



KUNA PLANNING AND ZONING COMMISSION
Agenda for February 11, 2014

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 Joan Gay

2. CONSENT AGENDA

- a. Meeting Minutes for January 28, 2014
- b. **13-09-SUP** (Special Use Permit) **13-07-DR** (Design Review) and **13-07-SN** (Sign) – **Lete Family Revocable Trust** - Inaki Lete, Kuna Caves Storage Facility Findings of Fact and Conclusions of Law

3. OLD BUSINESS:

4. PUBLIC HEARING

- a. **13-09-SUP** - Allison Jones In-Home Group Childcare
The applicant is requesting a Special Use Permit (SUP) for a Group Childcare in her home, which will offer care for up to twelve (12) children, Monday through Friday from 7:00am until 5:30pm. The site is currently zoned Low Density Residential District (R-3) and a Group Childcare use requires a SUP to establish this type of business in residential zone. The site is located at 1827 Bisque Ave., in the Crimson Point Subdivision (APN#: R1610570390).

5. DEPARTMENT REPORTS

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, January 28, 2014**

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	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Joan Gay	x		

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

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 p.m.**

1. CONSENT AGENDA

- a. Meeting Minutes for December 10, 2013

Vice-Chairman Wierschem motioned to approve consent agenda; Commissioner Hennis seconds, all aye and motioned carried 3-0.

Let the record reflect that Commissioner's Gealy and Gay were not present at the December 10, 2013 meeting and therefore did not vote.

2. OLD BUSINESS:

None

3. NEW BUSINESS:

- a. Elect a New Planning and Zoning Chairman and Vice Chairman
- Vice Chairman Wierschem and Commissioner Dana Hennis nominated Chairman Lee Young for another term. The Planning and Zoning Commission voted 5-0 approving Young as Chairman.
 - Commissioner Gealy and Commissioner Hennis nominated Vice Chairman Stephanie Wierschem for another term. The Planning and Zoning Commission voted 5-0 approving Wierschem as Vice Chairman.

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

**MEETING MINUTES
Tuesday, January 28, 2014**

4. PUBLIC HEARING

13-09-SUP, 13-07 DR and 13-07-SN Lete Family Revocable Trust – Inaki Lete

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The Applicant requests SUP approval for a self-storage campus on a previously lot line adjusted parcel, totaling 5 total acres. This application specifically proposes commercial office space, conditioned and unconditioned storage, and a warehouse on site. Applicant requests full-access from Deer Flat Road.; to line up with proposed Crimson Point Villas to the north, and temporary emergency access on Ten Mile Road – to line up with W. Ingo Street. Applicant seeks for design review approval for the commercial buildings, parking lot and landscaping.

Kuna City Code Title 5, Chapter 3, Section 2, of the *official schedule of district regulations* Section states a storage unit facility between two (2) and five (5) acres in size (in a C-1 zone) requires obtaining an SUP. Staff views this request to be valid and eligible for an SUP as this application meets this requirement. Proposed new commercial buildings, landscaping, parking lots and commercial signage within Kuna require development designs to be evaluated by the Design Review Committee (DRC) in an effort “to specify desirable building and landscape architectural styles and materials to create a sustainable and pleasing environment for residents and visitors alike”.

The proper noticing procedures were all followed. Applicant held a neighborhood meeting (2 people) attended, letters were sent to land owners within 330’, and this hearing was published in the Kuna Melba Newspaper on Jan 2, 2014.

This site is located at the SWC of Ten Mile and Deer Flat Roads and is in the vicinity of several residential subdivisions. The applicant proposes to place 74,295 square feet (sf) of unconditioned and 5,842 sf of commercial office space and conditioned units for self-storage purposes. The applicant has also proposed 5,000 sf for a warehouse facility.

Applicant is requesting this storage unit project be allowed to be completed in several phases, depending largely on the demand for services. Applicant stated the main office with conditioned storage and some limited unconditioned storage would be built during the first phase.

Jon Tillman [KFD], is concerned with secondary access given the proposed uses. He has recommended a temporary all weather access from Ten Mile Road be provided, to withstand a 75,000 pound apparatus.

This development does not have frontage along a defined public street. As such, applicant shall provide Deer Flat Road ingress/egress into perpetuity by way of recording a cross-access agreement with the County.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan.

Questions for staff:

CITY OF KUNA REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, January 28, 2014

Vice Chairman asked staff about the weight specified by the Kuna Rural Fire District and if it was suppose to be in their packet. Troy explained that the weight was not specified in the fire districts report. It was a late addition to the file after it was published. Staff did confirm this weight with Jon Tillman at the Fire District.

C/Hennis asked if the Fire District required a turnaround within the site. Staff explained that the Fire District did not feel that a turnaround was necessary because of the width of the isles and how the fire hydrants were laid out on the site.

C/Hennis asked if the City required landscaping including perimeter fencing during the initial phase or in conjunction with each specific phase. Staff explained that the developer would be required to landscape and fence during the phase in which they are developing. Representative, Scott Stanfield does have an approximate phasing schedule to go through with the Commission.

No further questions for staff.

Public Hearing opened at 6:15 pm

Scott Stanfield with Mason and Stanfield, Inc. located at 826 3rd St. South in Nampa, Idaho praised Staff for providing an in-depth summary of the overall project. Scott will focus on the Special Use Permit (SUP) side of this application and will leave the design review and signage to Greg Toolsen. He feels the demand for a storage facility in Kuna is warranted. The developer, Inaki Lete owns and operates two (2) other storage facilities in the Treasure Valley. He will run the storage facility as he does with his other two locations. The storage units will be tucked in the back of the development in order to preserve the outside lots for higher and better commercial development in the future. There are no immediate plans for the commercial lots at this time. The applicant and the representatives have reviewed the staff report as well as all of the agency comments and conditions. The applicant is satisfied with each of those reports and will comply with the standards and conditions proposed.

Phase one will include the easterly perimeter row closest to Ten Mile Road and will include fencing/landscaping and three total rows of storage as well as their associated drive isles. Future phases will be dictated by the overall market and initial success of the project. The applicant is considering paving all of the development in phase one as well as all of concrete pads for the remaining buildings.

Questions for Representative:

Chairman Young asked what type of fencing would be used. Scott referred the question to Greg Toolsen.

No further questions

Greg Toolsen with JGT Architecture located at 1212 Avenue South in Nampa, Idaho will be covering the design review of the project as well as the signage. The project as a hole is comprised of unconditioned storage an office facility with conditioned storage and a warehouse building. The warehouse facility will be developed at a future phase because it is not an immediate need at this time. There will be thirteen (13) total buildings, one security gate and approximately 5900 square feet of office space and conditioned storage. Only 900 square feet will be used as office. The Applicant wanted the building and landscaping design to reflect quality

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

**MEETING MINUTES
Tuesday, January 28, 2014**

construction and to be attractive throughout. All of the fencing will be completed during the first phase with landscaping to soften the appearance. The fencing along the street frontages will be wrought iron.

Questions for Representative:

C/Young informed Greg that the plans call out for two foot eave overhangs and that city code requires three feet. C/Young also asked whether the applicant would consider breaking up the long lineal Northern elevation with additional stone veneer. Greg explained that they are attempting to emphasize the office portion of the site and feel that the overall design is high quality. They plan to use a variety of plants and bushes to improve the overall appearance. However, they would be open to working with Staff to consider other options of breaking up the facade.

Barbara Palmer located at 2673 Cerulean in Crimson Point Subdivision asked the Planning and Zoning Commission for clarification regarding the current zoning of the proposed land to be developed. She was under the impression that the land was being used for farming purposes. The Commission confirmed that the land was appropriately zoned with a commercial designation, but has been farmed in the past.

Public Testimony closed at 6:34 pm.

Question: VC/Wierschem asked Staff about Mason Stanfield's response to comment #7 in the City Engineer's report. Are they going to comply with that requirement? Staff explained that the Engineer's comments are standard protocol and included in most reports. ACHD is not interested in Right-Of-Way (ROW) at this time, but the dedication of ROW is common practice for this type of development. ROW dedication may become a factor in future phases of development and the Applicant is okay with that condition.

