PLANNING & ZONING COMMISSION
AGENDA
Tuesday, March 10, 2020
Open to the Public

1. CALL TO ORDER AND ROLL CALL

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

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

A. Planning and Zoning Commission Meeting Minutes, February 11, 2020

3. PUBLIC MEETING:

A. Case No. 20-04-DR (Design Review) & 20-02-SN (Sign) Swan Falls High School Monument Sign – ACTION ITEM

Lytle Signs requests Sign and Design Review approval for an approximately 110 Square Foot, illuminated monument sign. The subject site is located at 7300 S. Linder Road, Kuna, Idaho, 83634 (APN# S1301336320).

4. ADJOURNMENT:
PLANNING & ZONING COMMISSION
MINUTES
Tuesday, February 11, 2020

1. CALL TO ORDER AND ROLL CALL 6:00 PM

COMMISSIONERS:
Chairman Lee Young - Absent
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron - Absent
Commissioner John Laraway

CITY STAFF PRESENT:
Wendy Howell, Planning and Zoning Director
Doug Hanson, Planner I
Jessica Reid, Customer Service Specialist

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

A. Planning and Zoning Commission Meeting Minutes, January 28, 2020

B. Findings of Fact and Conclusions of Law

1. Case No. 19-10-AN (Annexation), 19-06-DA (Development Agreement) & 19-23-DR (Design Review) Spring Rock Subdivision

2. Case No. 19-05-ZC (Rezone) & 19-04-SUP (Special Use Permit) 763 W. Avalon Rezone

Commissioner Cathy Gealy moved to approve the consent agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:

Voting Aye: Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

3. PUBLIC MEETING:

A. Case No. 20-01-DR (Design Review) Crimson Point Villas Maintenance Shed –

Doug Hanson: Members of the Commission, for the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W 4th Street, Kuna, Idaho, 83634. Mike Stidham requests Design Review approval for an approximately 432 square foot maintenance shed withing the Crimson Point Villas located at 1751 W Manganese Street, Kuna, Idaho, 83634. Staff has determined this application complies with Title 5 of Kuna City Code and Idaho Code; with that, I will answer any questions you may have. Thank you.

C/Gealy: I have no questions. C/Laraway: No questions. C/Hennis: No questions appear. Applicant please come forward and tell us what is going with the project.

Mike Stidham: We’re the builders, it has been requested to build an 18-foot by 24-foot maintenance shed for them to store landscaping equipment and their golf carts. We are being contracted as we do projects for them over several properties they have throughout the area. Aesthetically it is going to look exactly the same as the style of the other buildings.

C/Hennis: Similar building materials and colors?

Mark Stidham: Exactly.

C/Hennis: Is it going to be fully roofed?

Mike Stidham: Yes, it will be asphalt shingles that match the other roofing materials.

C/Hennis: Ok.
Any other questions? **C/Gealy:** I have no questions. **C/Laraway:** No questions. **C/Hennis:** Thank you. As it is not a public hearing, it leaves our discussion. **C/Gealy:** I think it is very straight forward. I have no concerns. **C/Hennis:** Applicant, have you read the conditions of approval though there are not many? And everything is ok? **Mike Stidham:** Yes. **C/Hennis:** Ok, thank you. If there are no questions, I will stand for a motion.

Commissioner John Laraway moved to approve 20-01-DR (Design Review) with the conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Motion carried 3-0-2.

<table>
<thead>
<tr>
<th>4. ADJOURNMENT: 6:05 PM</th>
</tr>
</thead>
</table>

**C/Hennis:** Does staff have any reports? **Jessica Reid:** No.

Commissioner Cathy Gealy moved to adjourn the meeting. Seconded by Commissioner John Laraway. Motion carried 3-0-2.

