



KUNA PLANNING AND ZONING COMMISSION
Agenda for December 10, 2013

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING
6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Mike Bundy

2. CONSENT AGENDA

- a. Meeting Minutes for November 12, 2013
- b. **Findings of Fact, Conclusions of Law and Order**
13-02-AN, 13-01-DA - Sharron Fisher –Annexation
- c. **Finding of Fact, Conclusion of Law and Order**
13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); Randy VanderWerff represented by ULC Management (Bob Unger)

3. OLD BUSINESS:

4. PUBLIC MEETING

- a. **13-05-DRC – Mountain Steel** - Bill Connelly (applicant) requests approval from the DRC for a new 8,800 square foot open-storage shed. The applicant is proposing this shed to store certain goods and materials and to keep them dry and protected from weather. This shed will have a dirt floor due to the weight of the machines and goods among other reasons.

5. DEPARTMENT REPORTS

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 12, 2013**

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	<i>Absent</i>	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Mike Bundy	x		

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at 6:03pm

1. CONSENT AGENDA

- a. Meeting Minutes – October 8, 2013

Commissioner Gealy motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 3-0.

Commissioner’s Wierschem and Hennis were absent from the October 8th meeting and therefore did not vote.

2. OLD BUSINESS:

None

3. PUBLIC MEETING

None

4. PUBLIC HEARING

- A. 13-02-AN** (Annexation) and **13-01-DA** (Development Agreement) **Sharon L. Fisher Annexation**; represented by **SLN Planning** (Shawn Nickel) - The applicant is requesting that their 1.14 acre lot be annexed into the City of Kuna with a C-1 (Neighbor Business District) designation from its current Ada County zoning of RUT (Rural Urban Transitional). Also requested is a Development Agreement to guide future development.

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Travis Jeffers, Planner Technician, Kuna Planning and Zoning at 763 W. Avalon St. in Kuna. The applicant is requesting that their 1.14 acre parcel located at 450 E. Deer Flat Rd. across from Kuna High School be annexed into the City with a C-1 (Neighbor Business District) designation. The parcel is currently zoned RUT (Rural Urban Transitional), which is an Ada County zone designation. The property is contiguous to Kuna City limits, which is required to be annexed.

The applicant is also requesting a development agreement accompany the application to guide future development. Until future development occurs, the Applicant wishes to continue its current usage as a residential rental property. Staff does not view this use as a health or safety issue and/or an impact to the surrounding properties, any more than it has to date. At any point in the future, should the property, and/or the uses expand or enlarge the building or use – any nonconforming uses shall cease and the property will be subject to the necessary land use processes to bring the property into conforming status. Staff would recommend that site access is limited to its historic access points, until the site further develops.

Staff Analysis:

This request was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. Staff has determined this application complies with the Kuna Comprehensive Plan and Future Land Use Map (FLU); and forwards a recommendation of approval subject to the recommended conditions of approval set forth in the staff report.

The Planning and Zoning Commission has the authority to recommend that this case be approved or denied, to the City Council.

Commissioner Gealy asked Staff to explain the email from Boise/Kuna Irrigation District as it relates to Sharon Fisher's property responsibilities. Senior Planner, Troy Behunin with Kuna Planning and Zoning located at 763 W. Avalon St. in Kuna explained that an ordinance will need to be created when annexation into the City takes place. Sharon Fisher will need to pool her rights into the Kuna Municipal Irrigation District in order for Kuna to take possession.

No further questions for staff.

Shawn Nickel with SLN Planning located at 1589 N. Estancia Pl. in Eagle, Idaho represents Sharon Fisher in this request. Ms. Fisher's property is surrounded by incorporated city parcels on all sides. The applicant wishes to annex her property into the City with a C-1 zoning designation and continue to use the property as a residential rental until it is sold at a future date uncertain to a developer. The C-1 zoning designation would allow the greatest flexibility to develop a mixture of uses should the property be sold in the future.

Chairman Young asked if the Applicant has read and understands all of the requirements set forth in the Staff Report and the Development Agreement. Shawn and Sharon confirmed that they understood and approved of the conditions.

No further question for representative, Shawn Nickel.

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Public testimony opened at 6:10pm and closed at 6:11pm. No additional testimony was presented.

*Commissioner Bundy motioned to approve **13-02-AN** (Annexation) and **13-01-DA** (Development Agreement) **Sharon L. Fisher Annexation**; with the conditions as outlined in the staff report; Commissioner Hennis seconds, all aye and motioned carried 4-0.*

- B. 13-01-PUD** (Planned Unit Development), **13-03-ZC** (Rezone), **13-03-DA** (Development Agreement), **13-05-S** (Preliminary Plat) - Sorrel Residential Subdivision, **13-04-DR** (Design Review); **Randy VanderWerff** represented by **ULC Management (Bob Unger)** - Applicant is requesting the following:
- a. PUD approval for a Lot totaling 2.07 total acres,
 - b. Approval to change the current zoning from M-1 to R-8,
 - c. Approval of a Development Agreement to guide development,
 - d. Preliminary plat approval for 16 connected-townhome lots,
 - e. Design Review approval for the Townhomes & Landscaping.

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The application before you is specifically stated above and the representative tonight on behalf of the Applicant, Randy VanderWerff is Bob Unger with ULC Management. The applicant is requesting PUD approval for a parcel totaling 2.07 total acres, which is already in the Kuna City limits and part of an existing subdivision. The PUD request allows them flexibility in development. He also asks for approval to change the current zoning from M-1 to R-8. This request is also subject to approval of a Development Agreement, which is intended to guide development. Randy is also requesting preliminary plat approval for 16 connected-townhome/duplex lots. The request tonight requires design review approval for the townhomes and landscaping. The Applicant will be adding open space and a walking path that could link to the nearby City Park in the Sadie Creek subdivision as part of its PUD contribution. In exchange the Applicant is asking to reduce the overall lot frontage size to be 29.3 feet in width.