C/Gealy asked the representatives what the developer intended to do with the outside commercial lots while they were waiting for development. Greg explained that the applicant would maintain the appearance of those lots to satisfy city code requirements and to maintain the appearance of the overall development. Some of vacant land could continue being used for farming purposes in the time being.

Commissioner Hennis motioned to approve 13-09-SUP, 13-07 DR and 13-07-SN – Kuna Caves Storage with the conditions as outlined in the Staff Report as well as working with Staff to address the northern elevation; Commissioner Gealy seconds, all aye and motion carried 5-0.

3. DEPARTMENT REPORTS:

BUILDING PERMITS	2012	2013	NOTES
TOTALS	254	373	WE'VE HAD 119 MORE TOTAL PERMITS IN 2013
NEW RESIDENTIAL	102	138	36 MORE NEW RESIDENTIAL PERMITS IN 2013
AVG EST. CONSTRUCTION COST	\$222,799	\$234,873	\$12,074 INCREASE IN 2013
AVERAGE SQUARE FOOTAGE	2077	2257	AVG. S.F. OF HOMES WENT UP 180sf in 2013
NEW COMMERCIAL TOTALS	3	6	DOUBLED NEW COMMERCIAL PERMITS IN 2013

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

**MEETING MINUTES
Tuesday, January 28, 2014**

Coming up in February 2014:

Special Use Permit request for an In-Home Group Childcare and an In-Home Salon.

4. CHAIRMAN / COMMISSIONER DISCUSSION:

None

5. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:50pm; Commissioner Gealy seconds, all aye and motion carried 5-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department



City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
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 Number(s): 13-09-SUP (Special Use Permit) 13-07-DR (Design Review) and 13-07-SN (Sign)

Location: 927 N. Linder Road
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: January 28, 2014

Findings of Fact: February 11, 2014

Applicant: **Lete Family Revocable Trust** - Inaki Lete
146 N Middleton Road, PMB 106
Nampa, ID 83651
208.465.6141
Inaki@kinggateid.com

Consultant: Mason & Stanfield – Scott Stanfield
826 3rd St. South
Nampa, ID 83651
208.454.0979
sstanfield@mseng.us

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity and Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Decision by the Commission

A. Course of Proceedings

1. Kuna City Code (KCC), Title 5, Chapter 3, Section 2, of the *official schedule of district regulations* Section states a storage unit facility between two (2) and five (5) acres in size (in a C-1 zone) requires an applicant to obtain an SUP. Staff views this request to be valid and eligible for an SUP as this application meets this requirement. Proposed new commercial buildings, landscaping, parking lots and commercial signage within Kuna require development designs to be evaluated by the Design Review Committee (DRC) in an effort “to specify desirable building and landscape architectural styles and materials to create a sustainable and pleasing environment for residents and visitors alike”.

a. Notifications

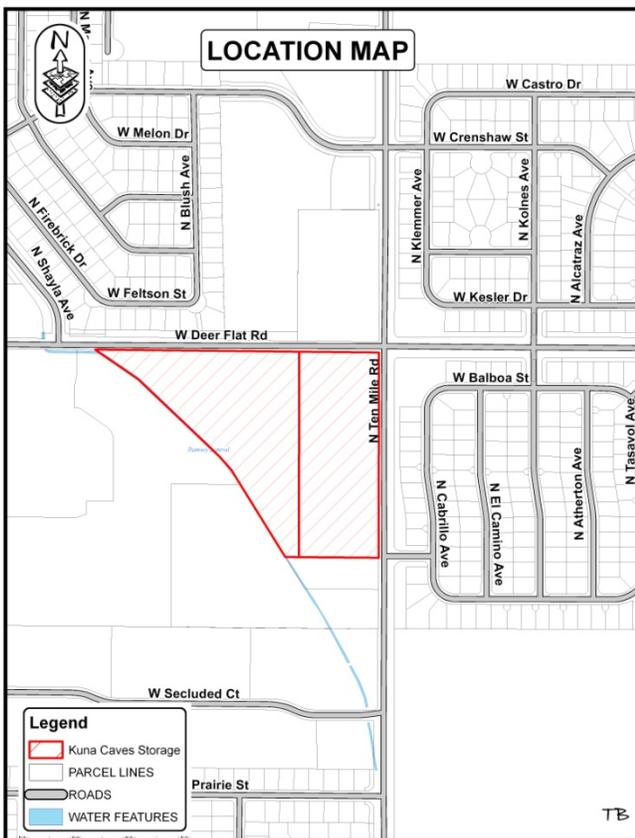
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|---------------------------|--|
| i. Neighborhood Meeting | September 26, 2013 (2 people attended) |
| ii. Agencies | December 9, 2013 |
| iii. 300' Property Owners | December 24, 2013 |
| iv. Kuna, Melba Newspaper | January 2, 2014 |
| v. Site Posted | January 16, 2014 |

B. Applicants Request:

1. Request:

Applicant requests SUP approval for a self-storage campus on a previously lot line adjusted parcel, totaling 5 total acres. This application specifically proposes commercial office space, conditioned and unconditioned storage, and a warehouse on site. Applicant requests full-access from Deer Flat Rd.; to line up with proposed Crimson Point Villas to the north, and temporary emergency access on Ten Mile Road – to line up with W. Ingo Street. Applicant wishes to employ a multi-phase approach to develop the storage units. Applicant seeks for design review approval for the commercial buildings, parking lot and landscaping.

C. Vicinity and Aerial Maps:



D. History: The property is in the City limits and is currently zoned C-1 (Neighborhood Commercial) and is vacant, bare ground. This parcel has historically been farmed.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Commercial4. Staff views this land use request to be consistent with the approved FLU ma

2. **Surrounding Land Uses:**

North	RUT, C-1	Rural Urban Transition – Ada County / Neighborhood Comm. – Kuna City
South	R-4	Medium Density Residential - Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-5, R-4	Medium Density Residential – Kuna City

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

- 19.1 total acres
- C-1, Neighborhood Commercial
- Parcels S1322111055 (10.1 ac.) and S1322111060 (9.0 ac.)

4. **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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home being used as a residence on the corner of Ten Mile and Deer Flat Roads. There are two small structures used for previous agriculture activities that are no longer utilized. There is also an electrical power stand along Deer Flat Road and two sheds for agricultural uses. There are trees in the southern part of the site. The property generally has natural vegetation on it.

6. **Transportation / Connectivity:** The applicant proposes driveway access to Deer Flat Road (which shall have a cross-access agreement in place prior to receiving building permits) and proposes access to Ten Mile Road in connection with future development.

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

8. **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 Kuna Fire District. The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, and the US Post Office.

F. Staff Analysis:

This site is located at the south west corner (SWC) of Ten Mile and Deer Flat Roads and is in the vicinity of several residential subdivisions. The applicant proposes to place 74,295 square feet (sf) of unconditioned and 5,842 sf of commercial office space and conditioned units for self-storage purposes. The applicant has also proposed 5,000 sf for a warehouse facility.

Applicant is requesting this storage unit project be allowed to be completed in several phases, depending largely on the demand for services. Applicant stated the main office with conditioned storage and some limited unconditioned storage would be built during the first phase.

Staff has spoken to Jon Tillman (Kuna Fire District [KFD]), and he is concerned with secondary access given the proposed uses. He has conveyed to staff he would recommend a temporary (all weather) access from Ten Mile Road be provided, one that could withstand a 75,000 pound apparatus.

This development does not have frontage along a defined public street. As such, applicant shall provide Deer Flat Road ingress/egress into perpetuity by way of recording a cross-access agreement with the County.