______________________________
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

______________________________
Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department
To: Planning and Zoning Commission

Case Numbers: 20-04-DR (Design Review); 20-01-SN (Sign) - Swan Falls High School Monument Sign

Site Location: 7300 S. Linder Road
Kuna, Idaho 83634

Planner: Doug Hanson, Planner I

Meeting Date: March 10, 2020

Applicant: Lytle Signs
Tom Mikesell
2070 E. Comercial St. Ste. B
Meridian, Idaho 83642
208.421.8824
tom@lytlesigns.com

Table of Contents:
A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Decision by the Commission

A. Process and Noticing:
Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as public meetings, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant’s Request:
Lytle Signs, request sign and design review approval for an approximately 110 square foot, illuminated monument sign. The subject site is located at 7300 S. Linder Road, Kuna, ID 83634 (APN# S1301336320).

C. Site History:
This parcel is currently zoned P (Public) within Kuna City Limits. Swan Falls High School was originally approved for design review by the Planning and Zoning Commission on December 11, 2018. At the time of the original approval a monument sign was not included in the application.
D. General Projects Facts:

1. Surrounding Land Uses:

<p>| | | |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-6</td>
<td>Medium Density Residential – Kuna City</td>
</tr>
<tr>
<td>South</td>
<td>A</td>
<td>Agriculture – Kuna City</td>
</tr>
<tr>
<td>East</td>
<td>R-6</td>
<td>Medium Density Residential – Kuna City</td>
</tr>
<tr>
<td></td>
<td>A</td>
<td>Agriculture – Kuna City</td>
</tr>
<tr>
<td>West</td>
<td>A</td>
<td>Agriculture – Kuna City</td>
</tr>
<tr>
<td></td>
<td>RR</td>
<td>Rural Residential – Ada County</td>
</tr>
</tbody>
</table>

2. Parcel Sizes, Current Zoning, Parcel Numbers:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Parcel Size</th>
<th>Current Zone:</th>
<th>Parcel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kuna Joint School District</td>
<td>58.35 acres</td>
<td>P (Public)</td>
<td>51301336320</td>
</tr>
</tbody>
</table>

3. Existing Structures, Vegetation and Natural Features:

Swan Falls High School is currently undergoing construction. Vegetation is typical with that of a high school, the site’s topography is generally flat.

4. Environmental Issues:

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

E. Staff Analysis:

The applicant is proposing to construct a new onsite freestanding monument sign for Swan Falls High School, located at 7300 S. Linder Road. The monument sign stands approximately fifteen (15) ft high and eleven (11) ft across at its widest point. The sign area is approximately 110 square feet of just sign area.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “G” of this report and 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 Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

G. Proposed Order of Decision by the Commission:

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

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves/conditionally approves/denies Case No’s 20-04-DR (Design Review) and 20-01-SN (Sign), a request from Lytle Signs for design review approval for an illuminated monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. Applicant shall obtain all appropriate building permits prior to construction (electrical permits are considered under this condition). All work shall be inspected by Kuna City Inspectors.
3. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.

4. Applicant must ensure that sign is no closer than 10’ to Rights-of-Way

5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

6. Applicant shall comply with all local, state and federal laws.
Based upon the record contained in Case No’s 20-04-DR & 20-01-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’s 20-04-DR & 20-01-SN, a design review request from Lytle Signs for a monument sign at Swan Falls High School.

1. Based on the evidence contained in Case No’s 20-04-DR & 20-01-SN, this proposal does/does not generally comply with the City Code.

   **Staff Finding:** The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements 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 proposed project does/does not generally conform to the Kuna Architecture Guidelines.

   **Staff Finding:** The applicant proposes to construct a monument sign that stands approximately fifteen (15) ft high and eight (11) feet across at its widest point. The sign cabinet area is approximately 110 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with Kuna Architecture Design Guidelines.

