



## KUNA PLANNING AND ZONING COMMISSION Agenda for August 13, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4<sup>th</sup> St. ▪ Kuna, Idaho

### 1. CALL TO ORDER AND ROLL CALL

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

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

- a. Meeting Minutes for July 23, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-21-DR (Design Review) – Panda Express
- c. **Findings of Fact and Conclusions of Law** for 19-15-DR (Design Review) - Downtown Tabby
- d. **Findings of Fact and Conclusions of Law** for 19-03-SUP (Special Use Permit) – Johns In-Home Salon

### 3. NEW BUSINESS:

- a. **16-13-DR (Design Review) Mod** – Winfield Springs Design Review Modification; On behalf of Sterling Ranch HOA, Coleman Homes requests approval of a design review modification to the landscape buffer. The site is located near the northwest corner of Meridian Road and Deer Flat Road. Kuna, Idaho 83634. (APN # S1313428000) **ACTION ITEM**

### 4. PUBLIC HEARING:

- a. **19-03-S (Preliminary Plat) & 19-14-DR (Design Review)** – Robinhood Subdivision; On behalf of Falcon Crest, LLC and M3 Companies, Scott Wonders with JUB Engineers requests preliminary plat approval to subdivide approximately 36.72 acres into 137 total lots with a gross density of 3.44 dwelling units per acre and a proposed net density of approximately 5.83 dwelling units per acre. The application also includes a Design Review application for the common lots. The subject site is located at 11102 S. Cloverdale Road, Kuna, ID, 83634 in Section 22, T 2 N, R 1 E (APN #'s S1422212410, S142212000 S1422233700). **ACTION ITEM**  
- **Staff requests this item be tabled to a future date; ACHD staff report was not received.**

### 5. COMMISSION REPORTS

- a. None

### 6. ADJOURNMENT

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, July 23, 2019**

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

**6:00 pm – COMMISSION MEETING**

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

**Call to Order and Roll Call**

**1. CONSENT AGENDA**

Meeting Minutes for July 9, 2019.

**Findings of Fact and Conclusions of Law** For 19-06-SN (Sign) & 19-16-DR (Design Review) – Anchor Baptist Church Monument Sign

**Findings of Fact and Conclusions of Law** For 19-05-AN (Annexation) – Hansen Annexation

**Findings of Fact and Conclusions of Law** For 19-10-DR (Design Review) – Memory Ranch Pool House and Pool

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

**2. NEW BUSINESS**

**19-21-DR (Design Review)** - On behalf of Panda Express, Inc., CRM Architects & Planners requests approval of a design review for a new 2,381 (approximate) square-foot *Panda Express* restaurant, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, lot 5 block 1, at 1311 North Jacksonmill Avenue, Kuna, Idaho 83634.

**Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4<sup>th</sup> ST.

On behalf of Panda Express, Inc., CRM Architects & Planners requests approval of a design review for a new 2,381 (approximate) square-foot *Panda Express* restaurant, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, lot 5 block 1, at 1311 North Jacksonmill Avenue, Kuna, Idaho 83634. The proposed trash enclosure was updated following packet submittal, and now complies with Kuna City Code, and was approved by J&M Sanitation. Therefore, staff would like to remove Condition #8 of the staff report. Staff has determined that this application complies with Title 5 and 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-21-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **Sabrina Durchee:** Chairman and members of the board, Sabrina Durchee, I am here on behalf of the applicant, I am with KM Engineering, 9233 W State Street, Boise, ID 83714. I want to make a few highlights for you. The applicant meets the C-1 zoning standard for neighborhood commercial and exceeds the required landscape and parking requirements. The applicant also wanted to note that they are currently working on the paperwork for the required cross-access agreement. That will be recorded prior to issuance of building permit. With that, we have reviewed the staff report and agree with the findings and conditions. We respectfully request approval this evening for our application. **C/Young:** This brings up Commission discussion. Landscape-wise, I don't

# CITY OF KUNA PLANNING & ZONING COMMISSION

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## MEETING MINUTES Tuesday, July 23, 2019

have any issues with the landscaping. It looks complete and complies with Code. **C/Hennis:** I think there's plenty of parking and a nice layout. I like the building.

*Commissioner Hennis motions to approve Case No. 19-21-DR with the conditions as outlined in the staff report; With the suggestion from staff to remove Condition No. 8 of the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.*

**19-15-DR (Design Review) Modification** – Downtown Tabby; On behalf of Downtown Tabby, Inc, Stephen Miller requests design review approval for proposed additions and modifications to the *Downtown Tabby* commercial building. The subject site is located at 239 W. 4<sup>th</sup> St., Kuna, ID 83634 (APN# R5070000375).

**Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4<sup>th</sup> St. The applicant is seeking Design Review approval for additions and modifications to the commercial building. The applicant proposes to add a porch cover, replace existing fencing and modify the building color swatches for the *Downtown Tabby* commercial building at 239 W. 4<sup>th</sup> St. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-15-DR to the Planning and Zoning Commission. I will now stand for any questions you may have.

**C/Young:** Are there any issues with the parking and expanding out front in terms of the number of stalls? I wasn't quite sure based on the plan that was there. **Sam Weiger:** Chairman Young, I did review the parking and also spoke with Paul Stevens, the City Engineer regarding the feasibility of the parking, and he as well as myself, found that the parking was satisfactory. **Sharon Halpern:** Sharon Halpern, 239 W 4<sup>th</sup> Street. We respectfully ask that you approve our request. **C/Hennis:** It's a nice improvement there to dress up the front. The issue with it is, as long as parking is good, it works for me. **C/Young:** It will be a nice addition to what's there.

*Commissioner Hennis motions to approve Case No. 19-15-DR Modification with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.*

### 3. PUBLIC HEARING

**19-03-SUP (Special Use Permit)** – Johns In-Home Salon; The applicants, Will and Ali Johns, seek approval for a Special Use Permit in order to operate an in-home salon at 1143 East Yankee Basin Road, Kuna, ID 83634 (APN: R3280931190).

**Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I, City of Kuna 751 W 4<sup>th</sup> ST. The applicants, Will and Ali Johns, seek approval for a Special Use Permit in order to operate an in-home salon at 1143 East Yankee Basin Road, Kuna, ID 83634. The City Attorney, Mr. Bill Gigray, provided comments in regards to Exhibit C3, the letter received from the Greyhawk HOA. Mr. Gigray explained in Exhibit C4 that the in-home salon is in conformance with KCC 5-6-3 as well as Idaho Code 67-6512, Additionally, he establishes that the Covenants Conditions and Restrictions of the Greyhawk subdivision are not enforceable by the City of Kuna, therefore the responsibility of any issue that arises after the acceptance, conditional acceptance or denial of the special use permit will be a civil matter between the Greyhawk Homeowner's Association and the applicant. The City Engineer submitted his comments this afternoon, which you should have on your desks as a late exhibit, B-1. Property owners within 400 feet of the property were notified, a notice was printed in the Kuna Melba News and the subject property was posted with a sign. Staff has determined that this application generally complies with Kuna City Code, the goals and objectives of the Kuna Comprehensive plan and Idaho State Code. I will stand for any questions. **C/Young:** Going back to the attorney's memo, he also mentioned that we should verify if there were any conditions from when the Greyhawk Subdivision was platted or approved that said to include the Covenants, Conditions, and Restrictions. This isn't very typical, but Mr. Gigray suggested verifying that. **Sam Weiger:** Chairman Young, that was reviewed and verified by staff. There was nothing that would be an issue here. **Will Johns:** Will Johns, 1143 East Yankee Basin Drive,