The Applicant must go through the subdivision process because the lot he purchased is currently a part of the Sadie Creek subdivision. This request was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. The contributing government agencies were notified.

The Planning and Zoning Commission has the authority to recommend that this case be approved or denied, to the City Council.

Questions for staff:

C/Bundy asked to clarify that the Applicant is requesting and R-8 and not an R-6, which is referenced in the staff report. P/Behunin explained that yes they are seeking and R-8 designation and that the R-6 reference was an error in the report.

No further questions for staff.

Bob Unger with ULC Management located at 6104 N. Gary Lane. Boise, ID 83714. Bob handed out a materials list and showed the Planning and Zoning Commission a PowerPoint presentation depicting the site plan and design renderings for the proposed development. The overall designs may vary slightly from the presentation,

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but will be quality construction including: granite countertops, hardwood floors, 30+ year architectural and copper roofs, tile and stucco siding. The color scheme will be complimentary natural earth tones. Each unit will be roughly 1500sf, 3 bedroom, 2 or 3 bathroom and will be a total of 16 units.

Water and drainage will be retained on site. Pressurized irrigation (PI) is already present at the sight. The applicant does not have any issues with the conditions of approval as set forth in the Staff Report, Development Agreement and those returned by outside agencies. The Applicant feels that the R-8, multi-family development would provide a good buffer for the nearby Sadie Creek community and for the surrounding uses.

Questions for Representative:

Chairman Young asked if they were proposing a landscape buffer. Bob explained that they would have a 3' berm. C/Young asked what type of fencing would be within the development. Bob stated that the fencing would be a 6' vinyl product that would match the nearby Sadie Creek Subdivision. Chairman Young then asked if they were going to be doing an entry feature at the front of the community. Bob suggested that although they have not planned on an entry feature, but would be open to doing something to differentiate the new community's entrance as long as they can maintain the City's vision triangle requirements. It could be some sort of rock-type sign at the entrance.

C/Bundy asked about the City Forrester's recommendation of changing some of the pear trees out with a better species. Bob said that they would be willing to work with the City Forrester to find alternatives that may be more favorable.

No further question for representative, Bob Unger.

Public testimony opened at 6:32pm and closed at 6:32pm.

*Commissioner Hennis motioned to approve **13-01-PUD** (Planned Unit Development), **13-03-ZC** (Rezone), **13-03-DA** (Development Agreement), **13-05-S** (Preliminary Plat) - Sorrel Residential Subdivision, **13-04-DR** (Design Review); with the conditions as outlined in the Staff Report, Development Agreement and given the condition to work with the City Forrester and to include an entry feature into the community; Commissioner Bundy seconds, all aye and motioned carried 4-0.*

3. DEPARTMENT REPORTS:

None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

None

5. ADJOURNMENT:

- *Commissioner Hennis motions to adjourn at 6:36pm; Commissioner Gealy seconds, all aye and motion carried 4-0.*

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department



City of Kuna

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Kuna, ID 83634

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Findings of Fact, and Conclusions of Law

To: Kuna Planning and Zoning Commission

File Numbers: 13-02-AN (Annexation) and 13-01-DA (Development Agreement)
Sharron L. Fisher Annexation

Location: 450 E. Deer Flat Road

Planner: Travis Jeffers, Planning Technician

Hearing date: **November 12, 2013**
Finding of Fact: **November 26, 2013**

Applicant: Sharron L. Fisher
1432 W. Heartland Drive
Kuna, ID 83634

Representative: Shawn L. Nickel
1589 N. Estancia Place
Eagle, ID 83616
(208) 794.3013
shawn@slnplanning.com

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- F. Staff Analysis
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- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
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- K. Recommendation from Planning and Zoning

A. Course of Proceedings:

1. A rezone and a development agreement are designated in Kuna City Code 1-14-3 (KCC), as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

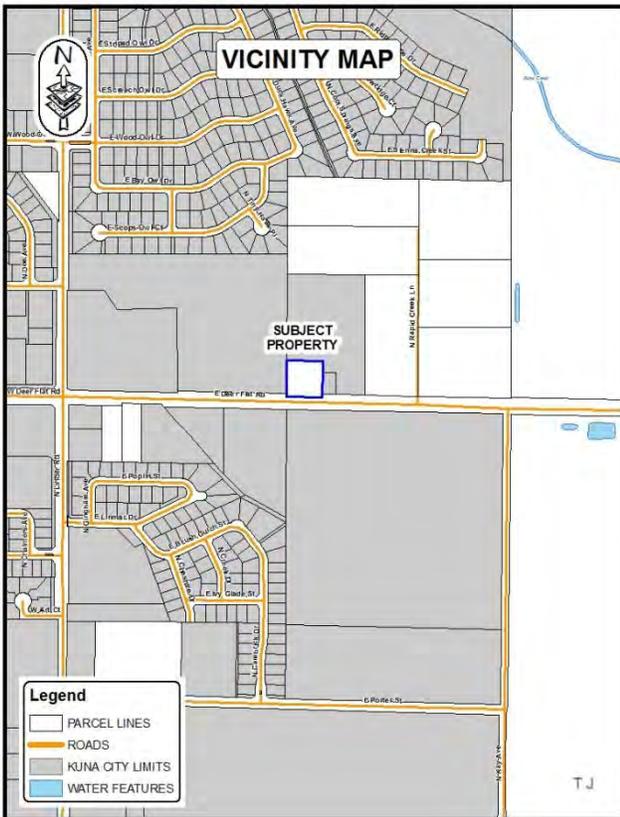
- | | |
|----------------------------|--------------------|
| i. Agencies | September 23, 2013 |
| ii. 300' Property Owners | October 17, 2013 |
| iii. Kuna, Melba Newspaper | October 17, 2013 |
| iv. Site Posted | November 1, 2013 |

