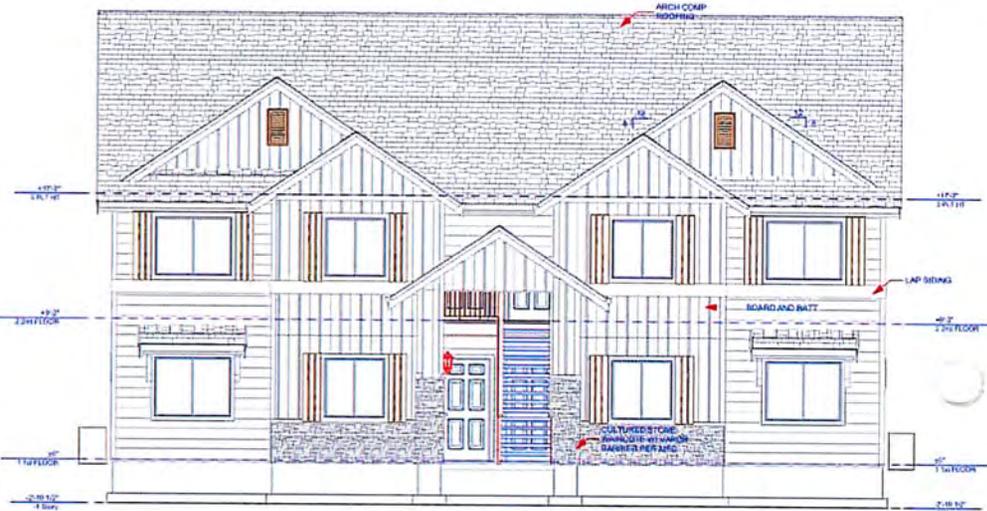


neUdesign ARCHITECTURE  
 136 E. Idaho Ave., Ste. 200; PO Box 901, Meridian, ID 83680 - www.neUdesignArch.com - 208 884-2824

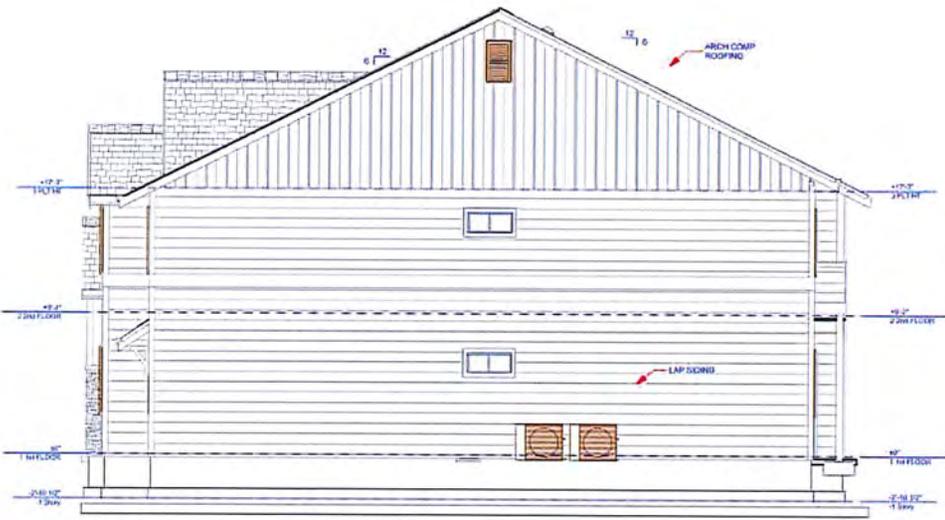
Phone: 208 888-1422  
 Fax: 208 888-1423  
 E-Mail: info@neUdesignArch.com