DATED this 10th day of March, 2020.
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
- [x] 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

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>File Number(s)</td>
<td>20-04-DR 20-01-5N</td>
</tr>
<tr>
<td>Project name</td>
<td>SWAN FALLS 45 MONUMENT SIGN</td>
</tr>
<tr>
<td>Date Received</td>
<td>3.4.20</td>
</tr>
<tr>
<td>Date Accepted/Complete</td>
<td></td>
</tr>
<tr>
<td>Cross Reference Files</td>
<td></td>
</tr>
<tr>
<td>Commission Hearing Date</td>
<td></td>
</tr>
<tr>
<td>City Council Hearing Date</td>
<td></td>
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</table>

Contact/Applicant Information

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<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners of Record:</td>
<td>Kuna Joint School District</td>
</tr>
<tr>
<td>Address:</td>
<td>716 Porter Rd, Kuna, ID 83639</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Kuna, Idaho 83634</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>208-922-1000</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:dhorn@bnmtcon.com">dhorn@bnmtcon.com</a></td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
</tr>
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<table>
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<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant (Developer):</td>
<td>Lytle Signs</td>
</tr>
<tr>
<td>Address:</td>
<td>PO Box 305, Twin Falls, ID 83303</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Twin Falls, Idaho 83303</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>208-733-1739</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:rober@lytlesigns.com">rober@lytlesigns.com</a></td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
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<table>
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<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineer/Representative:</td>
<td>Tom Mikesell</td>
</tr>
<tr>
<td>Address:</td>
<td>2070 Commercial St, Meridian, ID 83642</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Meridian, Idaho 83642</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>208-431-8884</td>
</tr>
<tr>
<td>F-Mail:</td>
<td><a href="mailto:Tom@lytlesigns.com">Tom@lytlesigns.com</a></td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
</tr>
</tbody>
</table>

Subject Property Information

<table>
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<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Site Address:</td>
<td>7300 S Linder Road</td>
</tr>
<tr>
<td>Site Location (Cross Streets):</td>
<td>Columbia &amp; Linder</td>
</tr>
<tr>
<td>Parcel Number(s):</td>
<td>51301336315</td>
</tr>
<tr>
<td>Section, Township, Range:</td>
<td>SEC 1 JN 1W</td>
</tr>
<tr>
<td>Property size:</td>
<td>60 ACRES</td>
</tr>
<tr>
<td>Current land use:</td>
<td>SCHOOL</td>
</tr>
<tr>
<td>Proposed land use:</td>
<td>SCHOOL</td>
</tr>
<tr>
<td>Current zoning district:</td>
<td>A</td>
</tr>
<tr>
<td>Proposed zoning district:</td>
<td></td>
</tr>
</tbody>
</table>

Commission & Council Review App. Form 1008 May 2010 Page 1
### Project Description

**Project / subdivision name:** Swan Falls High School

**General description of proposed project / request:** Install an illuminated monument sign with an electronic message center

<table>
<thead>
<tr>
<th>Type of use proposed (check all that apply):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Residential</td>
</tr>
<tr>
<td>☐ Commercial</td>
</tr>
<tr>
<td>☐ Office</td>
</tr>
<tr>
<td>☐ Industrial</td>
</tr>
<tr>
<td>☑ Other: School</td>
</tr>
</tbody>
</table>

**Amenities provided with this development (if applicable):**

### Residential Project Summary (if applicable)

**Are there existing buildings?** ☐ Yes ☑ No

**Please describe the existing buildings:**

**Any existing buildings to remain?** ☐ Yes ☑ No

<table>
<thead>
<tr>
<th>Number of residential units:</th>
<th>Number of building lots</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Number of common and/or other lots:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Type of dwellings proposed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Single-Family</td>
</tr>
<tr>
<td>☐ Townhouses</td>
</tr>
<tr>
<td>☐ Duplexes</td>
</tr>
<tr>
<td>☐ Multi-Family</td>
</tr>
<tr>
<td>☑ Other</td>
</tr>
</tbody>
</table>

**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)

<table>
<thead>
<tr>
<th>Number of building lots:</th>
<th>Other lots:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Gross floor area square footage:</th>
<th>Existing (if applicable):</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>Hours of operation (days &amp; hours):</th>
<th>Building height:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Total number of employees:</th>
<th>Max. number of employees at one time:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Number and ages of students/children:</th>
<th>Seating capacity:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Fencing type, size &amp; location (proposed or existing to remain):</th>
</tr>
</thead>
</table>

**Proposed Parking:**

<table>
<thead>
<tr>
<th>a. Handicapped spaces:</th>
<th>Dimensions:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>b. Total Parking spaces:</th>
<th>Dimensions:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>c. Width of driveway aisle:</th>
</tr>
</thead>
</table>