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, July 23, 2019

Kuna, Idaho. From the beginning, this process was to be in compliance with Idaho State Board of Cosmetology. That states that you cannot do any in-home services without being a licensed establishment. For the purpose of this, my wife who does friends' hair or families' hair, just close people close to us, was not technically in compliance with the Idaho State Board of Cosmetology. The whole purpose of this was to create a licensed establishment so we can be within the bounds of that so that my wife's license doesn't become revoked. This is not some big operation, this is not open to public, there is no advertising, there are no signs, no public walk-ins, none of that, strictly people who are family and friends. We have done all that the City has asked, we've sent a letter to everyone within 400 feet of us. We had no opposition in the neighborhood meeting, and nobody opposed that, including both of our neighbors to the left and to right who have lived next to us for a year. We ask that you approve our request this evening. I'll stand for questions. **C/Damron:** What do you expect future the clientele to be from what you have right now? **Will Johns:** We don't expect it to grow. My wife over the last few years, she's been doing this for about four to five years, and she's maybe seen four to five people, maybe at a maximum seven per week total. We've never had more than one person at our house at a time. At a maximum basis, we'll get 10 per week. We're not looking to grow this. My wife has three boys at home so she's a full-time mom. This isn't something where we're performing 40-80 hours a week or an extreme amount of time. **C/Hennis:** In the packet, it seems like you're adding a door. The photos appear that the door is already existing. Has the door already been put in? **Will Johns:** In this case, in the beginning, not knowing the process of this, I pulled a building permit for this door before I knew about the special use permit. We've now gone back and got that. **C/Hennis:** It does have a light for access lighting, correct? **Will Johns:** Yes. **C/Damron:** With this permit, and looking at the City Engineer's report, will we have to do a study to see how much water there is? **Sam Weiger:** Commissioner, since that came in this afternoon, I can go back and do further review on that. There was no indication from him that a study was needed, but I go back and look at that if needed. **C/Hennis:** It does state in here that based on the applicant's testimony that it may be negligible. **C/Damron:** They'd be the one to look at it. **C/Young:** I'll open the public testimony at 6:18. **Rebecca Hurley:** Rebecca Hurley, 2657 N. Greenville, Kuna, ID 83634. I am appearing today in support of Mr. and Mrs. Johns' permit application for a home-based hair salon. As a neighbor of the Johns', I have been impressed by their fortitude and demeanor during this permit process. I believe Mr. and Mrs. Johns have adequately demonstrated to their neighbors that their business plan permits them to do a hair salon. It would not bring any more traffic or cause a threat to this community. We emphatically support approval of this home-based business and respectfully request that you approve the application. **Keven Thompson:** Keven Thompson, 1167 East Yankee Basin, Kuna, ID 83634. I live east of the Johns and I'm in favor of it. I don't see any increased traffic for this, and it's truly just an in-home hobby more or less. It's not really a business. It's just for family and close friends. I don't see any issue with that. **C/Young:** I'll close the public testimony at 6:22, which leads to Commission discussion. **C/Damron:** It is in compliance, and the neighbors like it and don't mind it. **C/Young:** I know that in the past, we've approved these without any issues that I know of. They all seem to maintain low traffic volume and do what their intent is. **C/Hennis:** I am looking over the Greyhawk response, and I don't necessarily see how they can cover not having anybody, that is not an owner, be on the property. **C/Young:** Again, the CC&R's are not in our per view. **C/Hennis:** Everything else is in compliance, I don't see why it would be an issue. **C/Damron:** Sam cleared it up, so our City decision wouldn't be in conflict with the CC&Rs.

*Commissioner Hennis motions to recommend approval of Case No. 19-03-SUP with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.*

#### 4. COMMISSION REPORTS

**Wendy Howell:** We have a new planner, Doug Hanson. I'll let him introduce himself. **Doug Hanson:** I'm Doug Hanson, I'm from southern California, went to Montana State and lived in Bozeman for five years. Then I moved to Boise, got my MPA and just started here on July 8.

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, July 23, 2019**

**5. ADJOURNMENT**

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

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

**Planning and Zoning Commission**  
**Findings of Fact and Conclusions of Law**

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:** 19-21-DR (Design Review)  
**Panda Express**

**Location:** 1311 North Jacksonmill Avenue  
Kuna, ID 83634

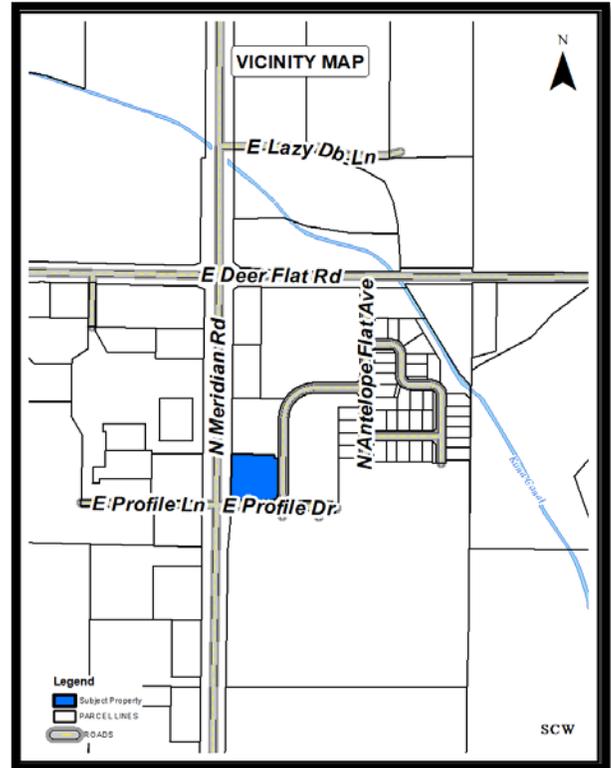
**Planner:** Sam Weiger, Planner I

**Meeting Date:** July 23, 2019  
**Findings:** August 13, 2019

**Owner:** SDN, LLC  
P.O. Box 1939  
Eagle, ID 83616

**Applicant:** Panda Express, Inc.  
1683 Walnut Grove Avenue  
Rosemead, CA 91770  
916.205.7566  
[Michael.cadell@pandaRG.com](mailto:Michael.cadell@pandaRG.com)

**Representative:** CRM Architects & Planners  
5800 Stanford Ranch Road, Ste 720  
Rocklin, CA 95765  
559.903.0336  
[lupeS@CRMArchitects.com](mailto:lupeS@CRMArchitects.com)



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**A. Course of Proceedings:**

1. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review), all new commercial buildings with landscaping, a parking lot 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   | June 28, 2019 |
| ii. Agency Notifications | June 28, 2019 |
| iii. Agenda              | July 23, 2019 |

**B. Applicant’s Request:**

On behalf of Panda Express, Inc., CRM Architects & Planners requests approval of a design review for a new 2,381 (approximate) square-foot *Panda Express* restaurant, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 5 Block 1, at 1311 North Jacksonmill Avenue, Kuna, Idaho 83634.

**C. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial.

2. **Surrounding Land Uses:**

<b>North</b>	C-1	Commercial – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	C-1	Commercial – Kuna City

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

- 1.162 (approximate) acres
- C-1 (Commercial)
- Parcel No. R0539760100

4. **Services:**

- Sanitary Sewer – City of Kuna
- Potable Water – City of Kuna
- 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 site consists of a vacant lot with low vegetation.

6. **Transportation / Connectivity:**

The applicant proposes one driveway access from Parcel No. R0539760080 (the parcel north of the subject site).

7. **Environmental Issues:**

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

**D. Staff Analysis:**

The driveway access to the north of the subject site is not on the *Panda Express*’ lot. A recorded cross-access agreement is required, which provides uninterrupted vehicle access to the lot. Additionally, staff would like to note that the trash enclosure is on the subject property, so no formal agreement will be required for the trash enclosure.

The applicant has been in communication with J&M Sanitation regarding the trash enclosure. The applicant will be required to build the solid waste enclosure to comply with Kuna City Code 5-5-6.

