



KUNA PLANNING AND ZONING COMMISSION

Agenda for August 12, 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 Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA:

- a. Approval of Planning & Zoning Commission Meeting Minutes for July 22, 2014
- b. **14-02-AN, 14-03-DA: Mark & Yvonne Kirkpatrick Annexation** – A request for annexation
-Findings of Fact and Conclusions of Law
- c. **14-04-AN: Ben Bernier Annexation** – A request for annexation
-Findings of Fact and Conclusions of Law
- d. **14-01-ZC: Ridley's Family Markets** – A rezone request for CJM, LLC
- Findings of Fact and Conclusions of Law

3. NEW BUSINESS:

- a. **14-05-DRC - A Design Review request from Straightline Architecture**, (for Ultimate Heating & Air). This application seeks Design Review approval for a new 5,552 square foot office and small warehouse building, parking lot, landscaping and signage on an approx. 1.12 acre site in the Shortline Park No. 2 industrial subdivision.

4. PUBLIC HEARING:

None

5. DEPARTMENT REPORTS:

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, July 22nd, 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	absent
Vice-Chair Stephanie Wierschem	X	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

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

1. CONSENT AGENDA

- a. Approval of Planning & Zoning Commission Meeting Minutes for July 8th, 2014

*Commissioner Gealy motioned to approve the consent agenda;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

2. NEW BUSINESS:

- a. None

3. PUBLIC HEARING

- a. **14-02-AN, 14-03-DA: Mark & Yvonne Kirkpatrick Annexation** - Applicant requests approval to annex approximately 6.8 acres into the City limits and split the existing parcel into two parcels. Applicant requests the Agriculture zone (Ag) for parcel one (1.3 acres). Applicant seeks an R-6 (Med. Density) zone for parcel two (5.5 acres) and hopes to attract a subdivision developer in the future. It is anticipated the two will continue enjoying the existing agricultural uses. A Development Agreement will be recorded to guide all future development.

Troy Behunin: Commissioners, for the record, my name is Troy Behunin, Senior Planner with Kuna Planning and Zoning. The application before you tonight is the Kirkpatrick, Mark and Yvonne annexation, development

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agreement and lot-split application. Although the lot-split is included in this packet, it really isn't a matter that this body will make a decision on. It's really there for your information to let you know that it will be moving forward to the City Council. It's a public meeting that goes right to City Council; however, the annexation and the development agreement are looking to you for a recommendation to the City Council tonight.

In Kuna city code, it states that an annexation and a development agreement is designated as a public hearing, with the City Council as the decision making body, and the Planning and Zoning Commission as the recommending body. This land use was given the proper public notice and followed all requirements set forth in Idaho Code. It was published in the Kuna-Melba news, the site was posted properly, and letters were sent to land owners within 300 feet about the public hearing tonight.

The property is located at 2021 W. Ardell Road in Kuna, Idaho. The site is approximately 6.8 acres in size and this lot-split intends to divide off around 1.3 acres with the remaining 5.5 acres designated with a different zone –I'll get to that in just a minute. Three people attended the February 28th, 2014 neighborhood meeting where the applicant informed the public or the immediate neighbors what their intentions were.

Hopefully, you've had a chance to read through your packet containing all of the relevant material, application included. If you have any questions, hopefully we can cover those tonight. The applicant is requesting approval to annex their 6.8 acres into the city limits and at the time of annexation, they would like to split their parcel into two parcels. The applicant is requesting an agricultural zone for the 1.3 proposed acres and they will continue to grow their crops and live in their existing home on those 1.3 acres. They are seeking an R-6, and did I say that was supposed to be an agricultural zone? The 1.3?

C/Young: Yes.

Troy Behunin: The proposed parcel number two will be approximately 5.5 acres, although they will continue to use it for farming purposes. They (applicant) are hoping to get it into the city, get it properly zoned, and attract a developer for the 5.5 acres. The crafted development agreement was put into your packets and that development agreement is specific to that 5.5 acres. The 1.3 acres will not be controlled by that development agreement. They don't have anybody knocking on their door; they just hope to get it ready so when a developer notices their property, they will be ready. They are adjacent to city limits, so they are eligible for annexation. The applicant is aware that a development agreement which was drafted will be recorded to guide future development on those 5.5 acres. Currently the parcel is zoned RUT in Ada County and contains the applicant's home where they reside. There are a couple of out-buildings; however, the majority of the property is being farmed currently and will continue to be farmed until a developer is attracted. I would stand for any questions that you might have.

C/Wierschem: Could I get a clarification on something?

Troy Behunin: Sure.

C/Wierschem: Did you say that they would continue with that agricultural use until a developer presented on that 5.5 acres? And the 1.3?

Troy Behunin: For the entire property, yes. When they come into the City, as long as they are using the property in a manner which they enjoy now, and aren't contrary to any laws –not the zoning code, but the laws, as long as it's a legal use, they get to enjoy that until they want any changes. When they want to change

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that use, then anything that is non-conforming, like farming in an R-6, anything that is non-conforming would have to cease.

C/Wierschem: Right. Ok.

C/Young: Any other questions for Troy?

Troy Behunin: Unfortunately, the applicant could not be here tonight. They are out of town. They did submit another letter, and it is stamped, I believe July 14th or 13th? Anyway, it should be about page 4 or 5 that explains what their intentions are. They wished that they could have been here tonight, but they just weren't able to.

C/Young: Then, I do have one question: Do you know if the applicant had received the development agreement? I mean, were they made aware of the conditions and things like that?

Troy Behunin: Yes, yes. I have confirmed that through email and also phone conversations. The packet that you all received is also available to the entire world on our website, and in addition to that, I sent a complete packet to the applicant for their review including the development agreement.

C/Young: Ok. Thank you. Seems pretty straight-forward.