B. Applicants Request:

1. Request:

- The applicant is requesting that their 1.14 acre lot be annexed into the City of Kuna with a C-1 (Neighbor Business District) designation from its current Ada County zoning of RUT (Rural Urban Transitional). The applicant is relying on the category A annexation process as noted in Idaho Statute §50-222. The category “A” annexation is available for annexations where all private landowners, subject to annexation, raise no objection to the annexation process.
- Requesting a development agreement to guide future development.

C. Vicinity and Aerial Maps:



D. History: The property is contiguous to City limits on all sides of the property; and noting that the lands need to be contiguous (touching) in order to be annexed. The applicant is subject to a development agreement which is included with this application and contains the initial conditions of approval. The applicant currently has an existing residence on the property, which is being used as a rental.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the submitted request.
2. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Commercial. Staff views this request to be consistent with the approved FLU map.

3. **Surrounding Land Uses:**

North	R-2	Low Density Residential – City of Kuna
South	Public	Public – City of Kuna
East	R-2	Low Density Residential – City of Kuna
West	R-6	Medium-Low Density Residential – City of Kuna

4. **Parcel Size and Parcel Number:** 1.14 Acres; Rural Urban Transitional; S1313347025.

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** The site contains an existing residential dwelling, which is being used as rental. The property also has several accessory storage buildings. The applicant would like to continue using the property as a rental until the property is sold at a future date uncertain.

7. **Transportation / Connectivity:** The site has frontage along Deer Flat Road on the south side of the parcel.

8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat.

9. **Comprehensive Future Land Use Map:** The site is identified as Commercial on Kuna’s FLU map. The site is within the City’s proposed Area of City Impact boundary. Staff views this zone request to be in accordance with the adopted Comprehensive Plan Map.

10. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control, Central District Health Department, Boise-Kuna Irrigation District, Kuna City Police and Ada County Highway District.

The following agencies did not return comments: Ada County Development Services, Ada County Assessor, Department of Environmental Quality (DEQ), Idaho Power, Intermountain Gas, J&M Sanitation, Kuna Rural

Fire & Ambulance, Kuna School District, U.S. Post Office, City Forester Natalie Reeder and City Attorney Richard Roats.

F. Staff Analysis:

The applicant intends to rezone the property with a C-1, Commercial designation to allow for future development opportunities. Until future development occurs, the Applicant wishes to continue its current usage as a residential rental property. Staff does not view this use as a health or safety issue and/or an impact to the surrounding properties, any more than it has to date. At any point in the future, should the property, and/or the uses expand or enlarge the building or use – any nonconforming uses shall cease and the property will be subject to the necessary land use processes to bring the property into conforming status according to Kuna City code. Staff would recommend that site access is limited to its historic access points, until the site further develops.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Cases #13-02-AN and 13-01-DA, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance, Title 5 Zoning Regulations
2. City of Kuna Subdivision Ordinance, Title 6 Subdivision Regulations
3. City of Kuna Development Agreement Ordinance, Title 5 Zoning Regulations, Chapter 14 Development Agreements
4. City of Kuna Comprehensive Plan
5. Idaho Code, Title 50, Chapter 222, Annexation by Cities
6. Idaho Code, Title 67, Chapter 6511(A), Development Agreement
7. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accept the Comprehensive Plan components as described below.

1. The proposed rezone for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – *Property Rights*

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICIES – *Economic Development*

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – *Land Use*

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. The Kuna Planning and Zoning Commission, accepts the facts outlined in the staff report, public testimony and the supporting evidence.
2. These conditions apply to the property owner to the extent the land is being developed. Several of the conditions will not apply initially to the property, rather only when it is developed in the future. A more specific list of development conditions is found in the accompanying development agreement.

J. Conclusions of Law:

- Based on the evidence contained in **Case No. 13-02-AN** and **13-01-DA**, Kuna Planning and Zoning finds **Case No. 13-02-AN** and **13-01-DA**, complies with Kuna City Code.
- Based on the evidence contained in **Case No. 13-02-AN** and **13-01-DA**, Kuna Planning and Zoning finds **Case No. 13-02-AN** and **13-01-DA**, are consistent with Kuna Comprehensive Plan.
- The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.
-

K. Decision by the Commission:

On November 12, 2013, the Kuna Planning and Zoning Commission voted 4-0, recommending **approval** for Case No. **13-02-AN** and **13-01-DA**. Based on the Findings of Fact and Conclusions of Law, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval for **Case No. 13-02-AN** and **13-01-DA**, a annexation request by Sharon L. Fisher 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 the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of a building permit.
2. 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 be commenced without the approval and a permit from Ada County Highway District.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required.

5. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of Boise Project Board of Control is required.
6. Lighting within the site shall comply with Kuna City Code.
7. Parking within the site shall comply with Kuna City Code. (Except as specifically approved otherwise).
8. The applicant shall apply for a fence permit prior to fence construction.
9. The applicant shall obtain a sign permit prior to construction.
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. At time of development, the applicant shall comply with the designated Comprehensive Plan, use or submit for a Comprehensive Plan Map amendment.
12. Water rights are still currently owned by the property owner. Prior to hooking into City Pressurized Irrigation services, all water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.
13. The land owner/applicant/developer, and any future assigned owner as well as any other person acquiring an interest in or acting as developer of the property shall fully comply with all conditions of development as approved by the City Council.
14. The time of future development, the applicant may amend the development agreement as necessary.
15. Applicant shall follow staff and City engineers recommended requirements.
16. The land owner/applicant/developer and any future assigned owner at the time of development shall comply with all current Kuna City Codes.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department



City of Kuna

Findings of Fact & Conclusions of Law

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To: Planning and Zoning Commission

File Numbers: 13-01-PUD (Planned Unit Development)
13-03-ZC (Rezone)
13-03-DA (Development Agreement)
13-05-S (Preliminary Plat) - Sorrel Residential Subdivision
13-04-DR (Design Review)

Location: 700 South Luker Road, Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: November 12, 2013
Findings of Fact: **December 10, 2013**

Applicant: **Randy VanderWerff**
36101 Bob Hope Dr., E5-125
Rancho Mirage, CA 92270
760.333.0980
Randyqc777@gmail.com

Representative: **ULC Management**
Bob Unger
6104 N. Gary Lane
Boise, ID 83714
208.861.5220
bunger@ulcmanagement.com

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- J. Proposed Conclusions of Law
- K. Proposed recommendation by the Planning and Zoning Commission

A. Course of Proceedings:

1. A rezone and a development agreement is designated in Kuna City Code 1-14-3 (KCC), as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

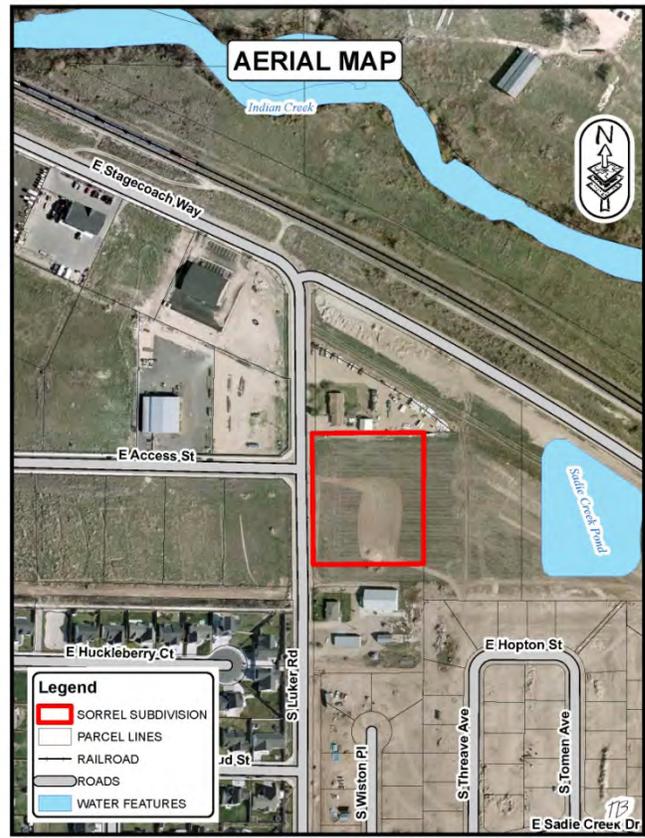
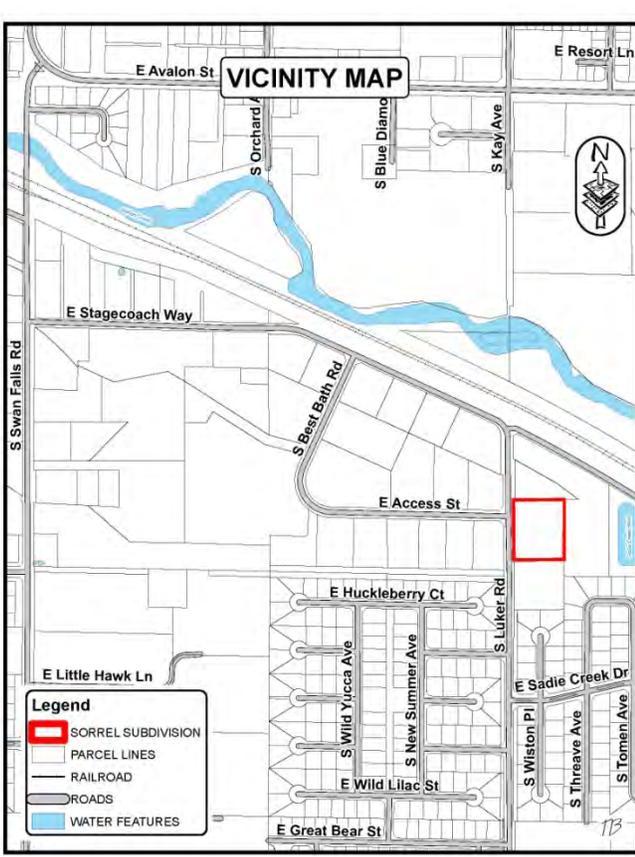
a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | September 12, 2013 (One person attended) |
| ii. Agencies | September 24, 2013 |
| iii. 300' Property Owners | October 10, 2013 |
| iv. Kuna, Melba Newspaper | October 23, 2013 |
| v. Site Posted | October 29, 2013 |

B. Applicants Request:

1. Request:
 1. PUD approval for a previously platted lot totaling 2.07 total acres,
 2. Approval to change the current zoning from M-1 to R-8,
 3. Approval of a development agreement to guide development,
 4. Preliminary plat approval for 16 connected-townhome (groups of two),
 5. Approval for minimum lot size to be 3,000 SF.,
 6. Approval for minimum lot frontage to be 29.30 feet,
 7. Design review approval for the Townhomes and Landscaping.