The submitted elevations indicate that the building will have four wall signs (one wall sign on each building elevation). The wall signs will require a Sign Permit. Additionally, the letter of intent indicates that the building will include a drive-thru service lane. If the applicant desires to install a drive-thru/drive-up service menu board sign, a separate design review application will be required for the menu board. The wall signs are in conformance with Kuna City Code 5-10-4.

The applicant is subject to design review inspections and fees, for compliance verification of the building façade, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 and 6 of KCC; Idaho Code; the Kuna Architecture guidelines and the Comprehensive Plan; Staff forwards a recommendation of approval for Case No. 19-21-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in section “F” of this report.

**E. Applicable Standards:**

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

**F. Decision and Order by the Planning and Zoning Commission:**

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* Case No. 19-21-DR, a design review request to construct a new 2,381 square-foot Panda Express restaurant, including landscaping, lighting and a parking lot, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve 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. The applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer’s office prior to commencement of construction. Storm Water shall be managed on site.
  - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Public Works Department 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. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
5. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with a license agreement from the public and/or private entities owning the property.
6. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
7. The applicant shall provide a recorded cross-access agreement (which provides uninterrupted vehicle access to the lot) to the City.

8. The proposed driveway shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4, Improvement Standards.
9. The developer/owner/applicant 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. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
11. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED:** This 13<sup>th</sup> day of August, 2019.



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

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Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Based upon the record contained in Case Nos. 19-21-DR including the Comprehensive Plan, Kuna City Code, and Staff's Report, including the exhibits, Kuna Planning and Zoning Commission hereby *approves* Case No. 19-21-DR, a request from Panda Express, Inc. to construct a new 2,381 square-foot *Panda Express* restaurant, with landscaping, lighting and a parking lot, within Ashton Estates Subdivision No. 1, Lot 5 Block 1.

*If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. Based on the evidence contained in Case No. 19-21-DR, this proposal *does* generally comply with the City Code.

**Staff 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, objectives and considerations listed in Kuna City Code Title 5 and 6.*

2. Based on the evidence contained in Case No. 19-21-DR, this proposal *does* comply with the Comprehensive Plan Map.

**Staff Finding:** *The proposed zoning designation is C-1 (Neighborhood Commercial). The Comp Plan Map designates this property as Commercial. Staff finds that the proposal does comply with the Comp Plan Map.*

3. The proposed project *does* generally conform to the design review requirements for commercial districts.

**Staff Finding:** *Over seventy percent of the building façade is facing the plaza. Additionally, the building entry features an overhang, display windows an outdoor patio and a bike rack. The proposed project does conform to Kuna City Code 5-4-6.*

4. The proposed project *does* provide appropriate, safe vehicle parking and safe access.

**Staff Finding:** *Per the submitted site plan, there are a total of 66 proposed parking spaces with two proposed ADA accessible spaces. All spaces are nine feet in width and at least twenty feet in depth. Additionally, all proposed driveways are at least 22 feet wide. The parking spaces and driveways comply with KCC 5-9-3.*

5. The proposed project *does* generally conform to the Kuna Architecture guidelines.

**Staff Finding:** *Per the submitted elevations, the maximum building height is approximately 23 feet. The building height, proposed building materials and roof conform to the Kuna Architecture guidelines.*

6. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

**Staff Finding:** *Per the submitted landscape plan, the applicant will not alter the previously approved landscape buffer between the building development and North Meridian Road. The applicant proposes a 10-foot landscape buffer along the easternmost property boundary and will not plant trees within the Ada County Highway District (ACHD) 10-foot easement along North Jacksonmill Avenue. Additionally, the applicant proposes a 10-foot landscape buffer along the northernmost property boundary.*

**DATED:** This 13<sup>th</sup> day of August, 2019.

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Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

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Sam Weiger, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

## Planning and Zoning Commission

### Findings of Fact and Conclusions of Law

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

**To:** Planning and Zoning Commission

**Case Numbers:** 19-15-DR (Design Review) -  
**Downtown Tabby**

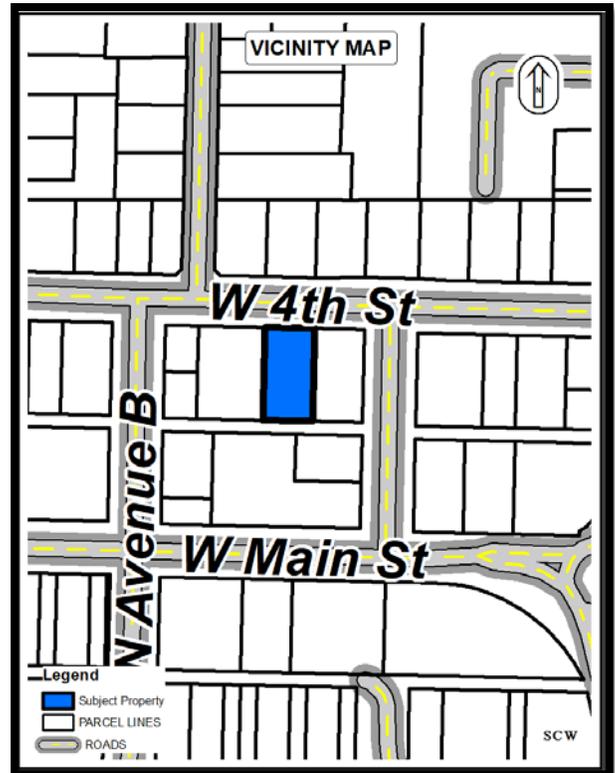
**Site Location:** 239 W. 4<sup>th</sup> St., Kuna, ID 83634

**Planner:** Sam Weiger, Planner I

**Meeting Date:** July 23, 2019  
**Findings:** **August 13, 2019**

**Owner:** Sharon Halpern  
239 W. 4<sup>th</sup> St.  
Meridian, ID 83642  
619.890.3303

**Applicant:** Stephen Miller  
1706 S. Kansas Place  
Nampa, ID 83686  
208.602.2363  
[steveM1952@yahoo.com](mailto:steveM1952@yahoo.com)



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| A. Process and Noticing  | D. Staff Analysis             |
| B. Applicants Request    | E. Applicable Standards       |
| C. General Project Facts | F. Decision by the Commission |

#### A. Process and Noticing:

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. As a public meeting item, this action requires no formal public noticing actions.

#### B. Applicant's Request:

The applicant, Stephen Miller, requests design review approval for proposed additions and modifications to the *Downtown Tabby* commercial building. The subject site is located at 239 W. 4<sup>th</sup> St., Kuna, ID 83634 (APN# R5070000375).

#### C. 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 subject site as Commercial.

2. **Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	CBD	Central Business District – Kuna City
<b>East</b>	CBD	Central Business District – Kuna City
<b>West</b>	CBD	Central Business District – Kuna City

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

<b>Property Owner</b>	<b>Parcel Size</b>	<b>Current Zone:</b>	<b>Parcel Number</b>
Sharon Halpern	0.24 acres	CBD (Central Business District)	R5070000375

4. **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

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

The proposed project site currently features a building used for cat grooming and boarding with a gravel parking lot. The site also features a shed, wood fencing and low vegetation.

6. **Transportation / Connectivity:**

Current access to site exists via West Fourth Street.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

**D. Staff Analysis:**

The applicant proposes to add a porch cover, replace existing fencing and modify the building color swatches for the *Downtown Tabby* commercial building at 239 W. 4<sup>th</sup> St. This site was previously used as a dog grooming facility named *Doggieworks*.

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

**E. Applicable Standards:**

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

**F. Decision by the Commission:**

Based on the facts outlined in staff’s report as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case No. 19-15-DR (Design Review), a request from Stephen Miller for design review approval for proposed additions and modifications to the *Downtown Tabby* commercial building subject to the following conditions:

1. The proposed patio cover shall obtain a building permit from the City of Kuna. All work shall be inspected by Kuna City inspectors.

