



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



KUNA PLANNING AND ZONING COMMISSION MEETING AGENDA November 26, 2019

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 November 12, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-06-ZC (Rezone), 19-07-S (Preliminary Plat) & 19-27-DR (Design Review)

3. PUBLIC HEARING:

- a. **19-28-DR (Design Review)** – Ashton Estates Commercial Shell; Jessica Petty requests approval of design review for an approximately 12,900 square foot commercial shell located at 1385 N. Jacksonmill Avenue, Kuna, Idaho 83634.; (APN: R0539760080).

4. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 12, 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	X	Jace Hellman, Planner II	N/A
Commissioner Stephen Damron	X	Sam Weiger, Planner I	N/A
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 October 22, 2019.

Findings of Fact and Conclusions of Law for 19-07-ZC (Rezone), 19-03-S (Preliminary Plat) & 19-14-DR (Design Review)

Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

- a. **19-06-ZC (Rezone), 19-07-S (Preliminary Plat) & 19-27-DR (Design Review)** – Kern River Heights Subdivision; On behalf of Carl Bader (owner), JUB Engineers requests to rezone one parcel consisting of approximately 7.25 acres from an “A” (Agriculture) to “R-6” (Medium Density Residential) zoning district classification and to subdivide the 7.25 acres into 35 total lots (twenty-nine (29) buildable lots, six (6) common lots). The subject site is located at 750 S. Ten Mile Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070503500).

Doug Hanson: Good evening Chairman and Commissioners, for the record, Doug Hanson, Kuna Planning and Zoning Staff, 751 W 4th St, Kuna, ID 83634. The applications before you this evening are the rezone of an approximately 7.25-acre parcel from an A (Agriculture) to R-6 (Medium Density Residential) zoning district classification, and the subdivision of the 7.25-acre parcel into 29 buildable lots and six common lots. Additionally, the applicant has submitted a design review application for the projects landscaping and open space. Following review, staff has determined the rezone, preliminary plat and design review are within compliance of Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan with the exception of the net dwelling unit per acre density of the preliminary plat. As a reminder the rezone and preliminary plat are before you as a recommendation to the City Council, and the design review is seeking your decision this evening. If the Commission approves the design review and recommends approval of the rezone/pre-plat, Staff would recommend that the applicant be subject to the conditions of approval listed in section “i” of your staff report, as well as any other additional conditions, this decision-making body decides to impose. I will stand for any questions. **C/Gealy:** Yes, I am confused by the dwelling units per acre, in the staff report it says that it is zoned 6.26 dwelling units per acre, but in the letter from the applicant it says 4.0 dwelling units per acre? **Doug Hanson:** That is gross dwelling units per acre versus net dwelling units per acre. The way code reads is that for an R-6 Medium Density Residential it needs to be under 6.0 net dwelling units per acre. **C/Gealy:** So, it is 4.0 net? **Doug Hanson:** It is 4.0 gross dwelling units per acre. **C/Gealy:**

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PLANNING & ZONING COMMISSION**

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Ok, so it is 6.26 net dwelling units per acre so it is really not in compliance with City Code. **Doug Hanson:** Yes, that is the exception. **C/Gealy:** Ok, thank you. **C/Young:** Any other questions at this time? We will have the applicant come forward, please state your name and address for the record. **Wendy Shrief:** Good Evening Chairman and Commissioners my name is Wendy Shrief, I am a planner with JUB Engineers and my business address is 250 Beechwood Avenue in Boise, ID. We are her this evening proposing a project where the property is already annexed into the City of Kuna. We are proposing a rezone to R-6, we requested R-6 for the dimensional standards, I will talk a little bit about gross and net density. Our gross density is 4.0 dwelling units per acre, where if you divide up the acreage of the property which is 7.25 acres, we have an average of four units per acre for that proposed density. Typically when you are looking at net density you are taking out the open space and streets so it can be subjective, depending on how you put in your roadway configuration and how you do your open space that can skew that net density, but the gross density which is used by most jurisdictions in the Treasure Valley, we are at 4.0 dwelling units per acre. We are not approaching the gross density of 6.0 dwelling units per acre for the R-6 zone. We are requesting that density for the dimensional standards. We are willing through a development agreement to restrict it to that 4.0 gross dwelling units per acre. So, this is an area where we are keeping with the surrounding subdivisions. It is well developed on the other side of Ten Mile and immediately to the north. To the south existing subdivisions and lot sizes will be very compatible to the proposed home types that will be going into the subdivision. We are keeping with code and what has already been approved in that area, so it will be a nice addition in a lot of ways because it is a smaller property where we have two existing homes which are going to remain on Ten Mile. In a lot of ways, it is an infill project where we had to get creative on how we are doing the roadway design, open space and access for this project. We are here for any questions and we think it is going to be a positive addition to the City of Kuna. **C/Young:** Are there any questions? **C/Gealy:** I have a couple of questions. Staff mentioned there were no streetlights included in the preliminary plat but as a condition you will work with the City? **Wendy Shrief:** Yes, we will have it as a part of our construction drawings, we don't typically show that on a preliminary plat. **C/Gealy:** On the ACHD report they mentioned offsetting Tanami and Footlights? **Wendy Shrief:** ACHD requires that to meet their spacing standards that we shift where that access point is by one lot. So, when we move on to Council, we will meet that condition and submit a revised plat. **C/Gealy:** This plat doesn't recognize the change? **Wendy Shrief:** No, this is the original plat that was submitted. **C/Gealy:** I have no further questions. **C/Laraway:** I have a question. Maybe I am misunderstanding, I am probably on a different number but the road Sunbeam, is that private or does it belong to the development? **Wendy Shrief:** It will be a public street; these will all be ACHD streets. We do not have any proposed private streets. **C/Laraway:** Does the property planned for Sunbeam belong to somebody else right now? **Wendy Shrief:** Are you talking about the existing Sunbeam? **C/Laraway:** Correct, the one at the south part of the subdivision, the very bottom street where the exit goes out. **Wendy Shrief:** It is a public street that we are connecting to. **C/Young:** Anything else at this time? **Wendy Shrief:** We have no changes to the conditions or proposed conditions in the staff report, they have been good to work with. **C/Young:** We will open up the public testimony at 6:09 pm, I don't see anyone else listed on the sign in sheet. Is there anyone here that did not sign in that would like to testify? Is there anything else that the applicant wanted to add? Ok, I will close the public testimony at 6:10 pm, which brings up our discussion. **C/Damron:** How do we mitigate the gross density and net density issue? If we start pushing that line its going to get further and further down the road. **Doug Hanson:** The way that code is written right now, net density is how dwelling units per acre are established. **C/Damron:** So, by code we have to go by the net density. **C/Young:** Along those lines I think that potentially we could address that by increasing some of the open space. There is some open space to the north in that looped area, maybe increase some of that and tweak lot size along that street to meet that need would be my first thought. **C/Hennis:** I think that would help; it seems like the open space is kind of cramped up in that little finger, I don't much care for that. **C/Young:** It is hard with the existing properties. **C/Hennis:** Well that's the thing, if you want kids to play out there is it really a good area? **C/Young:** I agree, I think increasing that center space would be more adaptable. **C/Damron:** If they rearrange, drop one dwelling and put some open space in the center, or closer to the center I think that would be more applicable use of that piece of property. They have already stated that they are going to have to move the entry so those two lots are going to have to be cut. **C/Young:** They will have to be switched around. But other than

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that, I think the way that it is laid out it is consistent with other developments in the area. It would also be nice to get Sunbeam extended. Any other thoughts or questions? **C/Hennis:** I think if they can bring that unit density down and add some open space to be a little more centralized it will be fine. **C/Young:** Yes, work with staff to get that accomplished. **C/Hennis:** We also need to look at the design review part of that because that is different. **C/Young:** As far as the design review piece, with ACHD's suggestion to move that south entrance down that helps keep everything in sync. With landscaping they have done a nice job on that piece in the northwest corner and I think that they meet what the requirements are for the buffers. **C/Damron:** Moving Sunbeam can also slow traffic down in that far lane through those house sections right there. **C/Hennis:** I think the landscaping complies throughout the subdivision; it meets code.

Commissioner Hennis motions to recommend approval of Case No. 19-07-ZC (Rezone), 19-03-S (Preliminary Plat) with the conditions as outlined in the staff report and the additional condition that the applicant work with staff to reduce the density in a way such as removing a lot and adding open space near the center to provide centralized open space in order to lower the net density to 6.0 or under & approve 19-14-DR (Design Review); Commissioner Damron seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission

Case Numbers: 19-06-ZC (Rezone), 19-07-S
(Preliminary Plat) & 19-27-DR
(Design Review)
Kern River Heights Subdivision

Site Location: 750 S. Ten Mile Rd., Kuna, ID 83634

Planner: Doug Hanson, Planner I

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

Owner: Carl Bader
750 S. Ten Mile Rd.
Kuna, ID 83634

Applicant: Ryan Minert
3327 S. Eagle Rd., Ste 110-148
Meridian, ID 83646
208.639.3262
ryan@iagroupplc.com

Representative: Wendy Shrief, JUB Engineers
250 S. Beechwood Dr., Ste 201
Boise, ID 83709
208.376.7330
wshrief@jub.com

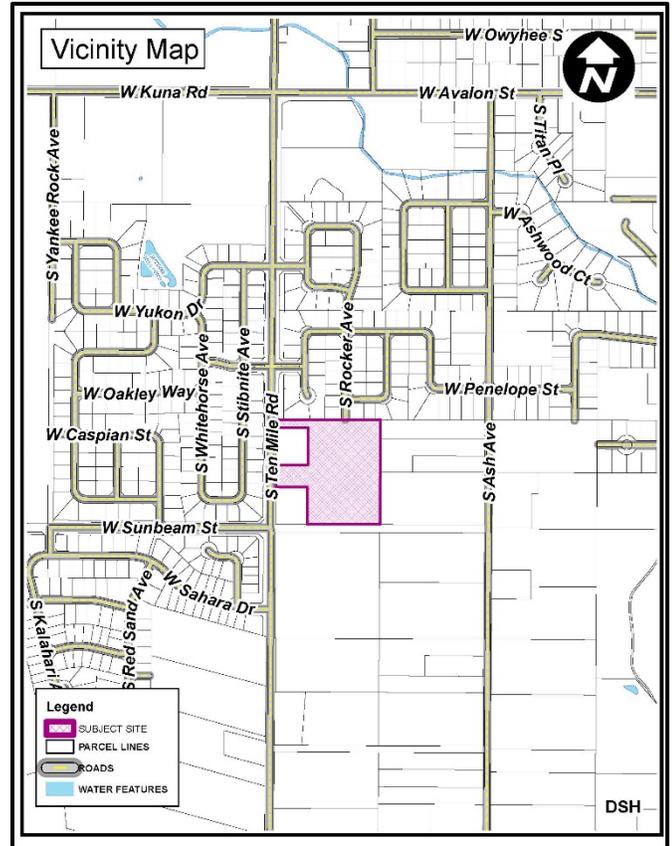


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A. Process and Noticing:

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 that preliminary plats and annexations 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

- | | |
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| <ul style="list-style-type: none"> i. Neighborhood Meeting ii. Agency Comment Request | <ul style="list-style-type: none"> July 25, 2019 (2 people attended) September 5, 2019 |
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- iii. 350' Property Owners Notice October 17, 2019
- iv. Kuna Melba Newspaper October 23, 2019
- v. Site Posted November 1, 2019

B. Applicant’s Request:

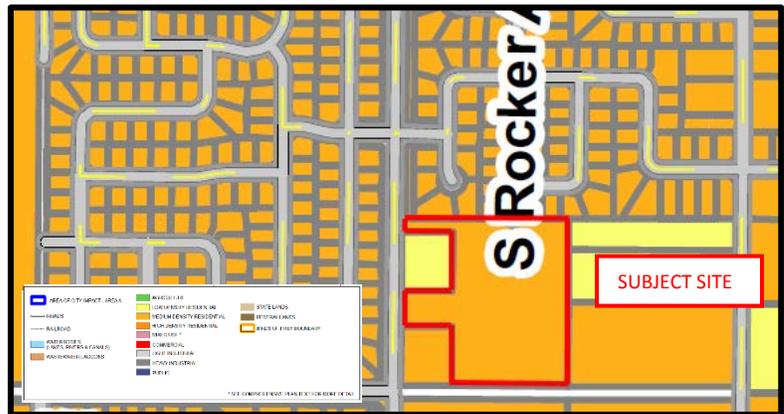
On behalf of Carl Bader (owner), JUB Engineers requests to rezone one parcel consisting of approximately 7.25 acres from an “A” (Agriculture) to “R-6” (Medium Density Residential) zoning district classification and to subdivide the 7.25 acres into 35 total lots (twenty-nine (29) buildable lots, six (6) common lots). The subject site is located at 750 S. Ten Mile Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070503500).

