



KUNA PLANNING AND ZONING COMMISSION Agenda for February 26, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for February 12, 2019.
- b. **Findings of Fact and Conclusions of Law** for 18-09-S (Preliminary Plat) & 18-36-DR (Design Review) – Sapphire Ranch.
- c. **Findings of Fact and Conclusions of Law** for 18-04-ZC (Rezone) – Caspian Addition Rezone.

3. NEW BUSINESS

- a. **19-01-DR (Design Review)** – Farm Bureau Insurance; The applicant seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 2,146.50 square-foot *Farm Bureau Insurance* building, accompanying landscaping, lighting and a parking lot. The site is located at 280 North Linder Road, Kuna, Idaho 83634. **ACTION ITEM.**

4. COMMISSION REPORTS

- a. None

5. ADJOURNMENT

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for January 22, 2019.

Findings of Fact and Conclusions of Law for 18-06-AN (Annexation), 18-08-S (Preliminary Plat) & 18-35-DR (Design Review) – Ledgestone Subdivision.

Findings of Fact and Conclusions of Law for 18-07-S (Preliminary Plat) – Arbor Ridge Villas Subdivision.

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

2. PUBLIC HEARING

18-09-S (Preliminary Plat) & 18-36-DR (Design Review) – Sapphire Ranch; Victor Clark requests to subdivide approximately 0.508-acres into three (3) single family buildable lots. The subject site is located on West Park Avenue, Kuna, ID 83634, within Section 23, Township 2 North, Range 1 West; (APN# R5070002532).

Eric Anderson: I represent ALC Architecture at 1119 E State St, Ste. 120 Eagle, Idaho. We’ve been through this project a few times. We have come back for the design review with single-level homes. These are fairly modest homes, and we’ve addressed the fencing while giving privacy to the neighbors. We’ve provided a common driveway for all three homes per fire department requirements. We have a landscape buffer on the left side that is required, so following previous meetings and hearings that have come up. I’ve read everything in the staff report and don’t find anything concerning. We agree to what we’ve read. **Jace Hellman:** Chairman, Commissioner, for the record, Jace Hellman, Kuna Planning and Zoning Staff 751 W. 4th St. The application before you this evening is for a recommendation of approval or denial to the City Council for a Preliminary plat. Additionally, there is a design review accompanying this application for the landscaping, and that is for your approval or denial this evening. The applicant proposes to subdivide the approximately half of an acre lot into three lots, and has reserved the name Sapphire Ranch. complete with landscape buffer along the site’s frontage, and a shared driveway that will be used to access all three newly created lots. Staff has reviewed the preliminary plat for technical compliance, and confirms the application a complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho State Code; and the Kuna Comprehensive Plan, and the Comprehensive plan future Land Use Map, which identifies the site as Medium Density Residential; Staff has included preliminary findings, which can be found at the end of the staff report in the packet, if the commission wishes to modify all, or specific findings those changes must be specified, I will now stand for any questions you may have, thank you. **C/Hennis:** We’ll open the public testimony at 6:05. **Glenda Sanders:** I live at 260 Cedar Avenue. Thank you for having us tonight. I thought

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there was going to be a shared driveway that we would share with the other three. That's how it was proposed to us when we had our neighborhood meeting. I realize that they will put a fence three feet from my house. I'm asking if it's possible, instead of having a five-foot strip of turf on the other side of the fence, maybe moving the fence over a couple of feet and put landscaping or rock. I have family members that are a little wider than three feet, and it would be hard to get a wheelbarrow there, a lawnmower or garbage can. If it's possible to move the fence over, we did talk about it in the neighborhood meeting minutes. They did talk about the five-foot buffer from the property line. We're just asking for two or three. There's also a tree, and the tree has been growing there since we moved. When we bought the house, there was a deck back there, a hot tub and a gazebo. We moved the gazebo and the deck to the other side of the house. The tree was left to grow, it's about eight years old now, and I'd like that to be relocated. I would just not like it to be sacrificed for these three homes. **Jeff Marlor:** I live at 260 Cedar Avenue. If we could put that fence a couple feet more away that would be great. The other issue we have is irrigation, and according to their map on page 87, there is gravity irrigation going right under the house. I don't know that you can put a house on top of that. That pipe has broken many times over the years, with the previous owner just driving a pick-up truck over it. It's buried about 2-3 inches below the ground level. We rely on that irrigation water every year. We don't want to have any interference or issues with that. I don't know how that part of it is going to be resolved. There is a 15-foot easement that used to be a road that we would walk around. Has there been any thought of using that as a second access point? The only access into that whole area is on Cedar Avenue, which is classified as an alleyway by Ada County Highway District. I'm sure the garbage pickup people would love it. This would alleviate our issues as having an entrance and an exit as two access points as opposed to one. It's an easement apparently, so I don't know what can be done on that part. It would make everybody's life much better in and out of that area that is limited by about a 15-foot alleyway, which is Cedar Avenue right now. **Katrina Kitrell:** I live at 215 Cedar Avenue. We have lots of concerns about this. Our irrigation is the biggest concern right now. We are considered an alley way on Cedar Avenue, and our irrigation has always run into problems, because we don't get any road service, we don't get much maintenance and we have probably part of the oldest irrigation system. In certain pieces, it's always been flood irrigation. In some areas, they've tried to put pipe and the pipes break constantly. There is a big issue about the street. It's only 16.5 feet wide. You always have problems with people being parked on the side of the street and nobody able to pass. If there is ever any kind of irrigation, or fire trucks, or any other kind of emergency, nobody else can go down the road. We that have lived here for 25 years need to have a little more of your help understanding that you're building a city around a little community that's never been upgraded. Why can't we have forced irrigation? You're going to build a house on top of our irrigation pipe that is only two to four inches under the ground. That's a big issue, you can't interrupt our irrigation. That's ours and we have to pay for it. It shouldn't ever be interrupted. It's going to interrupt it. We need to fix the irrigation problem. I don't know really that the fire department knows that they can only go one way. You have to back up into a neighborhood driveway, Mrs. Custards driveway, in order to turn around. **Rob Kitrell:** I live at 215 Cedar Avenue, and my concern is the same as these folks over here. The developer is well within his rights to do what he wants to do, he's at least knocked it down to single-level houses and three of them on a half-acre. The irrigation is the huge issue for me. I'm in the construction trade, and I don't see how you put houses on top of irrigation. That's my biggest concern. **Eric Anderson:** We're not building a house over an irrigation ditch or pipe. We discussed this to relocate that and rebuild it, so that does require an upgrade to their irrigation system. Our engineer will take care of that, right now it shows the existing, and right now it shows a simple block on the plat where the building may go, but we're all aware that we have to redesign that, reconfigure it, and rebuild it. If it's only two inches underground and crumbling, then it's probably good that we relocate it and fix it up. We discussed the ACHD requirements for the three-foot landscape buffer. At the neighborhood meeting, we said that's going to be an ACHD requirement, that is what it is and that's what they're going to make us do. That's what we're indicating right now what ACHD has requested. Our common driveway location and the buffer. As for the tree, that's something that we can negotiate with the neighbors here. The irrigation will be redone. **C/Damron:** Looking at the pictures that are in the packet, where is the property line on the house that the citizen saying it is three feet from her house, is that right on the property line? **Eric Anderson:** They have an existing property line

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and the issue would be coming against this previous construction. The building was built very close to that. When we actually got it surveyed, I mean really the property line goes right off the house. ACHD isn't going to let us have a common driveway that we can all share. That's what we've been requested to do. **C/Gealy:** Who is requesting that you have the fence? **Eric Anderson:** ACHD. **C/Damron:** The issue I'm looking at is if anything happens to that resident's house, they're no room to even repair the house in there. You can't get heavy equipment in there too, without destroying the fence and your property. Can we back that fence off another two feet to allow them room to move through there? **Eric Anderson:** Yeah, we've talked about running the fence along the property line until you get close to the house and then jogging that fence around. **C/Damron:** I would like them to have at least six feet back there. **Eric Anderson:** I'd like to give them a five foot, because a five-foot yard is typical there.

C/Laraway: You said that ACHD is requiring you to have a fence. **Eric Anderson:** One of the guys that works for me was doing that correspondence, he's no longer with us. It was understood that ACHD was a requirement. **Jace Hellman:** A fence around a subdivision is a city code requirement as well. Additionally, if the applicant and the commission were to come to the conclusion that the fence should be moved off of the property line a couple feet, then they'll have to figure out some sort of maintenance agreement. Additionally, they will have to guarantee that this portion of their property is maintained that's outside of the fence. **Eric Anderson:** We'll work around that setback when we get close to the house. **C/Hennis:** With that, I will close the public testimony at 6:22 which then brings up our discussion. **C/Damron:** He pretty much answered my question that I can see the concern over the irrigation to be repaired so everybody has irrigation all of the time. My main concern was that, that being so close to the neighbor's house on the fence that you can't do anything so if we can get it moved off to five feet, that would work great. **C/Hennis:** That's a typical setback, so I think that we should do both of those if we condition those. **C/Damron:** Also, moving that tree form, so they can definitely do that. **C/Laraway:** I think that last time this application was in front of us, we had the same issue with that setback on that house to the west. We can't change it, I guess if there's some kind of cooperation between the two parties, if they can work out their little issues with the fence, to me this is better than the two-story things they had coming in last time. **C/Hennis:** It was the same with the irrigation main the last time as well. There was a weird jog, but that's going to have to be dealt with by the City Engineer. They'll have to do that appropriately. **C/Gealy:** I want to say that I really appreciate the applicant working with the neighbors and coming back after we had approved your previous preliminary plat. We all had concerns about the three two-story buildings right there. The neighbors were particularly concerned and yet it was approved, and I appreciate you looking at it again and working with the neighbors. Coming back with the one-story was good, it fits better with the neighborhood and addresses a lot of concerns. You're going to be working on the irrigation. I'm not sure what the requirements are going to be for the neighbors when pressurized irrigation goes in there. Will the neighbors be required to hook up to pressurized irrigation? Will the neighbors continue to do flood irrigation? **Jace Hellman:** They'll have to work with the City Engineer, and it would be more of a modification to the current system rather than installing a whole new irrigation. It's modifying what's already there rather than dragging completely new services all the way over there. They'll be doing improvements to the pipe that's out there already. **C/Gealy:** Will they be installing pressurized irrigation in this new subdivision? **Troy Behunin:** I don't believe that pressure irrigation is within 1,000 feet of this location.

Commissioner Gealy motions to recommend approval Case No. 18-09-S with the conditions as outlined in the staff report; With an additional condition that the applicant work with staff on the location of the fence on the west property; An additional condition that the applicant work with the neighbor to determine the feasibility of relocating the eight-year-old tree; And an additional condition that the applicant would work with the City Engineer and staff on resolving irrigation issues. Commissioner Damron seconds, all aye and motion carried 3-0. Commissioner Gealy motions to approve 18-36-DR with the conditions as outlined in the staff report; With an additional condition that the applicant work with staff to relocate the fence; An additional condition that the applicant work with the City Engineer and staff on the irrigation issues; And an additional condition that the applicant work with the neighbor to determine the feasibility of relocating the eight-year-old tree. Commissioner Damron seconds, all aye and motion carried 3-0.

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18-04-ZC (Rezone) – Caspian Addition Rezone; On behalf of Waters Edge Farm, LLC, B & A Engineers (applicant), requests approval for a rezone of approximately 57.50 acres from A (Agriculture) to R-6, Medium Density Residential (MDR). These lots are known as Lot 17 and Lot 28, Block 1, of Patriot Ridge Estates. This site is located near the northwest corner of Lake Hazel and Linder Roads and are parcel No's R6934730350 and R6934730210, in Section 35, Township 3 North, Range 1 West.