2. Fencing within and around the site shall obtain a building permit from the City of Kuna and comply with KCC 5-5-5.
3. 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 public hearing processes.
4. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
5. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 13<sup>th</sup> day of August, 2019.



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

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

Based upon the record contained in Case No. 19-15-DR including the Comprehensive Plan, Kuna City Code, and Staff's Memorandums, including the exhibits, Kuna Planning and Zoning Commission hereby *approves* Case No. 19-15-DR, a request from Stephen Miller for proposed additions and modifications to the *Downtown Tabby* commercial building.

*If the Planning and Zoning Commission wishes to change specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. Based on the evidence contained in Case No. 19-15-DR, this proposal does generally comply with City Code.

**Staff 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, objectives and considerations listed in Kuna City Code Title 5.*

2. Based on the evidence contained in Case No. 19-15-DR, this proposal does comply with the Comprehensive Plan Map.

**Staff Finding:** *The zoning district is CBD (Central Business District). The Comp Plan Map designates this property as Commercial.*

3. The proposed project does generally conform to the design review requirements for commercial districts.

**Staff Finding:** *The proposed patio cover complies with Kuna City Code Title 5, Chapter 4, Design Review Overlay District.*

4. The proposed project does provide appropriate, safe vehicle parking and safe access.

**Staff Finding:** *There are two existing parking spaces and sidewalk at the building entry. The City Engineer approved the existing parking spaces.*

5. The proposed project does generally conform to the Kuna Architecture guidelines.

**Staff Finding:** *Per the submitted color swatches, all proposed colors are earthen tones. The proposed fence height of six feet complies with KCC 5-5-5.*

**DATED** this 13<sup>th</sup> day of August, 2019.

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Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

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Sam Weiger, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

## Planning and Zoning Commission

### Findings of Fact and Conclusions of Law

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

**To:** Planning and Zoning Commission

**File Numbers:** 19-03-SUP (Special Use Permit);  
Johns In-Home Salon

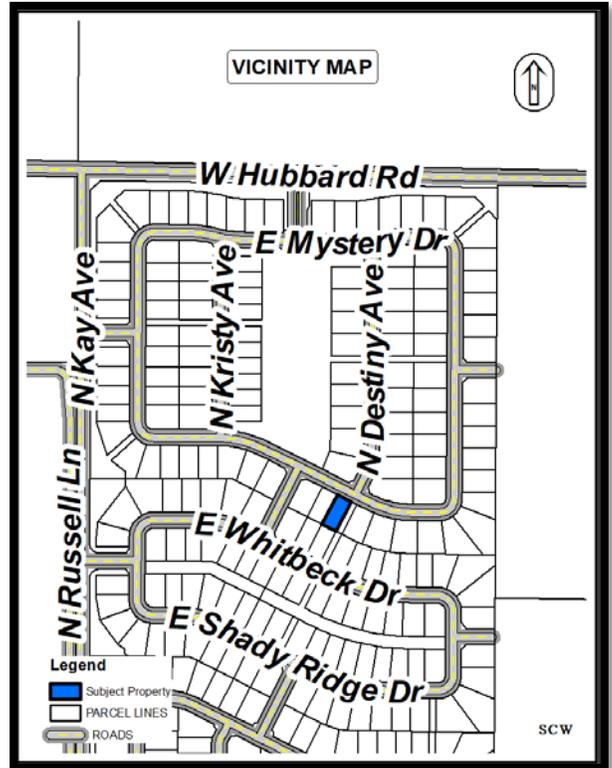
**Location:** 1143 East Yankee Basin Drive  
Kuna, ID 83634

**Planner:** Sam Weiger, Planner I

**Hearing date:** July 23, 2019

**Findings:** August 13, 2019

**Owner/Applicants:** Will and Ali Johns  
1143 East Yankee Basin Drive  
Kuna, ID 83634  
208-515-6018  
[wjohnssccm@gmail.com](mailto:wjohnssccm@gmail.com)



**Table of Contents:**

- A. Course Proceedings
- B. Applicants' Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Comprehensive Plan Analysis
- G. Decision by the Commission

**1) Course of Proceedings:**

1. As described in 5-3-2 and 5-1-6-2, Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to operate an in-home beauty salon.

**a. Notifications**

- |                                     |                               |
|-------------------------------------|-------------------------------|
| i. Neighborhood Meeting             | June 4, 2019 (nine attendees) |
| ii. Agencies                        | June 18, 2019                 |
| iii. 400' Notice to Property Owners | July 3, 2019                  |
| iv. Kuna Melba Newspaper            | July 3, 2019                  |
| v. Site Posted                      | July 15, 2019                 |
| vi. Agenda                          | July 23, 2019                 |

**2) Applicants' Request:**

The applicants, Will and Ali Johns, seek approval for a Special Use Permit in order to operate an in-home salon at 1143 East Yankee Basin Road, Kuna, ID 83634 (APN: R3280931190).

**3) General Project Facts:**

a) **Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

b) **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Parcel Size: Approximately .121 acres
- Zoning: R-6 (Medium Density Residential)
- Parcel Number: R3280931190

c) **Services:**

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

d) **Existing Structures, Vegetation and Natural Features:**

There is currently a single-family home on the subject site. The existing vegetation on site is associated with that of a single-family home.

e) **Transportation / Connectivity:**

Current access to the site exists from East Yankee Basin Road via an existing driveway.

f) **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any additional environmental issues, health or safety conflicts at this time.

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

h) **Agency Responses:**

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

- Central District Health Department - Exhibit B2

**4) Staff Analysis:**

The applicants are proposing to open an in-home beauty salon business within the existing garage of their home (Lot 14 Block 8 of Greyhawk No. 1 Subdivision). According to Exhibit A2b, the applicants plan to section off half of the garage by installing a 21-foot wall across the middle of the garage. The cosmetologist, Ali Johns, will only provide services to one client at any one time. The business will provide haircuts, hair coloring, and hair products. The applicants have indicated that the business will operate between 9:00 am and 8:00 pm on weekdays, and clients will be utilizing driveway parking spaces for parking.

Staff has determined that this application complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; and forwards a recommendation of approval for Case No. 19-03-SUP, subject to the recommended conditions of approval.

**5) Applicable Standards:**

- a) Kuna City Code, Title 5, Zoning Regulations.
- b) City of Kuna Comprehensive Plan.
- c) Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**6) Comprehensive Plan Analysis:**

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

The proposed special use permit application for the site *is* consistent with the following comprehensive plan components:

**2.0 – Property Rights**

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

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

**5.0 – Economic Development**

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

Policy: Promote the expansion of home-based businesses in appropriately zoned areas.

**6.0 – Land Use**

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

Objective 2.2:

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

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

**7) Decision and Order by the Commission:**

Based on the facts outlined in staff’s report as presented and public testimony, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case No. 19-03-SUP, a request for a Special Use Permit by Will and Ali Johns with the following conditions of approval:

1. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction (mechanical, plumbing or electrical modifications to the garage are considered modifications under this condition; and is required).
2. The Kuna Fire District shall approve all fire requirements.
3. The Kuna Building Official shall approve all building plans.
4. The applicant shall maintain a Kuna City Business License through Kuna City Clerk’s office once the Special Use Permit is acquired.

5. Signs, banners, flags or other means to advertise, attract attention, or identify the site as a business are not allowed, in accordance with Kuna City Code 5-5-4 (K).
6. Parking on site shall comply with Kuna City Code 5-5-4-K-3-g (Except as specifically approved otherwise).
7. The Special Use Permit is not transferrable between parcels.
8. This Special Use Permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the Special Use Permit approval may be revoked.
9. The applicants shall follow all staff and agency recommendations.
10. The applicants shall comply with all local, state and federal laws.