C. Site History:

The subject parcel is in Kuna City Limits and is currently zoned A (Agriculture). The parcel has historically served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 7.25-acre site as Medium Density Residential.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does indicate a future pathway/trail through the Ten Mile Corridor near subject site.

3. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	R-1	Estate Residential – Ada County
West	A	Agriculture – Kuna City
	R-4 R-6	Medium Density Residential – Kuna City Medium Density Residential – Kuna City

4. Parcel Sizes, Current Zoning, Parcel Number:

Property Owner	Parcel Size	Current Zone:	Parcel Number
Carl Bader	7.25 acres	A (Agriculture)	R5070503500

5. Services:

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

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

Currently there are no structures on the parcel, vegetation on-site is consistent with that of crop fields. The sites have an estimated average slope of 12% to 21%. Bedrock depth is estimated to be 10 to 20 inches.

7. **Transportation / Connectivity:**

The applicant proposes connections to an existing public street via S. Rocker Avenue. If the subdivision is approved the projects main ingress/egress will be accessed by an extension of a section of Sunbeam Street (mid-mile collector) that will be located along the southern boundary of the property.

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:

- Central District Health Department Exhibit C-2
- Department of Environmental Quality Exhibit C-3
- Nampa & Meridian Irrigation District Exhibit C-4
- Idaho Transportation Department Exhibit C-5
- Ada County Highway District Exhibit C-6
- Kuna City Engineer Exhibit C-7

E. Staff Analysis:

On June 26, 2019, Staff held a pre-application meeting with the applicant to discuss the project. The applicant held a neighborhood meeting with residents within 350 ft of the subject site on July 25, 2019. There were two residents who attended the meeting. A recap of the neighborhood meeting was provided as a part of the application (Exhibit A1).

The applicant proposes to rezone the approximately 7.25 acres from “A” (Agriculture) to “R-6” (Medium Density Residential). The FLUM and the Comprehensive Plan for Kuna identifies this parcel for medium density residential, which equals six (6) dwelling units per net acre. Staff notes that the applicant proposes 6.26 dwelling units per net acre, exceeding the R-6 net acre density established in Kuna City Code by 0.26 dwelling units per net acre.

The project proposes to take its main access from an extension of Sunbeam Street (mid-mile Collector) along the southern border of the property. The applicant is proposing to construct Sunbeam Street as half of a 36-foot-wide street section, plus an additional 12-feet of pavement to total 30-feet, with vertical curb, gutter, and 7-foot wide attached (or 5-foot wide detached) concrete sidewalk abutting the site within the 50-feet of right-of-way. Additionally, the applicant proposes connection into the existing street, S. Rocker Avenue, which will provide access from the Placerville Subdivision adjacent to the north.

The installation of streetlights is a required public improvement (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 a maximum spacing of 250 feet along the site’s frontage and on local roads. The locations of street lights will be approved at the time of construction document review. Staff would note that these street lights shall be designed and installed according to “Dark skies” standards and Kuna City Code.

A design review application was included with this application for the landscaping for the proposed preliminary plat. The preliminary plat and landscape plan, contain 4.9% useable open space for the 7.25-acre site. Staff finds the proposed landscaping and buffers to be in compliance with Kuna City Code.

Staff has determined the preliminary plat and design review generally complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. Staff recommends that if the Planning and Zoning Commission recommends approval of case nos. 19-06-ZC (Rezone) and 19-07-S (Preliminary Plat) and approves case no. 19-0-DR (Design Review), the applicant be subject to the conditions of approval listed in section “I” of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

F. 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.

G. Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed annexation and preliminary plat requests for the site (*are/are not*) consistent with the following Comprehensive Plan components as described below:

Goal Area 3: Kuna’s land uses will support a desirable, distinctive and well-designed community.

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
 - Objective 3.D.1: Encourage development of housing options for all citizens.
 - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
- Goal 3.G: Respect and protect private property rights.
 - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
 - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
 - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
 - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

H. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all 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/is not*) physically suitable for the proposed development.

Comment: *The 7.25-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 and will therefore not cause environmental damage or loss of habitat.*

4. These applications *are 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; 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 medium density residential (Kuna City), estate residential (Ada County) and rural urban transition (Ada County).*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project, however, per Kuna City Engineer comments (exhibit C8), a commensurate impact of City services will result with this development.*

I. Commission's Recommendation:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval, conditional approval or denial of the annexation and preliminary plat applications to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case Nos. 19-06-ZC (*Rezone*) and 19-07-S (*Preliminary Plat*), a subdivision request from JUB Engineers to rezone one parcel consisting of approximately 7.25 acres from "A" (Agriculture) to an "R-6" (Medium Density Residential) zoning classification and to subdivide the 7.25 acres into 35 total lots (twenty-nine (33) buildable lots, six (6) common lots); AND (*approves/conditionally approves/denies*) Case No. 19-27-DR (*Design Review*), subject to 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. 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 System 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, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
 6. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17.
 7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
 8. Street 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 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. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
 12. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
 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. Developer/owner/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.
 16. Applicant shall work with staff to reduce the net density to six (6) net dwelling units per acre.
 17. Applicant shall work with staff to create more centralized open space.

DATED this 26th day of November, 2019.



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

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www.Kunacity.id.gov

Based upon the record contained in Case Nos. 19-06-ZC, 19-07-S and 19-27-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 (approves/conditionally approves/denies) Case No. 19-27-DR and recommends (*approval/denial*) of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-06-ZC and 19-07-S, a request from JUB Engineers requests to rezone one parcel consisting of approximately 7.25 acres from "A" (Agriculture) to an "R-6" (Medium Density Residential) zoning classification and to subdivide the 7.25 acres into 35 total lots (twenty-nine (29) buildable lots, six (6) common lots).

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. 19-06-ZC, 19-07-S and 19-27-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 350-FT of the proposed project site on October 17, 2019 and a legal notice was published in the Kuna Melba Newspaper on October 23, 2019. The applicant posted sign on the property on November 1, 2019.*

3. *Based on the evidence contained in Case Nos. 19-06-ZC, 19-07-S and 19-27-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 proposed zoning designation is R-6 (Medium Density Residential). The Comp Plan Map designates the 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 technical 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 ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project. It should be noted that installation of this project will place a commensurate impact on City services.*

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 Plan, Master Water Plan and Master Pressurized Irrigation Plan, 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, police, 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, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

9. All private landowners *have* consented to annexation.

Finding: An affidavit of legal interest was signed by Carl Bader allowing JUB Engineers to act on their behalf of this project, therefore consenting to the rezone of the proposed project site.

10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

Finding: The parcel is contiguous with City limits to the north, west and south.

DATED this 12th day of November, 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Doug Hanson, Planner I
Kuna Planning and Zoning Department

2. Surrounding Land Uses:

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

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- 1.45 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R0539760080

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:

There are currently no structures situated on the subject site. The site's vegetation has been cleared and earth work for future development is underway.

6. Transportation / Connectivity:

Vehicle ingress/egress will be made available via a driveway from N. Meridian Road.

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 Ashton Estates Commercial Shell is planned for Lot 4, Block 1 of the Ashton Estates Subdivision. Staff has reviewed the application and finds that the proposed building, parking lot and landscaping satisfy the intent of Kuna's Zoning Code and conforms to the Kuna architecture guidelines and parking standards. Staff finds that the proposed building height and masonry generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District.

The applicant proposes sixty (60) parking stalls and the stall dimensions are in conformance with KCC 5-9-2 and 5-9-3.

Trash collection will be served through the use of a two-container trash enclosure. The enclosure dimensions and building materials are in conformance with KCC 5-5-6. The plans for the trash enclosure did not specify the enclosure gates degree of opening. Staff recommends the applicant be conditioned to install enclosure gate doors that open to a minimum of 120 degrees per KCC 5-5-6.

The applicant has not proposed a sign, which will require a separate sign permit application. The proposed sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.

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

Staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case Nos. 19-28-DR that the applicant be subject to the recommended conditions of approval listed in section “F” of this report.

E. Applicable Standards:

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

F. Proposed Order of Decision by the Planning and Zoning Commission:

Note: This proposed motion is for (approval, conditional approval or denial) of this request. 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, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 19-26-DR & 19-11-SN, a design review request to construct a clubhouse, pool, playground and monument sign 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. 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. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired the applicant shall request a change from the Planning and Zoning Department and it will be determined if the change will need to go to the Planning and Zoning Commission for approval.
4. 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.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. 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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
8. 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
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Based upon the record contained in Case No. 19-26-DR and 19-11-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby (*approves/ conditionally approves/ denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-26-DR (Design Review) and 19-11-SN (Sign), a request for design review approval for a clubhouse, pool, playground and monument sign.

1. Based on the evidence contained in Case No. 19-26-DR, this proposal generally **does/does not** 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 listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application **does/does not** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

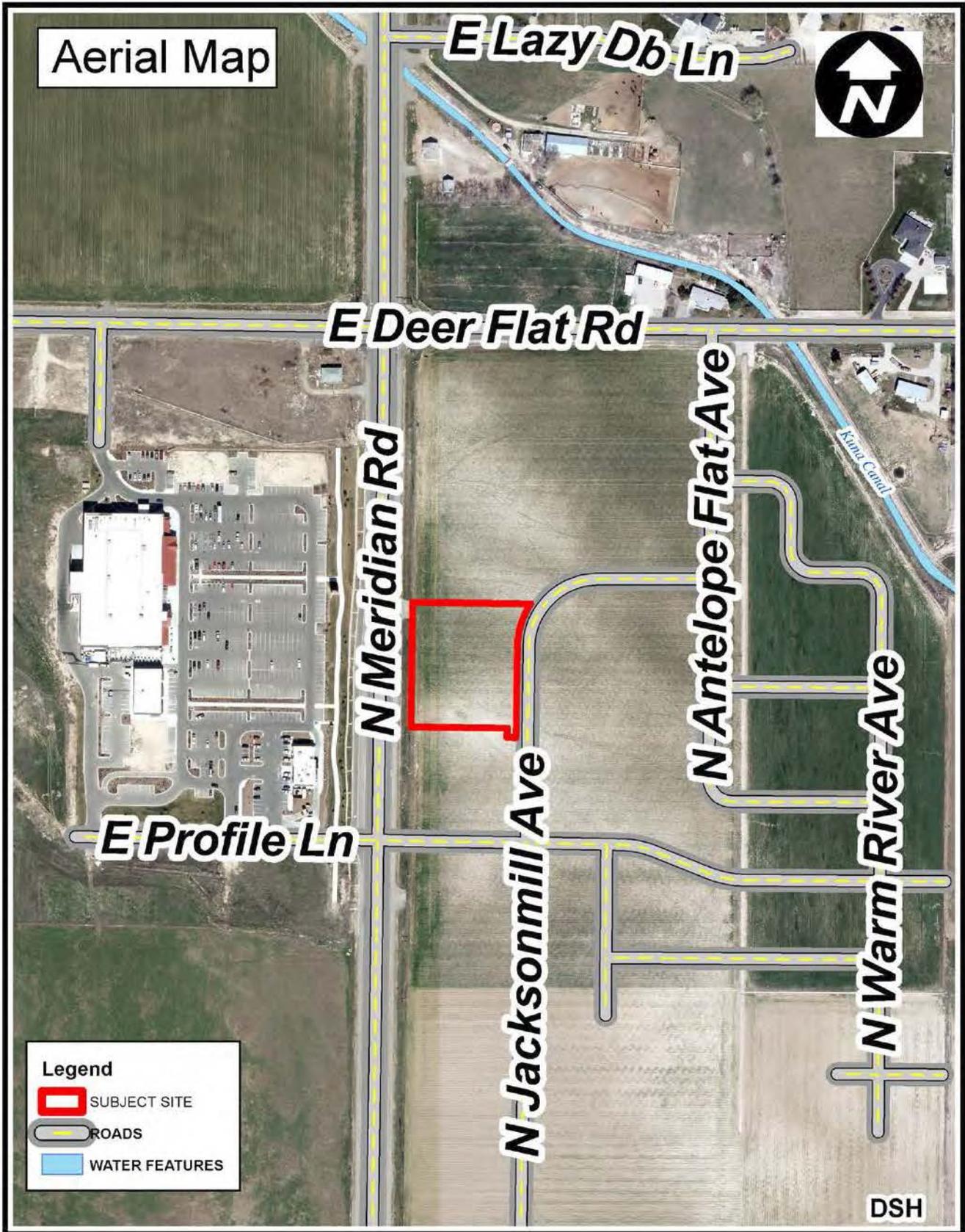
Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking design **does/does not** provide safe vehicle parking and safe access.