David Crawford: I'm with B&A Engineers, the address is 5505 W Franklin Road, Boise, ID. I am here representing the applicant. We are talking about a rezone application to R-6 for 57 acres of land located west of Linder Road, west of Jarvis Court, north of Lake Hazel Road. The property is a portion of Patriot Ridge Estates Subdivision, it's two lots, two large open space lots in Patriot Ridge Estates Subdivision. We're not presenting a development application tonight. We're specifically requesting a rezone to R-6. As we're aware from the Commission's staff report, it was presented by the staff that there has been a significant investment of infrastructure in the area related to the Kuna wastewater treatment facility, new, large main line extensions down Lake Hazel Road and Ten Mile Road that have occurred recently. Caspian Subdivision is south of the development, which is noted on my map here. I'll see if I can steady out the red dot here. It was approved and rezoned R-6 in 2016. The lands that we're talking about tonight exist right here, and it's on the northeast boundary of the Caspian Subdivision. Since Caspian Subdivision was approved, there's also been several projects approved around it. They are located on the west side of Ten Mile, southwest there's a Memory Ranch and Cazador Subdivision, and Silver Trail to the southeast. Those are zoned R-6 to the south and R-4 to the west. We are aware of some other annexations that occurred within the Patriot Ridge Estates Subdivision, which is located in the southeast corner of our development. There are two lots in there. They were zoned R-2. The Comprehensive Plan that governs this area indicates that this area is a Medium Density Residential development. The R-6 designation that we are requesting tonight is consistent with that Medium Density Residential. We don't believe that we're asking for anything different than that which was afforded, the opportunity for other landowners in the area. We believe that there's a consistent plan in place, primarily to deal with the Caspian Addition Subdivision that brings all of the infrastructure necessary for development related to pressurized irrigation, domestic water services, and sanitary sewer services. Much of that construction that started this whole thing has just recently been finished last year. Those extensions were extensive, and there's two crossings along Mason Creek that had to occur on Lake Hazel Road just east of Ten Mile and one on Ten Mile Road just north of Lake Hazel. That took a significant amount of time and dollars. This area is primed for redevelopment. We have had the neighborhood meeting, we've had extensive discussions with the neighbors about bridal easements that occur within the development. We're willing to work with them as we make it through the development process, but tonight's application is simply about the rezone. Based on that information, we respectfully request the rezone to R-6 for the property tonight. **Troy Behunin:** Troy Behunin, Planner III, Kuna Planning and Zoning Department. The application before you tonight, 18-04-ZC, is a rezone request and the applicant is requesting a rezone of about 57 acres that are currently already in the city. Your decision tonight will be a recommendation to the City Council for final decision. Staff notes that all of the noticing procedures have taken place, the property has been posted, mailings went out to landowners within 450 feet of the property, which exceeds the 300-foot minimum. Kuna Melba News published a public hearing notice also. All information has been put in your packets and I know that there was an extensive staff analysis about the project and about the area. Mr. Crawford is correct, the city has anticipated this area being in the City of Kuna for a number of years, as early as 2005. That is specifically why the wastewater treatment plant was placed advantageously where it is, which is about 750 feet south of Lake Hazel. The applicant has supplied everything we've asked them to, they are asking for an R-6 designation rather than the current agricultural zone. It does conform with the Kuna Comprehensive Plan Map. That map in your packets for your consideration is actually a second version of what I have seen in my time here at the City. This is the second time that the area has been designated as Medium Density Residential. The R-6 fits squarely in the middle of that. There's been a lot of significant improvement by the City. There's been a large amount of infrastructure by this applicant on other

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projects in the area. There has been a number of projects and other developers in the area. It has been contemplated for a number of years. In their letter of intent, the actual planning, if this gets approved, the actual platting comes under the five units per acre. When a development application has come through, it would actually be under the five units per acre. This is consistent with what this developer seems to do. He asks for an R-6 but he develops well below that. Other than that, I would stand for any questions you might have. Staff has received no comment or citizen letters or phone calls or visits. They would have been included with the packet. **C/Laraway:** From this parcel that we're talking about, I know this isn't a plat design, I get that. Where is the entrance going to be? It is going to be transit through the south to Lake Hazel? **Troy Behunin:** That will be discussed at the preliminary plat. This developer is used to the Kuna Code, which is that each subdivision has to provide a way for parcels to connect with their subdivision. He was a developer of Caspian Subdivision which is directly south of him. I believe there is two connections to these parcels and he will connect to those as well. **C/Laraway:** It looked like he was landlocked, that's why I was trying to figure out where this was going to go. **Troy Behunin:** It does look like that, technically the parcel does have access from Jarvis Court in the northern part of the larger parcel. That's the current access at this point. It's also important, staff would like to note that these two parcels are already within the City and they are already in the Patriot Ridge Subdivision. They are lots and blocks. They are not parcels, but they are actually within the Patriot Ridge Subdivision. **C/Hennis:** I'll open the public testimony at 6:38. **David Berryman:** I live at 2705 W Berryman Lane. My property is directly west of the parcel that they are talking about. My only concern is that I was under the impression that in Caspian, the one that was already approved, there was 497 homes. That I figure in my math is R-4. I just think that the R-6 in that area is just a little too close in my opinion. **Dale Vorace:** I live at 1710 West Jarvis Court. Slightly on the access point off of Jarvis Avenue, is that a designated access? **Troy Behunin:** The current access is off of Jarvis Court. We're not talking about access tonight really, because it's not part of this hearing, this is just a rezone. Access to the parcels really will be quite in depth and it will be covered completely when and if a development does move forward. **C/Hennis:** Will that be an ACHD typical use that they would make the applicant use? It takes that weird jog, and it doesn't appear that it actually services that parcel. **Troy Behunin:** It will be handled at the time of preliminary plat, and the applicant will have to produce what's called a Traffic Impact Study. ACHD will then review it with their experts, and they will generate a staff report based on their findings. **Allison Woodland:** The R-6 does seem steep, and I think they said it would be R-5. There is an electric wire going through the property. You can't build under those. There has to be a space, but that's the only reason. Otherwise, they would build more homes there. An R-4 isn't conducive to the environment that is already there with the country atmosphere. We are a merging school district on Jarvis. It goes up to Lake Hazel Road. Is that all going to be changed? Is it still going to go to Meridian School District? How does that impact it? It wouldn't be going to benefit the schools in Meridian. **Troy Behunin:** That is correct. That property is within the Meridian and West Ada School District. It's going to stay there. **Allison Woodland:** That's a mess for our schools. **C/Damron:** The difference between school district lines and city lines are often overlapping. **Allison Woodland:** I understand that. If you're going to build and approve massive amounts of homes, he needs to work on that school district and get that figured out. **C/Gealy:** Was the Meridian School District noticed? **Troy Behunin:** Yes, but they are their own taxing district. We have no control over their taxing, what they do with any of that. This is also within the Meridian Fire Department. This will also be served by Meridian Fire. **C/Gealy:** The residents in these homes will be paying taxes to the West Ada School District, the Meridian Fire District and the City of Kuna. **C/Damron:** Troy, are they also going to pay City taxes for fire services and stuff they are not receiving? **Troy Behunin:** They will pay the fire tax and the tax to each of those entities that protect and serve them. They will pay for the fire protection for Meridian. They will not pay Kuna School District fees, they will not be double taxed. **Jeremy Woodland:** I live at 1990 Jarvis Court. We're in Patriot Ridge Subdivision and we've been there for 11 years. We're short timers there. A lot of people have been there ever since it was built. The area that they have lived in and we have lived in has always been country. It's all been a field since we've been there. We understand that someone invested money in this and bought it to develop. We don't want to see any houses. Obviously, that's going to happen, but we just request the minimal impact. There was a comment made earlier that all of the subdivisions out there have been approved as R-6. Why not just stack another R-6 on an R-6? What will happen is

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people will keep stacking R-6 on R-6. Is there a point where it needs to feather out a little bit into the country area? This area that we were in previously was in Meridian City of Impact. Now, Kuna has kind of taken that over, they've overlapped. I believe that the only reason that this area is now in Kuna City Limits is because Kuna bought the first Caspian Subdivision property. They bought it, there was going to be a park there they said. That created a continuous property for all of the rest of this to become Kuna. There's not going to be a park there now. Another question I have is that we've been told that this area may not develop for six to ten years. A lot can happen in that time, so why change it now, why not wait until they get closer to the time of development? If Jarvis Court doesn't up me in the through street, that would be a serious detriment to our homes, to the traffic going down that street, we're all one acre or greater lots. There are two acre lots in there, it's just going to be totally different than what we have right now and what we're used to. Those are my comments, thank you. **Tim Eck:** Good evening Commissioners, my name is Tim Eck, I am the applicant at 6152 West Half Moon Lane, Eagle, Idaho. There have been some major capital improvements out there, water and sewer, pressurized irrigation mains extended from a point that was about an eighth of a mile south of Lake Hazel to now about a quarter-mile north of Lake Hazel as well as gravity sewer main extended all the way up Lake Hazel from Ten Mile to Linder. The Memory Ranch Lift Station was oversized significantly, increasing its capacity several thousand units in anticipation for development in this area to gravity sewer into that lift station. Millions of dollars of infrastructure have been already built by various development entities as well as the City to accommodate this. Currently, water, sewer and pressurized irrigation is about a quarter mile and it completely crosses our west boundary. It then runs the full mile up Lake Hazel across our south boundary, the sewer does. The R-6 as we've discussed is just right smack in the middle of Medium Density Residential. We've discussed the dimensional standards that the City of Kuna has. Dimensional standards are a hurdle. Minimum lot widths and minimum lot sizes in order to provide more diversity and lot sizes, we require a higher density which gives us more flexibility. We currently have at preliminary layout for this plat that's right at 4.01 units per acre. We would like to have some flexibility, but that's where we're targeting. We do have 10.15 percent open space, so there's a lot of open space in this one. We are platting lots in the Patriot Ridge Subdivision, that was non-farm application 15 to 20 years ago, where you're allowed 20 percent density on 25 percent coverage with 75 percent of the land. There was use restricted for 15 years or until a land-use controlling agency changed. When the property was annexed into the City, it was no longer controlled by the county. It was controlled by the City, therefore the land use agency changed so that requirement expired then. It also expired in 15 years, so that use restriction has long since expired. This will be a continuation of the existing Caspian. We just want to get our entitlements in place, get our layouts done so that once we start developing out there, it's just one phase after another for 15 years. It will take a long time to work from one to the other. All of our services come in currently at the west end. We'll be starting Ten Mile and working our way to the east for a long period of time. Caspian, as it exists right now, has two stub streets, one to each of these two parcels. We have to connect to those. Those will be our primary sources of ingress and egress. We've designed the phasing to stay away from the Jarvis Court folks as long as possible. It will be one of the very last phases of Caspian before we get there. That's where the utilities come from. If we jumped, we're putting in millions of dollars of sewer and pressurized irrigation. We're going to start at one end, and work our way through. Platting doesn't change the school district boundaries, we've got subdivisions all over the place where kids on one side of the street are going to one school, and kids on the other are going to the other. Until the school districts get together and modify their boundaries, that's the way it's going to be. The taxes that they set are district specific. If we're in the Meridian School District, it will go to Meridian, if we're in the Kuna School District, it will go to Kuna. The Comp Plan designation is medium density residential. For the comment about the park, the City actually acquired that property one time for a dosing site. When they were designing the lift station, they weren't exactly certain what the discharge was going to be. Certain measurements would be taken. If they exceeded certain capacities going into Indian Creek, they were going to have to lay and apply. They had to own a site to lay and apply, or have a perpetual leasing somebody for that land application. Once they got through the design process of the wastewater treatment plant, and they knew what the discharge was, and a couple years after improving it, they were relieved of their requirement to have the dosing side. At that point, the City decided it was an unnecessary piece of property. It was actually owned by the

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City sewer fund. They put all that to the public auction process and sold it off. If and when they start building a regional park, they want it in the center of the city, not clear out on the fringe. We are in overlap area, and for ten years it was Meridian and it was Kuna, it was a one-mile overlap. There's still some existing controversy out there over where you can go. Basically, I think the consensus is that wherever the applicant makes an annexation application, that's where they're going to go. If they're contiguous to Meridian, they can. We don't have that option, we're already annexed into Kuna. It's in the City of Kuna and has all services available to it. We're just looking for a zoning, then we can work on finishing layouts. We'll see what we can do, and that will go through its whole preliminary plat process. Our layout right now is at 4.01, if I took one light out, we'd be considered low density residential, but we're trying to stay at a medium density residential by that one lot. **C/Damron:** The original Caspian was zoned at R-6, correct? **Tim Eck:** There was an addition to it, there was a parcel that was 25 acres. The original parcel was all R-6. When we rezoned the additional 25 acres that went into that layout, that was definitely all zoned R-6. **C/Damron:** And your plan build density for that one is around 4 to 5? **Tim Eck:** 3.6. **C/Damron:** Are you staying with the 3.5 to 4? **Tim Eck:** There's about 4.01. I think as everything progresses towards Meridian, the land prices will go up, utility costs will go up, the density is going to go up. Once Meridian makes that touch to Kuna, I would expect to see higher densities to the north of this when it gets there. **C/Gealy:** In past proposals or developments, you've also included consideration from the neighboring land uses and looking at transitional lots, are you taking that into account in the work you've done so far? **Tim Eck:** We haven't so much on this one, we have about a pretty significant piece of our frontage that abuts Jarvis Court. Patriot Ridge Subdivision ends right here, so across here it's all agricultural. Across there we abut one lot. Up and down here is Jarvis Court, and then there's one lot there. Across here, we back up to five lots. We do have power lines that go right through that and transitions through the property. That's a 120-foot wide power line easement. That will be a 120-foot wide open space strip that continues through Caspian right here, and will continue through all of this property. There are overhead power lines, but in both cases, as well as continuing over through Springhill, it ends up being a very large open park area. We've been working with parks and recreation trying to figure out where it can become a City asset. If we can get there, it can become a City asset, then it becomes public. If we can't get there, it will be private to our developments. We'd much rather make big long pathways like this. Those power lines go all the way through the city. Just like the Mason Creek Greenbelt, if the City doesn't take them, it all stays subdivision private. If we can get the City on board, and we've been working with them for a long time, then it becomes a City amenity. **C/Gealy:** With respect to transitional lots. **Tim Eck:** We have not planned any here. **C/Gealy:** When it develops, do you think that there would be traffic? Jarvis Court would become one of the access points for that northern piece. Is that what you anticipate? **Tim Eck:** It's an ongoing controversy between what the City requires and what the Highway District requires. It is a public road, it is currently built to rural road standards. It provides 30 feet of pavement, 22 feet of lanes and four foot of paved, nonmotorized traffic. Basically, an attached asphalt sidewalk was the design. It will likely have a stub street connecting to it, or a street that connects to it. That's just a requirement of the City and the Highway District, it is a public road. That didn't stub to us, but they paralleled it. If there was no connection there and if it was held over, the county and the Highway District would've required them to stub to it. **C/Hennis:** That unfortunately is an ACHD requirement as we've gone through in another subdivision. Although the intentions might be good, it's their directive only. I will close the public hearing at 7:01. That leaves our discussion. I've worked with this developer on several occasions, especially Caspian. It seems to hold to at least a lower density. **C/Damron:** It matches up with the other subdivision, and it makes it contiguous with what's going on in that area right there. We have to infrastructure to support it, and that's why we put that infrastructure in there. We knew this was coming, and I think it's a good plan for that area. As far as the other portion of that subdivision that leads into it. **C/Laraway:** It is consistent to the project that's to the south, it's going to be a good transition. **C/Gealy:** The concerns that I heard from the public were with respect to the R-6 density and the potential for traffic through Jarvis Court. The applicant has stated that at this time, they're looking at a density closer to 4.1 units per acre. The applicant mentioned dimensional standards. I'm probably not the best one to try to explain that to the public, but with our R-6 zoning, there are lot widths and depths that are required as a part of that zoning. The lot widths and depths that are part of R-6 give the applicant the flexibility that they need to put