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 13-08-SUP, 13-06-DR and 13-07-SN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. 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 SUP for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICY – 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 POLICY – 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 POLICY – 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 SUP request appears to be in compliance with all ordinances and laws of the City and appears to be consistent with Kuna City Code (KCC).
2. The SUP use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for Storage Unit uses.
4. The SUP uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The SUP is not likely to cause adverse public health problems.
6. The SUP 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. 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.
9. Based on the evidence contained in Case No. 13-08-SUP, 13-06-DR and 13-07-SN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for this SUP application.
11. 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. 13-08-SUP, 13-06-DR and 13-07-SN, the Kuna Planning and Zoning Commission finds Case No. 13-08-SUP, 13-06-DR and 13-07-SN, comply with Kuna City Code.
2. Based on the evidence contained in Case No. 13-08-SUP, 13-06-DR and 13-07-SN, the Kuna Planning and Zoning Commission finds Case No. 13-08-SUP, 13-06-DR and 13-07-SN, 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. Decision by 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.

On January 28, 2014, the Planning and Zoning Commission voted 5-0, to *approve* case No.s 13-08-SUP, 13-06-DR and 13-07-SN based on the facts outlined in staff's report and the public testimony at the public hearing. The Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case No.s 13-08-SUP, 13-06-DR and 13-07-SN, a special use permit, design review and sign request from the Lete Family Revocable Trust, with the following conditions of approval:

Conditions of Approval:

- The applicant shall follow conditions outlined in the Staff Report and agency comments as applicable.
- Work with Staff to address the northern elevation, by adding some relief to a monotonous wall.

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- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
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 to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property 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 Commission, or seek amending them through public hearing processes.
12. The applicant's landscape plan (date stamped 10.2.2013) shall be considered a binding site plan, or as modified by the Commission.
13. Applicant shall provide an all-weather temporary emergency access from Ten Mile Road as shown on the landscape plan that can withstand a 75,000 Lb. apparatus, as recommended by the Kuna Fire District.
14. This development is subject to landscaping and building design reviews, among other land use applications as applicable, at time of development. All remaining parts of the site will also be subject to the same.
15. Prior to building permits being issued, applicant shall record with the County, a cross-access agreement for the benefit of this five (5) acre development to gain ingress/egress from/onto Deer Flat Road.

16. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
17. Developer shall comply with all local, state and federal laws.

DATED: This 11th day of February, 2014.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department



City of Kuna

Staff Report

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

To: Kuna Planning and Zoning Commission

File Numbers: 13-09-SUP (Special Use Permit) for a Group Day Care, In-Home.

Location: 1827 N. Bisque Ave.
Kuna, Idaho 83634

Planner: Travis Jeffers, Planner Technician

Hearing date: February 11, 2014

Applicant: Allison Jones
1827 N. Bisque Ave.
Kuna, ID 83634
(208) 922.5066
ajonesally@clearwire.net

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission

A. Course of Proceedings:

1. An in-home Group Childcare in accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP). Daycare facilities in any home where non-medical, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises requires an SUP and State of Idaho basic daycare license. The applicant wishes to acquire a Group Childcare SUP in order to have up to twelve (12) children in her home on a regular scheduled basis.

a. Notifications

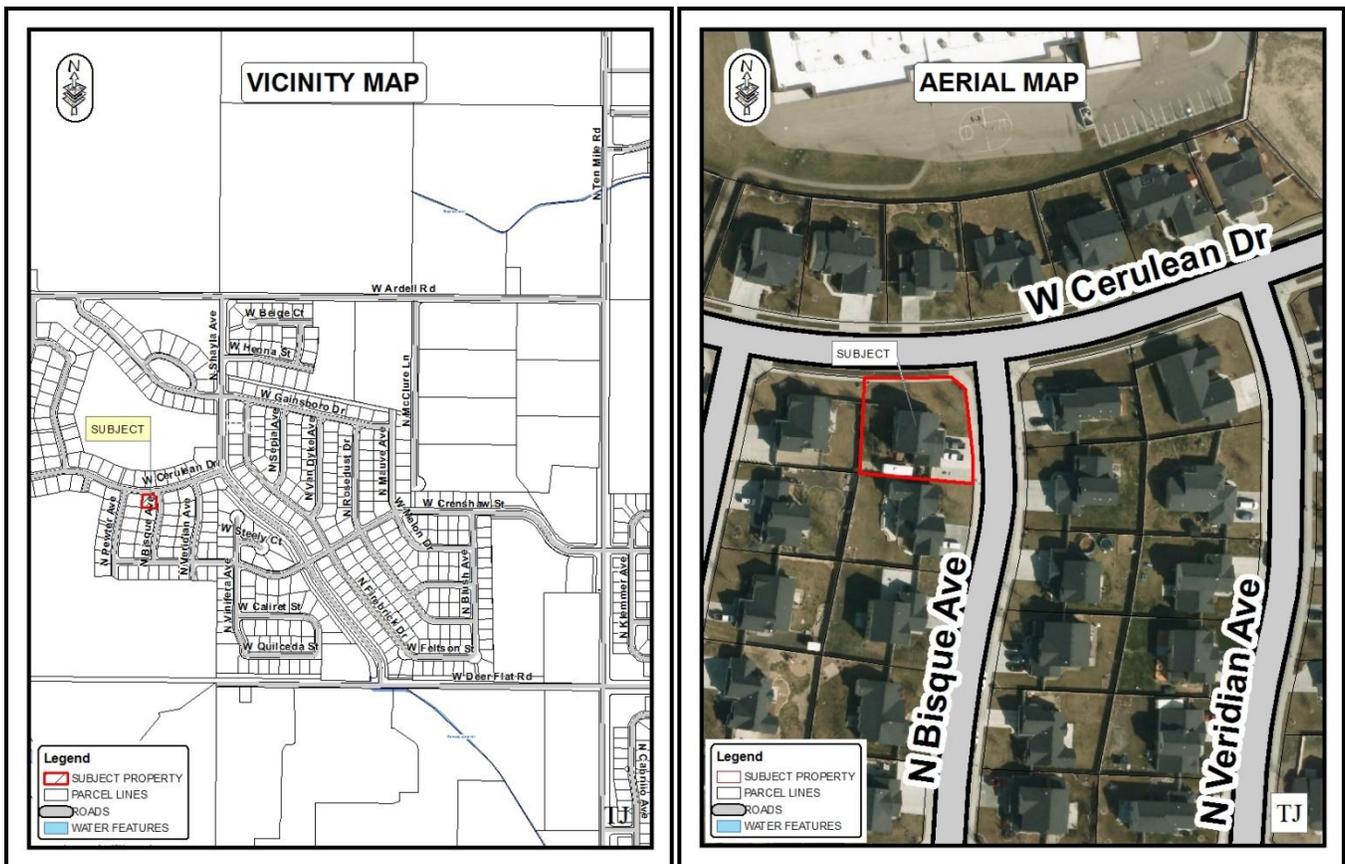
- | | |
|---------------------------|-------------------------------|
| i. Neighborhood Meeting | May 30, 2013 (Zero Attendees) |
| ii. Agencies | December 11, 2013 |
| iii. 300' Property Owners | January 17, 2014 |
| iv. Kuna, Melba Newspaper | January 17, 2014 |
| v. Site Posted | February 1, 2014 |

- Case No. (13-09-SUP –Allison Jones Group Childcare Special Use Permit), and the supplementary documents for this application are available for review in the Planning and Zoning Department. The public is invited to make arrangements for copies by calling (208) 922-5274, or visiting Planning and Zoning located at 763 W. Avalon Street, Kuna, Idaho, during normal business hours, 8:00-5:00 pm.

B. Applicants Request:

The Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, February 11, 2014, at 6:00 pm at Kuna City Hall, 763 W. Avalon, Kuna, ID; in connection with an SUP request from Allison Jones to place a Group Childcare in her home which will allow care for up to 12 children.

C. Vicinity and Aerial Maps:



D. History:

The applicant is proposing to open a Group Childcare in her home, which will offer care for up to twelve (12) children, Monday through Friday from 7:00am until 5:30pm. The site is currently zoned Low Density Residential District (R-3) and a Group Childcare use requires a SUP to establish this type of business in this zone. The property is located in the Crimson Point #1 Subdivision within city limits.