Staff Finding: Staff Finding: *Per the submitted site plan, there are a total of sixty (60) proposed parking spaces with four (4) 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 5-9-2 and 5-9-3.*

4. The proposed project **does/does not** conform to the Kuna Architecture Guidelines.

Staff Finding: *Per the submitted elevations, the maximum building height is approximately 22 feet. The building height and proposed building materials conform to the Kuna Architecture guidelines.*



received
9.30.19



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)	19-28-DR
Project name	Ashton Estates Commercial Shell
Date Received	09/30/19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Adam Buker</u>	Phone Number: _____
Address: <u>9425 Golden Willow Street</u>	E-Mail: _____
City, State, Zip: <u>Middleton, Idaho 83644</u>	Fax #: _____
Applicant (Developer): <u>David Moorhouse</u>	Phone Number: <u>208-908-1332</u>
Address: <u>3536 W. RYder Cup Dr</u>	E-Mail: <u>david@mccarter-moorhouse.com</u>
City, State, Zip: <u>Meridian ID 83646</u>	Fax #: _____
Engineer/Representative: <u>Jessica Petty</u>	Phone Number: <u>208-867-0294</u>
Address: <u>2882 S. Honeycomb Way</u>	F-Mail: <u>jessica@1215design.com</u>
City, State, Zip: <u>Boise, ID 83716</u>	Fax #: _____

Subject Property Information

Site Address: <u>1385 N. Jacksonmill Ave, Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>N. Meridain Rd & E. Deer Flat Rd</u>	
Parcel Number (s): <u>R0539760080</u>	
Section, Township, Range: <u>Lot 4, Block 1</u>	
Property size : <u>1.44 Acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>

Exhibit
A1

Project Description

Project / subdivision name: BFA Kuna

General description of proposed project / request: New construction of a shell structure for multiple future businesses

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): N/A

Residential Project Summary (if applicable)

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: 12,900 Existing (if applicable): _____

Hours of operation (days & hours): M-F, 8-5 Building height: 22'

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

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

Fencing type, size & location (proposed or existing to remain): None

Proposed Parking:

a. Handicapped spaces: 4 Dimensions: 9'x20'

b. Total Parking spaces: 60 Dimensions: 9'x20'

c. Width of driveway aisle: 22'

Proposed Lighting: LED downlighting

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): plants, trees, sidewalks

Applicant's Signature: Jacob [Signature] Date: 9.30.2009



City of Kuna Design Review Application

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

FILE NO.: <u>19-28-DR</u>
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 documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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

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

Application Submittal Requirements

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

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCTIONS
- (1) 8 ½" x 11" PLAN REDUCTIONS

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

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

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

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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.</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"/>	Clearly identify pressurized irrigation lines and underground water storage	<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 detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff
Use

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Jessica Petty Phone: 208-867-0294

Owner Representative Fax/Email: jessica@1215design.com

Applicant's Address: 2882 S. Honeycomb Way
Boise, Idaho Zip: 83716

Owner: Adam Buker Phone: _____

Owner's Address: 9425 Golden Willow Street Email: _____
Middleton, Idaho Zip: 83644

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

Address: _____ Email: _____
Zip: _____

Address of Property: _____

Distance from Major Cross Street: 0 Zip: _____
Street Name(s): Meridian Rd

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW** **DESIGN REVIEW MODIFICATION**
 SUBDIVISION / COMMON AREA LANDSCAPE **STAFF LEVEL APPLICATION**

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

New construction of a shell structure for multiple future businesses

1. Dimension of Property: 200' x 270'

2. Current Land Use(s): Vacant

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

North: Commercial (B&D Supply)

South: Commercial (Panda Express)

East: Vacant

West: Commercial (Various Establishments)

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

Please explain: _____

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:

Storm drain in parking lot

14. Percentage of Site Devoted to Building Coverage: 20% 12,900 sqft

% of Site Devoted to Landscaping: 16% Square Footage: 9,385 sqft
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 64% Square Footage: 40,615 sqft
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: N/A

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): 3% 1,445 sqft

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

20', See Landscape Plan

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

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

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.)* Sidewalks

19. Setbacks of the proposed building from property lines:

Front 30 -feet Rear 0 -feet Side 0 -feet Side 0 -feet

20. Parking requirements: 1/250 sqft

Total Number of Parking Spaces: 60 Width and Length of Spaces: 9'x20'

Total Number of Compact Spaces 8'x17': 0

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

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

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

Signature of Applicant Jessica Petty  Digitally signed by Jessica Petty
Date: 2019.09.10 14:00:49-06'00' Date 09/10/2019

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

VERIFY SCALES
THIS SHEET IS IN CHARGE
ON ORIGINAL DRAWING
IF NOT 1/8" ON THIS SHEET, ADJUST
SCALE ACCORDINGLY

REVISIONS	
NO.	REMARKS

CHECKED

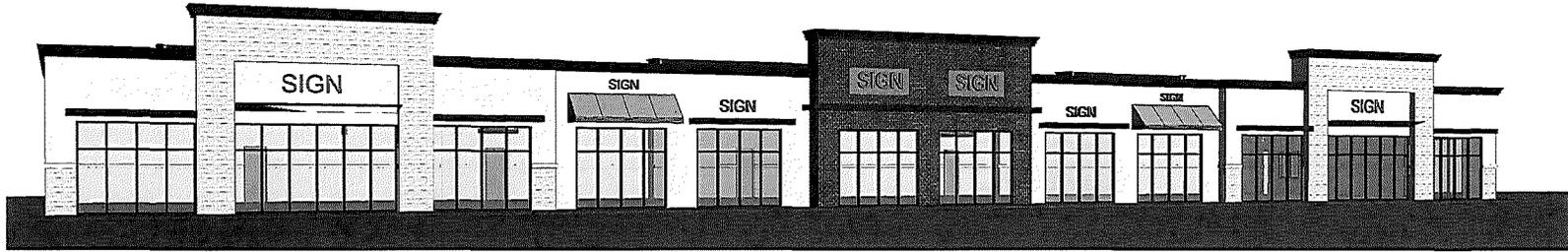
DATE 02/06/2017

DRAWN JESSICA

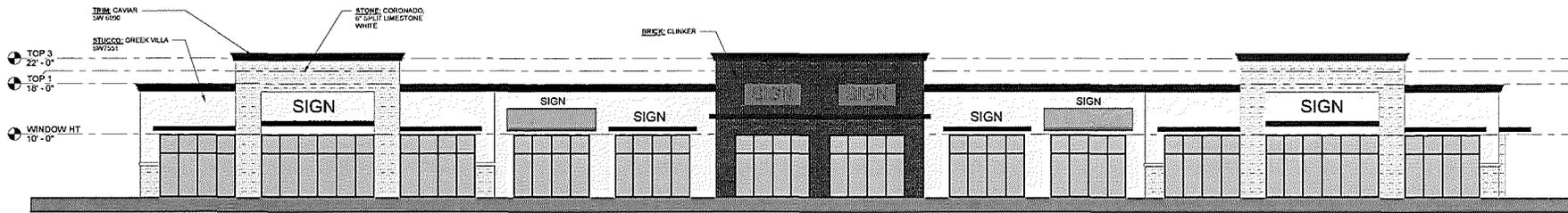
JOB NO. 001

SHEET NUMBER

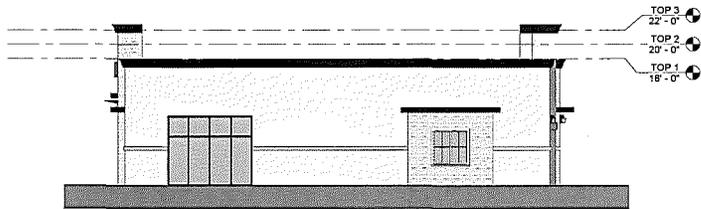
A3.1



1 FRONT ELEVATION



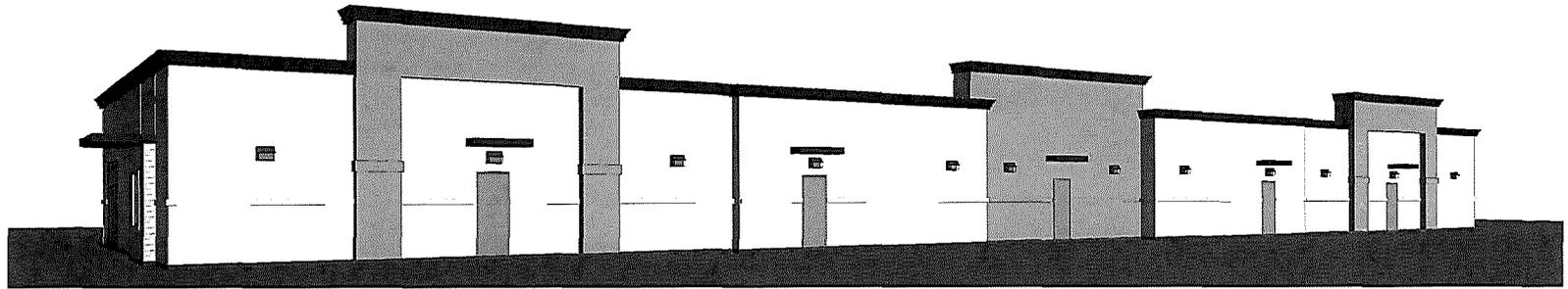
2 WEST ELEVATION
1/8" = 1'-0"



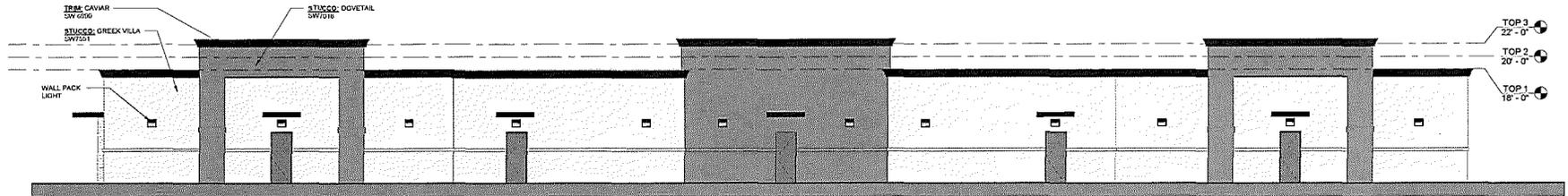
3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS

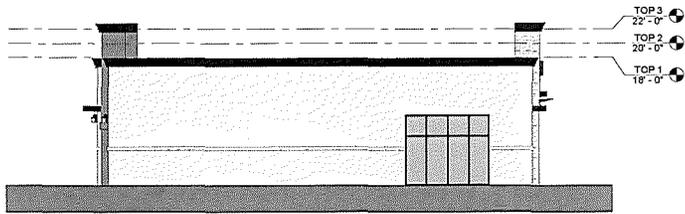
-  TRIM_CAVIAR SW 0250
-  STUCCO_DOVETAIL SW7018
-  STUCCO_GREEK VILLA SW7551
-  STONE_CORONADO 4\"/>