C/Hennis: (to audience) Is everyone signed up for the public hearing portion of this?

C/Young: Ok, so what we'll do is open the public hearing portion at 6:08 p.m. and then close it again at 6:09 p.m. Does anyone else have anything? I'm not really seeing anything that is giving me pause.

C/Hennis: No. I mean it's basically surrounded by the same kind of development, so...

C/Young: Ok, so I guess I'll stand for a motion.

Commissioner Hennis motions to recommend approval of 14-02-AN, 14-03-DA, and 14-01-LS to the City Council with the conditions stated in the report ; Commissioner Gealy Seconds, all aye and motion carried 5-0.

- b. **14-04-AN: Ben Bernier Annexation** - Applicant is requesting annexation of an approximately 1.6 acre parcel into the City of Kuna with an R-4 (Med. Residential Density) zoning designation from its current Ada County zoning of R1 (Estate Residential). Applicant is relying on the category "A" annexation process.

Troy Behunin: Once again, Troy Behunin, Kuna Planning staff. The application before you tonight is the Ben Bernier annexation request; 14-04-AN. The property is located at 452 S. Swan Falls Road in Kuna. The property is approximately 1.6 acres in size. Currently, it is zoned R-1 in the county which is residential estates for large lots. Kuna City code states that annexation is a public hearing with the City Council as the decision making body and the Planning and Zoning Commission as a recommending body. This land use was also given the proper public noticing and followed all conditions set forth by Kuna and Idaho State code. It was also published in the Kuna-Melba news. The site was also posted properly and letters were sent to owners about this public

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hearing to property owners within 300 feet. No one attended the March 28, 2014 neighborhood meeting where the neighbors were notified of the applicant's intent to annex into the city. All of the relevant materials have been included in your packets. Hopefully you've had a chance to review those for tonight's meeting.

Mr. Bernier is requesting annexation of his 1.6 acres into the city limits, and is requesting an R-4, medium density zoning residential district. He is hoping to enter city limits and someday add onto his home. Apparently there was a hiccup with Ada County when he wanted to add onto his home and so he sought to join the city where we will help him in that endeavor. I think on the staff report, the staff erroneously put that they are not connected to city water or city services; however, he is connected to the city water system at this time, but not the sewer system or the P.I. (pressure irrigation). Those just aren't close enough to his property yet.

The parcel is adjacent to city limits and is currently zoned R-1 out in the county.

The applicant does live there and there are two out-buildings which serve his property and being adjacent to city limits makes it eligible for annexation. The applicant is here tonight and if you have any questions, I'm sure he'll be able to answer those. At this time, I will stand for any questions that you might have for staff.

C/Young: Any questions for Troy?

C/Wierschem: Just a comment.

Did the applicant receive a copy of the response from Boise Project Board of Control? Did he see their comments?

Troy Behunin: I believe so. If not, then I will make sure that he does. It was included in the packet and they were sent a copy of the packet.

C/Wierschem: Ok. Thank you.

Troy Behunin: Is there something specific about that, which you have a question on?

C/Wierschem: No. I just wanted to make sure that he was aware of their comments and so forth, because it might be something that he would want to take under consideration, since it sounds like he wants to build onto his home. I have no further comments.

C/Young: Are there any other questions for staff? Ok. Is there anything further that the applicant would like to add?

Ben Bernier (applicant): I have nothing further to add.

-Inaudible discussion between Commissioners-

C/Young: Ok, yeah, I saw that too. Then I see that there was nobody else signed up to speak, if there is not anybody that would like to -then we'll open the public hearing and then close it at 6:15. And we go back around to us. I don't see anything that gives me pause on this one either.

C/Hennis: And I'm assuming he's going for R-4 just for the future development... because it would help?

C/Young: Yeah, that's my understanding.

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C/Hennis: Ok.

C/Wierschem: -Inaudible discussion-

C/Young: I don't have anything else and if there's nothing else, I'll stand for a motion.

Commissioner Gealy motions to recommend approval of 14-04-AN; Commissioner Hennis Seconds, all aye and motion carried 5-0.

- c. **14-01-ZC: Ridley's Family Markets** - Request by Mark Ridley (For CJM, LLP), for a rezone of approximately 7.98 acres located at the southwest corner (SWC) of Deer Flat Road and Highway 69. This is a request to change the current zoning, R-6 (Medium Density Residential) in the City, to C-1 (Neighborhood Business District) within the forth coming Merrill Family Center Commercial subdivision.

At this time, Commission Chairman Lee Young has recused himself from any participation or consideration in Case# 14-01-ZC. Chairman Young stated that his employer is the firm contracted by the applicant (CJM, LLP) for the project.

-Commission Vice-Chair Stephanie Wierschem is now acting Chair-

Troy Behunin: Once again for the record, Troy Behunin, Kuna Planning & Zoning Senior Planner. The application before you tonight, 14-01-ZC, a zone change for the Ridley's Family Markets, is before you tonight. This site is located at 1403 N. Meridian Road, Kuna, Idaho. The parcel that contains this rezone is actually 29.3 acres, or 29.7 acres; however, most of its already zoned C-1, but there is a small portion which is still zoned R-6 zone over the top of it. That's why we're here tonight is just to take care of that. Because you can't put commercial enterprises in that portion of the parcel which is zoned R-6, so that's what we're here to take care of here tonight. How it got this way is when it was originally approved back in 2007-2006, the zoning was approved based on a site plan and a legal description. But those were not quickly recorded, so those lines for zoning were never defined on the assessor's map, so it looks like its all C-1, but there really is an approved area for R-6.