Allison Jones has been in the daycare business for 15 years and has both CPR and First Aid training. She has an established Basic Daycare License with the State of Idaho, but is required to obtain a Special Use Permit (SUP) through the City of Kuna before she can legally operate the business out of her home.

E. General Projects Facts:

- Legal Description:** A legal description was included with the submitted request.

2. **Surrounding Land Uses:**

North	R-3	Low Density Residential District – Kuna City
South	R-3	Low Density Residential District – Kuna City
East	R-3	Low Density Residential District – Kuna City
West	R-3	Low Density Residential District – Kuna City

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

- Parcel Size: .207 acres
- Zoning: Low Density Residential District (R-3)
- Parcel #: R1610570390

4. **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 Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s office)
Sanitation Services – J&M Sanitation

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

It currently has a residence on site with three (3) possible parking spaces and a six (6) foot vinyl fence around the backyard perimeter.

6. **Transportation / Connectivity:**

The site has frontage along West Cerulean Drive to the north side of the parcel, and North Bisque Avenue on the east side of the parcel.

7. **Environmental Issues:**

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

8. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

9. **Agency Responses:**

The following agency returned comments: Central District Health Department. The responding agency comments are included with this case file.

The following agencies were notified, but did not comment: Ada County Development Services (Records and Street Naming), Ada County Assessor, Boise Project Board of Control, Department of Environmental Quality (DEQ), Idaho Power, Dick Swift, Intermountain Gas, J&M Sanitation, Kuna Rural Fire & Ambulance, U.S. Post Office, Kuna Police Department, City Forrester (Natalie Purkey), City Engineer (Gordon Law, P.E.) and City Attorney (Richard Roats).

F. Staff Analysis:

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 # 13-09-SUP, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described below:

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

2.0 – Property Rights

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

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

5.0 – Economic Development

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

Policy: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms. The City will promote the expansion of home-based businesses in appropriate zones.

6.0 – Land Use

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

Objective 2.2:

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

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

I. Proposed Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The Group Childcare complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site’s intended use.
4. The site is zoned R-3 and intended for use as a Group Childcare Facility by obtaining a Special Use Permit.
5. The site is physically suitable for the proposed use.

6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use appears to not be detrimental 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, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approved or deny this case.
11. The neighborhood meeting was held and the notice requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. The Group Childcare use is consistent with Kuna City Code.
2. The Group Childcare use meets the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a Group Childcare use.
4. The Group Childcare use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The Group Childcare use is not likely to cause adverse public health problems.
6. The Group Childcare use is in compliance with all other ordinances and laws of the City.
7. The Group Childcare use is not detrimental to the present and potential surrounding uses; or, 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 Group Childcare purposes.
9. Based on the evidence contained in Case #13-03-SUP, this proposal complies with Sections 5-3 and 5-6 of Kuna City Code.
10. Based on the evidence contained in Case #13-03-SUP, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Planning and Zoning Commission 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 and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 13-09-SUP, a Special Use Permit (SUP) request by Allison Jones, with the following conditions of approval:

Recommended Conditions of Approval:

1. The Group Childcare facility is allowed to be open Monday through Friday from 7:00 am until 5:30 pm throughout the year.
2. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.

3. The applicant shall install safety locks on all doors and cabinets where chemicals are stored.
4. A fire extinguisher shall be installed in the home and smoke detectors installed in every living area (except the bathroom).
5. Comply with all City, Central District Health Department and Fire District standards.
6. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the Planning and Zoning Commission.
7. Applicant shall ensure there is a properly placed fence around the outside play area for the lot, with a gate that locks on at least one side of the house and accessible from the front yard.
8. The applicant shall notify the Homeowner's Association of her intent to obtain a SUP for childcare purposes.
9. The Group Childcare facility is limited to twelve (12) children (including the applicants own children). The applicant will be limited to a maximum of twelve (12) children (for childcare purposes) at anytime during the day unless amended through the public hearing process.
10. The Special Use Permit shall follow the address provided on the childcare applicant and divest when the applicant no longer resides on the property and/or has an ownership interest in the property or the business is discontinued for more than a year. The applicant is obligated to advise the City of any changes in ownership or leasing agreement which would affect the business operation.
11. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the SUP or the approvals will divest.
12. The applicant shall obtain a Kuna City Business License through Kuna City Council once the Special Use Permit is issued; at that time the Fire District, Building Inspector and Central District Health Department will perform their necessary inspections for final sign-off. Inspection fees may be implemented for each jurisdiction.
13. Meet all staff and agency requirements and recommendations as well as compliance with all local, State and Federal laws.

DATED this ____ day of _____, 2014

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

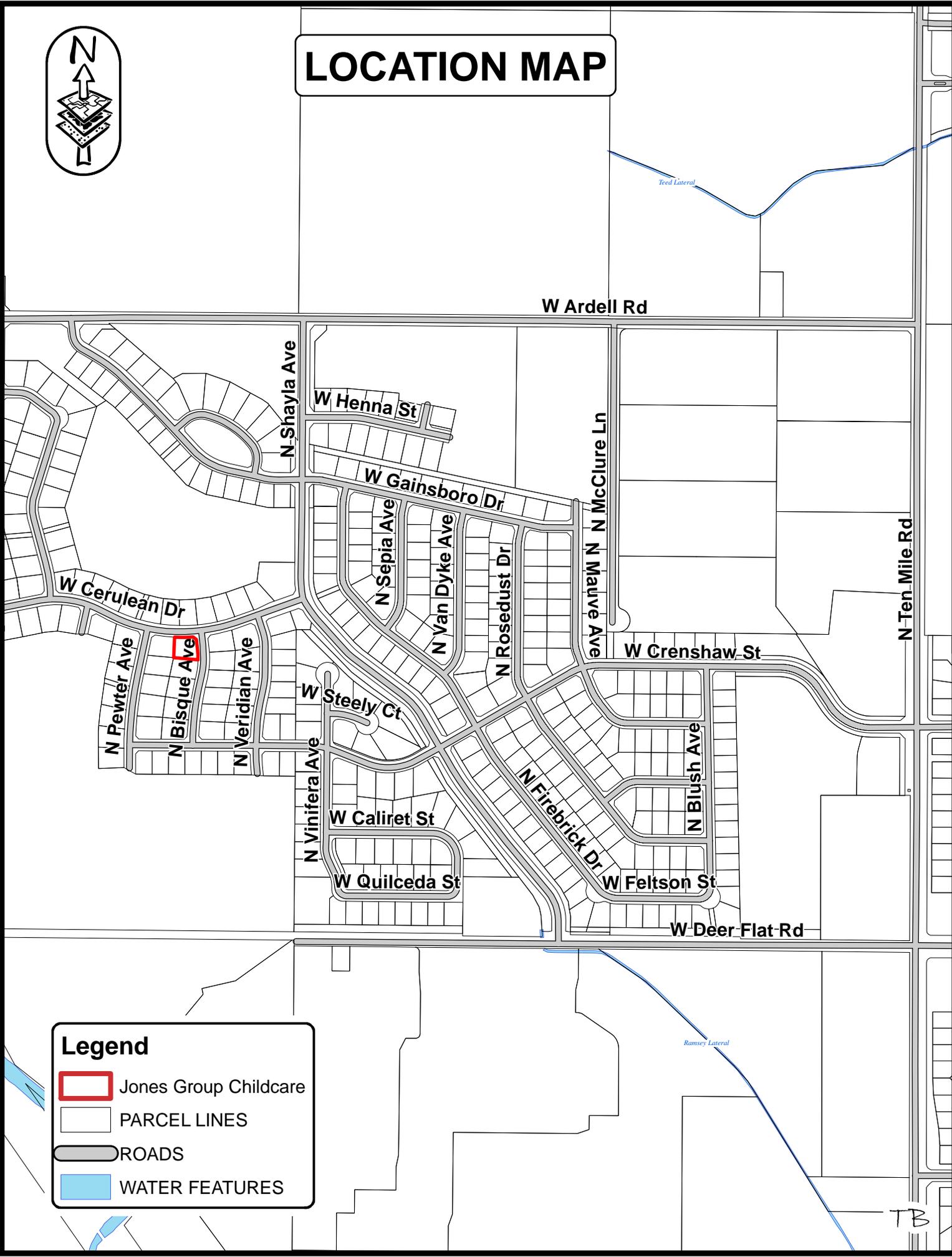
Travis Jeffers, Planner Technician
Kuna Planning and Zoning Department