1 REAR ELEVATION



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

MATERIALS

-  TRIM_CAVIAR SW 6500
-  STUCCO_DOVETAIL SW7018
-  STUCCO_GREEK VILLA SW7551
-  STONE_CORONADO, # SPOT LIMESTONE, WHITE
-  BRICK, CLINKER

McCarter-Moorhouse

ARCHITECT STAMP

BFA KUNA
LOT 4, BLOCK 1, KUNA, IDAHO

ELEVATIONS

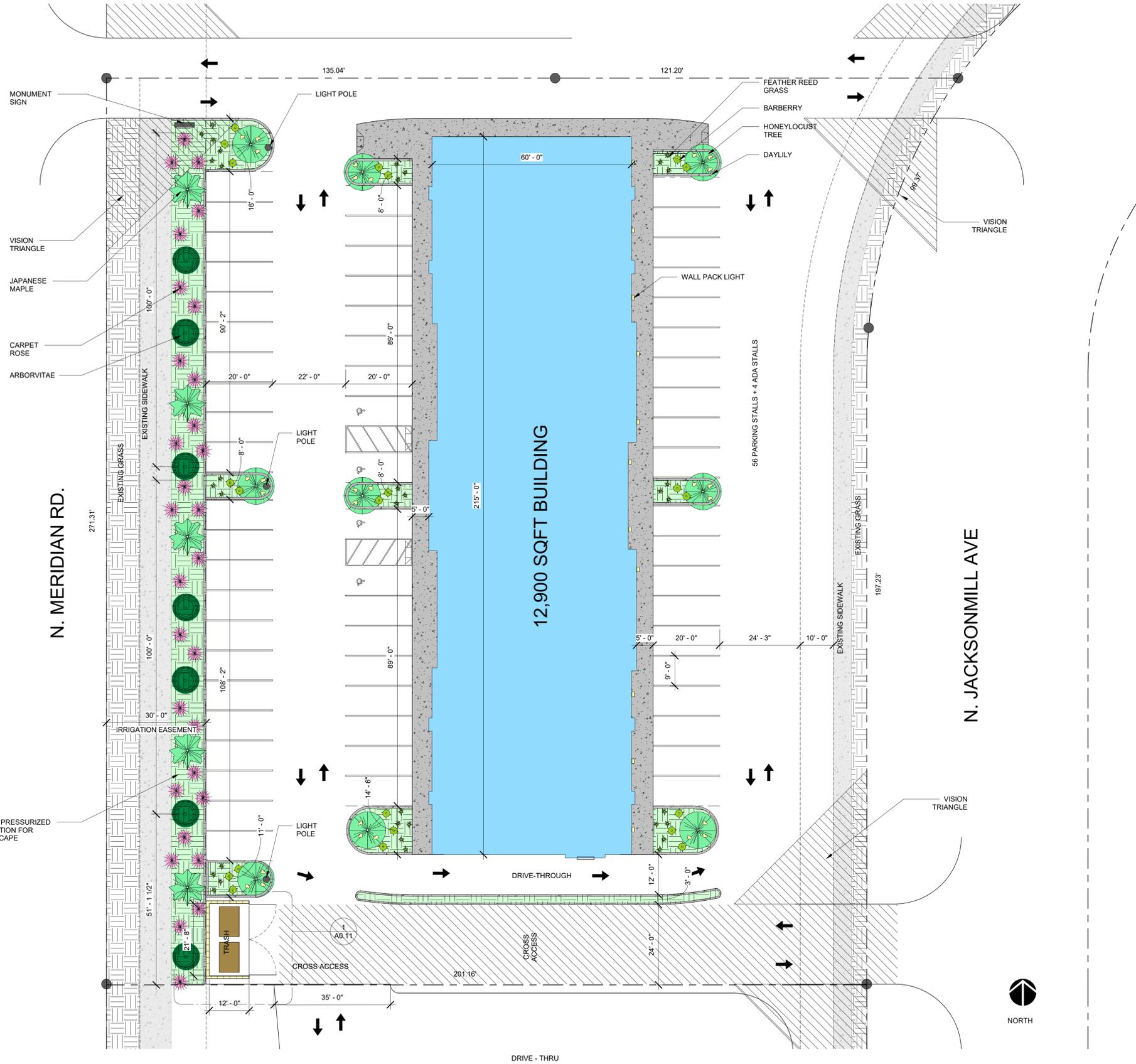
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IF NOT 1/8" INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	REMARKS

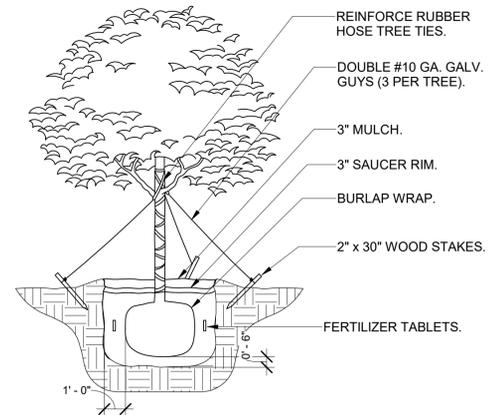
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DATE	02/06/2017
DRAWN	JESSICA
JOB NO.	051

SHEET NUMBER
A3.2

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TREE SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE		SPACING	QTY.
				WIDTH	HEIGHT		
	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL B&B	35'	45'	AS SHOWN ON PLAN	9
	ACER PALMATUM 'WOLFF'	EMPEROR JAPANESE MAPLE	9 GAL. CASS 1	15'-20'	15'	AS SHOWN ON PLAN	5
	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	2" CAL. CLASS 1	8'-10'	20'-25'	AS SHOWN ON PLAN	7
	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET BARBERRY	#2	2'	3'	AS SHOWN ON PLAN	22
	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	FOERSTERS FEATHER REED GRASS	#2	2'	6'	AS SHOWN ON PLAN	35
	HEMEROCALLIS X 'VERD012' PLANT PATENT #27,115	EVERYDAY LILY CREAM DAYLILY	#2	18"	18"	AS SHOWN ON PLAN	27
	ROSA X 'NOARE'	RED FLOWERING CARPET ROSE	#2	3'	3'	AS SHOWN ON PLAN	30



TYPICAL TREE AND SHRUB PLANTING NOTES:

- ALL TREES TO BE BALLED AND BURLAPPED. SEE DETAIL THIS SHEET TREE STAKING.
- 2" MINIMUM OF REGULAR GRIND SOIL AID TO BE PLACED ON SHRUB PLANTING AREAS.
- PROVIDE AND INSTALL (3) 2 x 2 STAKES EVENLY SPACED AT EACH TREE. TIE ALL STAKES WITH COTTON WEBBING OR OTHER APPROVED METHOD.
- PROVIDE AND INSTALL BACKFILL MIX FOR ALL PLANTS. USE 1/2 APPROVED PLANTING MIX AND 1/2 EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
- EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
- FINISH GRADE TOP SOIL TO A UNIFORM AND SMOOTH SURFACE. REMOVE ALL ROCKS AND FOREIGN MATERIAL 1" AND LARGER PRIOR TO LAYING SOD
- PROVIDE AND INSTALL ONE APPLICATION OF APPROVED PLANTING TABLETS FOR ALL PLANTS. PROVIDE AND INSTALL ONE INITIAL APPLICATION OF STARTER FERTILIZER FOR SOD AREAS. ALL FERTILIZERS TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION AND APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- ALL PLANTS AND LAWN SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON AFTER COMPLETION OF CONTRACT AND FINAL ACCEPTANCE.
- NEW LANDSCAPE AREAS TO BE PROVIDED WITH FULLY AUTOMATIC SPRINKLER SYSTEMS.

3 TREE PLANTING
1/4" = 1'-0"

4 LANDSCAPE PLAN
1/16" = 1'-0"



ARCHITECT STAMP

BFA KUNA
LOT 4, BLOCK 1, KUNA, IDAHO

LANDSCAPE PLAN

VERIFY SCALES
THIS BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

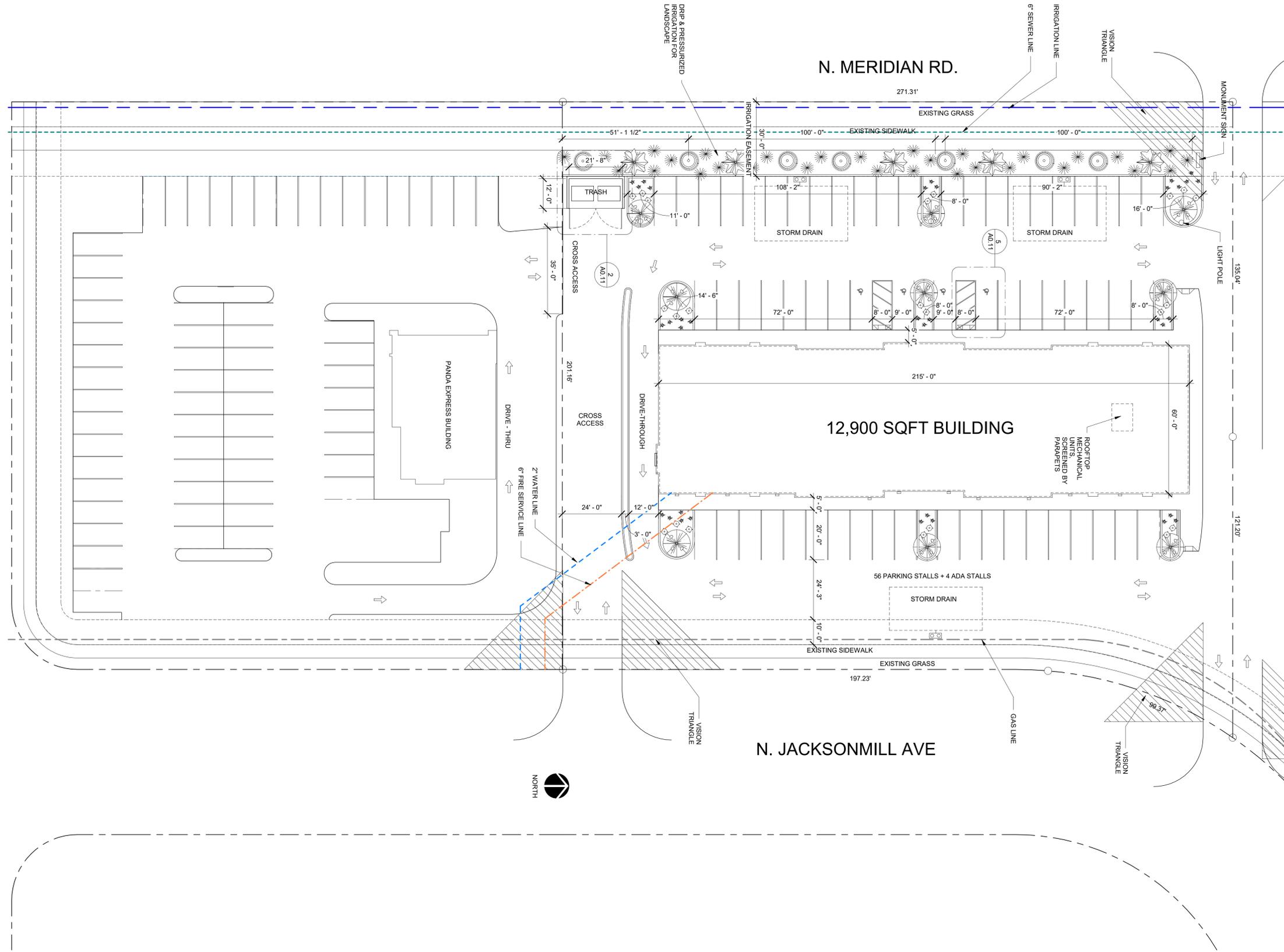
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NO.	REMARKS