It's very confusing, but that is why there is a map included in your packet. Kuna City Code states that a rezone is a designated public hearing with the city council as the decision making body and the Planning and Zoning Commission as the recommending body. This land use was also given the proper public notices, and followed all of the requirements set forth in Kuna code and Idaho State code. It was published in the Kuna-Melba news and it was also posted properly, and letters were sent to land owners within 300 feet notifying them of tonight's public hearing. A neighborhood meeting was held on May 6th of this year and no one attended that meeting. All of the relevant information has been included in your packet including the agency comments. Hopefully you've had a chance to review that and if you have any questions, we can go over that later.

The applicant, Mark Ridley, is representing CJM, LLP, for the rezone of approximately 7.98 acres of the 29 acres located at the southwest corner of Deer Flat Road and Highway 69, or Meridian Road.

This request is actually to change the current zoning R-6 over a portion of that lot, from medium R-6 density to a C-1 neighborhood business district. In the near future, there will be a forth-coming Merrill Family Center commercial subdivision that will divide these 29 acres into lots and blocks in a commercial subdivision, and will thus define the C-1 zoning.

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The parcel is adjacent to city limits and was annexed properly. The site was farmed until the spring of 2013, when construction of a Ridley's Family Market and an ACE Hardware store began. The stores both opened in December of 2013 and the property will be subdivided in the very near future to encourage future commercial development at that site. However, that final plat has not been recorded as of yet. But it is on its way. The rezone of this part of the property was actually a condition of approval in the actions from 2006-2007 and they (applicant) are seeking this rezone to comply with that condition. And they're also doing it as preparatory actions to attract additional business interests to the city. While they do not have a committed party at this time, this rezone will set the stage for commercial development in the southwest corner of this property. Mark Ridley is here with CJM, LLP and if there are any questions for him, I'm sure he'll be able to answer them. Staff will stand for any questions that you have at this time.

C/Gealy: I have, sort-of, two questions.

Troy Behunin: Ok, I'll give two 'sort-of' answers.

laughter

C/Gealy: And I'm sorry, I just kind of notice when you were talking that the address on page 1 of the staff report indicates N. School Avenue and you said...

Troy Behunin: Yes, and it's actually 1403 N. Meridian Road. I noticed the same thing.

C/Gealy: Just when you were talking. And I apologize, because if I'd seen it before, I wouldn't have brought it up.

Troy Behunin: No, it's just fine. I am glad someone else caught that.

C/Gealy: And the other thing, the report from ACHD is from 2007. Is this just like a repeat of the report from that time?

Troy Behunin: It is. It's a repeat of some of those relevant comments at that time, but then they also added some language.

C/Gealy: Did they review it again, with this rezone; I mean this request for the zone change? Did ACHD review it?

Troy Behunin: Yes. And they did add some comments to it.

C/Gealy: That wasn't clear to me. I couldn't figure out what they were talking about.

Troy Behunin: Gotcha. Maybe we should have printed it in color because ACHD comments lettering were in red. But they did. They added some language to it.

C/Gealy: Oh. That was not clear to me. And does the staff report include any additional recommended conditions of approval that ACHD would want to include?

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Troy Behunin: Not at this time.

C/Gealy: Is there something that ACHD added at this time that you think we might... that we should notice?

Troy Behunin: Not at this time.

C/Gealy: I don't have any other questions for staff. Thank you.

C/Wierschem: Is the applicant here? Would you like to approach?

Mark Ridley (applicant): I don't have any questions.

C/Wierschem: I didn't know if you had anything that you'd like to add?
Does anyone have any questions for the applicant?

No questions were asked of applicant.

C/Wierschem: Thank you.

C/Hennis: Well it seems kind of straight forward.

C/Wierschem: Do we need to open the public hearing? Ok, so I am going to open the public hearing at 6:25 p.m. And it looks like we have Mark Ridley, but you don't want to speak? Ok.
Is there anyone else here that would like to testify?

C/Wierschem: Seeing none, I will close the public hearing at 6:26 p.m. So, it comes back to us. Are there any other concerns? Anything to add?

C/Hennis: Just seems like we're cleaning up the zoning issue from what's before. I mean it's all C-1 so we're not changing anything.

C/Wierschem: It's just defining it.

C/Hennis: Yep.

C/Wierschem: Ok, So I will stand for a motion.

Commissioner Hennis motions to recommend for approval to the City Council of 14-01-ZC; Commissioner Gay Seconds, all aye and motion carried 4-0.

Commissioner Wierschem resumes her position as Vice Chairman and passes Chair duties back to Commissioner Lee Young

4. DEPARTMENT REPORTS:

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- a. None
- b. Troy Behunin shared with the Commissioners that building permit issuance activity in Planning and Zoning is steady. More subdivisions are slated to come to Kuna, but some are only rumored. More building permits are being issued this year and we are having regular meetings as scheduled with more material for Commissioners to review. Things are good.

5. CHAIRMAN / COMMISSIONER DISCUSSION:

- a. C/Gealy attended a focus group with COMPASS, the Metropolitan Planning Organization for the region. It was a focus group for folks that are on Planning and Zoning Commissions here in the region; Caldwell, Nampa, Ada County and Boise were there. COMPASS was seeking input on what type of format Commissioners would like to see in their agency reports to us, as a Planning and Zoning Commission. It was an interesting conversation. They (COMPASS) indicated that they typically comment on developments that include 250 or more housing units, so we haven't seen a development like that recently, so we haven't really been getting any input from COMPASS that I am aware of. Although, they say that they routinely receive requests from Kuna. So the process is in place, if it comes to something that they (COMPASS) would like to comment on.
Just wanted to keep you all in the loop.

C/Hennis: Thank you. Do we need to submit anything back to them or?

C/Gealy: No, they just said: 'this is what we're thinking about', instead I think they tend to write long letters and the feedback that they've gotten is that's not very helpful, so they're trying to come up with a checklist that they could use to say 'this complies with' or rather... I don't want to say complies, but rather 'this is consistent with the COMPASS plan' or 'this is inconsistent with the COMPASS plan on several different categories'

C/Hennis: Ok. They're trying to make it more concise?