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 12, 2019**

the lots in a size that gives them more flexibility to match to the available lands area. What they're saying is, it's looking like it's going to be more of a density of R-4, but if we make it an R-4 zone, then they have to follow the dimensional standards for an R-4 zone. This makes it more difficult for them to adapt to the land that they have. It's going to look like an R-4, but because of the dimensional standards required in the zoning, the zoning that they're asking for is R-6. I would like the applicant to look investigate additional opportunities for transitional lots, especially along Jarvis Court, where those are one acre lots. I know the applicant has been quite creative in other subdivisions, in minimizing the number of backyards that back up on large one-acre lots. I would encourage the applicant to do that. I'm also encouraged that they're looking at 10 acres of open space in this development as well. When this plat goes through to ACHD, and ACHD is looking at traffic on Jarvis Court, will the neighbors on Jarvis Court be notified of those ACHD hearings? **Troy Behunin:** That's a good question, Commissioner Gealy, the neighbors that were notified for tonight's rezoning hearing will also be notified several different ways for a development, a preliminary plat. There will be a sign on the property again, they'll get a letter from the applicant inviting them to a neighborhood meeting, where they'll get their first look at what the subdivision looks like, and then there will be another letter from staff sent out, just like for tonight's meeting for the public hearing for the preliminary plat. At that time, they would have the opportunity to come in and review the ACHD staff report and also the Traffic Impact Study that is also required by ACHD and the City at that time. Nobody will get a notice that the Traffic Impact Study or that ACHD specifically is ready. They'll get a general notice about the project, and then they can come in and request a copy. **C/Hennis:** That's also available on the website, in the packets, under the meeting minutes, correct? **Troy Behunin:** Yes, traditionally we have been putting in the executive summary, and then the full Traffic Impact Study and the ACHD reports are available here if people would like them. The ACHD report is always in full, but we are now beginning the entire traffic impact study online as well. **C/Laraway:** When we ran into this before, if I remember the question and the answer, this is off of Chisum. We were talking about not using that one road, and I was told I believe that ACHD dictates that the road will be used. It's not the developer, it's ACHD that dictates that. Is that what we're looking at here also? **Troy Behunin:** That certainly will become a discussion, yes. **C/Gealy:** I will just observe that there's an ACHD Board of Commissioners, and they are elected. Anyone in Ada County has representatives on the Ada County Highway District Board of Commissioners. **C/Hennis:** If we have no further questions, then I will stand for a motion. **C/Gealy:** I would like to suggest that we include as a condition that if we do approve a rezone to R-6, that we include as a condition that the effective zoning be something less than R-6. The applicant indicated that currently they're looking at 4.01 units to the acre, and I think we've done that in the past. We said that the effective zoning would be something less than R-6, perhaps 4.25 units to the acre, effectively. **C/Hennis:** We're not declaring the zoning at that point, the parcels per acre gets capped at a certain amount. **Troy Behunin:** It's important to remember that the R-6 is just a maximum allowed, it doesn't mean you have to develop at R-6. It is within the Planning and Zoning Commission authority to say yes you can have the R-6 dimensional standards, but then bring in something less than R-6. You do have that authority. I just want to go on the record, R-6 does not mean they have to develop at R-6. It just means they have the ability. **C/Hennis:** We recognize that, unfortunately we've had it come back to haunt us in the past. That's why we're a little gun shy. We don't want to have these people thinking one thing, and then it come back and haunt us in the past either. **Troy Behunin:** The difference between that application and this one is that the developer has actually gone on record and, even though that's not part of the discussion tonight, it was volunteered. You do have that ability. **C/Damron:** Can we make that change during the plat approval? **Wendy Howell:** You could recommend a condition of a maximum density of 4.25, however you would be approving this within an R-6 zone.

Commissioner Gealy motions to recommend approval of Case Nos. 18-04-ZC with the conditions as outlined in the staff report; With an additional condition with the R-6 zone that there be a maximum density of 4.25 units per acre. Commissioner Damron seconds; All aye and motion carried 3-0.

3. COMMISSION REPORTS

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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Wendy Howell: I hope you're working your way through the new Comprehensive Plan. I did get Commissioner Gealy's recommendations for changes, thank you very much. It has been recommended by the mayor that for our staff reports, if there's any difference from the code, we will state that and if the application complies with the Comprehensive Plan. As the hearing continues, then the Commission and Council would be able to ask us questions for any specific facts. If you would like to give me feedback now or through an email, that would be fine. **C/Gealy:** The concern I would have would be are you building the record that you need to build with simple yes or no's? **Wendy Howell:** I understand what you're saying, but it is up to the applicant to provide the facts for their case. We will follow up with anything that may deviate from our facts that we've researched out. Then we will leave it to questions. **C/Gealy:** I appreciate the staff reports we get. **C/Hennis:** I appreciate it too, because we look to staff to enlighten us on certain aspects that you've been working with over the months, if not years at some time with the particular applicant or the case that's before us. We don't have the ability to really look at that long-standing history there. We do look to you guys for adding us a lot of information that we can't necessarily glean from the report in here as well as what you bring to us. I personally think it's important to have as much information from staff, because unfortunately we've had some applicants that have kind of steered us in the wrong direction, but presented a good argument. **C/Hennis:** I think it's an important thing that we get the opinion and as much information and background from staff as we can. **Wendy Howell:** We will continue to do this at the Commission level. Additionally, you will probably be seeing a little bit more in the staff reports as far as pre-application meetings and other general information.

4. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 18-09-S (Preliminary Plat) &
18-36-DR (Design Review) -
Sapphire Ranch Subdivision

Site Location: 1394 W. Park Avenue, Kuna, ID
83634.

Planner: Jace Hellman, Planner II

Hearing Date: February 12, 2019

Findings: **February 26, 2019**

Owner/Applicant: Victor Clark
214 South Cole Road
Boise, ID 83709
208.922.6460
victor@brightstars.com

Representative: ALC Architecture
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Eagle, ID 83616
208.514.2713
dougn@alcarchitecture.com

Representative: Corinne Graham
921 S. Orchard St, Suite 200
Boise, ID 83705
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cgraham@cswengineering.com

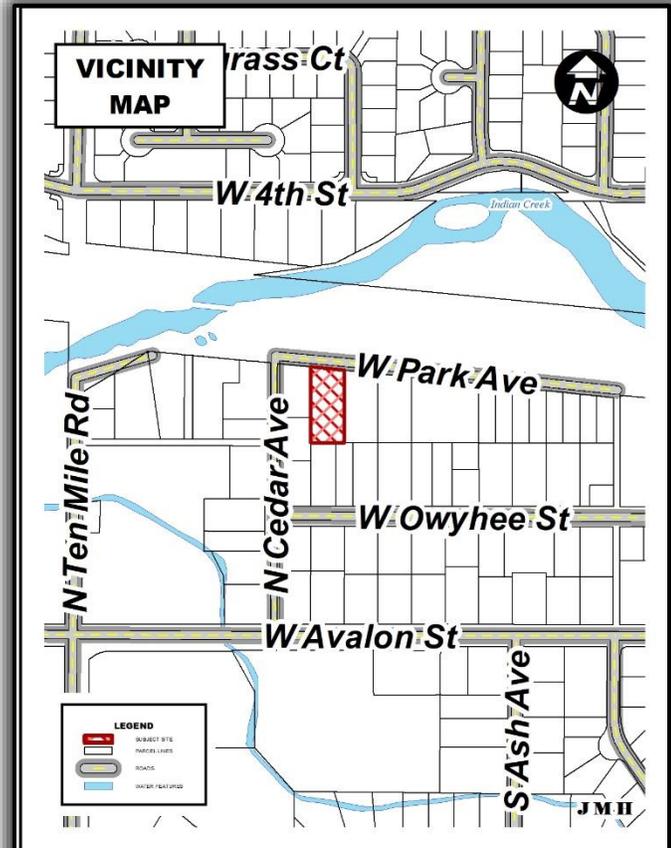


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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and preliminary plat are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------------|-------------------------------------|
| i. Neighborhood Meeting | July 12, 2018 (six people attended) |
| ii. Agency Comment Request | November 5, 2018 |
| iii. 400' Property Owners Notice | January 23, 2019 |
| iv. Kuna Melba Newspaper | January 23, 2019 |
| v. Site Posted | February 1, 2019 |

B. Applicant's Request:

Victor Clark requests to subdivide approximately 0.508-acres into three (3) single family buildable lots. The subject site is located on West Park Avenue, Kuna, ID 83634, within Section 23, Township 2 North, Range 1 West; (APN# R5070002532).

C. Aerial Map:



D. Site History:

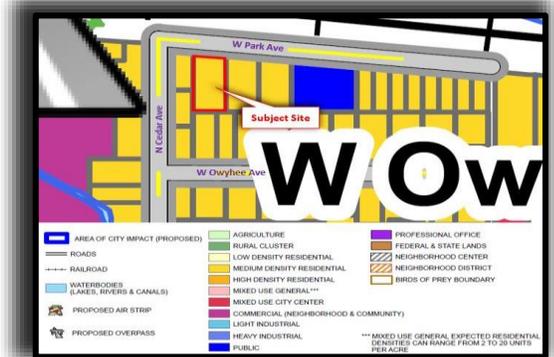
This parcel is currently zoned R-6 within Kuna City Limits. A special use permit for one tri-plex was approved by the Planning and Zoning Commission on February 13, 2018. The property remains vacant.

E. General Projects Facts:

1. Comprehensive Plan Map:

The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 0.508-acre site as medium-density residential.

2. Recreation and Pathways Map: The Recreation and Pathways Master Plan Map indicates there are no future trails proposed through the subject site.



3. **Surrounding Land Uses:**

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

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Victor Clark	0.508	R-6 (Medium Density Residential)	R5070002532

5. **Services:**

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

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

The proposed project site is generally vacant of any structures and vegetation on-site includes natural grasses and shrubbery associated with an ungraded, unimproved building lot. The site is relatively flat with an estimated average slope of 0% to 10%. Bedrock depth is estimated to be between 10 to 20 inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

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

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Boise Project Board of Control Exhibit C-2
- Department of Environmental Quality Exhibit C-3
- Idaho Transportation Department Exhibit C-4
- Central District Health Department Exhibit C-5
- Ada County Highway District Exhibit C-6
- Kuna City Engineer/Public Works Exhibit C-7

F. **Staff Analysis:**

The proposed project site was recently granted special use permit approval for a triplex to be located within an R-6 zone. Despite having approvals granted for the tri-plex, the applicant has made the determination to bring a different project forward that they feel, based on conversation with neighbors and testimony given at

the public hearing regarding the overall size of the triplex, will satisfy the neighbors within the area. The proposed project now includes subdividing approximately 0.508-acres into three (3) single family buildable lots. The applicant has reserved the name Sapphire Ranch Subdivision.

The proposed shared driveway will not be included in the subdivision as its own separate lot. Rather, it will be placed within an easement that will stretch across all proposed lots. Staff would note that Kuna City Code and Ada County Highway District's Local Roadway Policy requires the applicant to construct the section of West Park Ave that is adjacent to the proposed project site as half of a 36-foot street section, which includes pavement widening, curb, gutter and a minimum of a 5-foot sidewalk.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights with a maximum spacing of two hundred fifty (250) feet along the site's frontage. Street Lights as well as other public improvements required by Kuna City Code shall be shown on construction plans to be submitted and verified by staff and approved by the Public Works Department. These street lights must be LED and designed and installed according to "Dark skies" standards.

City services and facilities are within 300-feet of the subject site. The applicant will be required to make the connection to all city utilities. Additionally, the applicant will be required to conform to the City of Kuna's Master plan for water, sewer and irrigation.