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DATE	02.08.2017
DRAWN	JESSICA
JOB NO.	001

SHEET NUMBER
A0.1

09.25.2019 - DESIGN REVIEW





ARCHITECT STAMP

BFA KUNA
 LOT 4, BLOCK 1, KUNA, IDAHO

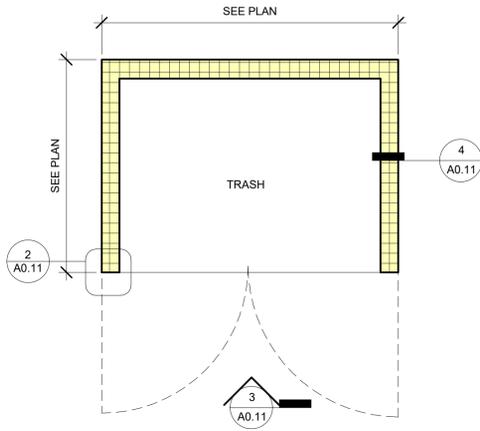
SITE PLAN

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 IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

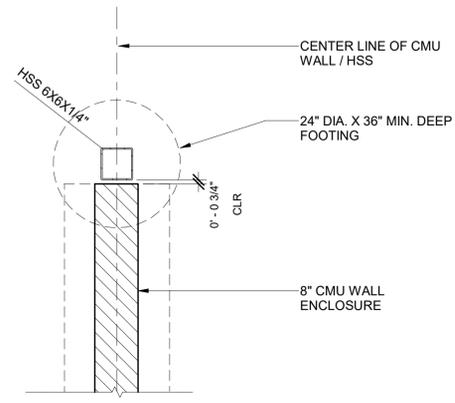
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DATE	02.08.2017
DRAWN	JESSICA
JOB NO.	001

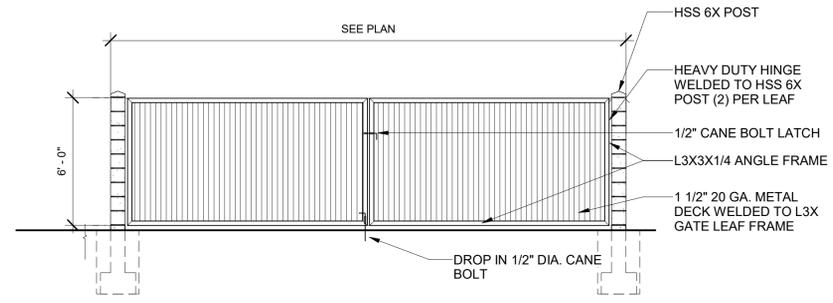
SHEET NUMBER
A0.2



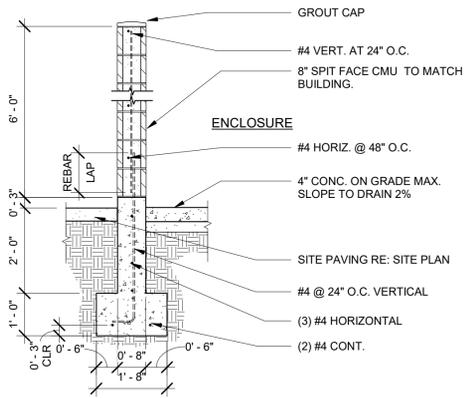
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



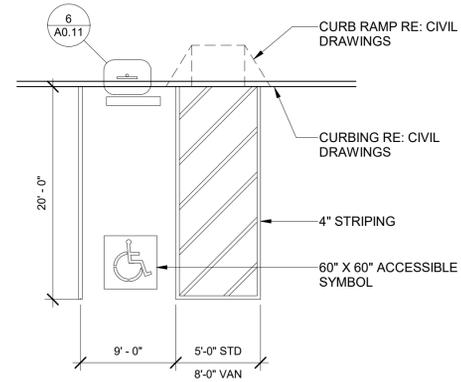
2 TRASH ENCLOSURE DETAIL
3/4" = 1'-0"



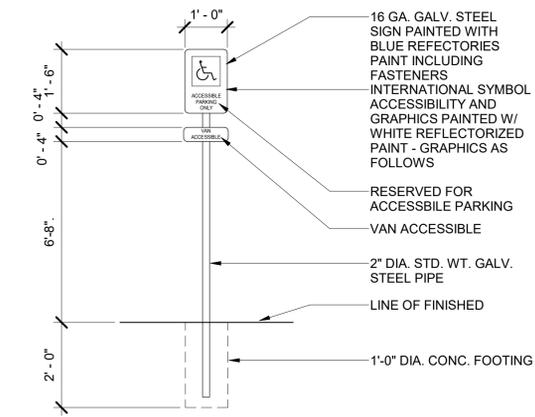
3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



4 ENCLOSURE WALL SECTION
1/2" = 1'-0"



5 ACCESSIBLE PARKING
1/8" = 1'-0"



6 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"

VERIFY SCALES
THIS BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS	
NO.	REMARKS

CHECKED	
DATE	02.08.2017
DRAWN	JESSICA
JOB NO.	001

SHEET NUMBER
A0.11



Autobahn Series ATBO Roadway Lighting

PRODUCT OVERVIEW



Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires. White Light: Correlated color temperature -4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum. Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient. Lower Energy: Saves an expected of 40-60% over comparable HID luminaires. Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection, 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL Invenum friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation. Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117). Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31. Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available. Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life). Multi-level dimming available to provide scheduled dimming as specified by the customer. Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DCL to confirm which versions are qualified. Color temperatures of $s.3000K$ must be specified for International Dark-Sky Association certification. Rated for -40°C to 40°C ambient. CSA Certified in U.S. and Canadian standards. Complies with ANSI: C136.2, C136.10, C136.14, C136.15, C136.17.

© 2014-2019 Acuity Brands Lighting, Inc. All Rights Reserved. ATBO 02/21/19

Autobahn Series ATBO Roadway Lighting

ORDERING INFORMATION

Example: ATBO 30LEDE10 MVOLT R2

Table with columns for ATBO Series, Performance Packages, Voltage, Optics, and Options. Includes details for color temperature, paint, surge protection, terminal block, and misc. options.



Warranty Five-year limited warranty. Complete warranty terms located at: www.ael.com/resources/warranty-terms-and-conditions. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice. Please contact your sales representative for the latest product information.

Autobahn Series ATBO Roadway Lighting

PERFORMANCE PACKAGE

Table showing performance metrics for different packages (10R, 20R, 30R) across various drive current, input watts, and optic configurations. Includes columns for Lumens, LPW, B, U, G, and LLD @ 25°C.

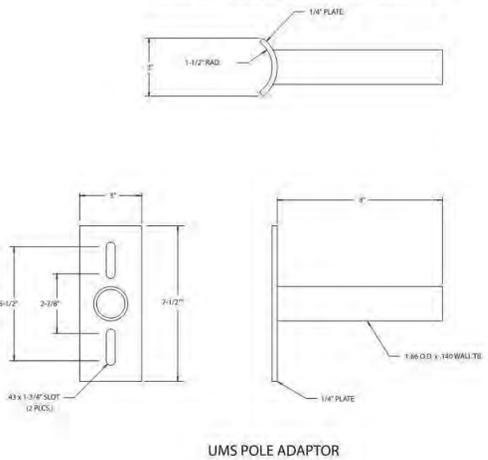
Table showing LLD Multiplier for different temperatures (15°C, 20°C, 25°C, 30°C, 35°C, 40°C).



Warranty Five-year limited warranty. Complete warranty terms located at: www.ael.com/resources/warranty-terms-and-conditions. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice. Please contact your sales representative for the latest product information.

Autobahn Series ATBO Roadway Lighting

UMR POLE ADAPTOR



Warranty Five-year limited warranty. Complete warranty terms located at: www.ael.com/resources/warranty-terms-and-conditions. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice. Please contact your sales representative for the latest product information.

9/25/2019 100W LED Wall Pack - 13,000 Lumens - 400W MH Equivalent - 5000K/4000K | Super Bright LEDs

100W LED Wall Pack - 13,000 Lumens - 400W MH Equivalent - 5000K/4000K - Cool White Part Number: WP-50K100



Product Details: Increased energy savings, Efficient light output, Replaces 400-watt metal halide, DLC Premium, 5 year warranty. View more details.

Specifications

Table of specifications including Beam Angle (150 degree), Comparable Wattage (400 Watt Metal-Halide), CRI (82 CRI), Current Draw (0.85A @80VAC), Dimmable (No), Efficacy (130 lm/w), IP Rating (Weatherproof IP65), LED Lifetime (30000 Hours), Lens Type (Polycarbonate), Intensity (13000 Lumen).

https://www.superbrightleds.com/moreinfo/led-wall-pack-lighting/100w-led-wall-pack-13000-lumens-400w-mh-equivalent-5000k4000k/5096/11634?gclid=...

9/25/2019 100W LED Wall Pack - 13,000 Lumens - 400W MH Equivalent - 5000K/4000K | Super Bright LEDs

Table of specifications for the LED Wall Pack including Material (Aluminum Housing), Operating Temperature (-20 to 45°C), Photocell (No Photocell), Replacement For (400 Watt MH), Standards And Certifications (DLC Premium, UL Listed), Total Power Consumption (100 Watts), Volts (120-277 VAC), Package Weight (9.5 11.2oz (4-4kg)), Package Dimensions (16" (41mm) x 11.75" (30cm) x 1.25" (31mm)).

Table showing Part No. (WP-50K100) Price (118.24) and Lumen Per Dollar (118.24).

Documents: Download WP User Manual.



ARCHITECT STAMP

BFA KUNA LOT 4, BLOCK 1, KUNA, IDAHO LIGHTING CUT SHEETS

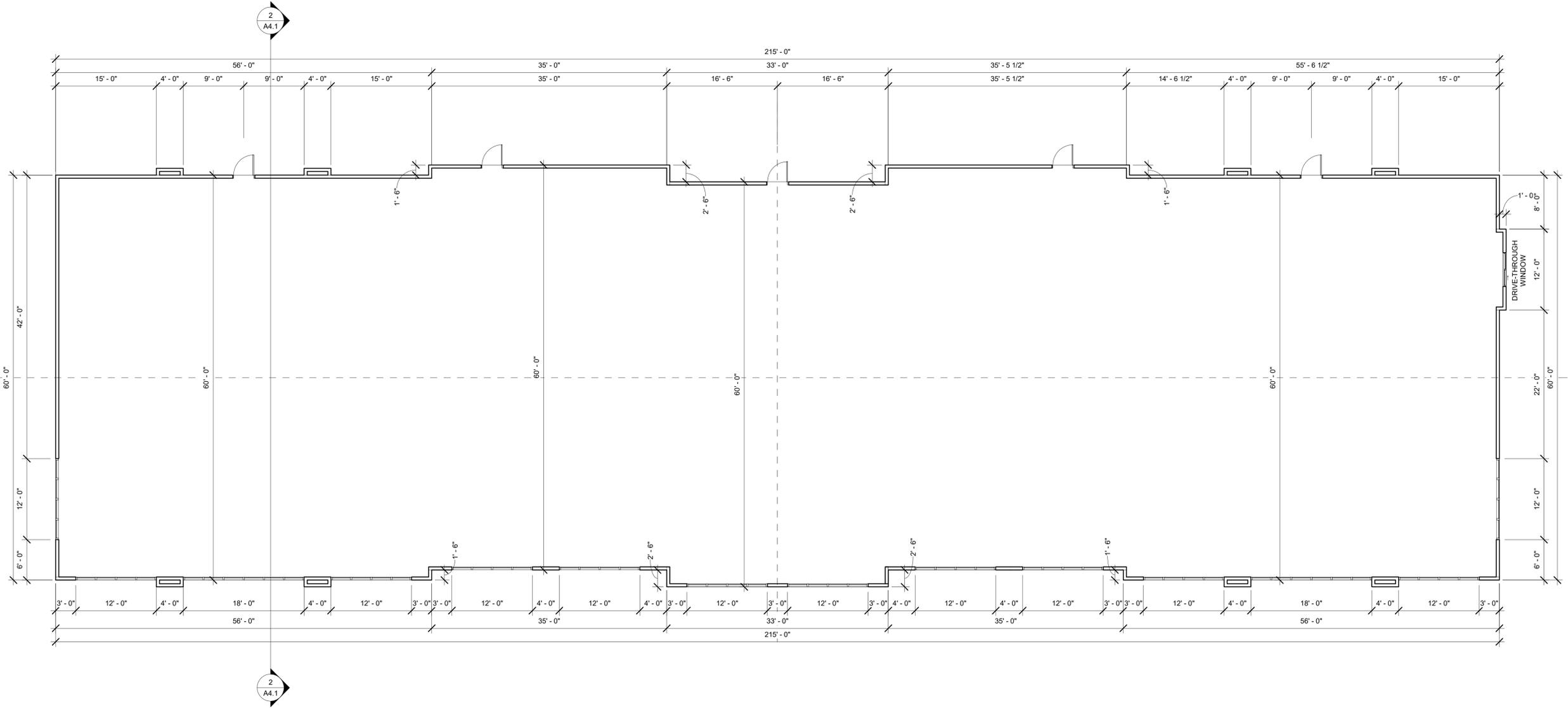
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Table for REVISIONS with columns for NO. and REMARKS.