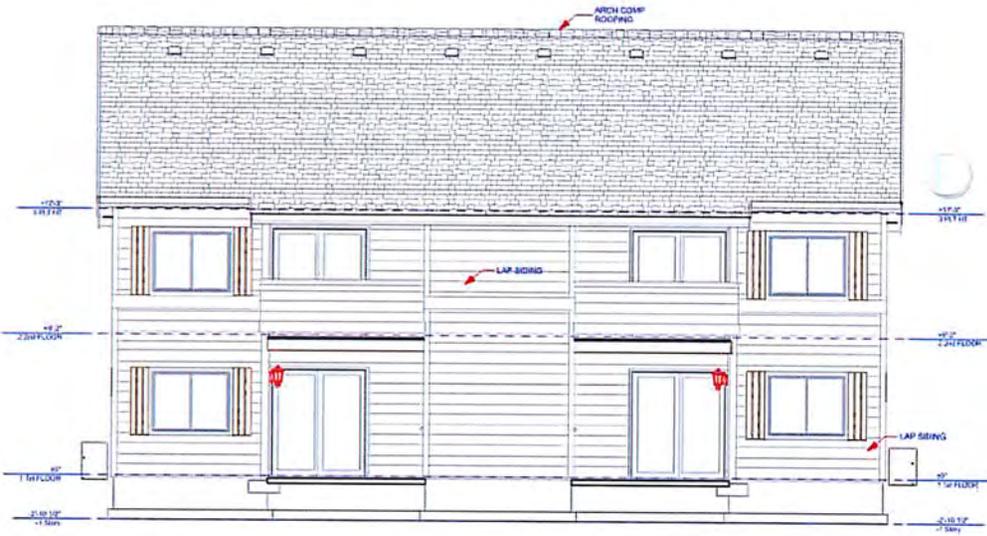
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



3D FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



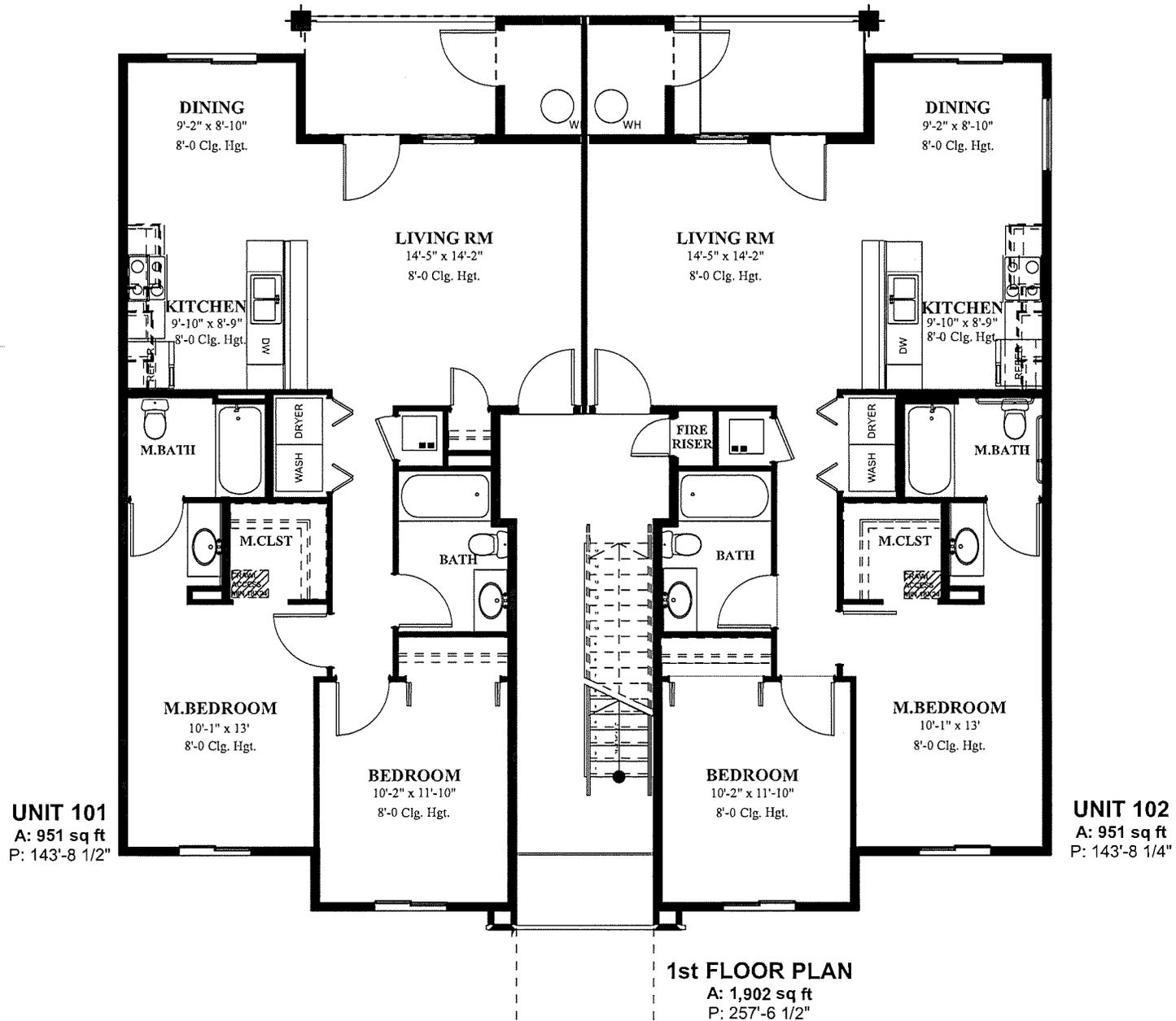
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