A design review application was included with this application for the landscaping for the proposed preliminary plat. The sites frontage along West Park Avenue is classified as a local street. Kuna City Code 5-17 requires a four to eight-foot landscape planter strip along the property's frontage. The applicant has proposed a 15-foot landscape buffer along the property's frontage on West Park Avenue, and an additional five-foot buffer along the parcel's west property line. Staff finds the proposed landscaping is exponentially in conformance with Kuna City Code.

A pre-application meeting was held for this project on March 28, 2018. The applicant, the applicant's representatives, Planning and Zoning and Public Works staff were in attendance to discuss the proposed project. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on July 12, 2018. A recap of the neighborhood meeting is available within the packet under exhibit A2M.

Staff has determined the preliminary plat and design review complies with Kuna City Code, Title 5 and Title 6; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; Staff would recommend that if the proposed project is approved, the applicant be subject to the conditions of approval listed in this report and any additional conditions requested by the Planning and Zoning Commission.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

The proposed project site is located on West Park Avenue. The applicant proposes to subdivide approximately 0.508-acres into three (3) buildable lots. The site is to be access via a shared common drive that will exist within an easement across all three parcels.

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed combination preliminary plat request for the site is consistent with the following Comprehensive Plan components as described below:

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 a private property “takings”.*

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

6.0 – Land Use

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

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

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

12.0 – Housing

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

Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles.

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

J. Kuna City Code Analysis:

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

Comment: *The proposed applications adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site *is* physically suitable for the proposed development.

Comment: *The 0.508-acre (approximate) site does appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. This application *is not* likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; and 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 preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential.*

6. The existing and proposed street and utility services in proximity to the site are suitable or adequate for a residential development.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project.*

K. Commission's Decision:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 18-36-DR (Design Review) AND recommends *approval* of Case No. 18-09-S (Preliminary Plat), a subdivision request from Victor Clark to subdivide approximately 0.508 acres into three (3) single family buildable lots, subject to the following conditions of approval as listed in the staff report, including three additional conditions:

- Applicant shall work with the City Engineer regarding the existing irrigation issues, and discuss any modifications that need to be made. (#14)
 - Applicant shall work with staff regarding the location of the perimeter fence on the west property line. (#15)
 - Applicant shall work with Staff and the neighbors regarding the feasibility of relocating trees on the subject property. (#16)
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
 2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.

3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (sewer, water and irrigation) is required. The applicant shall conform to all corresponding Master Plans.
6. Curb, gutter and detached sidewalk shall be installed in accordance with Kuna City Code Title 5 Chapter 17 along the proposed project sites frontages.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.
12. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat for approval.
13. 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.
14. Applicant shall work with the City Engineer regarding the existing irrigation issues, and discuss any modifications that need to be made.
15. Applicant shall work with staff regarding the location of the perimeter fence on the west property line.
16. Applicant shall work with Staff and the neighbors regarding the feasibility of relocating trees on the subject property.
17. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
18. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

P.O. Box 13
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Based upon the record contained in Case Nos. 18-09-S and 18-36-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 18-09-S (Preliminary Plat) and 18-36-DR (Design Review), a subdivision request from Victor Clark to subdivide approximately 0.508 acres into three (3) single-family lots.

1. Based on the evidence contained in Case Nos. 18-09-S and 18-36-DR, this proposal does generally comply with the City Code.

Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

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

Finding: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on January 23, 2019 and a legal notice was run in the Kuna Melba Newspaper on January 23, 2019. The property was posted on February 1, 2019.*

3. Based on the evidence contained in Case nos. 18-09-S and 18-36-DR, this proposal does generally comply with the Comprehensive Plan.

Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The Comp Plan Map designates this property as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Finding: *Review by Staff of the proposed preliminary plat confirms all requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

Finding: *Correspondence from Kuna Public Works and Ada County Highway District (exhibits C6 and C7) confirms that the streets and utility services are suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer, Master Water and Master Irrigation Plans, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment.

Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. are required to be implemented as a part of this project. However, there are no sidewalks and few streetlights leading to the site. No major wildlife habitats will be impacted by the proposed development.*

DATED this 26th day of February, 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner II
Kuna Planning and Zoning Department



City of Kuna

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P & Z Findings of Fact & Conclusions of Law

To: **P & Z Commission**

File Numbers: **18-04-ZC (Rezone)**

Location: **NEC of Ten Mile Road & Lake Hazel Road, Meridian, Idaho**

Planner: **Troy Behunin, Planner III**

Hearing Date: **February 12, 2019**
Findings Date: **February 26, 2019**

Representative: **B & A Engineers**
5505 W. Franklin Rd.
Boise, ID 83705
208.342.5792
dacrawfod@baengineers.com

Owner: **Waters Edge Farm, LLC**
6152 W. Half Moon Ln.
Eagle, ID 83616
208.286.0520

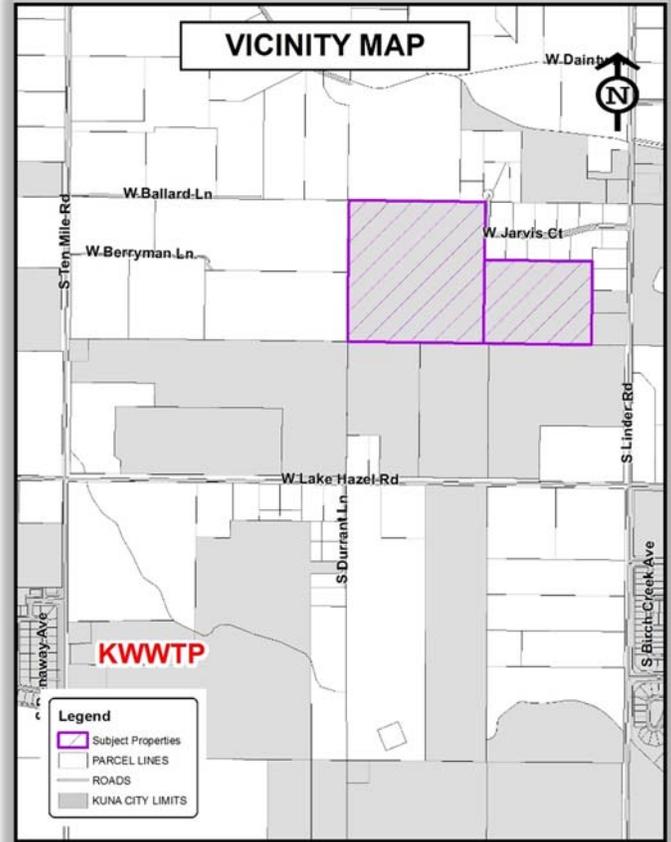


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones are designated as public hearings, with the Commission as the recommending body, and the City Council as the decision making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|------------------------------------------|
| i. Neighborhood Meeting | August 14, 2018 (Eight persons attended) |
| ii. Agency Comment Request | November 19, 2018 |
| iii. 300' Property Owners | January 31, 2019 |
| iv. Kuna, Melba Newspaper | January 16, 2019 |
| v. Site Posted | January 29, 2019 |

B. Applicants Request:

1. Request:

On behalf of Waters Edge Farm, LLC, the applicant, B & A Engineers, requests approval for a rezone of approximately 57.05 acres from A (Agriculture) to R-6, Medium Density Residential (MDR). These lots are known as Lot 17 and Lot 28, Block 1, of Patriot Ridge Estates. This site is located near the northwest corner of Lake Hazel and Linder Roads and are parcel No's R6934730350 and R6934730210, in Section 35, T3N, R 1W.

C. Aerial Map:



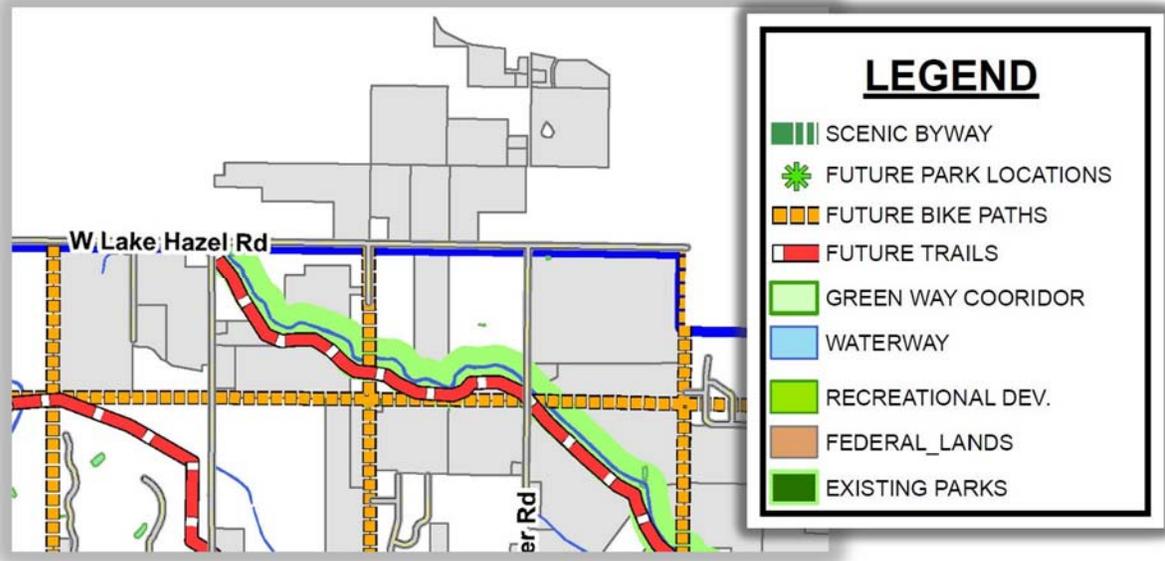
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D. Site History:

This site was annexed into Kuna in 2009 (09-01-AN), and has historically been used for agricultural and farm purposes for many years. The site is adjacent to approved City subdivisions and platted County subdivisions.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to Medium Density Residential (MDR).
- 2. Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate any pathway facilities in the area. However, with development the applicant will be required to provide continuation of pathways, trails and other accesses from other subdivisions approved prior to this application.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential - Kuna City,
East	RUT, R2	Rural Urban Transition, and Residential – Ada County
West	RUT	Rural Urban Transition – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

Parcel Size (Approximately)	Current Zone: (Ag.) Agriculture	Parcel Number
18.17 acres	Ag – Kuna City	R6934730350
38.88 acres	Ag – Kuna City	R8468870305

5. **Services:**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The eastern lot (lot 28) is closer to Linder Road, however, has no touch to Linder. The west lot (lot 17) is adjacent to Jarvis Court (touches).

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope. The prevailing slope if from the northeast to the southwest.

9. **Agency Responses:**

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

- City Engineer (Paul Stevens, P.E.) *Exhibit B 1*
- Ada County Highway District (Mindy Wallace) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- COMPASS (Carl Miller), *Exhibit B 4*
- Idaho Transportation Department (Sarah Arjona), *Exhibit B 5*

F. **Staff Analysis:**

In September of 2009, these approximately 57.05 acres were annexed into Kuna city limits with an 'Ag' (Agricultural) zone, in preparation for future development. The site is adjacent and near other Kuna city subdivisions that are under construction or have been approved for development with an R-6 zone. The project has no connection to any classified roadways. All public utilities are in the vicinity, and the applicant or assigns will be required to provide all services to this subdivision, with future development.

The applicant seeks a rezone for approximately 57.05 acres from Agriculture (Ag.) to R-6, Medium Density Residential (MDR), in order to develop the property in the future. Applicant will need to follow the public hearing process for a preliminary plat to request subdividing the lands.

Long ago, the city of Kuna recognized the importance of the Ten Mile corridor and the critical role of the new Ten Mile Interchange at I-84, one of the newest interchanges in the Treasure Valley funded by the Idaho Transportation Department (ITD) and the Ada County Highway District (ACHD) in anticipation of the growth along the Ten Mile corridor and neighboring areas. Furthermore, ACHD has completed a study for the south Ten Mile corridor that anticipates additional growth for this area and designated Ten Mile as a major arterial corridor. Additionally, the city of Kuna anticipated the roll of the interchange and growth for this area ahead of all agencies by placing one of Idaho's newest and most advanced waste water treatment plants a 1/4 mile south of Lake Hazel Road on Ten Mile in 2009. This site was anticipated to be a part of the service area for the Kuna sewer facility.

Furthermore, landowners have noticed the opportunity of the interchange, the treatment plant. Developers have responded by developing lands as an R-6 (MDR) subdivision directly west of the treatment plant and other subdivisions nearby. The developer for Memory Ranch (west of the plant) sized and built a lift-station for purposes of serving the entire region and placed it just 470 feet south of Lake Hazel. Furthermore, sewer lines have been installed from Ten Mile Road to Linder Road, in Lake Hazel for development purposes. If, this application is approved, development of this site will extend all of Kuna's services to the site and connect to this up-sized lift-station. In addition to Memory Ranch, phase one for the nearby R-6 subdivision (Springhill Subdivision at SEC of Linder and Lake Hazel) was recorded last summer. Springhill is approximately 203 +/- acres and could bring 677 new homes to the area and is just 1,400 feet from this project (**See Exhibit C 1**).