Table for CHECKED, DATE (02.06.2017), DRAWN (JESSICA), and JOB NO. (001).

SHEET NUMBER A0.12

09.25.2019 - DESIGN REVIEW



1 - MAIN FLOOR
1/8" = 1'-0"



ARCHITECT STAMP

BFA KUNA
LOT 4, BLOCK 1, KUNA, IDAHO

FLOOR PLAN

VERIFY SCALES
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IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS	
NO.	REMARKS

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DATE	02.06.2017
DRAWN	JESSICA
JOB NO.	001

SHEET NUMBER
A1.1

VERIFY SCALES
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1"
IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS	
NO.	REMARKS

CHECKED	
DATE	02.08.2017
DRAWN	JESSICA
JOB NO.	001

SHEET NUMBER
A3.1



① FRONT ELEVATION



② WEST ELEVATION
1/8" = 1'-0"

MATERIALS

-  **TRIM:** CAVIAR SW 6990
-  **STUCCO:** DOVETAIL SW7018
-  **STUCCO:** GREEK VILLA SW7551
-  **STONE:** CORONADO, 6\"/>



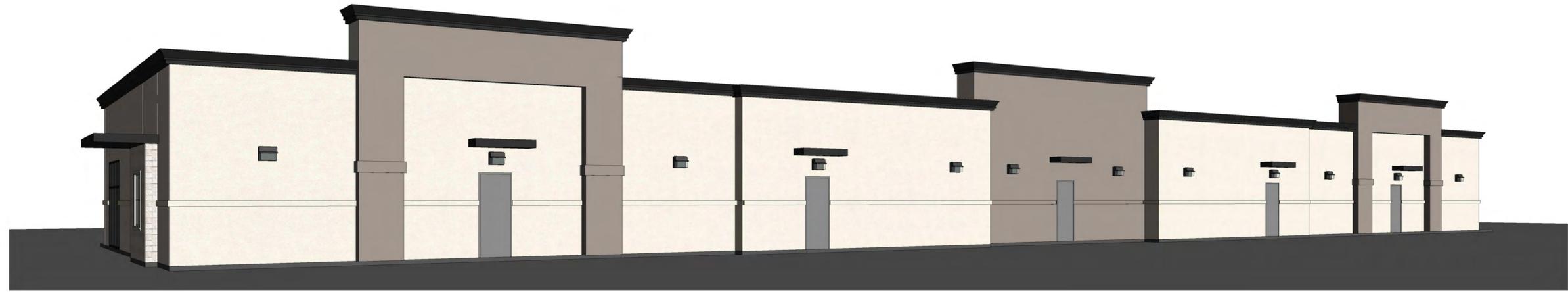
③ SOUTH ELEVATION
1/8" = 1'-0"

VERIFY SCALES
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IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS	
NO.	REMARKS

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DATE	02.08.2017
DRAWN	JESSICA
JOB NO.	001

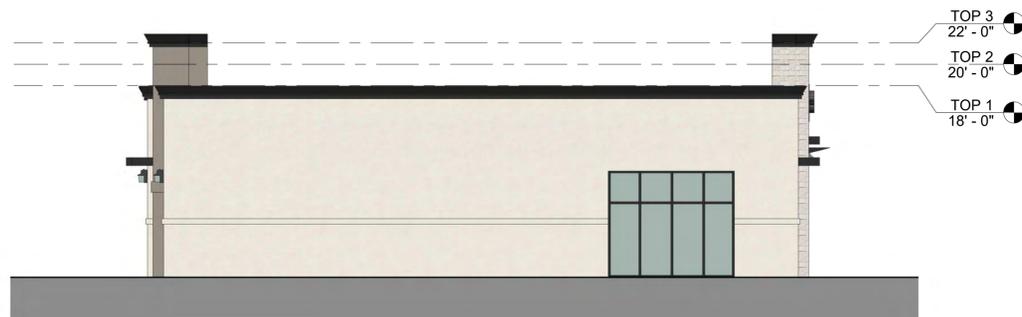
SHEET NUMBER
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① REAR ELEVATION



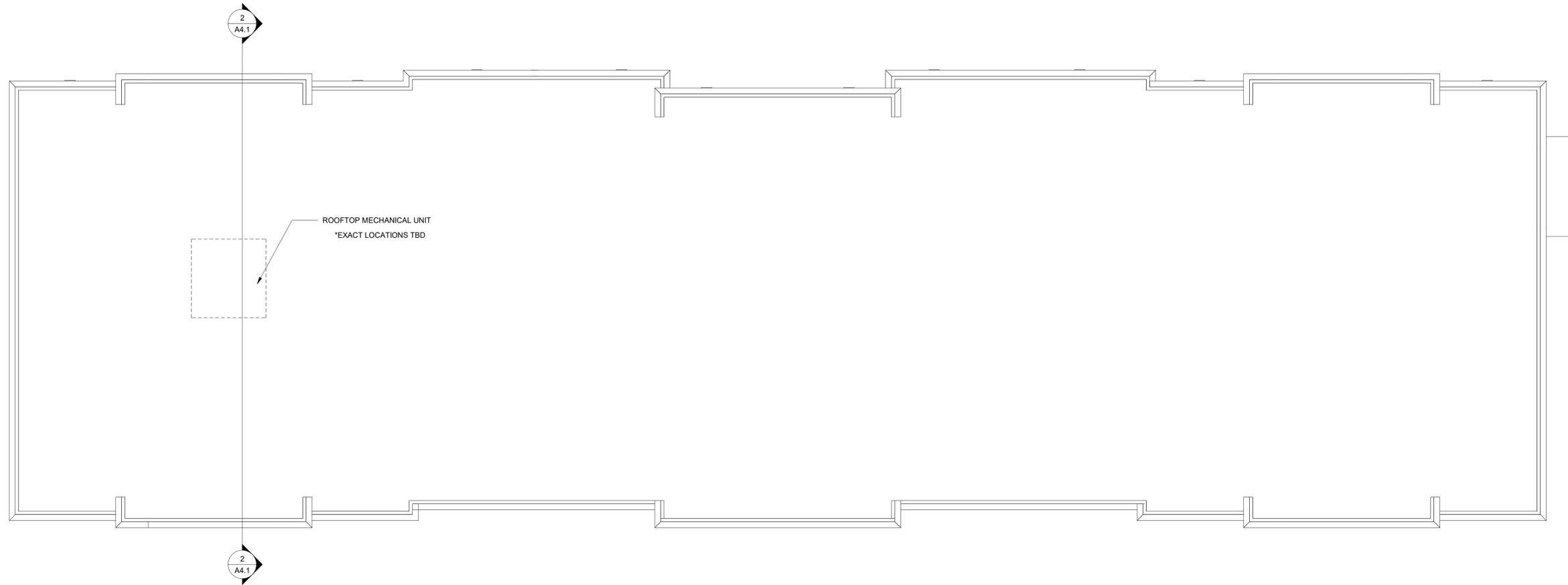
② EAST ELEVATION
1/8" = 1'-0"



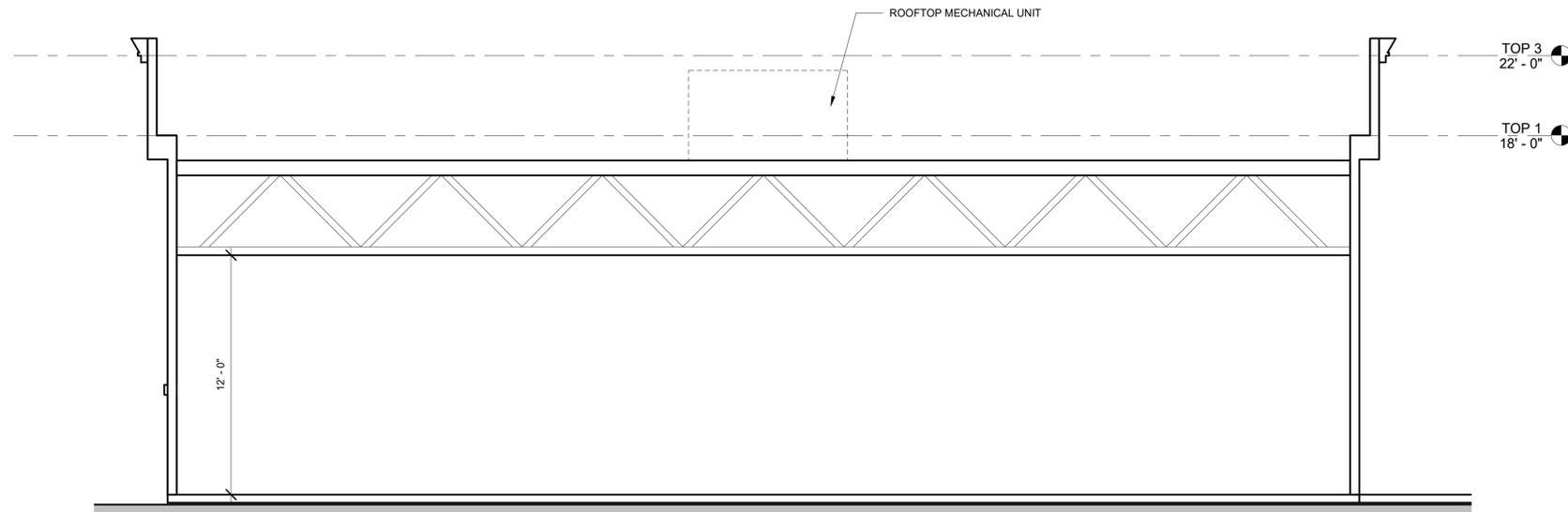
③ NORTH ELEVATION
1/8" = 1'-0"

MATERIALS

-  **TRIM:** CAVIAR SW 6990
-  **STUCCO:** DOVETAIL SW7018
-  **STUCCO:** GREEK VILLA SW7551
-  **STONE:** CORONADO, 6" SPLIT LIMESTONE, WHITE
-  **BRICK:** CLINKER