C. Vicinity and Aerial Maps:



D. History: The property is legally known as Lot 3, Block 1 of Sadie Creek Subdivision, a recorded plat. The property is in the City and is currently zoned M-1 (Light Industrial) and is vacant, bare ground.

E. General Projects Facts:

1. **Legal Description:** Lot 3, Block 1 of the Sadie Creek Subdivision (Book 100, Page 12931). Inst. #. 108006027 - 2008.

2. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Staff views this land use request to be consistent with the approved FLU map.

3. **Surrounding Land Uses:**

North	RUT, M-1	Rural Urban Transition – Ada County, Light Industrial – Kuna City
South	M-1, R-6	Light Industrial and Medium Residential - Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

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

2.07 Acres; Light Industrial; R7686320030

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** The site has no existing buildings or structures.

7. **Transportation / Connectivity:** The site has frontage along South Luker Road and is on the east side of Luker road.

8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

9. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control, Central District Health Department, the Idaho Transportation Department (ITD), Ada County Highway District (ACHD) and the Kuna Police Department. The responding agency comments are included as exhibits with this case file. The following agencies reported they had no comments, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, and the Post Office.

F. Staff Analysis:

This site is a lot within the Sadie Creek Subdivision No 1, a residential subdivision. The applicant proposes to change the current zoning from M-1 to R-8, which is consistent with the FLU Map and with the existing development in the vicinity.

Kuna City Code (KCC), Title 5, Chapter 7, Section 5, of the Planned Unit Development (PUD) Section states that a PUD must be at least two (2) acres in size in order to qualify for PUD status/approval. Staff views this request to be valid as this site exceeds that requirement - it is 2.07 acres.

The applicant is utilizing the PUD process to request the minimum lot sizes and lot frontages to be reduced. The application proposes to reduce the minimum lot size to 3,000 SF, and the minimum lot frontage to be 29.30 feet. The flexibility of the PUD process allows the Commission to reduce these design standards

based on the planning director's recommendation. The opportunity to modify these standards is offered to developers in exchange for additional amenities in Kuna neighborhoods. This project proposes up to 9,100 SF of open space, which reflects approximately 10% of the overall project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230,
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations,
3. City of Kuna Development Agreement Ordinance No. 525,
4. City of Kuna Planned Unit Development ordinance, Title 5, Chapter 7,
5. City of Kuna Comprehensive Plan,
6. Idaho Code, Title 67, Chapter 6511(A), Development Agreement,
7. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed PUD and zone change and preliminary plat for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICIES – Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. This planned unit development (PUD) and the preliminary plat uses are consistent with Kuna City Code (KCC).
2. The PUD and preliminary plat uses appear to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for PUD and preliminary plat uses.
4. The PUD and preliminary plat uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The PUD and preliminary plat are not likely to cause adverse public health problems.
6. The PUD and preliminary plat appear to be in compliance with all ordinances and laws of the City.
7. The preliminary plat 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
10. Based on evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, this proposal appears to comply with KCC Titles 5 and 6.
11. Based on the evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
12. The Planning and Zoning Commission has the authority to recommend approval or denial for this planned unit development and preliminary plat application.
13. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, the Kuna Planning and Zoning Commission finds Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, comply with Kuna City Code.
2. Based on the evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, the Kuna Planning and Zoning Commission finds Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation of the Planning and Zoning Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Commission wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and the public testimony as presented at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* Case No.s 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR – a PUD, a rezone, development agreement, preliminary plat and design review request from Randy VanderWerff, with the following conditions of approval:

13-01-PUD, 13-03-DA, 13-03-ZC and 13-05-S Recommendation for Approval to Council

- Follow all staff recommendations listed in the staff report and the City forester.

13-04-DRC – Approved

- Developer shall place an entry monument for the Subdivision similar in size, scale & type with other monuments in the area.
 - Follow all staff recommendations listed in the staff report and the City forester.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of a building permit.
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– Dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 - 2.2- The following streets need rights-of-way to be dedicated at 51'; East Access St, East South Wiston Pl.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. Lighting within the site shall comply with Kuna City Code.
 6. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 7. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise).
 8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
 9. 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.
 10. Submit a petition before final platting to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. The applicant's preliminary plat (date stamped 10.29.2013) and landscape and lighting plan, (date stamped 10.29.2013) shall be considered binding site plans, or as modified by Council.

13. This development is subject to landscaping and building design reviews, among other land use applications as applicable, at time of development.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED this 10th, day of December, 2013.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department



City of Kuna

Design Review Staff Report

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

To: Planning and Zoning Commission; acting as P&Z and Design Review Committee

Case Numbers: 13-05-DR (Design Review)

Location: 712 W. Access Street
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: December 10, 2013

Applicants: Bill Connelly
712 E. Access Road
Kuna, ID 83634
208.344.6166

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Decision by the Commission

A. Course of Proceedings:

1. Applicant proposes an accessory building to an existing business in the M-1 zone. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review Overlay); all new commercial buildings are required to submit an application for review by the Design Review Committee (DRC) of the structure and buildings materials. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda December 10, 2013

2. In accordance with KCC Title 5, Chapter 4, this application seeks DRC approval for an 8,800 square foot, pre-engineered storage open-storage shed; this shed will not be enclosed.

B. Applicant Request:

1. The applicant requests approval from the DRC for a new 8,800 square foot open-storage shed. The applicant is proposing this shed to store certain goods and materials and to keep them dry and protected from weather. This shed will have a dirt floor due to the weight of the machines and goods among other reasons.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps: See next page.