Hello, My name is Allison Jones and I am inviting you to a neighborhood meeting for the purpose of obtaining a Special Use Permit from the city of Kuna. This permit will allow me to operate a daycare business out of my home at 1827 N. Bisque Ave. The meeting will take place on May 30th at 6:30 pm at my home. I have been in the daycare business for 15 years and have CPR and First Aid training as well as a State of Idaho Daycare License. If you have any questions or concerns please feel free to visit with me at my home at the above listed date and time. I thank you in advance for your time in this matter. Sincerely

Allison Jones



LOCATION MAP



Legend

-  Jones Group Childcare
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB



AERIAL MAP

W Cerulean Dr

N Bisque Ave



Legend

-  Jones Group Childcare
-  PARCEL LINES
-  ROADS
-  WATER FEATURES



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

Only For Office Use Only	
File Number (s)	13-09-SUP
Project name	JONES DAY CARE
Date Received	11.27.13
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	02.11.2014
City Council Hearing Date	

- Type of Review (check all that apply):**
- Annexation
 - Appeal
 - Comprehensive Plan Amendment
 - Design Review
 - Development Agreement
 - Final Planned Unit Development
 - Final Plat
 - Lot Line Adjustment
 - Lot Split
 - Planned Unit Development
 - Preliminary Plat
 - Rezone
 - Special Use
 - Temporary Business
 - Vacation
 - Variance

Contact/Applicant Information

Owners of Record: Allison Jones	Phone Number: 208-922-ED16
Address: 1827 N. Bisque Ave	E-Mail: AllJonesAlly@charwinco.net
City, State, Zip: Kuna ID 83634	Fax #: -
	Cell 871.9267
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: 1827 N. Bisque Ave	Kuna ID 83634
Site Location (Cross Streets): Bisque Ave & Cerulean	
Parcel Number (s): R1610570390	
Section, Township, Range:	
Property size: 0.21 acres	
Current land use: R3 - Residential	Proposed land use: _____
Current zoning district: Residential	Proposed zoning district: Single

Project Description

Project / subdivision name: Crimson Point

General description of proposed project / request: operate a daycare business out of my home

Type of use proposed (check all that apply):

Residential special use permit to run a daycare business out of my home

Commercial

Office

Industrial

Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: TDW

Any existing buildings to remain? Yes No

Number of residential units: 1 Number of building lots: 1

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other

Minimum Square footage of structure (s): 2084 gross living area

Gross density (DU/acre-total property): 0.21 Net density (DU/acre-excluding roads):

Percentage of open space provided: Acreage of open space:

Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: 0

Gross floor area square footage: 21084 Existing (if applicable): yes

Hours of operation (days & hours): M-F 7-530 Building height:

Total number of employees: 1 Max. number of employees at one time: 1

Number and ages of students/children: 0-12 Seating capacity: 12

Fencing type, size & location (proposed or existing to remain): signal 6 foot surrounds entire backyard

Proposed Parking:

a. Handicapped spaces: Dimensions:

b. Total Parking spaces: 5 Dimensions:

c. Width of driveway aisle: 41 ft 9 inches

Proposed Lighting: same as homes

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): same as homes

Applicant's Signature: Alvin Fox Date: 7-11-13

RECEIVED

NOV 27 2013



CITY OF KUNA *City of Kuna*

**Special Use Permit
Child Care Facility Application**

Fee: \$330.00 (Home/Group Care)/ \$800.00 (Center)

P.O. Box 13
Kuna, Idaho 83634
(208) 922-5274
Fax: (208) 922-5898
Website:
www.cityofkuna.com

File No. :	<u>13-09-SUP</u>
Cross Ref. :	<u>—</u>
File Name:	<u>ALLISON GROUP CHILD CARE</u>

Definition of a Home Daycare:

Daycare Facilities: Any home where non-medical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing daycare is required to have a special use permit and a State of Idaho basic daycare license.

- A. **Family Childcare Home:** A childcare facility which provides care for six (6) or fewer children throughout the day.
- B. **Group Childcare Home:** A childcare facility, which provides care for seven (7) to twelve (12) children throughout the day.
- C. **Childcare Center:** A childcare facility, which provides care for more than twelve (12) children throughout the day. *Note: Childcare Centers are subject to the Design Review process.*

It should be noted that, in determining the type of childcare facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.

KCC 5-6-5: Supplementary Conditions and Safeguards:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a par of the terms under which the special use is granted, shall be deemed a violation of this title.

KCC 5-6-6: Procedure for Hearing Notice:

Prior to granting a special use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulations within the jurisdiction. Notice shall also be provided to

property owners and residents within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission.

KCC 5-1A-8:

A:1: Posting of Hearing Notice on Property: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

KCC 5-6-7: Action by Commission:

Within thirty (30) days after the public hearing, the planning and zoning commission shall approve, conditionally approve or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the director to issue a special use permit listing the specific conditions specified by the commission for approval.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Copy of CPR and First Aid Training Certificate	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Special Use Permit Application form <i>Note: It is the applicant's responsibility to use the most current application.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Special Use conditions.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input type="checkbox"/>	One 8 1/2" x 11" colored aerial photos depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of these photos is to view the site for existing features and adjacent sites.	<input type="checkbox"/>
<input 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"/>
<input type="checkbox"/>	Copy of Daycare License from the State of Idaho "Health and Welfare" Department	<input type="checkbox"/>

- One (1) detailed site plan that includes the following: (8 1/2" x 11" minimum)
 - All existing structures labeled as existing and proposed uses
 - Size of parcel (acres or square feet)
 - Special features such as sidewalks, fencing, retaining walls or berms.
 - Parking areas with garage door widths shown
 - Off street parking, circulation and driveway locations
 - Proposed or existing types of outdoor lighting
 - Child pick-up area
 - Existing and proposed landscaping
 - Dimensions of usable outdoor and indoor "play areas"
 - Fences: Type and Height, including gates. Indicate if existing or proposed.
Note: All gates are required to be locked during business hours.
 - Diagram showing uses within the home. (IE: bedroom, kitchen, etc.)
- Commitment of Property form signed by the applicant / agent
- Neighborhood Meeting Certificate
Note: Certificate and Neighborhood meeting list forms must accompany this application.
- Diagram for evacuation plans of house in case of fire or other disaster

Additional Information

1. Are there smoke detectors in every living area except the bedrooms and bathrooms?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------
2. Locks installed on all doors to the outside?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------
3. Door chime installed on the front door to indicate any opening?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------
4. Safety locks on doors and cabinets where chemicals are stored?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------
5. Fire extinguisher installed in kitchen?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------
6. Is the home daycare located on an arterial or collector street?
Note: If yes, there must be an on-site pick-up area designed to prevent vehicles from backing onto the roadway. This application must include a diagram which shows how this will be accomplished.

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------
7. Are there any indoor and/or outdoor pools?
If a pool is present, what measures are taken to protect children from the pool area?
Hot tub has a locking cover

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------
8. Are there stairs indoor/outdoor of proposed site?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

Smoke detectors in bed rooms

chemicals stored e.t. of reach

- If yes, are there safety barriers installed?
9. Are electrical outlets covered with safety devices?