1 ROOF PLAN
1/8" = 1'-0"



2 ROOFTOP UNITS
1/4" = 1'-0"



ARCHITECT STAMP

BFA KUNA
LOT 4, BLOCK 1, KUNA, IDAHO

ROOF PLAN & SECTION

VERIFY SCALES
THIS BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

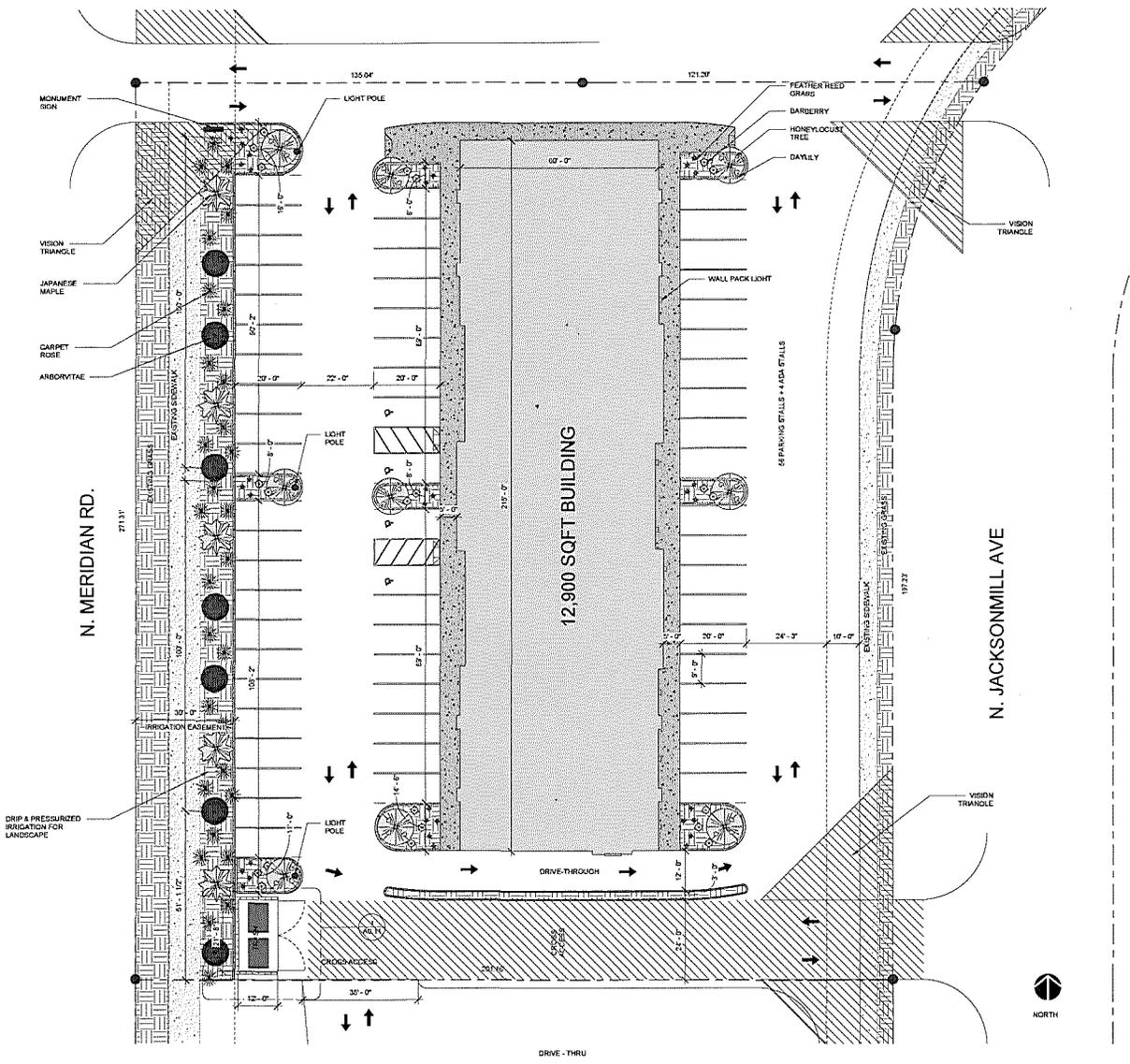
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NO.	REMARKS

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DATE	02.08.2017
DRAWN	JESSICA
JOB NO.	001

SHEET NUMBER
A4.1

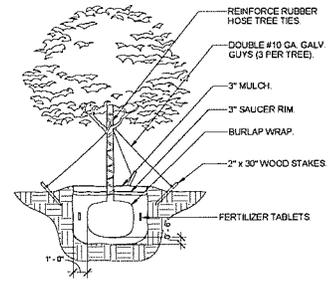
09.25.2019 - DESIGN REVIEW

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LANDSCAPE PLAN
1/16" = 1'-0"

PLANT SCHEDULE							
TREE SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE WIDTH	MATURE HEIGHT	SPACING	QTY.
	OLENDIA TRICANTHOS SHADEMASTER	SHADEMASTER HONEYLOCUST	2" CAL B&B	35'	45'	AS SHOWN ON PLAN	9
	ACER PALMATUM "WOLF"	EMPIRE JAPANESE MAPLE	9" GAL CLASS 1	15'-20"	15'	AS SHOWN ON PLAN	5
	THUJA STANDISHI X PLICATA	GREEN GIANT ARBORVITAE	2" CAL CLASS 1	8'-10'	20'-25'	AS SHOWN ON PLAN	7
	BERBERIS THUNDERBOLT "ORANGE ROCKET"	ORANGE ROCKET BARBERRY	#2	2'	3'	AS SHOWN ON PLAN	22
	CALAMAGROSTIS X ACUTIFOLIA "KARL FOERSTER"	FOERTERS FEATHER REED GRASS	#2	2'	4'	AS SHOWN ON PLAN	35
	HEMEROCALLIS X "VERONIC" PLANT PATENT #27,115	EVERYDAVILY CREAM DAVILY	#2	16"	16"	AS SHOWN ON PLAN	27
	ROSA X "NOARE"	RED FLOWERING CARPET ROSE	#2	3'	3'	AS SHOWN ON PLAN	20



- TYPICAL TREE AND SHRUB PLANTING NOTES:**
- ALL TREES TO BE BALLED AND BURLAPPED. SEE DETAIL THIS SHEET TREE STAKING.
 - 2" MINIMUM OF REGULAR CRIND SOIL AID TO BE PLACED ON SHRUB PLANTING AREAS.
 - PROVIDE AND INSTALL (2) 2 x 2 STAKES EVENLY SPACED AT EACH TREE. TIE ALL STAKES WITH COTTON WEBBING OR OTHER APPROVED METHOD.
 - PROVIDE AND INSTALL BACOTTLE MIX FOR ALL PLANTS. USE 1/2 APPROVED PLANTING MIX AND 1/2 EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
 - EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
 - FINISH GRADE TOP SOIL TO A UNIFORM AND SMOOTH SURFACE. REMOVE ALL ROCKS AND FOREIGN MATERIAL 1" AND LARGER PRIOR TO LAYING SOIL.
 - PROVIDE AND INSTALL ONE APPLICATION OF APPROVED PLANTING TABLETS FOR ALL PLANTS. PROVIDE AND INSTALL ONE INITIAL APPLICATION OF STARTER FERTILIZER FOR SOIL AREAS. ALL FERTILIZERS TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION AND APPLIED AT MANUFACTURERS RECOMMENDED RATE.
 - ALL PLANTS AND LAWN SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON AFTER COMPLETION OF CONTRACT AND FINAL ACCEPTANCE.
 - NEW LANDSCAPE AREAS TO BE PROVIDED WITH FULLY AUTOMATIC SPRINKLER SYSTEMS.

TREE PLANTING
1/4" = 1'-0"



ARCHITECT STAMP

BFA KUNA
LOT 4, BLOCK 1, KUNA, IDAHO
LANDSCAPE PLAN

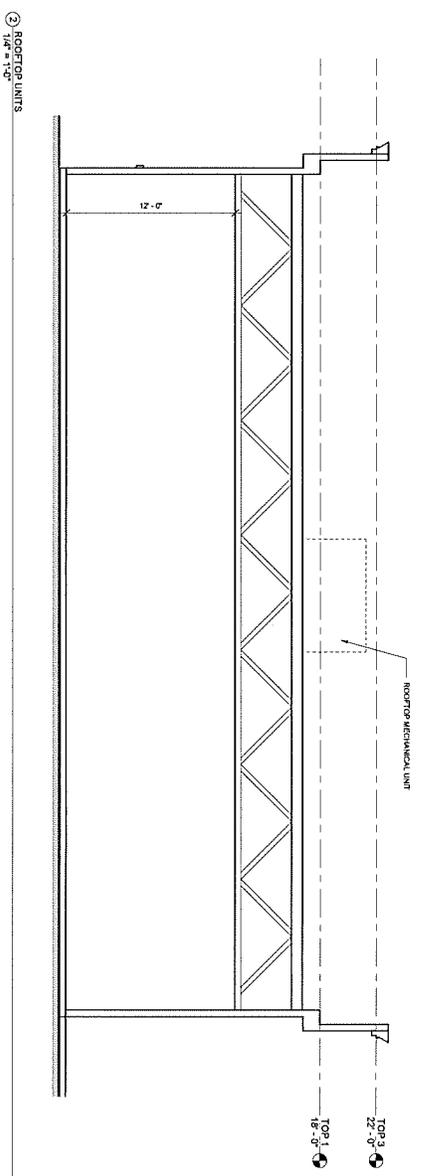
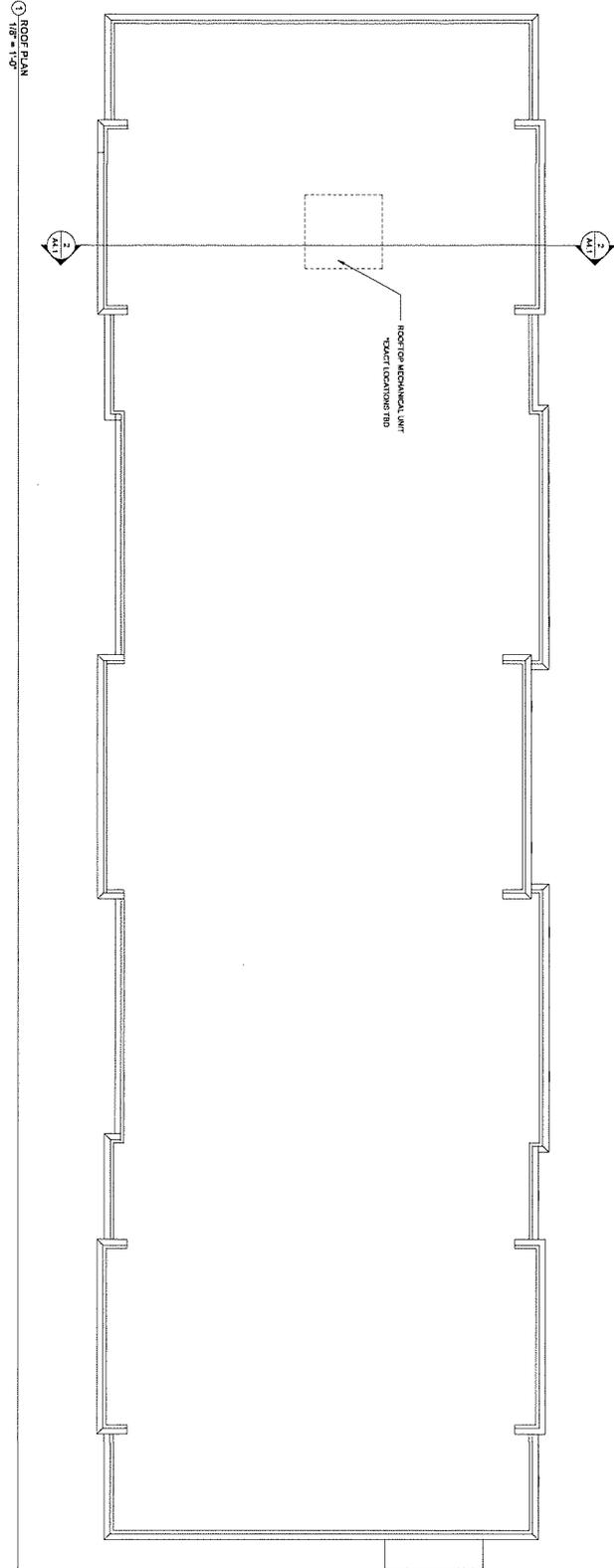
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THIS DRAWING IS A PRELIMINARY DESIGN
IF NOT 1/4" ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	REMARKS