Kuna has extensively planned for and studied this area since 2006. That planning effort has included a way to provide city services, installation of sewer and water lines, a complete Comprehensive Plan Text re-write, Comprehensive Plan and Planning Maps including lands between Lake Hazel and Amity, and the construction of the treatment plant. Many sections within Kuna's Comp Plan discuss and plan for the lands between Lake Hazel and Amity Roads, along with considerations for traffic, services and housing for the entire region. The lands in this application have been included (and designated as residential) on the planning Map and Area of City Impact (ACI) map since 2008. Furthermore, and in addition to Kuna's extensive planning, between 2012 and today, Kuna City and Meridian City have had numerous discussions about the ACI line between the cities. At the same time, Kuna was negotiating its own new ACI with Ada County. As a compromise, Kuna elected to withdraw from the debate over the mile between Lake Hazel and Amity, and eventually pulled the ACI line down to Lake Hazel. Prior to this application, Kuna's city limits existed above Lake Hazel Road. The Kuna planning map approved by City Council in August 2015 (**See Exhibit C 10**), identifies the lands in this application as Medium Density, and the proposed rezone requests R-6 conforming to the map. As stated in their request

for R-6, the applicant anticipates that if the rezone is approved, and a preliminary plat is placed forward, densities will actually be between 4-5 dwelling units an acre (DUA).

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-04-ZC, subject to the recommended conditions of approval listed in Section “L” of this report.

G. Applicable Standards:

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

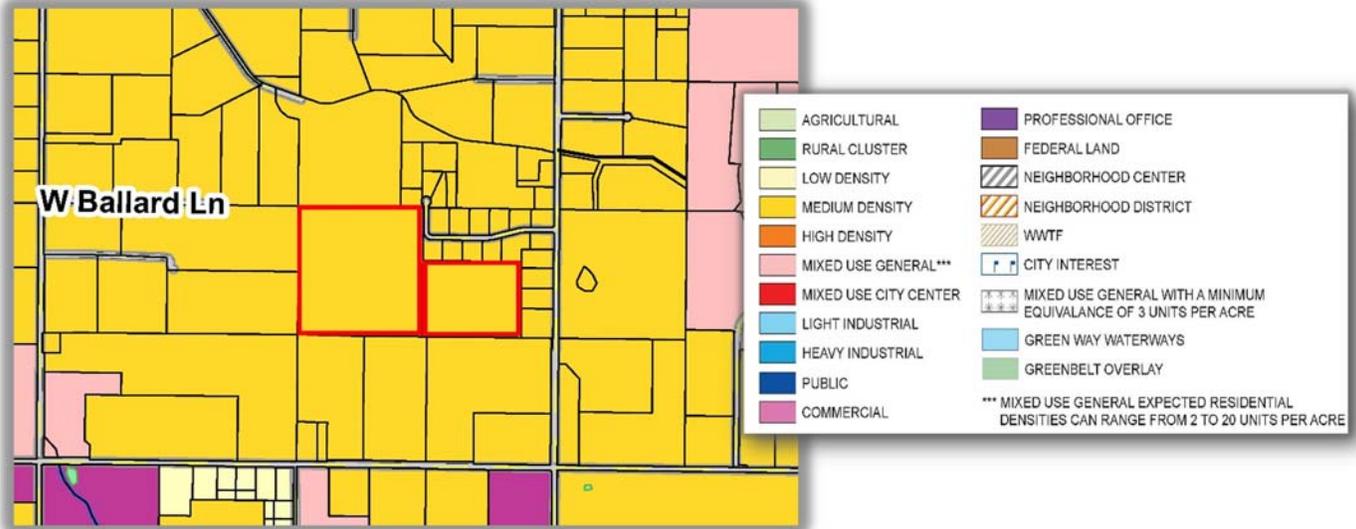
H. Procedural Background:

On February 12, 2019, the Commission did consider Case No. 18-04-ZC, including the applications, agency comments, staff’s report, application exhibits and public testimony presented or given.

I. Factual Summary:

This approximately 57.05 acre site is within Kuna City limits and is currently zoned Agriculture. This site is located near the northwest corner (NWC) of Lake Hazel Roads and Linder Road. These lots are known as Lot 17 and Lot 28, Block 1, of Patriot Ridge Estates. Applicant proposes a rezone from Ag (Agriculture) to R-6 (Medium Density Residential) for both lots.

J. Comprehensive Plan Analysis: The Kuna Commission accepts the Comprehensive Plan components as described below:



The designation of Medium Density shown on the Planning Map (See Map above) for these parcels was amended in August of 2015 by Council. The proposed rezone for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposed Rezone with a proposed MDR follows the community vision and provides a way to achieve the housing goals as stated and adopted.*

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

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

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed Rezone requests an R-6 zone, and is conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Planning Map.*

K. Kuna City Code Analysis:

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

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Titles 5 and 6 of the KCC.*

2. The site is physically suitable for a rezone to R-6 MDR.

Comment: *The 57.05 acre (approximate) project is a request for a rezone from Agriculture to R-6 (Medium Density) subdivision. The site appears to be compatible with the proposal.*

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

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

4. The Rezone proposal is not likely to cause adverse public health problems.

Comment: *The proposed Rezone for the property follows all Kuna City Codes. The medium density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City limits and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to three major arterial roads.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

L. Recommendation of the Commission to City Council:

18-04-ZC (Rezone), Based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No. 18-04-ZC, a rezone request from B & A Engineers, with the following conditions of approval:

- Applicant will follow all conditions outlined within the staff report (Condition # 12),
 - Applicant will be limited to the R-6 zone, with a maximum density of 4.25 Dwelling Units, Per Gross Acre [D.U.G.A.] (Condition # 13).
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System of the City (KMIS).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).

8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant will follow all conditions outlined within the staff report.
13. Applicant will be limited to the R-6 zone, with a maximum density of 4.25 Dwelling Units, Per Gross Acre [D.U.G.A.]
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna
City Council
Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 18-04-ZC, including the Comprehensive Plan, Kuna City Code, Staff's Report, including the exhibits, and the testimony taken during the public hearing, the Kuna Commission hereby recommends *approval of* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No. 18-04-ZC a request for rezone, by B & A Engineers, on behalf of Waters Edge Farm, LLC:

1. *The Kuna City Commission approves 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 February 12, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No. 18-04-ZC, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No. 18-04-ZC, this proposal generally complies with the City Code.*

Comment: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *Kuna's Commission has the authority to recommend approval for Case No. 18-04-ZC.*

Comment: *On February 12, 2019, Commission voted (3-0), to recommend approval Case No. 18-04-ZC.*

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

Comment: *Notices were mailed out to land owners within 450 FT of the proposed project site on December 21, 2018, and a legal notice was published in the Kuna Melba Newspaper on December 12, and 19, 2018. The applicant placed signs on the property on December 22, 2018.*

DATED: this 26th, day of February, 2019.

 Dana Hennis, Vice-Chairman
 Kuna Planning and Zoning Commission

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



City of Kuna

Design Review Staff Report

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

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

Case Numbers: 19-01-DR (Design Review) &
19-01-SN (Sign);
Farm Bureau Insurance

Location: 280 North Linder Road

Planner: Sam Weiger, Planner I

Meeting Date: February 26, 2019

Owners: Layne and Lori Thornton
3224 Swan Falls Rd
Kuna, ID 83634
208.631.6998
laynedt@aol.com

Applicant: David Briscoe Construction
120 E Main St
Emmett, ID 83617
208.466.8181
dbriscoe1958@gmail.com

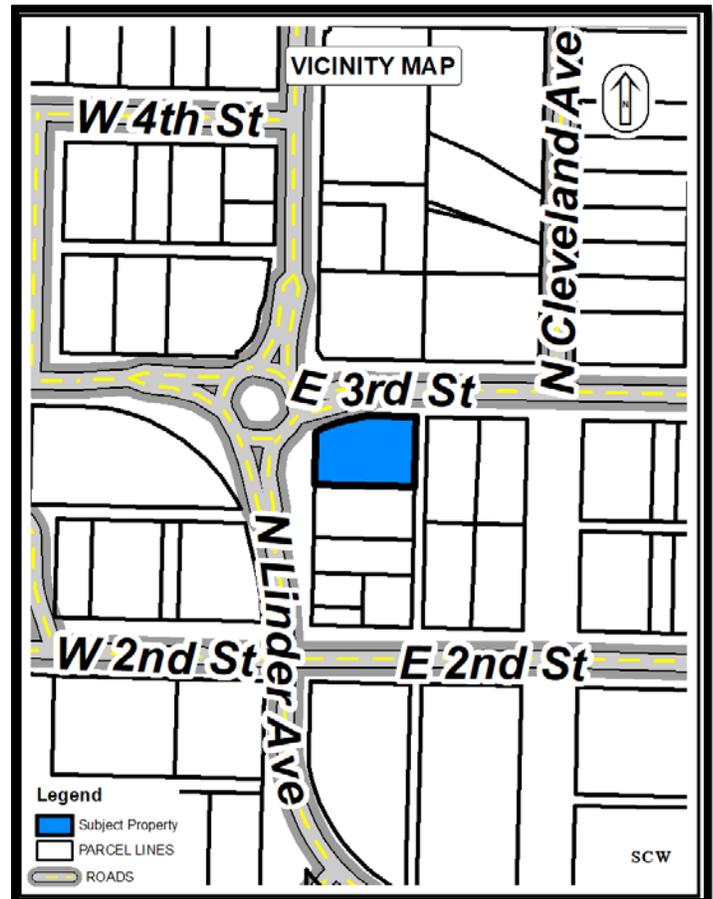
Engineer: Aspen Engineers
1619 Linder Rd, Suite 110
Kuna, ID 83634
lance@aspenengineers.com

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A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, parking lots and lighting 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. Completeness Letter | January 11, 2019 |
| ii. Agency Notifications | January 11, 2019 |
| iii. Agenda | February 26, 2019 |

B. Applicant's Request:

The applicant seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 2,146.50 square-foot *Farm Bureau Insurance* building, accompanying landscaping, lighting and a parking lot. The site is located at 280 North Linder Road, Kuna, Idaho 83634.

C. Aerial Map:



D. General Projects Facts:

- Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Mixed-Use City Center.
- Surrounding Land Uses:**

North	CBD	Commercial Business District – Kuna City
South	CBD	Commercial Business District – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	P	Public – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- 0.304 (approximate) acres
- CBD (Commercial Business District)
- Parcel No. R0615000697

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

The property consists of a bare dirt lot.

6. Transportation / Connectivity:

The applicant proposes two driveway accesses, one from North Linder Road and one from East Third Street.

7. Environmental Issues:

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

E. Staff Analysis:

The applicant proposes one commercial building, one monument sign and one wall sign at 280 North Linder Road, accompanying landscaping, lighting and a parking lot. Staff finds that the proposed commercial building, landscaping, lighting and parking lot generally conform to the Kuna Architecture guidelines.

Comments received from J&M sanitation indicates that the proposed trash enclosure meets their standards.

Staff would note that this parcel is included in Kuna's downtown revitalization project. As a result of the overall revitalization effort, a specific list of plants has been created and approved to be used within the downtown area. As part of the downtown revitalization effort, the applicant will be required to work with staff in order to provide a landscape plan that conforms to the approved plant list for the downtown revitalization project. Kuna City Code 5-17-14 requires five shrubs for every 35 linear feet of street frontage. Staff recommends that the applicant install additional shrubs along the street frontage to comply with Kuna City Code Title 5, Chapter 17, Landscaping Requirements.

The applicant proposes one illuminated monument sign and one wall sign for the site. The proposed location of the monument sign falls within ten feet of the property line. The monument sign shall be erected with a minimum ten-foot distance from all property lines to comply with Kuna City Code 5-10-2. The wall sign and sign lighting comply with Kuna City Code Title 5, Chapter 10, Signs.

Applicant is subject to design review inspections and fees (post construction), for compliance verification of the building, parking lot, landscaping and signage, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for Case Nos. 19-01-DR & 19-01-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval.

F. Applicable Standards:

1. Kuna City Code, Titles 5 and Title 6
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. Proposed Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/denies) Case No. 19-01-DR & 19-01-SN, a Design Review request to construct a new 2,146.50 square-foot *Farm Bureau Insurance* building, accompanying landscaping, 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 from the Kuna City Engineer.
 - 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 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.
4. The monument sign shall be erected with a minimum ten-foot distance from all site property lines.
5. The applicant shall work with staff in order to provide a landscape plan that conforms to the approved plant list for the downtown revitalization project.
6. The applicant shall work with J&M sanitation in order to build the enclosure to their standards.
7. All street lighting within and for the site shall be LED lighting and establish dark skies practices. If street lights are added to this development, street light design review inspections are required prior to receiving a certificate of occupancy. Inspection fees shall be paid prior to requesting staff inspection.
8. 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.
9. 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.
10. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
11. Applicant shall comply with all local, state and federal laws.

DATED: This 26th day of February, 2019.