C/Gealy: Right.

6. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:42 pm; Commissioner Gealy Seconds, all aye and motion carried 5-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

Findings of Fact, Conclusions of Law

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

To: Planning and Zoning Commission

Case Number(s): 14-02-AN (Annexation) and 14-03-DA (Development Agreement).
Kirkpatrick Annexation

Location: 2021 W. Ardell Road
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: July 22, 2014
Findings of Fact: August 12, 2014

Applicant: Mark and Yvonne Kirkpatrick
2021 W. Ardell Road
Kuna, Idaho 83634
208.922.1942
ymkirk@gmail.com

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- 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 1, Chapter 14, Section 3, states annexation and a development agreement is designated 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 | February 20, 2014 (3 people attended) |
| ii. Agencies | March 27, 2014 |
| iii. 300' Property Owners | July 7 2014 |
| iv. Kuna, Melba Newspaper | July 2, 2014 |
| v. Site Posted | July 12, 2014 |

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 6.8 acres into the City limits and to split the existing parcel into two parcels. Applicant requests the Agriculture zone (Ag) for parcel one (approx. 1.3 acres), where the applicant will continue to grow crops and live. Applicant seeks an R-6 (Medium Density) zone for parcel two (approx. 5.5 acres) and hopes to attract a subdivision developer in the future. Until such time, it is anticipated the two will continue enjoying its existing agricultural uses, just in the City limits. Applicant is aware a development agreement will be recorded to guide all future development.

C. Vicinity and Aerial Maps:



D. History: The parcel is adjacent to the City limits and is currently zoned RUT (Rural Urban Transition) and contains a home, out buildings and the majority of the lands are currently farmed. This parcel has historically been farmed.

E. General Projects Facts:

1. **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.

2. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	R-3	Low Density Residential – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

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

- Approx. 6.8 total acres
- RUT, Rural Urban Transition
- Parcel # - S1315427807

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home where the applicant lives and a couple of out buildings. The site has been used for agriculture activities and it is anticipated it will continue its historic uses on both parcels, until the larger parcel is developed in the future.

6. **Transportation / Connectivity:** The existing access for the parcel is off Ardell Road. This site will be required to provide connections to existing stubs when development occurs along with a possible connection to Ardell Road for the future subdivision.

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.), Central District Health Department, Ada County Highway District (ACHD), Department of Environmental Quality (DEQ) and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file.

F. Staff Analysis:

This site is located near the southwest corner (SWC) of Ten Mile & Ardell Roads and near Crimson Point North and Crimson Point Subdivisions. Applicant requests to annex into the City and split the parcel into two. Parcel one will be approx. 1.3 acres in size and an existing residence will remain on it which will rely on a septic tank & well for now. The remaining 5.5 acres has been historically farmed and it is anticipated those uses will continue. In the future, those 5.5 acres will likely be developed into a subdivision.

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 14-02-AN and 14-03-DA, 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 applications for this site are 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 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 use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
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.s 14-02-AN and 14-03-DA, 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 these applications.

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.s 14-02-AN and 14-03-DA, the Kuna Planning and Zoning Commission finds Case No.s 14-02-AN and 14-03-DA, comply with Kuna City Code.
2. Based on the evidence contained in Case No.s 14-02-AN and 14-03-DA, the Kuna Planning and Zoning Commission finds Case No.s 14-02-AN and 14-03-DA, 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 by the 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 July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No.s 14-02-AN and 14-03-DA, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No.s 14-02-AN and 14-03-DA, a request for annexation and a development agreement from Mark and Yvonne Kirkpatrick, with the following conditions of approval:

Recommended Conditions of Approval to City Council:

- *Follow all staff and agency recommendations as appropriate.*
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 any 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. Future lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
6. Future 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. Future 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 Council, or seek amending them through public hearing processes.
12. The applicant's future landscape plan shall be considered a binding site plan, or as modified by the Commission through DRC.
13. Any future development is subject to landscaping design review, among other land use applications as applicable, at time of development. The entire site will also be subject to the same.
14. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED: This 12th day of August, 2014.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
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

Case Number(s): 14-04-AN (Annexation)
Ben Bernier Annexation

Location: 452 S. Swan Falls Rd.
Kuna, ID 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: July 22, 2014

Findings of Fact: **August 12, 2014**

Applicant: **Ben Bernier**
452 S. Swan Falls Rd.
Kuna, ID 83634
208.571.3780
sk2bu77@gmail.com

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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation into City limits is designated 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

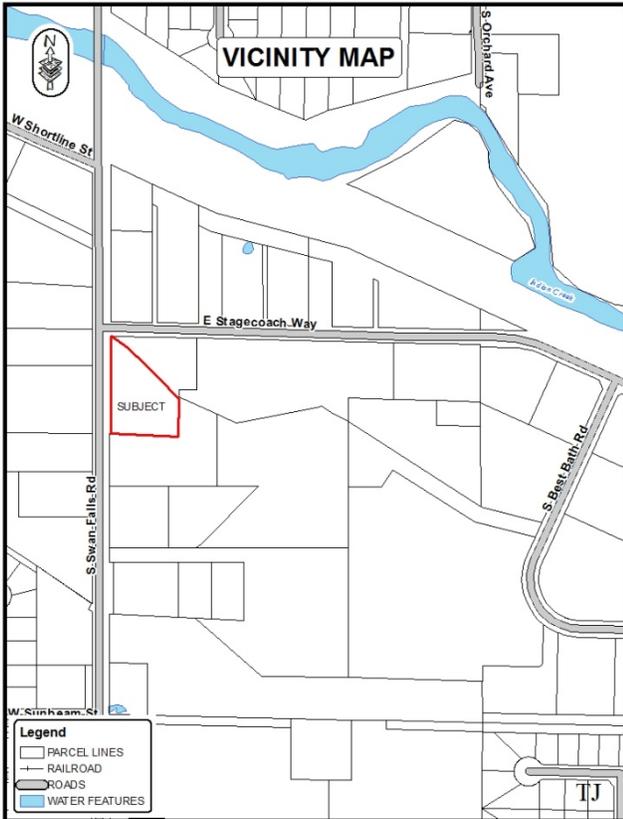
- | | |
|---------------------------|---------------------------------------|
| i. Neighborhood Meeting | March 28, 2014 (Zero people attended) |
| ii. Agencies | May 28, 2014 |
| iii. 300' Property Owners | July 7 2014 |
| iv. Kuna, Melba Newspaper | July 2, 2014 |
| v. Site Posted | July 12, 2014 |