**DATED** this 13<sup>th</sup> day of August, 2019.



*City of Kuna*  
Kuna Planning and Zoning Commission  
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Based upon the record contained in Case No. 19-03-SUP including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby *approves* Case No. 19-03-SUP, a request from Will and Ali Johns to operate an in-home salon. The site is located at 1143 East Yankee Basin Road, Kuna, ID 83634.

*If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.*

1. Based on the evidence contained in Case Nos. 19-03-SUP, this proposal *does* generally comply with the City Code.

**Staff Finding:** *The applicants have submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the special use standards, supplementary conditions and safeguards in Kuna City Code Title 5.*

2. Based on the evidence contained in Case Nos. 19-03-SUP, this proposal *does* generally comply with the Comprehensive Plan.

**Staff Finding:** *The current zoning district is R-6 (Medium Density Residential). The Comp Plan Map designates this property as Medium Density Residential.*

3. The in-home salon *does* constitute a special use as established on the official schedule of district regulations for the zoning district involved.

**Staff Finding:** *According to the official schedule of district regulations, an in-home salon does constitute a special use for an R-6 zoning district.*

4. The applicant *does* plan to keep the residence harmonious within the subdivision.

**Staff Finding:** *The in-home salon will take one client at a time, the residence driveway features two parking spots, and the hours of operation will not interfere with quiet hours.*

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

**Staff Finding:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on July 23, 2019.*

**DATED** this 13<sup>th</sup> day of August, 2019.

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Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

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Sam Weiger, Planner I  
Kuna Planning and Zoning Department



# City of Kuna

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

## Planning & Zoning Staff Report

**To:** Planning & Zoning Commission (DRC)

**Case Number(s):** 16-13-DR (Design Review):  
Winfield Springs Subdivision

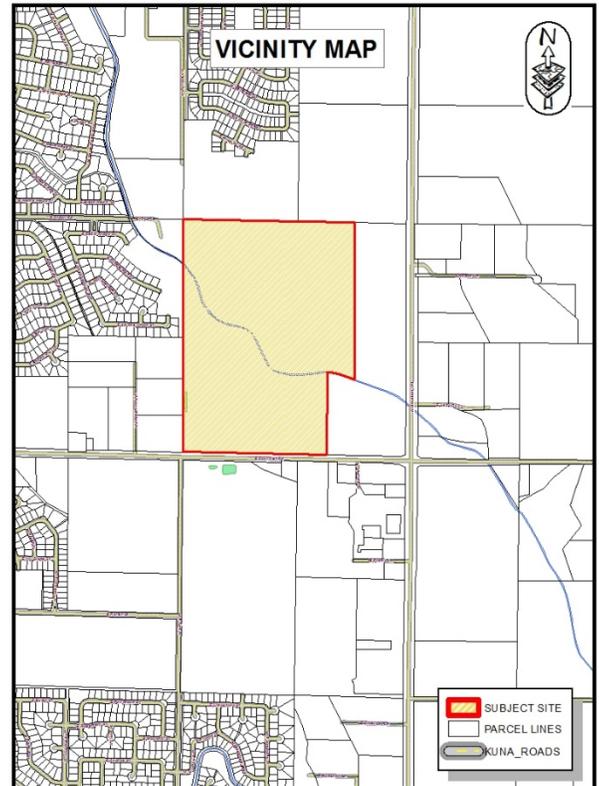
**Location:** North of Deer Flat Road, east of Kay Avenue and west of Meridian Road/Highway 69, Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Meeting Date:** August 13, 2019

**Applicant:** **Coleman Homes, A Toll Bro's Comp.**  
Lyle Dennison-Swisse  
3103 W. Sheryl Dr. Ste. 100  
Meridian, ID 83642  
208.424.0020  
[ldennison-swisse@tollbrothers.com](mailto:ldennison-swisse@tollbrothers.com)

**Owner:** **Sterling Ranch, HOA**  
3140 W. Belltower Dr.  
Meridian, ID 83642



### Table of Contents:

- |                          |  |
|--------------------------|--|
| A. Course Proceedings    | E. Staff Analysis                      |
| B. Applicant Request     | F. Applicable Standards                |
| C. Site History          | G. Proposed Decision By the Commission |
| D. General Project Facts | H. Proposed Conditions of Approval     |

### A. Course of Proceedings

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. As a public meeting item, this action requires no formal public noticing actions.

#### a. Notifications

- i. Commission Agenda August 13, 2019

### B. Applicant Request:

1. Applicant requests Modification of the existing Design Review approval for approximately 1.18 acres of landscape buffer on the north side of Deer Flat Road, adjacent to the Winfield Springs Subdivision, phases 1 and 2 as the applicant has encountered several setbacks with the final installed product. A Design Review application for this common area was approved March 28, 2017. The site is located near the northeast corner of Kay Avenue and Deer Flat Road, Kuna, Idaho.

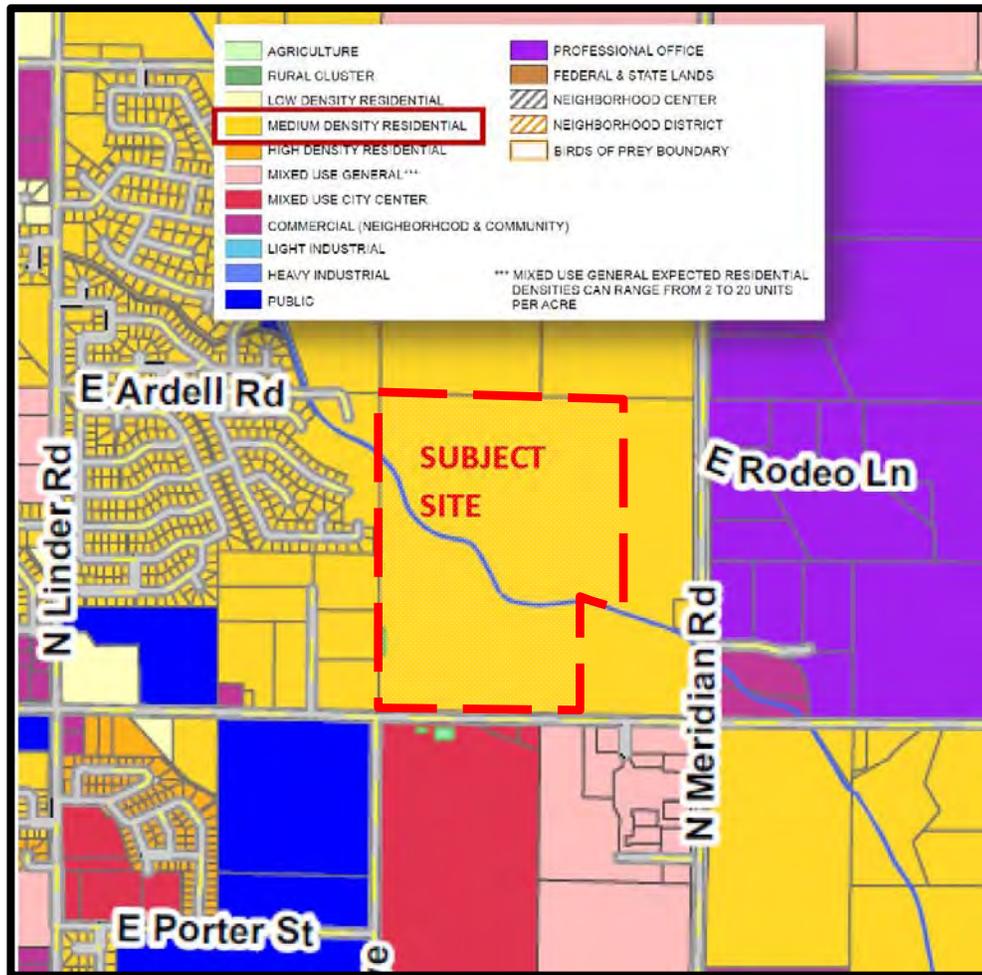
2. **Site Location Map:**



**C. History:** The subject site is part of Sterling Ranch (Winfield Springs) phases 1 and 2 and has been under subdivision development for the last 2 years.