**Proposed Lighting:**

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

### Applicant's Signature: [Signature]

### Date: 3/4/20

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Commission & Council Review App. Form 1008

May 2010 Page 2
City of Kuna
Design Review
Application

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both 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

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>Date of pre-application meeting: ____________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Note: Pre-Applications are valid for a period of three (3) months.</td>
</tr>
<tr>
<td></td>
<td>Note: It is the applicant's responsibility to use a current application.</td>
</tr>
<tr>
<td></td>
<td>Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.</td>
</tr>
<tr>
<td></td>
<td>One (1) Vicinity Map (8 ½” x 11”) at 1” = 300' scale (or similar), label the location of the property and adjacent streets.</td>
</tr>
<tr>
<td></td>
<td>One 8 ½” x 11” colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>

Design Review Application

Form 300DR

May 2010

Page 1 of 8
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) 8½" 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 JFG or PDF format.*

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

**Site Plan**

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

- North Arrow
- To scale drawings
- Boundaries, property lines and dimensions
- Name of “Plan Preparer” with contact information
- Name of project and date
- Type and location of all plant materials and other ground covers. 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.
- Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed
- Method of irrigation
- 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.
- Location, description, materials, and cross-sections of special features, including berms, retaining walls, hedges, fencings, fountains street/pathway furniture (benches, etc.), etc.
- Sign locations
- Note: A separate sign application must be submitted with this application
- Locations and uses for open spaces
- Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle
- Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles
- Location and designations of all sidewalks
- Clearly identify pressurized irrigation lines and underground water storage
- 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.
Building Elevations

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

Lighting Plan

- Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)
- Types and wattage of all light fixtures
  - Note: The City encourages use of “dark sky” lighting fixtures
- Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

- Size and location of all roof top mechanical units
Design Review Application

Applicant: Robert Reeder/Lytle Signs
Owner: Kuna Joint School Dist. #3
Represented By: Tom Mikesell
Address: 2070 Commercial St.
Address of Property: 7300 S. Linder Rd
Distance from Major Cross Street: Columbia

Phone: 208.733.1739
Fax/Email: robert@lytlesigns.com
Zip: 83642

Owner's Address: P.O. Box 305.
Kuna, ID

Phone: 208.928.1000
Email: dhorr@beniton.com
Zip: 83642

Zo: 83603

Please check the box that reflects the intent of the application

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

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

INSTALL AN ILLUMINATED MONUMENT SIGN WITH AN ELECTRONIC MESSAGE CENTER.

1. Dimension of Property: 10 ACRES
2. Current Land Use(s): School
3. What are the land uses of the adjoining properties?
   North: COMMERCIAL - PUBLIC
   South: MIXED USE
   East: MIXED USE
   West: COMMERCIAL
4. Is the project intended to be phased, if so what is the phasing time period? No

Please explain: 

Design Review Application

Form 300DR

May 2010
Page 5 of 8
5. The number and use(s) of all structures: **School**

6. Building heights:

<table>
<thead>
<tr>
<th>Number of</th>
<th>Number of</th>
</tr>
</thead>
<tbody>
<tr>
<td>stories:</td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>L-O</td>
<td>35'</td>
</tr>
<tr>
<td>C-2</td>
<td>60'</td>
</tr>
<tr>
<td>CBD</td>
<td>80'</td>
</tr>
<tr>
<td>M-2</td>
<td>60'</td>
</tr>
<tr>
<td>P</td>
<td>60'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1</td>
<td>35'</td>
</tr>
<tr>
<td>C-3</td>
<td>60'</td>
</tr>
<tr>
<td>M-1</td>
<td>60'</td>
</tr>
<tr>
<td>M-3</td>
<td>60'</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Material</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof:</td>
<td></td>
</tr>
<tr>
<td>Walls:</td>
<td></td>
</tr>
</tbody>
</table>