B. Applicants Request:

1. Request:

- Applicant is requesting annexation of an approximately 1.6 acre parcel into the City of Kuna with an R-4 (Medium Density Residential District) zoning designation from its current Ada County zoning of R1 (Estate Residential).

C. Vicinity and Aerial Maps:



D. History: The parcel is adjacent to the City limits and is currently zoned R1 (Estate Residential) and contains a residence and two out buildings.

E. General Projects Facts:

1. **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.

2. **Surrounding Land Uses:**

North	L-O	Limited Office – Ada County
South	R1	Estate Residential – Kuna City
East	R1	Estate Residential – Ada County
West	R-6, Ag	Medium Density Residential, Agriculture – Kuna City

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

- Approx. 1.6 acres
- R1, Estate Residential
- Parcel # - S1325233780

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence where the applicant lives and two out buildings. Existing vegetation is similar to typical residential parcels.

6. **Transportation/Connectivity:** The existing access for the parcel is off S. Swan Falls Road. This application does not seek additional or alternative access.

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.), Central District Health Department and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file.

F. Staff Analysis:

This site is located near the southeast corner (SEC) of Swan Falls & Stagecoach Roads. Applicant requests to annex into the City limits. There is an existing residence which will rely on a septic tank & well for now.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 14-02-AN, 14-03-DA and 14-01-LS, 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 applications for this site are 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 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 use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
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. 14-04-AN, 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 these applications.
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. 14-04-AN the Kuna Planning and Zoning Commission finds Case No. 14-04-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No. 14-04-AN, the Kuna Planning and Zoning Commission finds Case No. 14-04-AN, is 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 by the 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 July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No. 14-04-AN, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No. 14-04-AN, a request for annexation from Ben Bernier, with the following conditions of approval:

Recommended Conditions of Approval to City Council:

- *Follow all staff and agency recommendations as appropriate.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 approve 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 any 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. In the event of future development, lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
6. In the event of future development, 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. In the event of future development, future 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 approved by 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 Council, or seek amendment to them through public hearing processes.
12. In the event of future development, the applicant's landscape plan shall be considered a binding site plan, or as modified by the Commission through DRC.
13. Any future development is subject to landscaping design review, among other land use applications as applicable, at time of development. The entire site will also be subject to the same.
14. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED this 12th, day of August, 2014,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Troy Behunin, Senior Planner
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
www.Kunacity.id.gov

To: Planning and Zoning Commission

File Numbers: 14-01-ZC (Zone Change) Ridley's Family Markets

Location: 1403 N. Meridian Road, Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: July 22, 2014
Findings of Fact: August 12, 2014

Applicant: CJM, LLP
Mark Ridley
621 Washington St. South
Twin Falls, Idaho 83301
(208) 320-2070
mark@shopsridleys.com

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- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Recommendation by the Commission

A. Course of Proceedings:

1. Kuna City Code 1-14-3 (KCC), states a Rezone is designated 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 | May 6, 2014 (Zero Attendees) |
| ii. Agency Comment Request | May 27, 2014 |
| iii. 300' Property Owners | July 7, 2014 |
| iv. Kuna, Melba Newspaper | July 2, 2014 |
| v. Site Posted | July 12, 2014 |
2. Case No. (14-01-ZC – Ridley's Family Markets Rezone), 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.

B. Applicants Request:

1. Request:

- Request by Mark Ridley (For CJM, LLP), for a rezone of approximately 7.98 acres located at the southwest corner (SWC) of Deer Flat Road and Highway 69. The is a request to change the current zoning, R-6 (Medium Density Residential) in the City, to C-1 (Neighborhood Business District) within the forth coming Merrill Family Center Commercial subdivision.

C. Vicinity and Aerial Maps:



D. History:

This site was farmed until the spring of 2013, when construction of a Ridley’s Market and Ace Hardware store began. The store(s) opened in December of 2013 and the property will soon be subdivided to encourage future commercial development on site, however it has not yet been recorded as of today.

The rezone of this part of the property is a condition of approval from earlier land use actions and CJM, LLP is seeking this rezone preparatory to attracting additional commercial business to the City. While there is not a committed party, this rezone will set the stage for commercial development, in the southwest corner of the CJM, LLP property.

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 Medium Density Residential.

3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Residential - Kuna City
East	RUT	Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

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

- Parcel Size: 29.39 acres (Approximately)
- Zoning: Neighborhood Commercial District; (C-1)
- Parcel #: S1324110085

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

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

The site currently has a combined store, which houses Ridley’s Family Market, and Ace Hardware stores. Pads for future commercial are also available. The vegetation on site is typically associated with a parking lot and commercial business(s) on site.

7. **Transportation / Connectivity:**

The site has frontage along Highway 69 on the east side of the property, and Deer Flat Road on the north side. Future development will add another point of access on the west side.