Yes No
 Yes No

Applicant Information

Applicant: Allison Jones Phone: 208-922-5066
 Owner Purchaser Lessee
 Fax/Email: AJonesAlly@clearwire.net

Applicant's Address: 1827 N. Bisque Ave
Kuna ID 83634 Zip: _____

Owner: same Phone: 208-922-5066

Owner's Address: _____ Email: _____

Zip: _____

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

Address: _____ Email: _____

Zip: _____

Please check the box that reflects the intent of the application:

FAMILY CHILDCARE HOME
 CHILDCARE CENTER

GROUP CHILDCARE HOME

Subject Property Information

Site Address: 1827 N. Bisque Ave Kuna ID 83634

Site Location (Cross Streets): Bisque Ave and Cerulean

Parcel Number(s): R1610570390 Section, Township, Range: _____

Gross Floor Area: 2,084 sq. footage Live-able Space (not for daycare use): a little less than half

Current Land Use: _____ Proposed Land Use: _____ Currently Zoning District: _____

Project Description / Summary

Is this facility in your principal residence? Yes No

Will you be hiring any employees who do not reside on the premises? Yes No

If yes, how many? _____

Project Description: Operate a daycare business out of my home.

General Description of request: Obtain a special use permit from city of kuma to operate and run a daycare business out of my home.

Hours/Days of operation: 7⁰⁰ am - 5³⁰ pm Mon thru fri

Number and ages of children: upto 12 ; 0-12 yrs old

Fencing type / size / & location: vinyl - 6 ft high, surrounds entire back yard.

Existing or proposed lighting: existing

Parking available: Yes Number of possible parking spots: 3

Off street parking available: Yes Designated pick-up area: driveway

Standard Conditions (Home/Group Care Only)

- Meet requirements of the International Fire Code (IFC)
Note: If the applicant is uncertain about a particular code and its application, they are responsible to seek that knowledge.
- Maintain fire safety standards.

Provide at least two (2) unblocked outside exits that remain unimpeded at all times. Staff and parents shall be advised where these exits are located and they need to be marked appropriately.

Provide corridors and stairs that are a minimum of 36" wide and provide gates so children cannot access stairs.

Flame source utilities shall not be accessible to children and I possess a carbon monoxide detector that is operable at all times and located in proximity to the flame source.

Storage areas shall be free of excessive combustibles or highly flammable materials and be inaccessible to children.

Smoke detectors shall be installed on the ceilings of each floor story, in front of the doors, to stairways and separated a maximum 30-foot in corridors or at other distance's required by code.

Bathroom and closet doors shall be designed so they can be unlocked from the outside

The site address on the side of the building fronting the street shall be numbered and illuminated so that it can be readily seen from the street

Provide a flashlight on-site and other emergency supply, in anticipation of a power outage. These supplies need to be readily accessible and maintained in good working order

Ensure that all food preparation, serving and storage areas, equipment and utensils are clean, in good repair and kept out of the children's reach

Ensure that all dishes and utensils are properly cleaned, rinsed, sanitized and air dried

Ensure that all perishable foods are stored in a covered container, in an operating refrigerator, with a maximum temperature of 40 degrees

Ensure that deep freezers or other refrigeration type units, which cannot be opened from the inside, are locked or stored in a locked room

Ensure that no home-canned foods are served to the children

All child care facilities are required to be inspected by Central District Health Department for compliance with Idaho Code §39-1110. The child care provider shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions

Ensure that a minimum 40 square feet of habitable indoor dwelling area is provided for each child. The City staff shall review and determine which areas of the building are considered habitable

Ensure that a minimum 80 square feet of outdoor play space is provided for each child. The City shall review and determine what outdoors areas meet this area requirement

Ensure that all cleaning agents and other poisonous substances that pose danger to children are kept in locked storage or preferably removed from the premises. Chemical storage of chemicals underneath, over or near a sink should be avoided since many chemicals are affected by moisture and become hazardous through chemical change

Ensure that child care rooms are clean and dry; that all floors, walls, ceiling and furniture are clean and kept in good repair; that all floors are swept and mopped daily with a sanitizing solution and carpeted areas vacuumed daily

The facility must be free of exposed lead-based paint surfaces, that are chipped, flaking or peeling. If the residence has lead based paint, the applicant shall advise the City of this fact

Ensure an onsite telephone is operable at all times. Post emergency phone numbers, including fire, rescue, police (or 911 or local equivalent where they are readily accessible to the daycare provider). Place City Planning Department and Poison Control phone numbers in a prominent location

Ensure that play materials, equipment and furnishing are kept clean, in good repair; and do not possess sharp edges. Children shall be located in safe, sight-obstructing fenced outdoor play areas. The fences shall be sturdy with no sharp or jagged edges. All equipment shall be kept in good repair and well maintained. Equipment shall be sturdy, stable and free of hazards including sharp edges, lead based paint, loose nails, splinters, protrusions (excluding nuts and bolts on sides of fences) and pinch and crush points. Children shall not be allowed to play on outdoor equipment that is hot to the touch

Ensure the building's used for child care meet the City's building and Fire District codes

Ensure that all doors opening to the outside are self-closing (except for sliding glass doors) and all ventilating windows have locking screens

Ensure that heating, ventilating and lighting facilities meet City code

Ensure that child accessible electrical outlets are covered with safety caps, ground fault interrupters or have safety outlets' installed that meet City code

All child care provider's refuse and garbage shall be collected, stored and disposed of in an appropriate manner with a minimum weekly solid waste pickup or disposal service. Garbage shall be contained so that it does not attract rodents or insects. Waste material will be placed in containers and locations approved by the City

The childcare facility grounds will be kept neat and clean and free from rodents, hazards and other perils

Smoking shall be prohibited in all areas of the facility during its hours of operation

Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department

Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding; and all bedding shall be washed after soiling and at least once a week

Outdoor play areas shall adjoin, or be safely accessible to indoor areas

All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 ½") in spacing or diameter or greater than nine inches (9") to prevent child entrapment

All upright angles shall be greater than 55 degrees to prevent the children's entrapment and entanglement

The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 ¾ inch width

All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing

Play equipment shall be placed at least six feet (6') away from buildings, fences, trees or other play equipment and kept in good repair. Swing seats shall be made of plastic, soft or flexible material

Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity

Vertical offsets such as outside basement window wells, stairways or retaining walls shall have guardrails or approved screening

Areas inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles)

Wells, tool sheds and other hazards are to be fenced or closed off

Areas inhabited by children are to be kept free of animal wastes and debris

Remove any poisonous substances such as plants, berries or mushrooms from the premises

- Provide at least two (2) unblocked outside exits that remain unimpeded at all times. Staff and parents shall be advised where these exits are located and they need to be marked appropriately.
- Provide corridors and stairs that are a minimum of 36" wide and provide gates so children cannot access stairs.
- Flame source utilities shall not be accessible to children and I posses a carbon monoxide detector that is operable at all times and located in proximity to the flame source.
- Storage areas shall be free of excessive combustibles or highly flammable materials and be inaccessible to children.
- Smoke detectors shall be installed on the ceilings of each floor story, in front of the doors, to stairways and separated a maximum 30-foot in corridors or at other distance's required by code.
- Window and closet doors shall be designed so they can be unlocked from the outside
- The site address on the side of the building fronting the street shall be numbered and illuminated so that it can be readily seen from the street
- Provide a flashlight on-site and other emergency supply, in anticipation of a power outage. These supplies need to readily accessible and maintained in good condition.
- Ensure that all food preparation, serving and storage areas, equipment and utensils are clean, in good repair and kept out of the children's reach
- Ensure that all dishes and utensils are properly cleaned, rinsed, sanitized and air dried
- Ensure that all perishable foods are stored in a covered container, in an operating refrigerator, with a maximum temperature of 40 degrees
- Ensure that deep freezers or other refrigeration type units, which cannot be opened from the inside, are locked or stored in a locked room
- Ensure that no home-canned foods are served to the children
- All child care facilities are required to be inspected by Central District Health Department for compliance with Idaho Code §39-1110. The child care provider shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions
- Ensure that a minimum 40 square feet of habitable indoor dwelling area is provided for each child. The City staff shall review and determine which areas of the building are considered habitable
- Ensure that a minimum 80 square feet of outdoor play space is provided for each child. The City shall review and determine what outdoors areas meet this area requirement