D. History:

The lot where the shed is proposed to be placed is currently an empty dirt lot.

E. General Project Facts: Lot 7, Block 1 – Shortline Park No. 2 – Kuna, Idaho.

1. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, indicates the site is within an Industrial designation. In accordance with KCC 5-3-2, staff views this open-storage shed request to be consistent with the FLU map as the applicant has applied for a DRC.

2. **Surrounding Land Use:**

Direction	Current Zoning	
North	M-1	Light Industrial– Kuna City
South	M-1	Light Industrial – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

3. **Parcel Size, Current Zoning, Parcel Number:** 1.87 Acres, M-1 (Light Industrial), APN:R7880440010

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** It currently is a vacant, dirt lot with no buildings.

6. **Transportation / Connectivity:** Access to the site is from East Access Street.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflict. This site's topography is generally flat.

F. **Staff Analysis:**

Staff views this proposed use to be consistent with the surrounding uses and the approved FLU map designation. Staff forwards a recommendation of approval for case No. 13-05-DRC to the Design Review Committee.

G. **Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. **Comprehensive Plan Analysis:**

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Design Review for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICIES – Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity, within both the community-scale and neighborhood-scale centers; to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Design Review Committee wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting the Design Review Committee of Kuna, Idaho, hereby approves/denies Case No.s 13-05-DRC, a Design Review request by Bill Connelly; Mountain Steel, with the following conditions of approval:

Conditions of Approval:

1. In the event the uses or the building on this lot are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this DRC.
2. Signage for the site shall comply with current Kuna City Code.
3. The applicant shall follow all agency and staff recommendations.
4. The applicant shall comply with all Federal, State and Local Laws.

DATED: This 10th day of December, 2013.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

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OCT 09 2013

CITY OF KUNA

October 9, 2013

Planning and Zoning
235N. Kay Avenue
Kuna, Idaho 83634

Attached are our Design Review Application and the associated site development plans and other requested documents.

The project is for a pre-engineered storage shed of 8800 square feet. It will be used to store raw and finished steel structural material out of the weather.

The property is currently all fenced with screen slats on the street sides. Access to the new shed is through an existing gate on the property. There will be no new street access. The approximately 2 acre portion of the site is natural dirt and will remain so. No drainage work is planned at this time. The shed will also have a dirt floor.

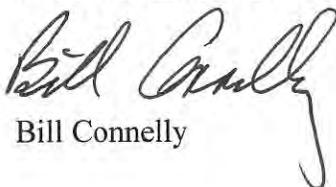
The building will be consistent with the adjacent structures on the property. It is a prefabricated industrial steel building. The color will be matched to the existing building as close as is possible.

The business is a steel fabrication one which is relatively quiet and odor free, and produces no pollution. We currently employ twelve people.

I believe our project will be an asset to the community both in its consistency with existing development and appearance.