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

| % of Wood application: | 0/9 |
| % EIFS: | 0/9 |
| (Exterior Insulation Finish System) |       |
| % Masonry: | 0/9 |
| % Face Block: | 0/9 |
| % Stucco: | 0/9 |
| & other material(s): | 0/9 |
| List all other materials: | 0/9 |
| Windows/Doors: | 0/9 |
| (Type of window frames & styles / doors & styles, material) |       |
| Soffits and fascia material: | 0/9 |
| Trim, etc.: | 0/9 |
| Other: | 0/9 |

9. Please identify Mechanical Units:

| Type/Height: | 0/9 |
| Proposed Screening Method: | 0/9 |

10. Please identify Trash enclosure: *(Size, location, screening & construction materials)*

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

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

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

   | Type: | 0/9 |
Size: 
Location:  

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

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

14. Percentage of Site Devoted to Building Coverage: 

% of Site Devoted to Landscaping:  
Square Footage: 

% of Site that is Hard Surface:  
Square Footage: 

% of Site Devoted to other uses:  

Describe:  

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

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

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plans.) If yes, what type, size and the general location? (The City’s goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):

17. Dock Loading Facilities:
   Number of docking facilities and their location: 
   Method of screening: 

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

19. Setbacks of the proposed building from property lines:
   Front _____ -feet  Rear _____ -feet  Side _____ -feet  Side _____ -feet

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

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE 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 208.387.4170. In order to expedite your request, please have ready the site number indicated in this notice.

Design Review Application

Form 300DR

May 2010
Page 7 of 8
FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)
City of Kuna
SIGN PERMIT
APPLICATION

SUBMIT

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

Parcel #: S1301336315 Zone A
Site Address: 7300 S. Linder Road
Applicant's Name: Robert Reeder/Lytle Signs Phone: 208-733-1739
Applicant's Address: 8080 Bowdoin, City: Twin Falls Zip: 83303
Contact's Email: Robert@lytlesigns.com RCE# 11922

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

<table>
<thead>
<tr>
<th>SIGN #1</th>
<th>PROPOSED</th>
<th>EXISTING</th>
<th>OFF PREMISES</th>
<th>ON PREMISE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Sign: Freestanding</td>
<td>X</td>
<td>Wall</td>
<td>Ground Monument</td>
<td></td>
</tr>
<tr>
<td>Sign Dimensions: Length 10'</td>
<td>Width 11'</td>
<td>Square Feet 110 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Lineal Foot (space of which is occupied by enterprise)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SIGN #2</th>
<th>PROPOSED</th>
<th>EXISTING</th>
<th>OFF PREMISES</th>
<th>ON PREMISE</th>
</tr>
</thead>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Once plans have been checked and approved for issuance the applicant MUST pick up the building permit within 30 days or the plans will be destroyed. Per IBC 2015/IRC 2012 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: __________________________ Date: 2/28/10

------------------- OFFICE USE ONLY -------------------

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

- **Temporary Construction Services ONLY** (200 amp or less, one location): $65
  - New: **Single Family Dwelling**, including all buildings with wiring being constructed on each property.
    - Based on living space (see definition below)
      - □ Up to 1,500 sq. ft. $130
      - □ 1,501 to 2,500 sq. ft. $195
      - □ 2,501 to 3,500 sq. ft. $260
      - □ 3,501 to 4,500 sq. ft. $325
      - □ Over 4,500 sq. ft. $325 + $65 for each additional 1,000 sq. ft. or portion thereof
        $325 + ($65 x # of additional 1,000 sq. ft. or portion thereof)
  - □ New: **Multi-Family Dwelling** *(Contractors Only)*
    - □ Duplex Apartment $260
    - □ Three or more multi-family units: $130 per building plus $65 per unit
      ($130 x # of buildings) + ($65 x # of units)
  - □ Existing Residence / □ Modular, Manufactured or Mobile Homes / □ Detached Shop:
    - $65 fee plus $10 per additional branch circuit, up to the maximum of the corresponding sq. ft. of the building
      (one circuit is included in the $65.00) $65 + ($10 x # of additional branch circuits)
  - □ Pumps-Water, Irrigation, Sewage (each motor):
    - □ $65 up to 25HP □ $95-26 to 200HP □ $130 over 200HP
    - Phase inverters and roto phase equipment, please use the Other Installation including Commercial/Industrial fee in addition to the pump motor fee.
  - □ Spas, Hot Tubs, Hydro Massage Tubs: $65 fee for each trip to inspect
  - □ Swimming Pools: $130.00 (covers two (2) mandatory inspections with the exception of lighting)
  - □ Signs/Outline Lighting: □ Signs-$65 per sign □ Outline Lighting-$65 per occupancy
  - □ Temporary Amusement: $65 fee plus $10 per ride, concession, or generator
    $65 + ($10 x # of rides/concession/generator)
  - □ Irrigation Machine: $65 for center pivot plus $10 per tower or drive motor
    $65 + ($10 x # of tower/drive motor)