- Ensure that all cleaning agents and other poisonous substances that pose danger to children are kept in locked storage or preferably removed from the premises. Chemical storage of chemicals underneath, over or near a sink should be avoided since many chemicals are affected by moisture and become hazardous through chemical change
- Ensure that child care rooms are clean and dry; that all floors, walls, ceiling and furniture are clean and kept in good repair; that all floors are swept and mopped daily with a sanitizing solution and carpeted areas vacuumed daily
- The facility must be free of exposed lead-based paint surfaces, that are chipped, flaking or peeling. If the residence has lead based paint, the applicant shall advise the City of this fact
- Ensure an onsite telephone is operable at all times. Post emergency phone numbers, including fire, rescue, police (or 911 or local equivalent where they are ready accessible to the daycare provider). Place City Planning Department and Poison Control phone numbers in a prominent location
- Ensure that play materials, equipment and furnishing are kept clean, in good repair, and do not possess sharp edges. Children shall be located in safe, sight-detecting fenced outdoor play areas. The fences shall be sturdy with no sharp or jagged edges. All equipment shall be kept in good repair and well maintained. Equipment shall be sturdy, stable and free of hazards including sharp edges, lead based paint, loose nails, splinters, protrusions (excluding nuts and bolts on sides of fences) and pinch and crush points. Children shall not be allowed to play on outdoor equipment that is hot to the touch
- Ensure the building's used for child care meet the City's building and Fire District codes
- Ensure that all doors opening to the outside are well closing (except for sliding glass doors) and all ventilating windows have locking screens
- Ensure that heating, ventilating and lighting facilities meet City code
- Ensure that child accessible electrical outlets are covered with safety caps, ground fault interruptors or have safety outlets installed that meet City code
- All child care provider's refuse and garbage shall be collected, stored and disposed of in an appropriate manner with a minimum weekly child waste pickup or disposal service. Garbage shall be contained so that it does not attract rodents or insects. Waste material will be placed in containers and locations approved by the City
- The childcare facility grounds will be kept neat and clean and free from rodents, hazards and other pests
- Smoking shall be prohibited in all areas of the facility during its hours of operation

- Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department
- Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding, and all bedding shall be washed after soiling and at least once a week
- Outdoor play areas shall adjoin, or be safely accessible to indoor areas
- All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 1/2") in spacing or diameter or greater than nine inches (9") to prevent child entrapment
- All upright angles shall be greater than 35 degrees to prevent the children's entrapment and entanglement
- The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 3/4 inch width
- All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing
- Play equipment shall be place at least six feet (6') away from buildings, fences, trees or other play equipment and kept in good repair. Swing seats shall be made of plastic, soft or flexible material
- Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity
- Vertical offsets such as outsides basement window wells, stairways or retaining walls shall have guardrails or approved screening
- Area's inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles)
- Wells, tool sheds and other hazards are to be fenced or closed off
- Areas inhabited by children are to be kept free of animal wastes and debris
- Remove any poisonous substances such as plants, berries or mushrooms from the premises



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Meeting with neighbors for the purpose of obtaining special use permit
 Date and time of neighborhood meeting: May 30, 2013 at 6:30 pm
 Location of neighborhood meeting: my home 1527 N. Bisque Ave Kuna ID 83634

SITE INFORMATION:

Location: Quarter: _____ Section: P Township: _____ Range: _____ Total Acres: 0.21
 Subdivision Name: Crimson Point Lot: 5 Block: 8
 Site Address: 1527 N Bisque Ave Tax Parcel Number(s): R1410570390
Kuna ID 83634

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Thomas & Allison Jones
 Address: 1527 N Bisque Ave City: Kuna State: ID Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Allison Jones Business (if applicable): Quartzite Kids Daycare
 Address: 1527 N. Bisque Ave City: Kuna State: ID Zip: 83634

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Held neighborhood meeting on May 30th

APPLICANT:

Name: Allison Jones

Address: 1627 N. Bisque Ave

City: Kuna State: 10

Zip: 82631

Telephone: 208-922-5000 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code.

Allison Jones

Signature: (Applicant)

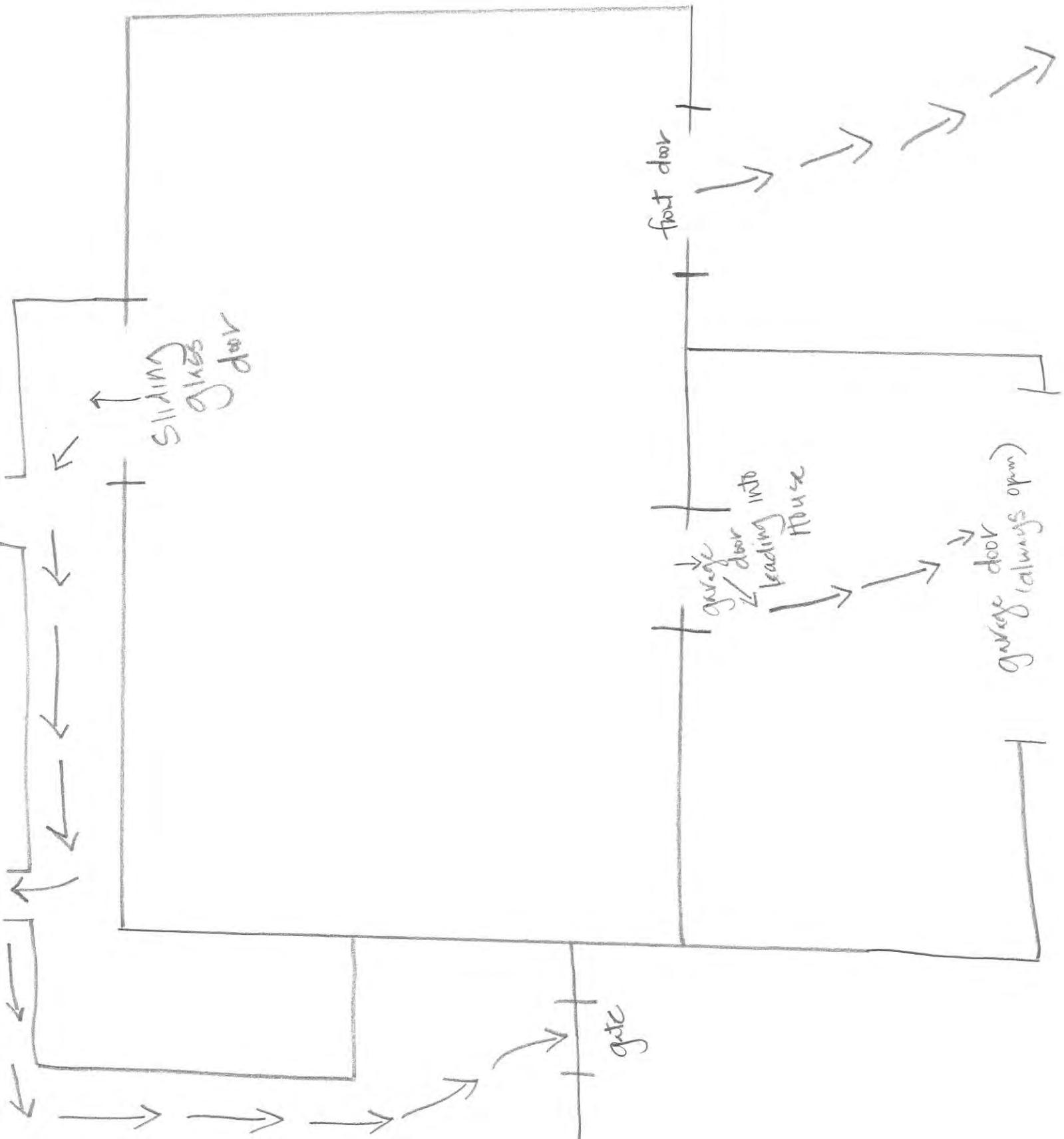
Date 6-7-13

SIGN IN SHEET

PROJECT NAME: _____

Date: _____

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
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27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____