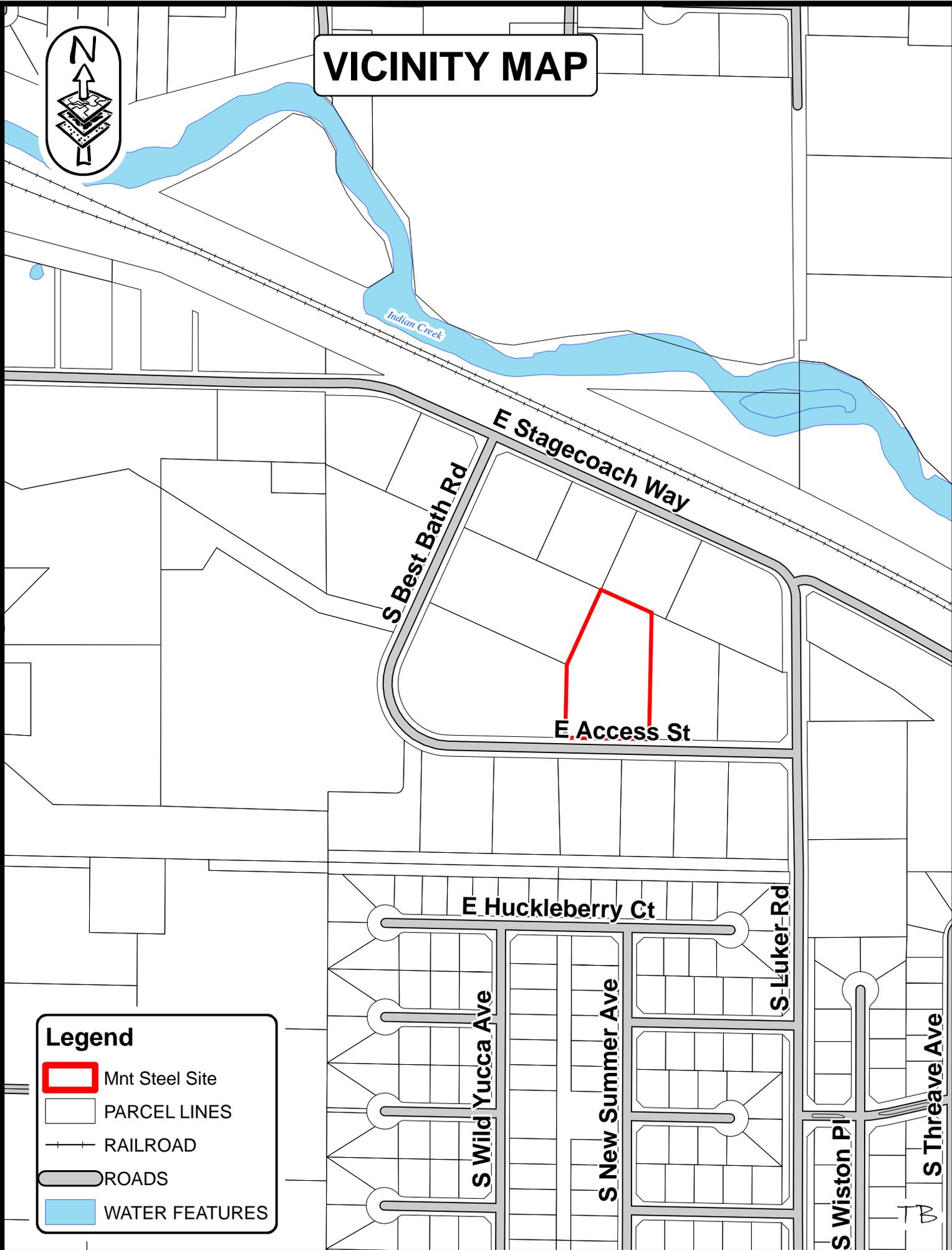
Sincerely,

MOUNTAIN STEEL FABRICATION



Bill Connelly

VICINITY MAP

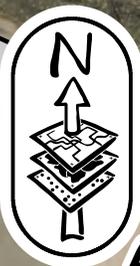


Legend

-  Mnt Steel Site
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

AERIAL MAP

Indian Creek



S Best Bath Rd

E Stagecoach Way

S Luker Rd

E Access St



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	1305-DRC
Project name	MNTN. STEEL SHED
Date Received	OCT. 9. 2013
Date Accepted/Complete	OCT. 23, 2013
Cross Reference Files	
Commission Hearing Date	DRC NOV. 26, 2013
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>William Connolly</u>	Phone Number: <u>344-5930</u>
Address: <u>712 E. Access St.</u>	E-Mail: <u>bill@msfbaisc.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: <u>344-6166</u>
Applicant (Developer): <u>/</u>	Phone Number: <u>/</u>
Address: <u>/</u>	E-Mail: <u>/</u>
City, State, Zip: <u>/</u>	Fax #: <u>/</u>
Engineer/Representative: <u>/</u>	Phone Number: <u>/</u>
Address: <u>/</u>	E-Mail: <u>/</u>
City, State, Zip: <u>/</u>	Fax #: <u>/</u>

Subject Property Information

Site Address: <u>658/712 E. Access St.</u>	
Site Location (Cross Streets): <u>ACCESS ST & LUKER ROAD, KUNA (BEST BATH AREA.)</u>	
Parcel Number (s): <u>R7880440010</u>	
Section, Township, Range: _____	
Property size: <u>4 ACRES</u>	
Current land use: <u>Industrial</u>	Proposed land use: <u>Industrial</u>
Current zoning district: <u>M-1</u>	Proposed zoning district: <u>M-1</u>

Project Description

Project / subdivision name: _____
 General description of proposed project / request: _____

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

Amenities provided with this development (if applicable): _____

N/A

Residential Project Summary (if applicable)

N/A

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.): _____

X

Non-Residential Project Summary (if applicable)

Number of building lots: 3 Other lots: —
 Gross floor area square footage: 8800 Existing (if applicable): 8000
 Hours of operation (days & hours): 5, 8-5 Building height: _____
 Total number of employees: 12 Max. number of employees at one time: 18
 Number and ages of students/children: 0 Seating capacity: 8
 Fencing type, size & location (proposed or existing to remain): EXISTING TO REMAIN

Proposed Parking:
 a. Handicapped spaces: — Dimensions: —
 b. Total Parking spaces: — Dimensions: —
 c. Width of driveway aisle: —

Proposed Lighting: _____
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): —

Applicant's Signature: William C. [Signature] Date: 9/24/13



City of Kuna Design Review Application

RECEIVED

OCT 09 2013

CITY OF KUNA

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

FILE NO.: 13-05-DR

CROSS REF. _____

FILES: MOUNTAIN STEEL - SITED (8,000 sf.) DRC.

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

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

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

Application Submittal Requirements

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

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

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

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

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

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input 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 <i>(a separate sign application must be submitted with this application)</i>	<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 <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input 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"/>

5

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	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		Staff Use
<input type="checkbox"/>	Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i>	<input type="checkbox"/>
<input type="checkbox"/>	Identify the elevations as to north, south, east, and west orientation	<input type="checkbox"/>
<input type="checkbox"/>	Colored copies of all proposed building materials and indication where each material and color application is to be located <i>Note: Submit as 11"x17" reductions</i>	<input type="checkbox"/>
<input type="checkbox"/>	Screening/treatment of mechanical equipment	<input type="checkbox"/>
<input type="checkbox"/>	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	<input type="checkbox"/>
<input type="checkbox"/>	Detailed elevation plans showing the materials to be used in construction of trash enclosures	<input type="checkbox"/>

Lighting Plan

Applicant Use		Staff Use
<input type="checkbox"/>	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	<input type="checkbox"/>
<input type="checkbox"/>	Types and wattage of all light fixtures <i>Note: The City encourages use of "dark sky" lighting fixtures</i>	<input type="checkbox"/>
<input type="checkbox"/>	Placement of all light fixtures shown on elevations and landscaping plans	<input type="checkbox"/>

Roof Plans

Applicant Use		Staff Use
<input type="checkbox"/>	Size and location of all roof top mechanical units	<input type="checkbox"/>

Design Review Application

Applicant: William Cunnelly Phone: 344-5930

Owner Representative

Fax/Email: 344-6166

Applicant's Address: 712 E. Access St.

Zip: 83634

Owner: same Phone: 344-5930

Owner's Address: same Email: bill@mstboise.com

Zip: —

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

Address: — Email: —

Zip: —

Address of Property: 712 E. Access St.