- □ Requested Inspection
- □ Power has been off over 1yr. (excludes contractors) $65.00 per hr
- □ Plan Check (2 hr min.)

---

# COMMERCIAL/INDUSTRIAL

The fees listed under this inspection type shall apply to any and all electrical installations not specifically mentioned elsewhere on this form. This shall include all labor, materials, equipment, overhead and profit, as well as all labor, materials, and equipment supplied by others. The project value cannot be reduced by labor, material or equipment that is donated or supplied by others. **Please include bid proposal on company letterhead.** At the time of “Final” inspection, the Scope of Work, valuation, and permit fees will be verified.

**Total cost of electrical system (Job Value Amount):** $\
- □ Up to $10,000 \( \text{(total cost of system \( \times 0.02 \)) + 60 = $} \)
- □ Between $10,001 - $100,000 \( \text{(total cost of system \( - 10,000 \)) \( \times 0.01 \)) + $260 = $} \)
- □ Over $100,000 \( \text{(total cost of system \( - 100,000 \)) \( \times 0.005 \)) + $1,160 = $} \)

**Total Contract Amount:** $ __________________

**Grand Total:** $ __________________

*Transfer this amount to permit application.*

---

**Living Space** – space within a dwelling unit intended for human habitation which may reasonably be utilized for sleeping, eating, cooking, bathing, washing, recreation, and sanitation purposes. An unfinished basement is considered part of the living space.
February 28, 2020

City of Kuna
Office of Planning & Zoning
PO Box 13
Kuna, Idaho 83634

Re: New Monument sign for Kuna Swan Falls High School

To whom it may concern:

We are requesting to install an internally illuminated monument sign with an electronic message center for the new Kuna Swan Falls High School located at 7300 S Linder Road in Kuna, Idaho. The sign will be a 15’ tall monument style sign with a block base. The overall sign area will be 110 SQ FT and the message center portion will be 19.10 SQ FT. The electronic message center will meet all the requirements for an electronic message center in the city of Kuna. The sign will be placed on the school property on Linder Road and will meet the 10’ setback requirement for sign placement.

The sign will be manufactured by Lytle Signs at our facilities in Twin Falls and Meridian Idaho and will have a professional appearance. There will not be any hand lettering or hand painting. The sign will be installed by licensed contractors from our Lytle Signs Meridian install team and will be done in accordance with all building and zoning codes and per the approval of the city of Kuna.

Sincerely,

Robert Reeder
Lytle Signs
WARRANTY DEED

For Value Received  Marie B. Durrant, Trustee of The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004)
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Kuna Joint School District No. 3
hereinafter referred to as Grantee, whose current address is 711 E Porter St Kuna, ID 83634
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: December 5, 2017

The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004)

By: Marie B. Durrant, Trustee

State of Idaho, County of Canyon

On this 8th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Marie B. Durrant as Trustee(s) of The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004) known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho 9/16/2023
My Commission Expires 9/16/2023

BLANCA E. ACOSTA
NOTARY PUBLIC
STATE OF IDAHO
State of Idaho  

County of Ada  

I, Kim Bekkedahl  
Name  

711 E. Porter St  
Address  

Kuna, ID  P-3634  
City  
State  
Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to  
Name  

Address  

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 3/  

day of March, 20  

Signature  

Subscribed and sworn to before me the day and year first above written.