City of Kuna SIGN PERMIT APPLICATION

received

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 #: R0615000697 Zone C

Site Address: 280N Linder Rd. Kuna Idaho 83634

Applicant's Name: LAYNE of Lori Thornton Phone: 208.631.6998 Lane
208.631.5750 Lori

Applicant's Address: 3224 Suren Falls Rd. City: Kuna Zip: 83634

Contact's Email: LAYNE.DT@AOL.COM RCE# 1477

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

SIGN #1	PROPOSED <input checked="" type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input type="checkbox"/>
Type of Sign:	Freestanding	Wall	Ground Monument	<input checked="" type="checkbox"/>
Sign Dimensions:	Length <u>7'6"</u>	Width <u>5'4"</u>	Square Feet	<u>438</u>
Building Lineal Foot (space of which is occupied by enterprise)	<u>7'6"</u>			

SIGN #2	PROPOSED <input checked="" type="checkbox"/>	EXISTING <input type="checkbox"/>	OFF PREMISES <input type="checkbox"/>	ON PREMISE <input type="checkbox"/>
Type of Sign:	Freestanding	Wall	Ground Monument	<input checked="" type="checkbox"/>
Sign Dimensions:	Length <u>80 3/4"</u>	Width <u>42"</u>	Square Feet	<u>23.76</u>
Building Lineal Foot (space of which is occupied by enterprise)	<u>6'6"</u>			

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: _____ Date: 1-7-2019

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

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



**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>LAYNE & LORI THORNTON</u>	Phone Number: <u>208 631 6998 / 208 631 5750</u>
Address: <u>3224 SILVER FALLS RD</u>	E-Mail: <u>LAYNE.DT@APL.COM</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>DAVID BRISCOE Construction</u>	Phone Number: <u>208.365.0102</u>
Address: <u>120 E. MAIN ST.</u>	E-Mail: <u>DAVID.BRISCOE1958@GMAIL.COM</u>
City, State, Zip: <u>EMMETT, ID 83617</u>	Fax #: _____
Engineer/Representative: <u>Aspen Engineers</u>	Phone Number: <u>208.466.8181</u>
Address: <u>1619 Linder Rd. Suite 110</u>	E-Mail: <u>Lance@Aspenengineers.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____

Subject Property Information

Site Address: <u>280 N. Linder rd. Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>Linder & MAIN ST. (3rd ST.)</u>	
Parcel Number (s): <u>R0615 0000 697</u>	
Section, Township, Range: <u>on map</u>	
Property size: <u>on map</u>	
Current land use: <u>[Symbol]</u>	Proposed land use: <u>Bldg to Rent out</u>
Current zoning district: <u>C</u>	Proposed zoning district: <u>C</u>

Project Description

Project / subdivision name: Commercial office BLDG.
 General description of proposed project / request: TO BUILD AN OFFICE BUILDING TO RENT TO FARM BUROCALL

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

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: _____
 Any existing buildings to remain? Yes No
 Number of residential units: _____ Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other

Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
 Gross floor area square footage: 2146.5 Existing (if applicable): _____
 Hours of operation (days & hours): 8-5 Building height: 18'0"
 Total number of employees: 3-4 Max. number of employees at one time: 4
 Number and ages of students/children: _____ Seating capacity: 4 employees + 4 = 10

Fencing type, size & location (proposed or existing to remain): left wood east side lot to 57th, left vinyl to be put in S. side property new.

Proposed Parking:
 a. Handicapped spaces: on map. Dimensions: _____
 b. Total Parking spaces: 13 Dimensions: _____
 c. Width of driveway aisle: on map.

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

Applicant's Signature: _____ Date: 1-4-2019



City of Kuna Design Review Application

received

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

FILE NO.: _____

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>August 2018</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>



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 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"/>
<input checked="" type="checkbox"/>	Sign locations (a separate sign application must be submitted with this application)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations <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 <u>generalized drainage</u> 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

Lighting Plan

Applicant
Use



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

Staff
Use



Types and wattage of all light fixtures



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

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use



Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: LAYNE & Lori Thornton Phone: 208.631.6998 208.631.5150
 Owner Representative Fax/Email: LAYNE.DT@AOL.COM

Applicant's Address: 3224 Swan Falls Rd.
Kuna, Idaho Zip: 83634

Owner: _____ Phone: _____

Owner's Address: Same as above Email: _____

Zip: _____

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

Address: _____ Email: _____

Zip: _____

Address of Property: 280 N. Linder Rd.
Kuna Idaho 83634 Zip: 83634

Distance from Major Cross Street: 50ft. Street Name(s): Linder rd of Main St.

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.)

TO BUILD A NEW BUILDING TO RENT IT TO FARM BUREAU.

1. Dimension of Property: 13,449.4 S.F. / .309 ACRES
2. Current Land Use(s): empty lot. Building has been demolished.
3. What are the land uses of the adjoining properties?
- North: DAY CARE
- South: RESIDENTIAL HOME WITH COMMERCIAL ZONING
- East: RESIDENTIAL HOME
- West: ROUND A BOAT & PARK
4. Is the project intended to be phased, if so what is the phasing time period? NO
- Please explain: _____

5. The number and use(s) of all structures: 1 - OFFICE, 1 - TRASH ENCLOSURE

6. Building heights: 18'-0" 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? 16%
8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL **COLOR**

Roof: ASPHALT SHINGLE / MAXI DEF MOIRE BLACK

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

- % of Wood application: _____ / _____
- % EIFS: _____ / _____
(Exterior Insulation Finish System)
- % Masonry: 5% / IRONSIDE - TUNDRA BRICK
- % Face Block: _____ / _____
- % Stucco: _____ / _____
- & other material(s): _____ / (NIGHT GREY) (PEARL GRAY)
- List all other materials: CEMENT BOARD SIDING 5% BOARD N' BATT 90% LAP
- Windows/Doors: VINYL WINDOWS (214.5 SF) / STOREFRONT DOOR (23 SF) INSUL. METAL (53.9 SF)
(Type of window frames & styles / doors & styles, material)
- Soffits and fascia material: HARDI TRIM/FASCIA / IRON GRAY
- Trim, etc.: " " / " "

- Other: _____ / _____
9. Please identify Mechanical Units: A/C UNIT - BEHIND BUILDING
 Type/Height: _____
 Proposed Screening Method: _____
10. Please identify trash enclosure: (size, location, screening & construction materials) TRX DECKING
3'7" TALL X 4'0" WIDE X 7'6" LONG
11. Are there any irrigation ditches/canals on or adjacent to the property? YES
 If yes, what is the name of the irrigation or drainage provider? Boise-Kuna Irrigation
12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)
EAST property 6 ft wood existing & will keep. South property take out picket fence
 Type: replace w/ 6 ft. vinyl fence.
 Size: _____
 Location: _____
 (Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)
13. Proposed method of On-site Drainage Retention/Detention:
Retain STORM WATER ON SITE WITH a seepage bed.
14. Percentage of Site Devoted to Building Coverage: 2,146.5 s.f. / 16%.
- | | | | |
|---------------------------------------------------------------------------|-------------------|-----------------|---------------------------------|
| % of Site Devoted to Landscaping:
(Including landscaped rights-of-way) | <u>5,571.5 sf</u> | Square Footage: | <u>41% (8% OUTSIDE OF P.L.)</u> |
| % of Site that is Hard Surface:
(Paving, driveways, walkways, etc.) | <u>6,860 sf</u> | Square Footage: | <u>51%</u> |
| % of Site Devoted to other uses: | _____ | | |
- Describe: _____
- % 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:

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):
ASH - 6" CALIPER - SW CORNER
17. Dock Loading Facilities:
 Number of docking facilities and their location: NONE N/A
 Method of screening: _____
18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) Bike Rack
19. Setbacks of the proposed building from property lines: 10'

Front 20' -feet Rear 10' -feet E. Side 10' -feet W. Side 20' -feet

20. Parking requirements:

Total Number of Parking Spaces: 13 (9x18) 1 H.C. (10x20) Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17': _____

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

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

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

Signature of Applicant  Date 1-7-2019

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

January 7, 2019

To the City of Kuna,

We are proposing to build a building that will be leased to Farm Bureau. The address is 280 Linder road. This is a corner lot by the roundabout where the flower shop use to be. The building is 2,146.5 sq. ft. in size. The front of building, front door and windows are facing the roundabout. There will be 13 parking spaces to the front of the building. There will be access to the building off Linder rd. and 3rd. street. The landscaping surrounds the edges of the parking lot and building. In front of the building will be some landscape. Enclosed are the detailed plans. We are prepared to move forward as soon as possible. Thank you for your time in reviewing this application.

Sincerely,

Layne and Lori Thornton

208.631.6998
208.631.5750



1872 South Eagle Road
Meridian, ID 83642

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

File No. 622615 AP/SK

WARRANTY DEED

For Value Received John R. Jantz and Myrna L. Jantz, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

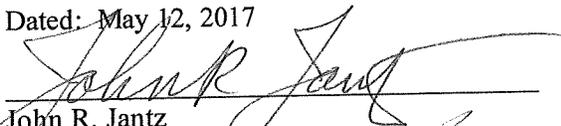
Layne Thornton and Lori Thornton, husband and wife hereinafter referred to as Grantee, whose current address is 3224 Swall Falls Road Kuna, ID 83634

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 12, 2017

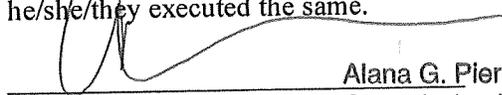


John R. Jantz


Myrna L. Jantz

State of Idaho, County of Ada

On this 15th day of May in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared John R. Jantz and Myrna L Jantz known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Alana G. Pierce
Residing at: _____ Commission Expires 9-19-2021
Commission Expires: _____ Residing Nampa, Idaho

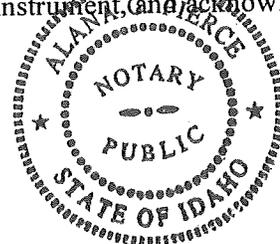


EXHIBIT A

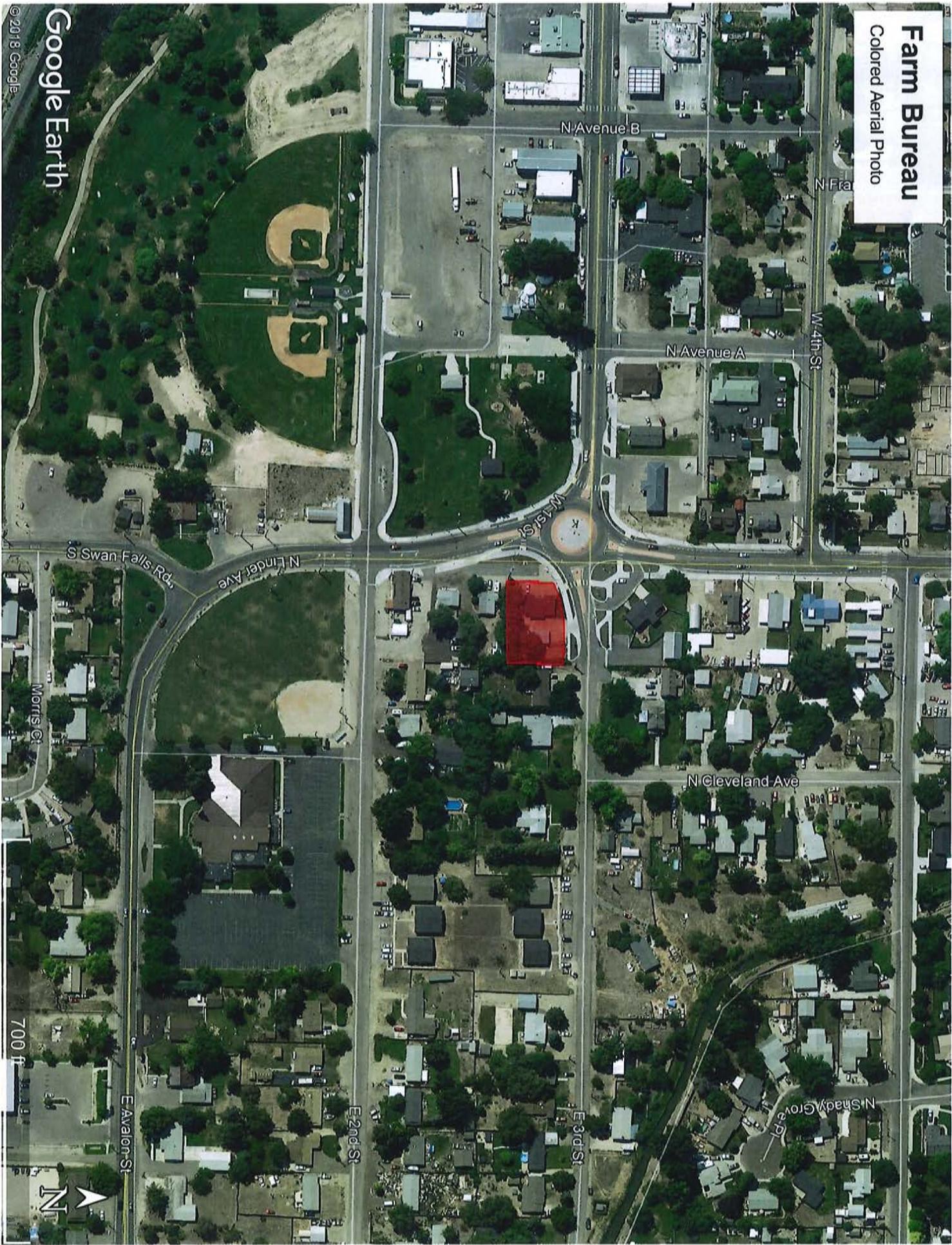
Lots 21, 22, 23 and 24, Block 4, Avalon Addition to Kuna, according to the plat thereof, filed in Book 5 of Plats at page(s) 239, records of Ada County, Idaho.