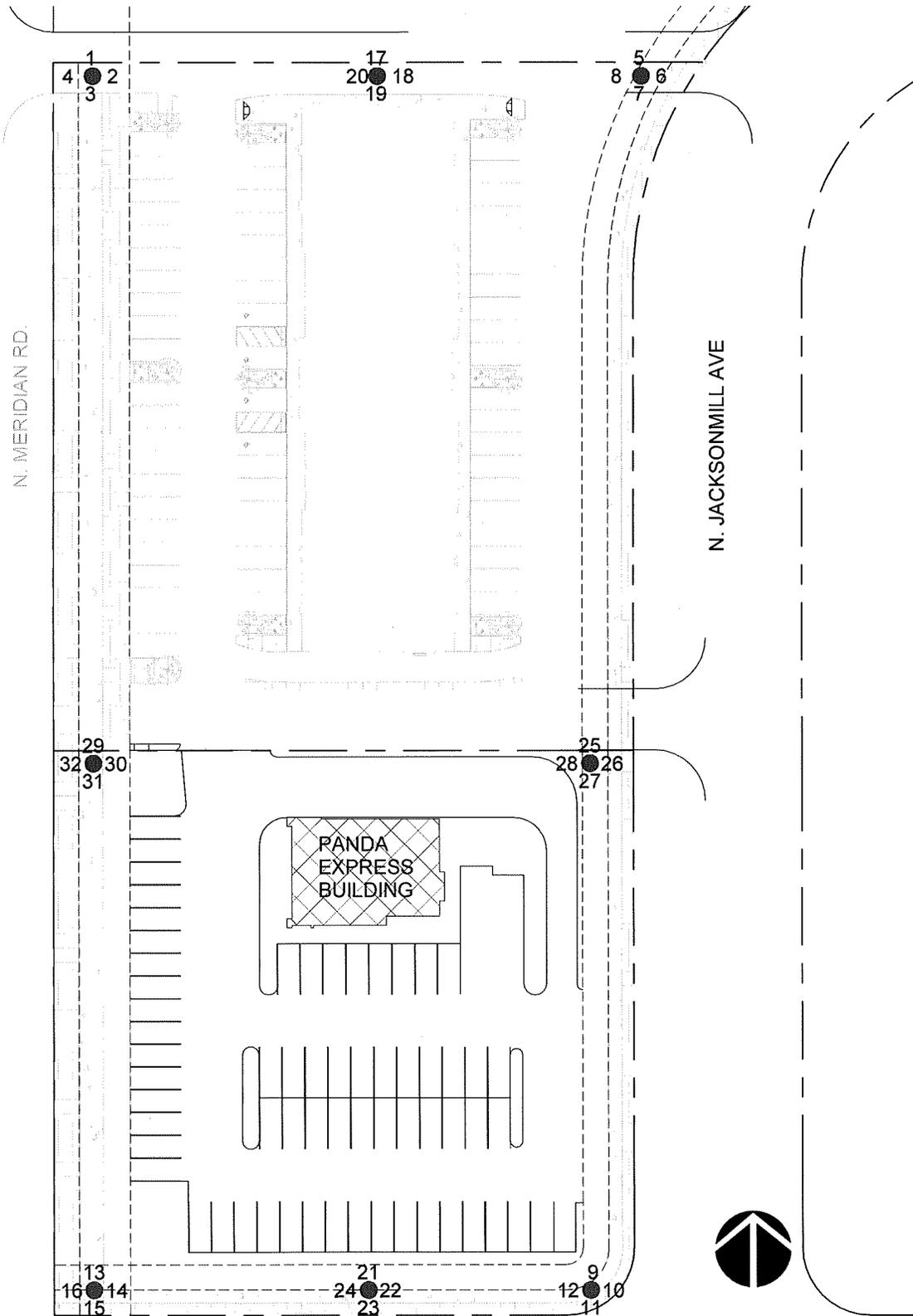
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DATE: 03.06.2017
DRAWN: JESSICA
JOB NO.: 001

SHEET NUMBER
A0.1

09.25.2019 - DESIGN REVIEW



<p>VERIFY/SCALE ON ORIGINAL DRAWING DATE: 09/25/2019 BY: [Signature]</p>		<p>PROVISIONS NO. REMARKS</p>		<p>ARCHITECT STAMP McCarter-Moorhouse</p>	
<p>BFA KUNA LOT 4, BLOCK 1, KUNA, IDAHO</p>		<p>ROOF PLAN & SECTION</p>		<p>PROJECT NUMBER A4.1</p>	



① SITE PLAN PHOTO LOCATION
1" = 60'-0"

BFA KUNA



1



2



3



4



5



6



7



8



9



10



11



12

BFA KUNA



13



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15



16



17



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19



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21



22



23



24

BFA KUNA



25



26



27



28



29



30



31



32

September 11, 2019

BFA Kuna
Project Narrative

The proposed building at Lot 4, Block 1 in the Ashton Estates Subdivision will be a commercial shell, with the plan for future business and office tenants to complete the interior. The building is owned and operated by Dr. Adam Bunker, who will occupy a portion of the building with his dental practice. The building will be new construction - 12,900 square feet single-story structure.

The exterior will be off-white stucco with limestone, brick and dark stucco accents, dark awnings on the entrance pieces, and architectural windows & dark fascia trim. The size and scale of the building are similar to the other nearby commercial buildings. The front elevation features a large brick wall in the center with other entrances accented on either side with limestone. The storefront windows and awnings helps to bring the large size of the building to a more human scale as well as create balance and symmetry across the building.

Complementary landscaping will accent the building, parking stalls and sidewalks. There will be sidewalks on three sides of the building adjacent to the parking for pedestrian access. Along the trash enclosure, sides of building and in parking islands native trees and plants will be planted.

Thank you,

Jessica Petty
Licensed Architect

12.15 Design, LLC



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2019-056465
06/28/2019 09:17 AM
\$15.00

Escrow No.: 34601910763-BB

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED

SDN, LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Adam Bunker and Carlee Bunker, husband and wife

whose address is **9425 Golden Willow Street, Middleton, ID 83644**, the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

For APN/Parcel ID(s): R0539760080

Lot 4 in Block 1 of Ashton Estates Subdivision No. 1, according to the official plat thereof, filed in Book 114 of Plats at Pages 17055 through 17059, records of Ada County, Idaho.

Now therefore for Ten Dollars (\$10.00) and other good valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby GRANTS, DELIVERS AND CONVEYS to Grantee all of the real property described above and included hereto together with all of Grantor's rights, title and interest in and to all improvements thereon and all rights, privileges, and hereditaments and appurtenances related or pertaining thereto, but specifically excluding any water rights (collectively, the "Property")

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

This Deed shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors, heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below. Effective this 29th day of May, 2019.

SDN, LLC

BY:

Donald G Newell
Managing Member

SPECIAL WARRANTY DEED

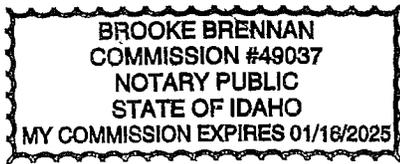
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 29th day of May, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald G Newell, known or identified to me to be the person whose name is subscribed to the within instrument, as the Managing Member of SDN, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Managing Member.

Signature: [Handwritten Signature]
Name: [Handwritten Signature]
Residing at: [Handwritten Signature]
My Commission Expires: [Handwritten Signature]

(SEAL)





City of Kuna
Planning & Zoning Department

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

Agency Transmittal

October 14, 2019

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	19-28-DR (Design Review) – Ashton Estates Commercial Shell
PROJECT DESCRIPTION	Jessica Petty requests Design Review Approval for the Ashton Estates Commercial Shell, which consists of one lot on 1.44 acres. (APN: R0539760080)
SITE LOCATION	1385 N. Jacksonmill Ave., Kuna, ID 83634.
REPRESENTATIVE	<i>Jessica Petty</i> 2882 S. Honeycomb Way Boise, ID 83716 208.867.0294 jessica@1215design.com
SCHEDULED HEARING DATE	Tuesday, November 26, 2019. 6:00 P.M.
STAFF CONTACT	Doug Hanson Dhanson@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

DESIGN REVIEW MEMORANDUM

Date: 29 October 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: BFA Kuna. Ashton Estates Commercial Shell.

The BFA Kuna design review application dated 30 September 2019 has been reviewed. The following narrative is limited to the design review request. Items such as number of parking spaces, sufficiency of Handicapped facilities and landscaping are not a function of Public Works. Comments regarding landscaping, parking and associated facilities will be generated from the respective disciplines. The lot area as listed in the application is approximately 54,000 square feet (1.24) Acres. Approximately 12,900 square feet (24%) of the lot will contain the building, 40,615 (75%, 64% on application) square feet of hard scaping and 9,385 (17.4%) square feet of landscaping – site landscaping and 1,445 square feet (2.7%). The required landscaping/open space requires verification.

1. General

- a. Street lights were installed along the east side of Meridian Road during a previous development phase of this project. Street lights appear evenly spaced and adequate for Meridian Road.
- b. Additional lighting may be needed at the proposed facility entrances and parking area.
- c. All connections to City utilities (pressurized irrigation, sewer, water) shall adhere to the City of Kuna standards in effect at the time of construction.
- d. Coordinate connection to City utilities with the City of Kuna Public Works department.

2. On Site Stormwater Retention

- a. The Design Review Application states “storm drain in parking lot”. The application does not explain if this is existing or planned. If the storm drain exists, verifiable calculations must be provided to determine adequacy. If the storm drain does not exist:
 - i. Provide the subsurface seepage bed design with supporting calculations to the City Engineer’s office for review & approval before commencing construction.
 - ii. The City of Kuna’s storm water retention policy follows the ACHD storm water manual. The ACHD storm water manual is available from the ACHD web site.

3. Irrigation

- a. Pressurized irrigation is available along the western lot boundary.
- b. Connection to potable water for irrigation is not allowed.

4. Sewer

- a. A sewer mainline of sufficient capacity to service this property is available in N. Jacksonmill Ave.
- b. Commercial units require separate sewer services.

5. Water

- a. A water mainline of sufficient capacity to service this property exists in N. Jacksonmill Ave.
- b. Commercial units require separate water services.
- c. The Kuna Fire Department shall review fire suppression capabilities of the lot and shall provide their requirements concerning fire hydrant location.



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

October 25, 2019

To: David Moorhouse (via email)
3536 W Ryder Cup Drive
Meridian, ID 83646

Subject: KUNA19-0016/19-28-DR
1385 N Jacksonmill Avenue
Construct a 12,900 square foot commercial building

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

The proposed driveway was approved with application KUNA19-0014 on August 6, 2019, with cross access between Lots 4 and 5, Block 1 in Ashton Estates.

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Traffic Information

This development is estimated to generate 126 vehicle trips per day; and 15 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 69/ Meridian Road	270-feet	Principal Arterial	1,059	N/A
Deer Flat Road	0-feet	Minor Arterial	220	Better than "D"
Jacksonmill Avenue	300-feet	Collector	N/A	N/A

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

* Acceptable level of service for a three-lane collector is "D" (530 VPH).

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

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for SH-69/Meridian Road south of Columbia was 18,724 on 12/31/2018.
- The average daily traffic count for Deer Flat Road west of Locust Grove Road was 2,069 on 06/05/2018.
- There are no current traffic counts for Jacksonmill Avenue.

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

Sincerely,



Stacey Yarrington
Planner III
Development Services

cc: Project File
City of Kuna (via email)
Jessica Petty (via email)

Standard Conditions of Approval

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

received
10.29.19

Doug Hanson

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Tuesday, October 29, 2019 8:28 AM
To: Doug Hanson
Subject: Re: 19-28-DR (Deign Review) - Ashton Estates Commercial Shell

Everything looks good from our perspective.

Thanks,

On Wed, Oct 23, 2019 at 1:33 PM Doug Hanson <dhanson@kunaid.gov> wrote:

Chad,

Attached is an electronic copy of the site plan and trash enclosure that can be expanded. If you need anything else please let me know.

Thanks,

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Wednesday, October 23, 2019 1:11 PM
To: Doug Hanson <dhanson@kunaid.gov>
Subject: Re: 19-28-DR (Deign Review) - Ashton Estates Commercial Shell

Can I get an expanded drawing of the trash enclosure to ensure that it meets the City of Kuna trash enclosure requirements.