8. **Environmental Issues:**

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

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

The site is identified as Mixed–Use Commercial on Kuna’s Future Land Use Map (FLU). Staff views this proposed land use request to be consistent with the surrounding area land uses and approved FLU map designations.

10. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department, Ada County Highway District (ACHD), Idaho Transportation Department and Boise Project Board of Control. The responding agency comments are included with this case file.

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 # 13-02-ZC, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
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 zone change 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 site is physically suitable for a commercial use.
2. The commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
3. The commercial use is not likely to cause adverse public health problems.
4. The commercial use appears to be in compliance with all ordinances and laws of the City.
5. The commercial 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, public facilities and existing adjacent uses.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
7. 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.

8. The Kuna Planning and Zoning Commission, has the authority to recommend this case be approved or denied, to City Council.
9. The neighborhood meeting was held and the public notice requirements were met.
10. 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. 14-01-ZC, Kuna Planning and Zoning Commission finds Case No. 14-01-ZC, complies with Kuna City Code.
2. Based on the evidence contained in Case No. 14-01-ZC, Kuna Planning and Zoning Commission finds Case No. 14-01-ZC, 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 by the Commission:

On July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No. 14-01-ZC, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No. 14-01-ZC, a rezone request from CJM, LLP (Mark Ridley), with the following conditions of approval:

Recommended Conditions of Approval:

- *Follow all staff and agency recommendations as appropriate.*

At the time of future development:

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 any 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 commence 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. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Future lighting within the site shall comply with Kuna City Code.
7. Future parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Future fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
9. Future signage within the site shall comply with Kuna City Code.
10. Future 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. 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. Any development will be subject to landscaping and building design reviews, among other land use applications as applicable, at time of future development.
13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 12th, day of August, 2014

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: 14-05-DR (Design Review)

Location: 593 East Access St.
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: August 12, 2014

Applicant: Ultimate Heating & Air
Dale Whitney
1530 W. Hubbard Road
Kuna, ID 83634
208.321.8663
Lwhitney&ultimateheatingandair.com

Representative: Straightline Architects
Scott Marshall, AIA-NCARB
4521 South Cloverdale Road
Boise, ID 83709
Scott@Straightline.biz

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- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Decision by the Commission

A. Course of Proceedings:

1. Applicant proposes a new commercial building with accompanying parking lot, landscaping and signage in an existing M-1 (Light Industrial) zone. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review Overlay); all new commercial buildings, parking lots, landscaping, and signage are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

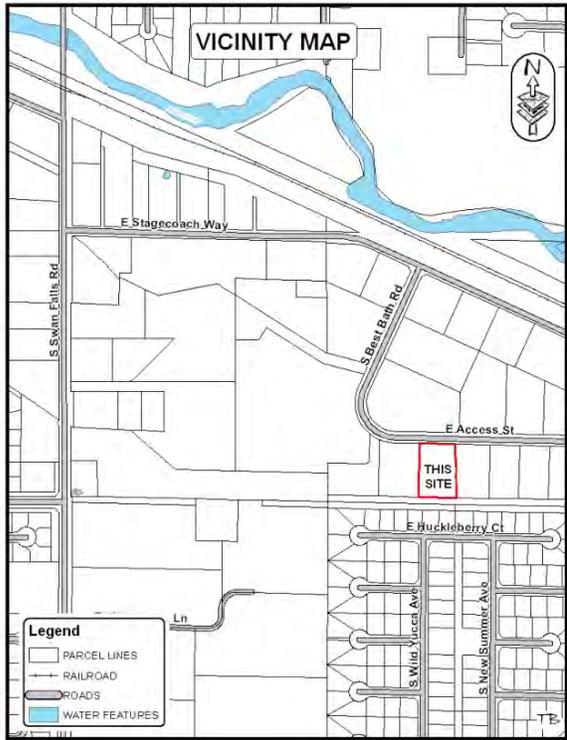
- i. Agenda

August 12, 2014

B. Applicant Request:

1. In accordance with KCC Title 5, Chapter 4, this application seeks Design Review approval from the DRC for a new 5,552 square foot office and small warehouse building, parking lot, landscaping and signage on an approx. 1.12 acre site in the Shortline Park No. 2 industrial subdivision.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps:



D. History:

The site is a lot in the Shortline Park No. 2, industrial subdivision and was zoned for M-1 uses in 2004. The site has remained empty and undeveloped since that time.

E. General Project Facts: Lot 7, block 2, within Shortline Park No. 2, Industrial Subdivision – Kuna, Idaho.

1. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, indicates the site is within a Light Industrial designation. In accordance with KCC, staff views the request from Ultimate Heating and Air 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	R-6	Medium Density Residential – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

3. **Parcel Size, Current Zoning, Parcel Number:** 1.12 Acres, M-1 (Light Industrial), APN: R7880440050

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 – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The lot is currently empty and undeveloped.

6. **Transportation / Connectivity:** Access to the site is from Access Street immediately, with Stagecoach and Luker in the area.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflict. This site’s topography is generally flat and is ready for development.

F. **Staff Analysis:**

Staffs review of the application indicates the proposed building, parking lot, landscaping and signage are consistent with DRC standards and Kuna City Code.

Staff views this proposed use to be consistent with the neighboring uses and the approved FLU map designation. Staff forwards a recommendation of approval for case No. 14-05-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. City of Kuna Landscaping Ordinance.
5. 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 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 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

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.

GOALS AND POLICY – Transportation

Policy 1.1.2: Pedestrian and bicycle activities should be separate from automobiles road system – where possible.

Policy 3.2.1: Encourage developers to create mixed use developments that will reduce travel demand through trip capture.

Policy 3.2.2: Increase Kuna’s employment opportunities as a means of reducing commuter trips.