Kona, IO Zip: 83634

Distance from Major Cross Street: 1/2 mile Street Name(s): Swan Falls

Please check the box that reflects the intent of the application

- | | |
|--|---|
| <input type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

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

Add a shed for storage to existing business

1. Dimension of Property: _____
 2. Current Land Use(s): Industrial, metal fabrication
 3. What are the land uses of the adjoining properties? _____

North: Industrial
 South: "
 East: "
 West: "

4. Is the project intended to be phased, if so what is the phasing time period? NONE
 Please explain: _____

5. The number and use(s) of all structures: manufacturing, material storage

6. Building heights: 20' Number of stories: 1
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 6.1%
 8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

Roof: MATERIAL metal / COLOR grey

Walls: (State percentage of wall coverage fro 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 / _____
 % EIFS: 0 / _____
(Exterior Insulation Finish System)
 % Masonry: 0 / _____
 % Face Block: 0 / _____
 % Stucco: 0 / _____
 & other material(s): metal frame & siding / _____
 List all other materials: NONE
 Windows/Doors: NONE / _____
(Type of window frames & styles / doors & styles, material)
 Soffits and fascia material: NONE / _____
 Trim, etc.: metal-grey / _____

Other: NONE / _____

9. Please identify Mechanical Units: NONE
Type/Height: _____
Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* NONE

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?
yes - underground pipe

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
existing, chain link + wire
Type: _____
Size: 6'
Location: property perimeter
(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:
NONE - dirt lot

14. Percentage of Site Devoted to Building Coverage: < 10%
% of Site Devoted to Landscaping: NONE Square Footage: _____
(Including landscaped rights-of-way)
% of Site that is Hard Surface: NONE Square Footage: _____
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: NONE - all storage on dirt
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.):
NO parking

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

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

17. Dock Loading Facilities:
Number of docking facilities and their location: NONE
Method of screening: _____

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

19. Setbacks of the proposed building from property lines:

Front 52' -feet Rear 200 -feet Side 20 -feet Side 125 -feet

20. Parking requirements: NONE

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 RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

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

Signature of Applicant Walter Conolly Date 9/24/13
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

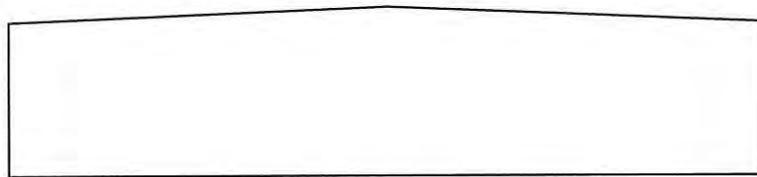
FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

Shed Elevations

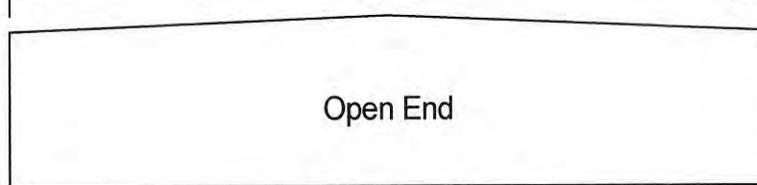
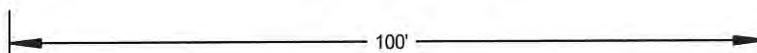
Mountain Steel

658 & 712 East Access Street

Kuna, Idaho 83634

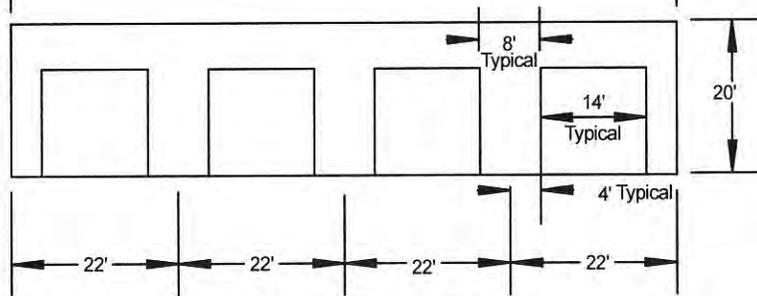
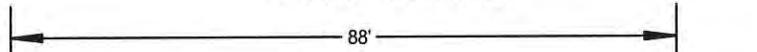


West Elevation

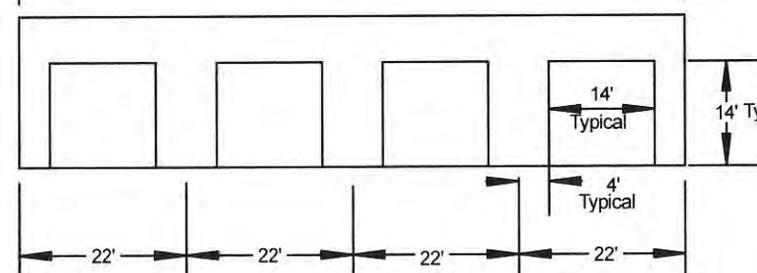
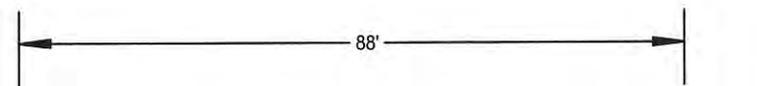


Open End

East Elevation



North Elevation



South Elevation

New Shed Site Plan

10/01/2013

Mountain Steel
 658 & 712 East Access Street
 Kuna, Idaho 83634
 Bill Connelly 344-5930

RECEIVED
 OCT 09 2013
 CITY OF KUNA