EXCEPTING THEREFROM that part deeded to Ada County Highway District, by Warranty Deed recorded May 28, 2015 as Instrument No. 2015-045944, more particularly described as follows:

A parcel located in the Southwest Quarter of the Southwest Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, and being a part of Lot 24 of Block 4 of Avalon Addition as shown in Book 5 of Plats at Page 239 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Southwesterly corner of said Southwest Quarter of the Southwest Quarter from which a brass cap monument marking the Northwesterly corner of said Southwest Quarter of the Southwest Quarter bears North $1^{\circ}13'54''$ East, a distance of 1328.63 feet;
Thence North $1^{\circ}13'54''$ East along the Westerly boundary of said Southwest Quarter of the Southwest Quarter, a distance of 739.95 feet to a point;
Thence leaving said Westerly boundary South $88^{\circ}42'01''$ East, a distance of 40.00 feet to the Northwesterly corner of said Lot 24 and the Point of Beginning;
Thence continuing South $88^{\circ}42'01''$ East, along the Northerly boundary of said Lot 24, a distance of 71.97 feet to a point;
Thence leaving said Northerly boundary, a distance of 48.81 feet along the arc of a 531.00 foot radius non-tangent curve left, said curve having a radius point bearing South $10^{\circ}28'00''$ East, a central angle of $5^{\circ}16'00''$ and a long chord bearing South $76^{\circ}54'00''$ West, a distance of 48.79 feet to a point;
Thence a distance of 27.44 feet along the arc of a 93.00 foot radius curve left, said curve having a central angle of $16^{\circ}54'15''$ and a long chord bearing South $65^{\circ}48'53''$ West, a distance of 27.34 feet to a point on the Westerly boundary of said Lot 24;
Thence North $1^{\circ}13'54''$ East along said Westerly boundary, a distance of 23.90 feet to the Point of Beginning.

Farm Bureau
Colored Aerial Photo



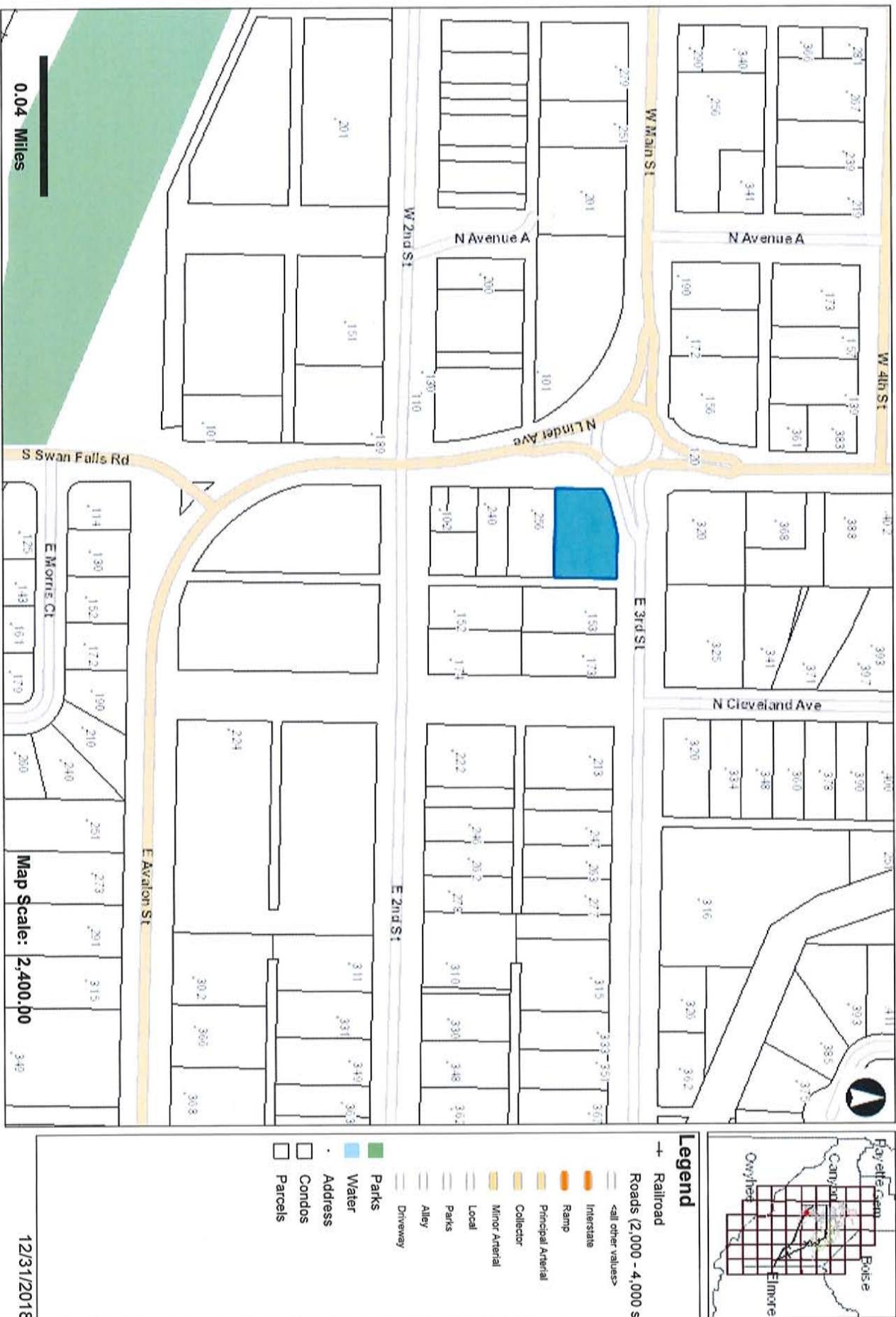
Google Earth
© 2018 Google



700 ft

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.



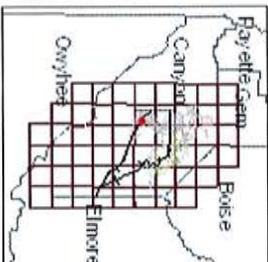
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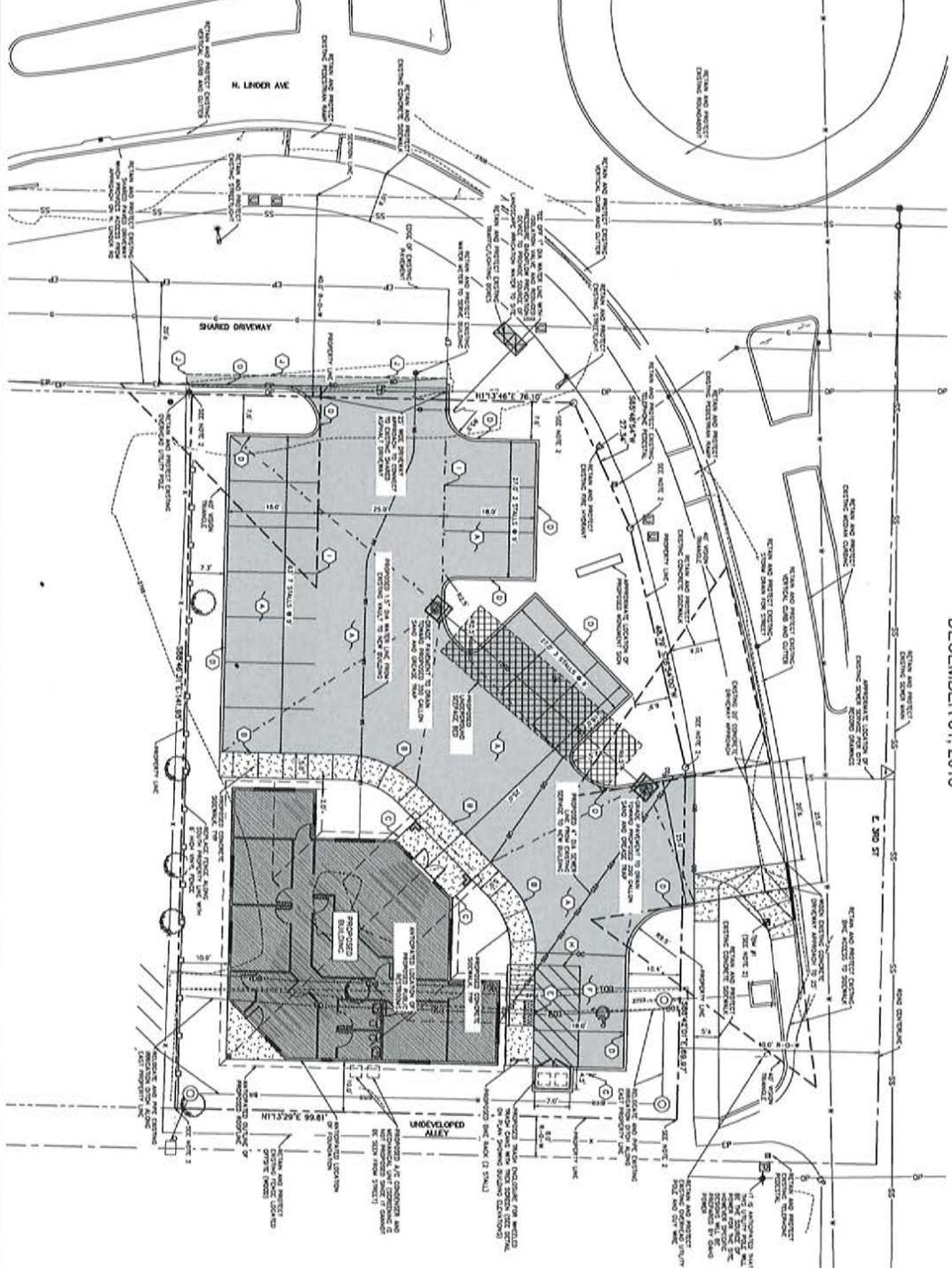
Map Scale: 2,400.00

12/31/2018

Legend

- ⊕ Railroad
- Roads (2,000 - 4,000 s
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Water
- Address
- Condos
- Parcels





CIVIL SITE PLAN DRAWING FOR
KUNA FARM BUREAU
 LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4
 OF SECTION 24, T.2N., R.1W., BOISE MERIDIAN
 CITY OF KUNA, ADA COUNTY, IDAHO
 DECEMBER 31, 2018



- NOTES**
- SEE SITE PLAN FOR MATERIALS, NOTES AND LEGEND.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA, ADA COUNTY, IDAHO, AND THE STATE OF IDAHO.
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- LEGEND**
- ADJUSTMENTS
 - HATCHES
 - MATERIALS
 - FINISHES
 - UTILITIES
 - LANDSCAPE
 - PAVEMENT
 - CONCRETE
 - ASPHALT
 - GRASS
 - TREES
 - SHRUBS
 - FENCES
 - SIGNAGE
 - LIGHTING
 - WATER
 - SEWER
 - GAS
 - ELECTRIC
 - TELEPHONE
 - CABLE
 - OPTICAL FIBER
 - RAILROAD
 - HIGHWAY
 - AIRPORT
 - CANAL
 - DRAINAGE
 - EROSION CONTROL
 - RETAINING WALL
 - CURB
 - GUTTER
 - MANHOLE
 - CHECK VALVE
 - FLOW METER
 - PUMP
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PLAN ASSOCIATED INFORMATION

DATE: 12/31/2018
 TIME: 2:33 PM
 USER: LTHORNTON
 PROJECT: KUNA FARM BUREAU
 DRAWING: SP-1

SITE INFORMATION

OWNER: KUNA FARM BUREAU
 ADDRESS: 280 N. LINDER RD
 CITY: KUNA, IDAHO 83634
 COUNTY: ADA COUNTY
 STATE: IDAHO

DESIGNER

LAYNE & LORI THORNTON
 3224 SRAN FALLS RD
 KUNA, IDAHO 83634
 208-631-6998



ASPIEN ENGINEERS
 1619 N. Linder Rd, Suite 110, Kuna, Idaho 83634
 Phone: 208-466-8181, www.AspienEngineers.com

PROJECT	KUNA FARM BUREAU
DRAWING	CIVIL SITE PLAN
SCALE	1" = 10'
DATE	12/31/2018
TIME	2:33 PM
USER	LTHORNTON
PROJECT	18945
DATE	12/31/2018
TIME	2:33 PM
USER	LTHORNTON
PROJECT	18945
DATE	12/31/2018
TIME	2:33 PM
USER	LTHORNTON
PROJECT	18945