Policy 3.4.9: Assure that commercial ventures have a secondary means of roadway access.

Policy 3.4.10: Require shared driveway access where possible.

Policy 3.4.12: Promote ease of access to all portions of the City.

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. 14-05-DRC, a Design Review request by Straightline Architects, with/without the following conditions of approval:

J. Conditions of Approval:

1. In the event the uses, the building or any other DRC elements for this application are enlarged, expanded or altered in anyway (even temporarily), the applicant shall seek an amendment to these approvals
2. Signage for the site shall comply with current Kuna City Code, as well as, obtain a sign permit prior to construction.
3. Applicant shall coordinate inspections for Design Review compliance in relation to the Building, Parking lot and Landscape within a timely manner after construction is completed.
4. The applicant shall follow all staff and appropriate agency recommendations.
5. The applicant shall comply with all Federal, State and Local Laws.

DATED: This 12th day of August, 2014.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

STRAIGHTLINE

ARCHITECTS

DESIGN REVIEW NARRATIVE:

9 July 2014

Ultimate Heating & Air will be developing a bare plot of land at 593 East Access Street adjacent to Best Bath & Mountain Steel Fabrication.

It is the intent of Ultimate Heating & Air to construct a singular metal building to house their office and a small warehouse.

This building will conform to the Architectural Character, Color & Material intent of the City of Kuna Architecture & Site Design Book.

The Building is surrounded by and located amongst buildings of similar construction and function. The design, color, and use of materials shall compliment the surrounding structures and overall developed area.

The front façade and roof line is representative to a typical metal building having a rake with a gradual slope. This rake climbs to the center of the structure east to west, the gable facing north & south (to the front and back of the building).

The front (north facing) building façade is clad in synthetic stone veneer, stucco, and vertically oriented metal panels. The Stucco Joints, front windows, and overhead canopy all align to create a uniform and balanced visual composition.

The synthetic stone wainscot visually anchors the façade and flanks the main building entrance to provide visual way finding.

The Stucco provides a complementary color and texture as well as strategically placed

horizontal and vertical joints to create shadow lines and balance. The stucco also provides character to the front corners by running full height and wrapping the corners.

The metal building panels occur at the upper portion of the front façade above the covered entrance. Metal is used here to visually tie together all elevations of the building.

The entrance overhang creates building surface undulation as well as function to provide shelter, create human scale, and to mark the front entry of the facility. To define the primary public entrance further, the use of synthetic stone surrounds the front door making it a recognizable point of access. Such elements should always serve to function and should not be added to simply create interest.

Windows have been positioned carefully and evenly to establish visual rhythm on the east and west faces. Mechanical equipment will not be roof mounted, but rather located inside to as to keep the roof line clean.

The front of the site has a landscape buffer and compliant site access. There is a landscape buffer along a small portion of the west property line. Appropriate drought resistant plantings will be installed in accordance to the city of Kuna Landscape selection guide booklet.

Respectfully,



Scott Marshall, AIA-NCARB
Principal – Straightline Architects
Idaho – Oregon – Montana