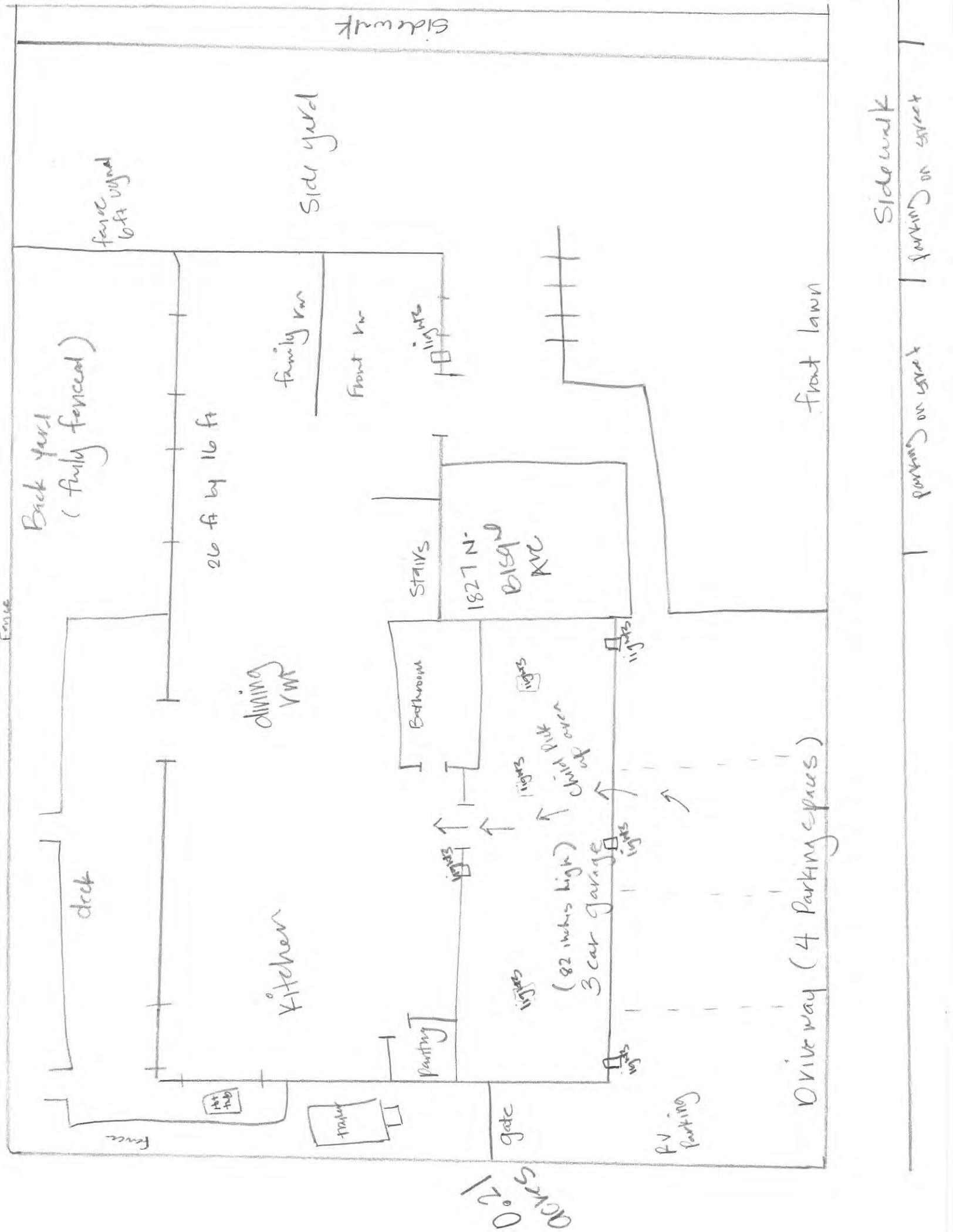
sliding glass door

front door

garage door leading into house

garage door (always open)

gate



Back yard
(fully fenced)

fence
6 ft vinyl

26 ft by 16 ft

Kitchen

dining
VMC

Bathroom

STAIRS

1827 sq. ft.
DISQ.
KVC

deck

Parking

(82 inches high)
3 car garage

Driveway (4 parking spaces)

gate

PV parking

front lawn

side yard

Sidewalk

Sidewalk

parking on street

parking on street

0.21
ACRES

STATE OF IDAHO
DEPARTMENT OF HEALTH AND WELFARE

BASIC DAYCARE LICENSE

The holder of this Basic Daycare License

QUARTZITE KIDS DAYCARE & PRESCHOOL

Resource ID: 0000006135

ALLISON JONES - OWNER

NAME OF FACILITY/APPLICANT

1827 N. BISQUE AVE.
KUNA, ID 83634

ADDRESS

has complied with the requirements of Section 39-1104, Idaho Code, and has obtained a fire inspection and health inspection establishing compliance with Section 39-1109 and 39-1110 and the requirements in Idaho Code 39-1105 regarding criminal history checks to be licensed as a:

Daycare Center
*More than Twenty-five (25) children
in attendance*

Group Daycare Facility
*Maximum Twelve (12) children
in attendance*

Daycare Center
*Maximum twenty-five (25) children
in attendance*

Family Daycare Home
*Maximum Six (6) children
in attendance*

Occupancy Load: 12

Effective Date: **04/01/2012**

License to be in effect for two (2) years unless suspended or revoked

Your continued compliance will require criminal history checks for all owners, operators and employees who have direct contact with children, and on all other individuals thirteen (13) years of age or older who have unsupervised direct contact with children or are regularly on the premises of this daycare facility.

According to Section 39-1117, Idaho Code, a daycare license does not constitute a representation affirming to any person that the program or facility is free from risk. A daycare license does not guarantee adequacy of care, services, safety, or the well-being of any child, staff, contractor, volunteer, or visitor of a daycare facility. It is the parent's primary responsibility for evaluation and selection of daycare services.

Your Basic Daycare License and contact information to file daycare complaints must be posted in a conspicuous place at your facility and a copy of Idaho Code Sections 39-1101 through 39-1119 shall be available on the premises at all times for staff and parents to read upon request.

Program Supervisor

Valerie Buzen

Date

5-11-2012

CPR, AED, and Basic First Aid Certification Card

Allison Jones

has successfully completed and competently performed the required knowledge and skill objectives for this program.

Adult
 Child and Infant
 Adult, Child, and Infant

Card is void if more than one box is checked.

AMERICAN SAFETY & HEALTH INSTITUTE

ASHI-Approved Certification Card

Mike Kistler (Authorized Instructor (with PALS) Testing)

91797 Registry No.

10/16/13 Class Completion Date

208-376-5600 Training Center Phone No.

10/16/15 Expiration Date

WEIN47 Training Center I.D.

This card certifies the holder has demonstrated the required knowledge and skill objectives to a currently authorized ASHI Instructor. Certification does not guarantee future performance, or imply licensure or credentialing. Course content conforms to the 2010 AHA Guidelines for CPR and ECC, and other evidence-based treatment recommendations. Certification period may not exceed 24 months from class completion date. More frequent reinforcement of skills is recommended.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Allison Jones Group Childcare
13-09-SUP

DATE: December 12, 2013

It does not appear there are issues relative to the above application that need review by the City Engineer. If this assumption is not correct, please advise.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

RECEIVED

Rezone # ALLISON JONES GROUP CHILDCARE

Conditional Use # 13-09-SUP KUNA CITY CLERK

Preliminary / Final / Short Plat

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. Must contact Susan Simmons w/CDHD regarding plan review in addition to obtaining required daycare license.

Reviewed By: [Signature] Date: 12/17/13