KUNA FARM BUREAU
 280 N. Linder Rd
 Kuna, Idaho 83634

LAYNE & LORI THORNTON
 3224 SRAN FALLS RD
 KUNA, IDAHO 83634
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ASPIEN ENGINEERS
 1619 N. Linder Rd, Suite 110, Kuna, Idaho 83634
 Phone: 208-466-8181, www.AspienEngineers.com

REVISIONS	NO.	DATE	DESCRIPTION

NEW BUILDING FOR:
FARM BUREAU
 280 N. LINDER AVE., KUNA, ADA COUNTY, IDAHO 83634

DATE: 02/19/2019

M3 DESIGNS LLC
 ARCHITECTURE AND DESIGN
 714 N. W. 10th St.
 Boise, ID 83725
 TEL: 208.333.1111
 WWW.M3DESIGNS.COM

SHEET NO.: A-2.0
 SHEET TITLE: EXTERIOR MATERIALS
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 19-001



NW SCALE
 PERSPECTIVE
 NONE

Handi-Plex® Vertical Siding
SELECT CEDARMILL
 Handi-Plex® Boards
RUSTIC GRAIN BATTEN BOARDS



LAP SIDING & ADJ. CORNER TRIM
 PEARL GRAY

ASPHALT SHINGLE
 MAX DEF. MOORE BLACK



COLUMN BASES
 IRONSTONE



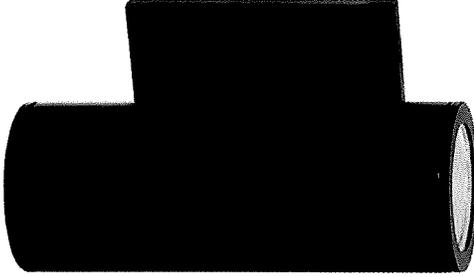
FASCIA
 IRON GRAY

BOARD & BATTENS, ACCENT TRIM
 NIGHT GRAY



Customer Service: 1-800-653-6556 or cs@destinationlighting.com
 M-F: 7am-5pm & Sunday: 11am-4pm (PST)

Minka Lighting Skyline Dorian Bronze LED Outdoor Wall Light



Product Number: P1362957 or 480816	EnergyStar Compliant: No
Manufacturer: Minka Lavery	Shade Material: Metal
Model Number: 72501-615B-L	Material: Metal
Collection: Skyline	Shipping: UPS Regular
Manufacturer Finish: Dorian Bronze	Certification Agencies: ETL
Manufacturer Shade Color: Dorian Bronze	Backplate Dimension: 5 x 5
Total Wattage: 11 w.	Wet Location: Yes
Voltage Type: Line Voltage	Damp Location: Yes
Voltage Input: 120 v.	Harsh Environ/Coastal: No
Average Rated Life1: 30,000 hrs	Weight: 1.7 lbs
Dimmable: With LED / CFL	Kelvin Temperature: 2700
Height: 7.75 in.	Lumens: 320
Width: 5 in.	Color Rendering Index: 81
Depth: 4 in.	Made In America: No
Wattage: 11	Dusk To Dawn: No
Bulb Type: LED	Motion Sensor: No
Base Type: Integrated LED	Title 24: No
Number Of Bulbs: 1	
Bulb Included: Yes	
Dark Sky: Yes	

4.8 ★★★★★
 Google
 Customer Reviews

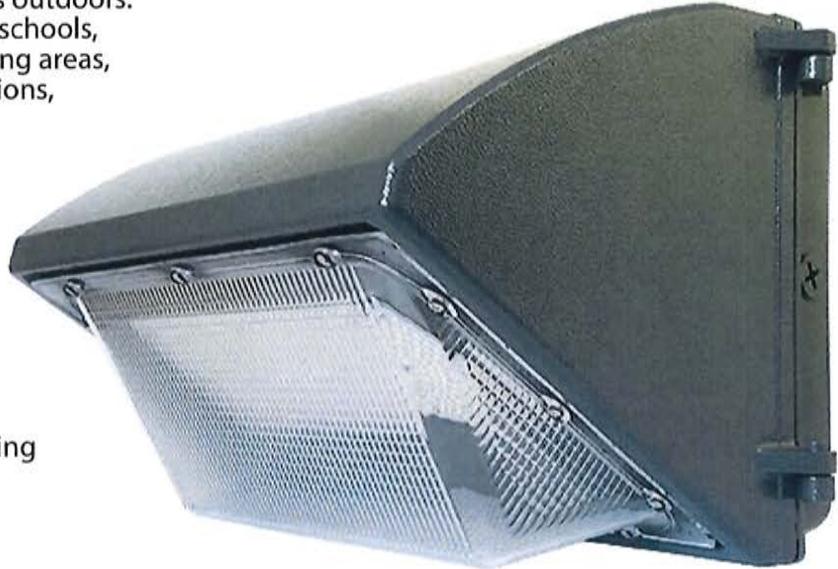
LED Wall Pack Lights

Applications

Ensures safe, brightly lit walkways, entrances and other general and security illumination. Ideal for commercial, wall-mount applications outdoors, including office buildings, hospitals, schools, malls, restaurants, warehouses, parking areas, underpasses, loading docks, gas stations, recreation areas and more.

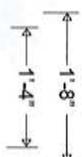
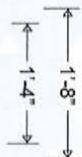
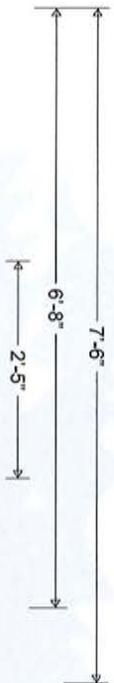
Features

- 5000K cold white light
- Sealed, corrosion-resistant, die-cast aluminum enclosure
- Polycarbonate optical lens
- IP65 waterproof enclosure rating
- Glare free, uniform lighting
- Instant on - no flickering or humming
- Easy installation and operation
- 5-year warranty
- DLC Premium/UL listed

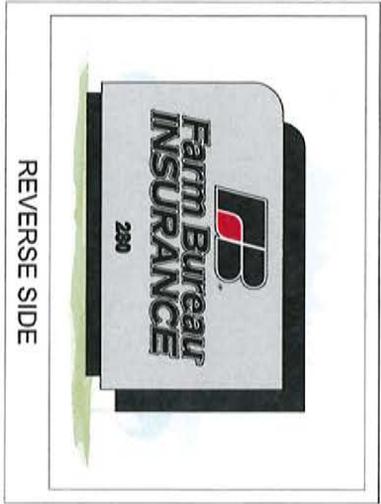


Specifications

	120W	80W	55W
Light Output	15,600 lumens	10,400 lumens	7,150 lumens
Power Consumption	120W	80W	55W
Replaces	400W Metal Halide	325W Metal Halide	250W Metal Halide
Average Lamp Life	50,000 hours	50,000 hours	50,000 hours
Color	Cool White: 5000K	Cool White: 5000K	Cool White: 5000K
CRI	>80	>80	>80
Cover	Clear	Clear	Clear
Working Environment	Outdoor	Outdoor	Outdoor
Enclosure Rating	IP65 (Protected against dust and low-pressure jets of water)		
Number of LEDs	420	270	210
Housing Material	Aluminum Alloy & PC Cover	Aluminum Alloy & PC Cover	Aluminum Alloy & PC Cover
Housing Color	Dark Grey	Dark Grey	Dark Grey
Dimensions	14.2" x 9.3" x 7.6"	14.2" x 9.3" x 7.6"	14.2" x 9.3" x 7.6"
Certification	DLC, UL	DLC, UL	DLC, UL
Warranty	5 Years	5 Years	5 Years



(1) D/F ILLUMINATED MONUMENT SIGN



*** Building Colors To Be Determined**

- MAIN CABINET
 - ALUMINUM CONSTRUCTION
 - PAINTED GRAY TO MATCH BUILDING FASCIA (TBD)
 - ALUMINUM FACES WITH LOGO AND ADDRESS ROUTED OUT
 - PAINTED GRAY TO MATCH BUILDING FASCIA
 - BACKED WITH WHITE ACRYLIC
 - TRANSLUCENT VINYL APPLIED
 - BLACK (#22)
 - RED (#33)
 - (LEAVE 1/2" GLOW LINE FROM ROUTED EDGES)
 - WHITE LED ILLUMINATION
- ACCENT
 - ALUMINUM CONSTRUCTION
 - PAINTED DARK GRAY TO MATCH BUILDING TRIM (TBD)
- BASE COVER
 - ALUMINUM CONSTRUCTION
 - PAINTED DARK GRAY TO MATCH BUILDING TRIM (TBD)
- STEEL POLE AND CONCRETE FOOTING

Approved By: _____
Date: _____

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT
Farm Bureau Insurance

ADDRESS
280 LEWIS BLVD
MENDOTA, WI 53124

DATE
11/14/2018

SCALE
3/4" = 1'

ACCOINTS REQUIRED
TB

STATION
AS

DESIGNER
JANIS BERNARDINI - JTB

PROJECT #
24143

PROJECT
SIGNAGE

PAGE 1 OF 1
LITTLE SIGNS © 2018
ALL RIGHTS RESERVED

Twin Falls Office
P.O. BOX 305
1325 KONGSLEY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
for 208.736.8653

Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
for 208.388.3966

www.jtbdesigns.com
sales @ jtbdesigns.com

MSA

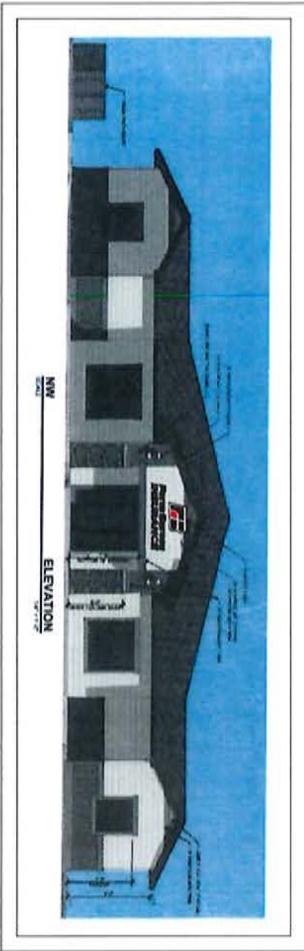
37 1/2"



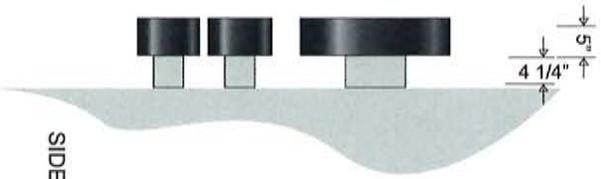
42"
8 1/2" 8 1/2" 20 1/4"

**Farm Bureau
INSURANCE**

80 3/4"



*** BUILDING COLORS TO BE DETERMINED DIMENSIONS TO BE DETERMINED**



SIDE VIEW

- (1) S/F ILLUMINATED WALL SIGN
- 5' PRE PAINTED BLACK ALUMINUM RETURNS
- 1" BLACK TRIM CAP
- WHITE ACRYLIC FACE
- BLACK (#22) AND RED (#33) TRANSLUCENT VINYL APPLIED (LEAVE 1 1/2" GLOW LINE FROM CABINET EDGE)
- WHITE L.E.D ILLUMINATION
- MOUNTED TO RACEWAY; PAINTED TO MATCH BUILDING FASCIA (TBD)
- (1) ILLUMINATED CHANNEL LETTER SET
- 5' PRE PAINTED BLACK ALUMINUM RETURNS
- 1" BLACK TRIM CAP
- WHITE ACRYLIC FACES WITH BLACK (#22) TRANSLUCENT VINYL APPLIED (LEAVE 1/2" GLOW LINE FROM LETTER EDGES)
- WHITE L.E.D ILLUMINATION
- MOUNTED TO 2 RACEWAYS; PAINTED TO MATCH BUILDING FASCIA (TBD)

Approved By: _____
Date: _____

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<p>CLIENT Farm Bureau Insurance</p> <p>ADDRESS 1725 UNIVERSITY RD. MENDOTA, ILLINOIS 61840</p> <p>DATE 11/14/2018</p> <p>SCALE 3/4" = 1'</p> <p>DESIGNER YI SIGNS</p> <p>PROJECT # 20184</p> <p>PROJECT FARM BUREAU/INSURANCE</p>	<p>PROJECT # 20184</p> <p>PROJECT FARM BUREAU/INSURANCE</p>	<p>DATE 11/14/2018</p> <p>SCALE 3/4" = 1'</p> <p>DESIGNER YI SIGNS</p> <p>PROJECT # 20184</p> <p>PROJECT FARM BUREAU/INSURANCE</p>	<p>CLIENT Farm Bureau Insurance</p> <p>ADDRESS 1725 UNIVERSITY RD. MENDOTA, ILLINOIS 61840</p> <p>DATE 11/14/2018</p> <p>SCALE 3/4" = 1'</p> <p>DESIGNER YI SIGNS</p> <p>PROJECT # 20184</p> <p>PROJECT FARM BUREAU/INSURANCE</p>
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