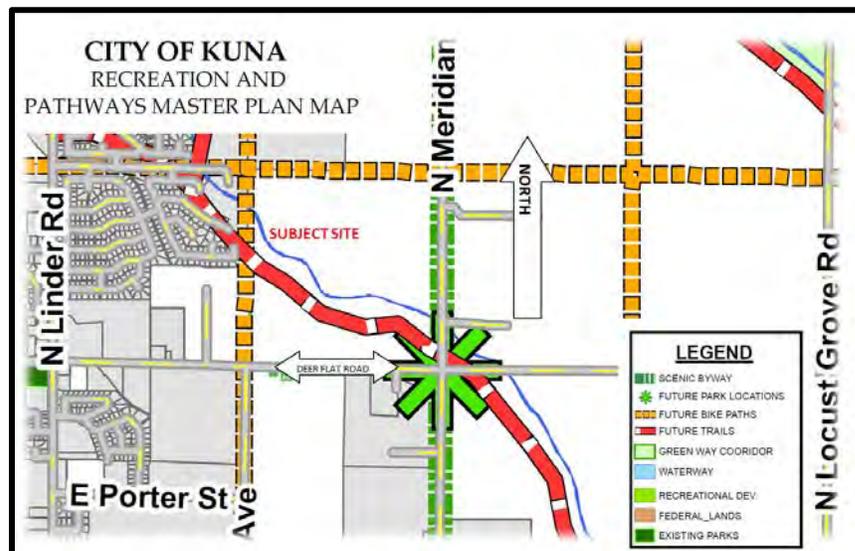
**D. General Projects Facts:**

1. **Comprehensive Plan Designation:** The City of Kuna’s Future Land Use Map identifies the subject parcel as Medium Density Residential. Staff views this land use request to be consistent with the approved Future Land Use Map.
2. **Kuna Comprehensive Plan Future Land Use Map:**  
The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant’s request is consistent with the Future Land Use Map designation. *See Next Page.*



3. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodates this trail designation along the Kuna Canal.



4. **Surrounding Existing Land Uses and Zoning Designations:**

<b>North</b>	R-6	Medium Density Residential – City of Kuna
<b>South</b>	RUT/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
<b>East</b>	RUT	Rural Urban Transitional – Ada County
<b>West</b>	RUT/ R-6	Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna

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

- Approx. 1.18 total acres
- RUT (Rural Urban Transitional) – Ada County
- Parcel # R9466230020, R9466230700 & R9466240360.

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there are two subdivision entry signs on the subject site with street lights along Deer Flat Road. Some landscaping is on site, however, the applicant has encountered issues with the final product and wishes to remedy it.

8. **Transportation / Connectivity:** The applicant has already constructed a wider Deer Flat Road along the frontage and added a new segment of Sailor Place on the north side of Deer Flat Road.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

9. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendation surface and groundwater protection practices and requirements for development of the site.

E. **Staff Analysis:**

Applicant requests approval to modify the Design Review approval from March 2017. Once installed, the applicant feels that the originally approved landscaping scheme did not meet the goals or the intent of the developer to create a pleasing and enhanced feel for the residents. Applicant requests approval to modify the landscaping as described in their letter of intent and as shown on their updated landscape plans. A Homeowners Association (HOA) has been established for the care and maintenance for all common lots.

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 Case No. 16-13-DR (MOD), to the Commission with the recommended conditions of approval.

F. **Applicable Standards:**

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. Kuna City Code Title 5 – Chapter 1-17; Zoning & Landscape Regulations,

3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**G. Proposed Decision by the Commission:**

Based on the evidence contained in Case No. 16-13-DR (MOD), the Kuna Planning and Zoning Commission finds Case No. 16-13-DR (MOD) **does/does not** comply with Kuna City Code and the Kuna Comprehensive Plan.

**H. Proposed Conditions of Approval:**

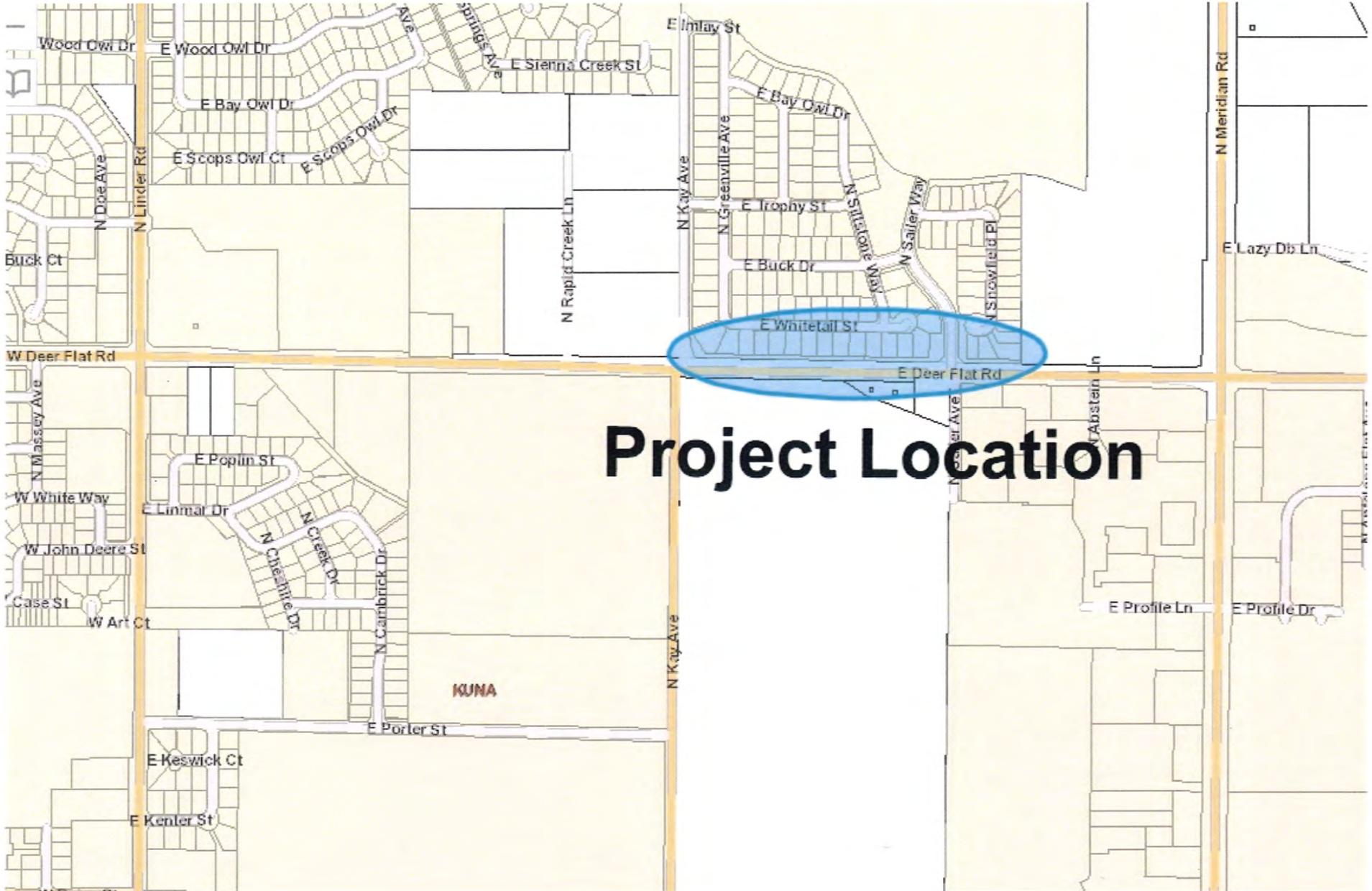
Note: 16-13-DR (MOD) (Design Review): *The proposed motion is to approve the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval of Case No's 16-03-S and 16-06-AN; annexation and preliminary plat and hereby **approves/conditionally approves/denies** 16-13-DR; Design Review with the following conditions of approval:

1. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
2. 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.
3. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
4. Fencing within and around the site shall comply with KCC standards.
5. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
6. 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 days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
7. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission or seek amending them through the proper DRC processes.
8. The applicant's proposed landscape plan (dated 06/19/2019) shall be considered a binding site plan, or as modified and approved through the proper DRC processes.
9. Applicant shall follow staff, and other agency recommended requirements as applicable.
10. Compliance with all local, state and federal laws is required.