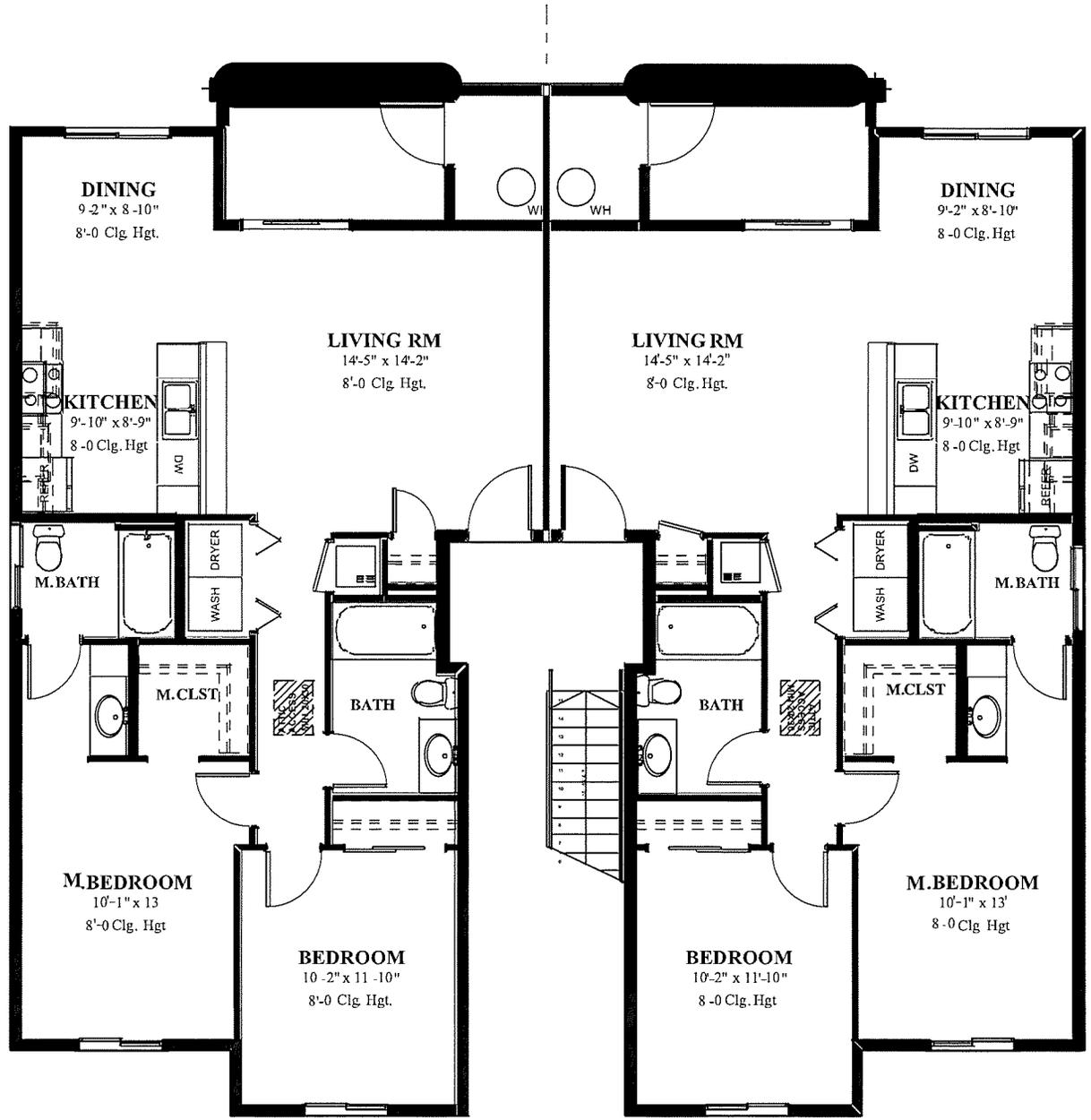


3B REAR ELEVATION  
SCALE: 1/4" = 1'-0"