Deann Greany  
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: July 24, 2023
EXHIBIT A

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 1 from which the W1/4 corner of said Section 1 bears North 00°27'05" East, 2669.26 feet;

thence along the South boundary line of said Section 1 South 89°32'42" East, 800.00 feet to the REAL POINT OF BEGINNING;

thence leaving said South boundary line North 00°27'18" East, 200.00 feet;

thence North 89°32'42" West, 559.84 feet;

thence North 00°27'12" East, 1105.82 feet;

thence North 89°32'42" West, 240.21 feet to a point on the West boundary line of said Section 1;

thence along said West boundary line North 00°27'05" East, 1,363.44 feet to the W1/4 corner of said Section 1;

thence continuing along said West boundary line North 00°27'02" East, 3.47 feet;

thence leaving said West boundary line South 89°32'58" East, 30.00 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 222.73 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 13 courses and distances:

thence South 39°34'33" East, 79.37 feet;

thence South 46°10'44" East, 235.17 feet;

thence South 47°25'55" East, 231.99 feet;

thence South 44°48'15" East, 151.99 feet;

thence South 49°17'03" East, 221.73 feet;

thence South 47°03'31" East, 292.85 feet;

thence South 47°29'04" East, 288.73 feet;

thence 51.55 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears South 46°08'31" East;

thence South 44°47'58" East, 234.52 feet;

thence 108.16 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears South 47°36'58" East;

thence South 50°25'59" East, 87.82 feet;

thence 339.78 feet along the arc of a curve to the left, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears South 59°25'46" East;

thence South 68°25'33" East, 43.77 feet;
thence leaving said centerline South 39°38'24" West, 1,499.69 feet;
thence South 00°27'18" West, 200.00 feet to a point on the South boundary line of said Section 1;
thence along said South boundary line North 89°32'42" West, 70.00 feet to the REAL POINT OF BEGINNING.
EXHIBIT A

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

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This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B; Part I - Requirements; and Schedule B, Part II - Exceptions.
thence South 50°52'59" East, 87.82 feet;

thence 339.78 feet along the arc of a curve to the left, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears South 59°25'46" East;

thence South 68°25'33" East, 43.77 feet;

thence leaving said centerline South 39°38'24" West, 1,499.69 feet;

thence South 00°27'18" West, 200.00 feet to a point on the South boundary line of said Section 1;

thence along said South boundary line North 89°32'42" West, 70.00 feet to the REAL POINT OF BEGINNING.
SIDE VIEW

Swan Falls High School

(1) D/F ILLUMINATED MONUMENT SIGN

UPPER CABINET:
ALUMINUM CONSTRUCTION AND RETAINER SYSTEM
PAINTED TO MATCH BUILDING ACCENTS (TBD)
INTERNAL WHITE LED ILLUMINATION
WHITE POLYCARBONATE FACES
WITH APPLIED GRAPHICS

EMC:

DAKTRONICS GS6 - 15.85 MM D/F FULL COLOR UNIT
2' 1" X 9' 2" VIEWING AREA
2' 7" X 9' 5" BLACK ALUMINUM CABINET

LOWER CABINET (NON-ILLUM.)

ALUMINUM CONSTRUCTION
PAINTED TO MATCH BUILDING ACCENTS (TBD)
(4X) WHITE ACM SPONSOR PANELS
WITH APPLIED GRAPHICS
FLUSH MOUNTED TO CABINET

POLE COVER:
ALUMINUM CONSTRUCTION
PAINTED TO MATCH BUILDING ACCENTS (TBD)

BASE:
ALUMINUM TOP CAP
PAINTED TO MATCH BUILDING ACCENTS (TBD)
BLOCK BASE TO BE FURNISHED BY CUSTOMER
STEEL POLE AND CONCRETE FOOTING
1/8" FCO ALUMINUM ADDRESS NUMBERS
PAINTED TO MATCH BUILDING ACCENTS
FLUSH MOUNTED TO BLOCK BASE

19.1 SQ. FT EMC
110 SQ. FT CABINET
7300

Approved By: ____________________________
Date: ____________