**DATED:** this 13<sup>th</sup> day of August 2019.





**Project Location**

**Winfield Springs Subdivision Vicinity Map**

**AKA Sterling Ranch**

# Coleman Homes

*A Toll Brothers Company*

August 6, 2019

City of Kuna Planning and Zoning Department,

This letter is to request the changing of landscape design along the frontage berm on Phases 1 and 2 of Winfield Springs Subdivision (Sterling Ranch). We are unhappy with how the original landscape concept turned out. The intent was to incorporate the natural stone removed from the project to enhance the overall feel of the neighborhood. In hindsight, the stone color washed out in the gabion baskets and along the berm where we used stone instead of wood mulch (to lower future HOA maintenance costs). The new design utilizes ornamental grasses, perennials and shrubs along with large sections of fescue grass to better enhance the berm and gabion baskets. We are also submitting a separate, but related request to change out the entry monuments to a wider, but similar version which will better pronounce the neighborhood, while screening the large utility box. This design, to our knowledge, complies with all design review standards.

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

Respectfully Submitted,



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



# Area of Requested Modification



N Kay Ave

N Greenville Ave

N Mea

N Silstone Way

N Sailer Way

E Timber Trail Dr

E Trophy St

E Buck Dr

N Snowfield Pl

E Whitetail St

E Deer Flat Rd

N Sailer Ave

N Kay Ave

## Legend

-  Area of Request
-  PARCEL LINES
-  ROADS



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

## Commission & Council Review Application

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

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

For Office Use Only	
File Number (s)	16-13-DR (MOD)
Project name	
Date Received	7.21.2019
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Type of Review (check all that apply):

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

### Contact/Applicant Information

Owners of Record: <u>STERLING BUNKER HOA</u>	Phone Number: <u>(208) 974-0670</u>
Address: <u>3140 W BELTOWER DR</u>	E-Mail: <u>dreyholds@tollbrothers.com</u>
City, State, Zip: <u>MERIDIAN, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Coleman Homes a Toll Bros.</u>	Phone Number: <u>(208) 905-5225</u>
Address: <u>3103 W Sheryl Dr STE 100</u>	E-Mail: <u>dreyholds@tollbrothers.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>JUB</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: <u>N SAILOR PL, KUNA ID 83639 - Also N KAY AVE</u>	
Site Location (Cross Streets): <u>DEER CREEK &amp; N SAILOR PL.</u>	
Parcel Number (s): <u>WINFIELD SPRINGS SUB NO 1 ALSO NO 2</u>	
Section, Township, Range: <u>2N 1W 13</u>	
Property size: <u>7.5 Acres</u>	
Current land use: <u>LANDSCAPE BUFFER</u>	Proposed land use: <u>SAME</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>SAME</u>

**Project Description**

Project / subdivision name: WINFIELD SPRINGS SUB  
General description of proposed project / request: Continue landscaping of BUFFER AREA ALONG DEER FLAT RD  
Type of use proposed (check all that apply):  
 Residential - COMMON AREA LANDSCAPING -  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_  
Amenities provided with this development (if applicable): BERMING & GABION WALL

**Residential Project Summary (if applicable)**

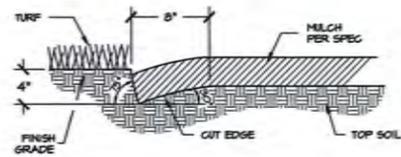
Are there existing buildings?  Yes  No N/A -  
Please describe the existing buildings: \_\_\_\_\_  
Any existing buildings to remain?  Yes  No  
Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_  
Number of common and/or other lots: \_\_\_\_\_  
Type of dwellings proposed:  
 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)** N/A

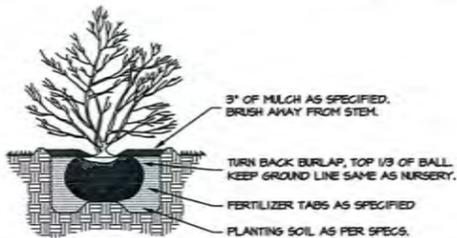
Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_  
Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_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

Applicant's Signature:  Date: June 10, 2019



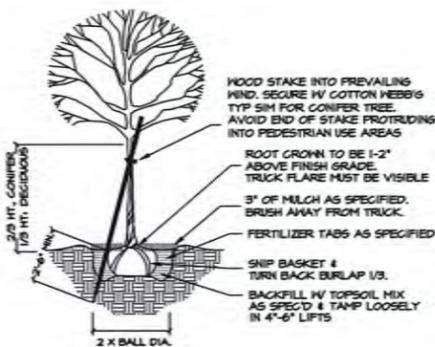


1 PLANTER CUT BED EDGE  
NOT TO SCALE



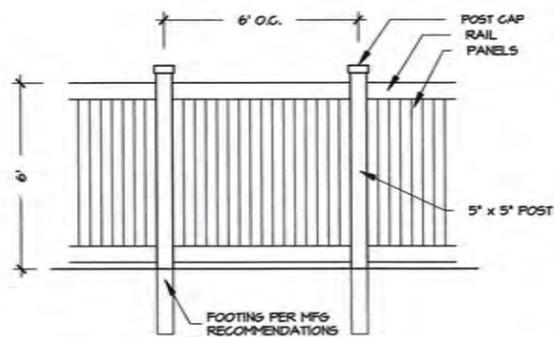
NOTE: DIG HOLE THICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING  
NOT TO SCALE



NOTES:  
1. REMOVE ALL THINE, ROPE, OR BINDINGS FROM ALL TRUNKS.  
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.  
3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

3 TREE PLANTING/STAKING  
NOT TO SCALE

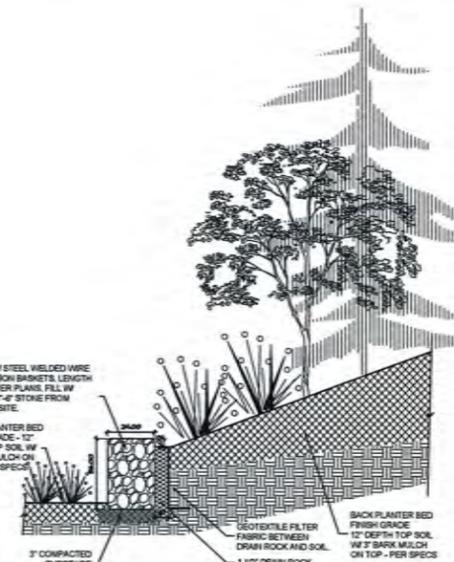


NOTES:  
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.  
2. FENCE TO STEP DOWN TO 3\"/>