02  
1  
Exhibit

# 2 Story, 4 Unit Building





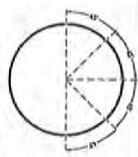
**UNIT 201**  
A: 951 sq ft

**UNIT 202**  
A: 951 sq ft

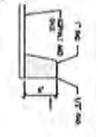
**2nd FLOOR PLAN**  
A: 1,902 sq ft  
P: 257'-6 1/2"







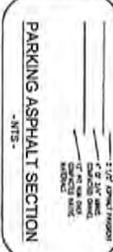
12' PERFORATION SCHEDULE  
- NTS -



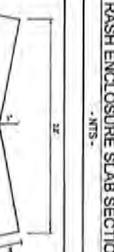
EXTRUDED CURB  
- NTS -



EXTRUDED CURB W/ SIDEWALK  
- NTS -



PARKING ASPHALT SECTION  
- NTS -



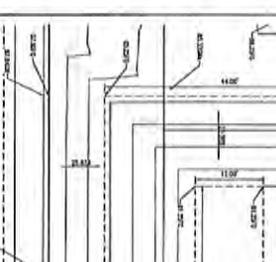
TRASH ENCLOSURE SLAB SECTION  
- NTS -



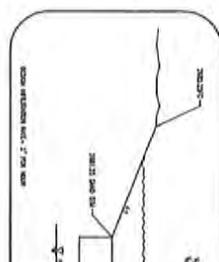
2 FOOT VALLEY GUTTER  
- NTS -



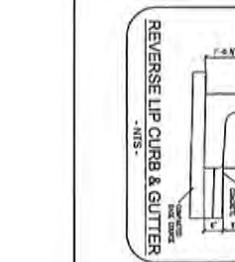
REVERSE LIP CURB & GUTTER  
- NTS -



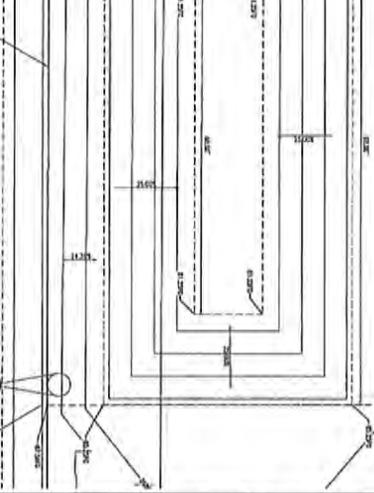
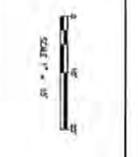
PEDESTRIAN CURB RAMP  
- NTS -



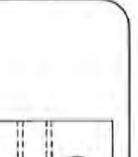
DRAINAGE POND  
- NTS -



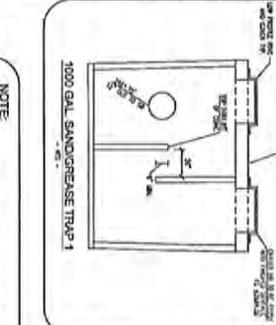
POND PLAN  
- NTS -



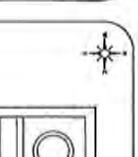
POND PLAN  
- NTS -



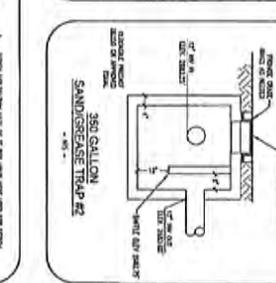
1000 GAL SAND/GRASS TRAP 1  
- NTS -



350 GALLON SAND/GRASS TRAP 2  
- NTS -



TYPICAL SEEPAGE TRENCH DETAIL  
SCALE: 1/2" = 1'-0"



PLAN VIEW  
SECTION  
- NTS -

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:	
1	REV. BY: A.M. 08/05/12
2	REV. BY: A.M. 08/05/12

DYNAMITE SUBDIVISION  
SECTION 14, T.2N., R.1W., B.M.  
KUNA, ADA COUNTY, IDAHO

DRAINAGE DETAILS

CK ENGINEERING  
1300 E. STATE ST., SUITE 100  
PO BOX 83119  
IDAHO FALLS, IDAHO 83403-8319  
PHONE: 208-746-4300  
FAX: 208-746-4301  
WWW.CKENGINEERING.COM

DRAWN BY: M  
CHECKED BY: SM  
DATE: 7/27/12  
SCALE: AS SHOWN  
SHEET: C3.2

9412  
1/1/12

Exhibit

D5