4 VINYL PRIVACY FENCE  
NOT TO SCALE



5 GABION WALL FRONT ELEVATION  
NOT TO SCALE



6 GABION WALL SECTION  
NOT TO SCALE



7 DEER FLAT RD. PROPOSED LANDSCAPE IMAGE  
NOT TO SCALE

## PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
<b>EVERGREEN TREES</b>				
AU	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B	50' HT x 20' W
BP	ARNOLD SENTINEL PINE	PINUS NIGRA 'ARNOLD SENTINEL'	6-8' HT B4B	40' HT x 10' W
BS	COLORADO LAYERED BLUE SPRUCE	PICEA FUNGENS 'SLAUGA'	6-8' HT B4B	30' HT x 15' W
MJ	MOONSLON JUNIPER	JUNIPERUS SCOPULORUM 'MOONSLON'	6-8' HT B4B	20' HT x 8' W
VP	VANDERHOLFS PINE	PINUS FLEXILIS 'VANDERHOLFS'	6-8' HT B4B	30' HT x 15' W
<b>SHADE TREES (CLASS III)</b>				
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B	60' HT x 50' W
RO	NORTHERN RED OAK	QUERCUS RUBRA	2' CAL B4B	60' HT x 40' W
<b>STREET TREES (CLASS II)</b>				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL B4B	45' HT x 35' W
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2' CAL B4B	40' HT x 30' W
RP	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2' CAL B4B	30' HT x 25' W
<b>ORNAMENTAL TREES (CLASS I)</b>				
AM	AMUR MAPLE	ACER GINNALA 'FLAME'	2' CAL B4B	20' HT x 25' W
SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2' CAL B4B	20' HT x 20' W
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>				
AZ	ARIZONA SUN BLANKET FLOYER	GAILLARDIA x 'ARIZONA SUN'	1 GAL	1' HT x 2' W
BA	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	25' HT x 3' W
BE	BLACK EYED SUSAN	RUDEBECKIA FULGIDA 'GOLDSTRIM'	1 GAL	2' HT x 2' W
BL	BLACK LACE ELDERBERRY	SAMBUCUS NIGRA 'EVA'	1 GAL	8' HT x 8' W
CB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL	2' HT x 3' W
CM	JUNIOR WALKER GATMINT	NEPETA x FAASSENII 'NOVANEPLUN'	3 GAL	15' HT x 25' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	1 GAL	3' HT x 3' W
DL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	15' HT x 2' W
FY	MEADOWLARK FORSYTHIA	FORSYTHIA x 'MEADOWLARK'	5 GAL	8' HT x 10' W
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	25' HT x 6' W
HA	IVORY HALLO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL	5' HT x 6' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 5' W
SM	SLOWMOUND MISO PINE	PINUS MISO 'SLOWMOUND'	5 GAL	3' HT x 3' W
SN	SUMMERWINE NINEBARK	PHYSCARPUS OPULEFOLIA 'SEWARD'	5 GAL	6' HT x 6' W
WP	DWARF EASTERN WHITE PINE	PINUS STROBUS 'NANA'	7 GAL	6' HT x 8' W



## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL INFEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE SPECIES TO BE SELECTED BY HOME OWNER/BUILDER FROM APPROVED RESIDENTIAL STREET TREE SELECTION LIST AS SHOWN IN PLANT SCHEDULE. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVENAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

## LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET:  
TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. DEER FLAT RD.	20'	1500' / 100' = 15	x 2 = 30 TREES	34.5 TREES (22 SHADE TREES + 35 ORNAMENTAL TREES)
			x 3 = 45 EVERGREENS	51 EVERGREENS
			x 12 = 180 SHRUBS	944 SHRUBS

### DEVELOPER

COLEMAN HOMES  
3103 W. SHERYL DR., STE. 100  
MERIDIAN, IDAHO 83642  
Phone (208) 424-0020  
Fax (208) 424-0030

Issue Description	Date
ISSUE	6-19-19



Site Planning  
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130  
Boise, Idaho 83706  
Ph. (208) 343-7175

www.jensenbelts.com

WINFIELD SPRINGS PH. 1 and 2  
DEER FLAT RD. LANDSCAPE BUFFER  
KUNA, IDAHO

Job Number 1746

Drawn JUN Checked KCS

Scale AS SHOWN

Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

2 of 2 Sheets



# City of Kuna Design Review Application

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

FILE NO.: 16-13-DR (MOD)

CROSS REF. 16-13-DR

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

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

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

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

## Application Submittal Requirements

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

- Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.)
- One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:
- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 1/2" X 11" REDUCTIONS
- Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
- Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*
- The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

**Site Plan**

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

## Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input 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. Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

### **Building Elevations**

Applicant  
Use

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

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: Coburn Homes a Toll Brothers company Phone: (208) 968-5225  
 Owner  Representative Fax/Email: dreyndds@tollbrothers.com

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

Owner: Sterling Ranch Home Owners Association Inc. Phone: (208) 385-9650

Owner's Address: 3140 W Belltower Dr. Email: bstanton@tollbrothers.com  
Meridian ID 83642 Zip: \_\_\_\_\_

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

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

Address of Property: N Sailor Pl also N Kay Ave  
Kuna ID 83634 Zip: \_\_\_\_\_

Distance from Major Cross Street: 1400 LF Street Name(s): N Meridian Rd  
E Deerflat Rd.

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW  
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION  
 STAFF LEVEL APPLICATION

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

-changing Pre-Platt landscape design to include berm & gabion basket retaining wall.

1. Dimension of Property: 1600 LF x 45 LF.
2. Current Land Use(s): \_\_\_\_\_
3. What are the land uses of the adjoining properties? \_\_\_\_\_

North: RESIDENTIAL -  
 South: DAIRY & BUSINESS - Kuna H.S.  
 East: AGRICULTURAL  
 West: DAIRY BUSINESS - crane operator training / Residential.

4. Is the project intended to be phased, if so what is the phasing time period? YES.

Please explain: PH 1 WAS STARTED - PHASE 2 IS ON HOLD PENDING APPROVAL - 3-4 WEEK PROJECT DURATION.

5. The number and use(s) of all structures: N/A -

6. Building heights: N/A - Number of stories: \_\_\_\_\_

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

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 0

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

**MATERIAL**

**COLOR**

Roof: \_\_\_\_\_ / \_\_\_\_\_

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

% of Wood application: \_\_\_\_\_ / \_\_\_\_\_

% EIFS: \_\_\_\_\_ / \_\_\_\_\_  
(Exterior Insulation Finish System)

% Masonry: \_\_\_\_\_ / \_\_\_\_\_

% Face Block: \_\_\_\_\_ / \_\_\_\_\_

% Stucco: \_\_\_\_\_ / \_\_\_\_\_

& other material(s): \_\_\_\_\_ / \_\_\_\_\_

List all other materials: \_\_\_\_\_

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

Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_

Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

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

9. Please identify Mechanical Units: Electrical Junction Box -  
Type/Height: Green Box - 8' x 9' x 5'  
Proposed Screening Method: Landscaping

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

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

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)  
- SAME as Approved w/ Pre Plat -  
Type: VINYL -  
Size: 6 FOOT -  
Location: BACK LOT CORNER

(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:  
Storm Drain - Seepage beds onsite -

14. Percentage of Site Devoted to Building Coverage: 0  
% of Site Devoted to Landscaping: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
(Including landscaped rights-of-way)  
% of Site that is Hard Surface: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
(Paving, driveways, walkways, etc.)  
% of Site Devoted to other uses: \_\_\_\_\_  
Describe: \_\_\_\_\_  
% of landscaping within the parking lot (landscaped islands, etc.): \_\_\_\_\_

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

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plans.)  
If yes, what type, size and the general location? (The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):  
NO -

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

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) \_\_\_\_\_  
NONE -

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

Front \_\_\_\_\_ -feet      Rear \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet

20. Parking requirements: \_\_\_\_\_  
Total Number of Parking Spaces: \_\_\_\_\_ Width and Length of Spaces: \_\_\_\_\_  
Total Number of Compact Spaces (8'x17'): \_\_\_\_\_

21. Is any portion of the property subject to flooding conditions?      Yes \_\_\_\_\_ No 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 6/20/2019

City staff comments:  
\_\_\_\_\_  
\_\_\_\_\_

Signature of receipt by City Staff \_\_\_\_\_ Date \_\_\_\_\_

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

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