VICINITY MAP



E Stagecoach Way

S Swan Falls Rd

S Best Bath Rd

E Access St

THIS SITE

E Huckleberry Ct

Ln

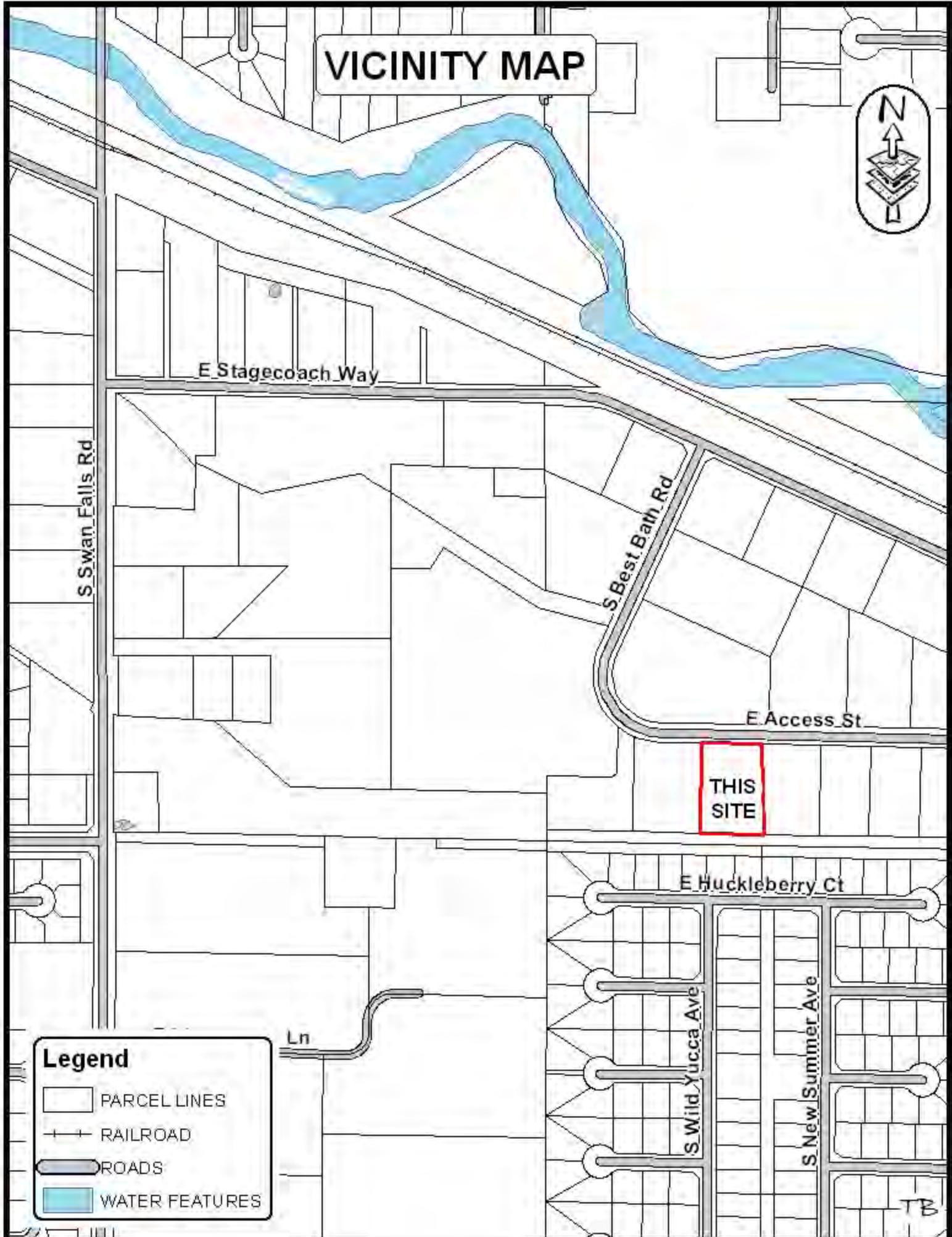
S Wild Yucca Ave

S New Summer Ave

TB

Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES



AERIAL MAP



S Best Bath Rd

E Access St

THIS
SITE

E Huckleberry Ct

Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

TB



RECEIVED
 JUL 11 2014
 CITY OF KUNA

City of Kuna Design Review Application

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

FILE NO.: 14-05-DRC

CROSS REF.: NONE

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) 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 checked="" type="checkbox"/>	Date of pre- application meeting : <u>6/26/14</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

X

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

X

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

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input 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, fencings, 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

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

Staff
Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

NOT REQUIRED

Applicant
Use

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff
Use

Types and wattage of all light fixtures

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

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

NOT REQUIRED

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: **Scott Marshall, AIA-NCARB** Phone: **208-991-0855**
 Owner Representative Fax/Email: **Scott@Straightline.biz**

Applicant's Address: **4521 South Cloverdale Road**
Boise, Idaho Zip: **83709**

Owner: **Ultimate Heating & Air** Phone: **208-321-8663**
Owner's Address: **1530 W. Hubbard Rd** Email: **Lwhitney&ultimate**
Meridian, Idaho Zip: **83642**
heatingandair.com

Represented By: *(if different from above)* **n/a** Phone: _____
Address: _____ Email: _____
Zip: _____

Address of Property: **593 East Access St.** Zip: **83634**
Kuna, Idaho

Distance from Major Cross Street: _____ Street Name(s): _____

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

Improve bare land with structure, landscape, & asphalt paving

1. Dimension of Property: 177' x 267'
2. Current Land Use(s): M1
3. What are the land uses of the adjoining properties?
 North: M1
 South: R
 East: M1
 West: M1
4. Is the project intended to be phased, if so what is the phasing time period? N/A
 Please explain: N/A

5. The number and use(s) of all structures: One - Office & Warehouse

6. Building heights: 17'-0" Number of stories: One

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'	5670 / 48487 =
				11.6%

7. What is the percentage of building space on the lot when compared to the total lot area? 11.6%
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21 A (as amended); found online at www.cityofkuna.com under the City Code.*

Roof: MATERIAL Metal / COLOR Galvalume

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

% of Wood application:	<u>N/A</u>	/	
% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	/	
% Masonry:	<u>N/A</u>	/	
% Face Block:	<u>Stone Veneer</u>	<u>150 s.f.</u>	<u>3%</u>
% Stucco:		<u>385 s.f.</u>	<u>8%</u>
& other material(s):	<u>Metal Panels</u>	<u>4,500 s.f.</u>	<u>89%</u>
List all other materials:			
Windows/Doors: <i>(Type of window frames & styles / doors & styles, material)</i>	<u>Vinyl / Storefront / Metal</u>		
Soffits and fascia material:	<u>Metal</u>	/	
Trim, etc.:	<u>Metal</u>	/	

Other: _____ / _____

9. Please identify Mechanical Units: **(2) ground mounted condensers**
Type/Height: **3' high**
Proposed Screening Method: **none**

10. Please identify trash enclosure: *(size, location, screening & construction materials)* **4 yard, building**

11. Are there any irrigation ditches/canals on or adjacent to the property? **none**
If yes, what is the name of the irrigation or drainage provider? **none**

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
none
Type: **n/a**
Size: **n/a**
Location: **n/a**

(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:
Drainage Swale

14. Percentage of Site Devoted to Building Coverage: **11.6%**

% of Site Devoted to Landscaping: <i>(Including landscaped rights-of-way)</i>	4%	Square Footage:	1,810
% of Site that is Hard Surface: <i>(Paving, driveways, walkways, etc.)</i>	46%	Square Footage:	22,318
% of Site Devoted to other uses:	38.4%	Square Footage:	19,015

Describe: **gravel & swale**

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

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
2' wide across entire front of size

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans, caliper whenever possible):*
n/a

17. Dock Loading Facilities:
Number of docking facilities and their location: **n/a**
Method of screening: **n/a**

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* **n/a**

19. Setbacks of the proposed building from property lines:

Front 10 -feet Rear 20 -feet Side 0 -feet Side 0 -feet

20. Parking requirements: 15 (1 per 396 s.f.)

Total Number of Parking Spaces: 15 Width and Length of Spaces: 9x20

Total Number of Compact Spaces 8'x17': none

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

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED 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 *Scott Marshall* Date 7/11/14

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

VICINITY MAP OF
ULTIMATE HEATING & AIR
593 E. ACCESS ST KUNA, ID



SCALE (FT)



Lot 7, Block 2



Legend

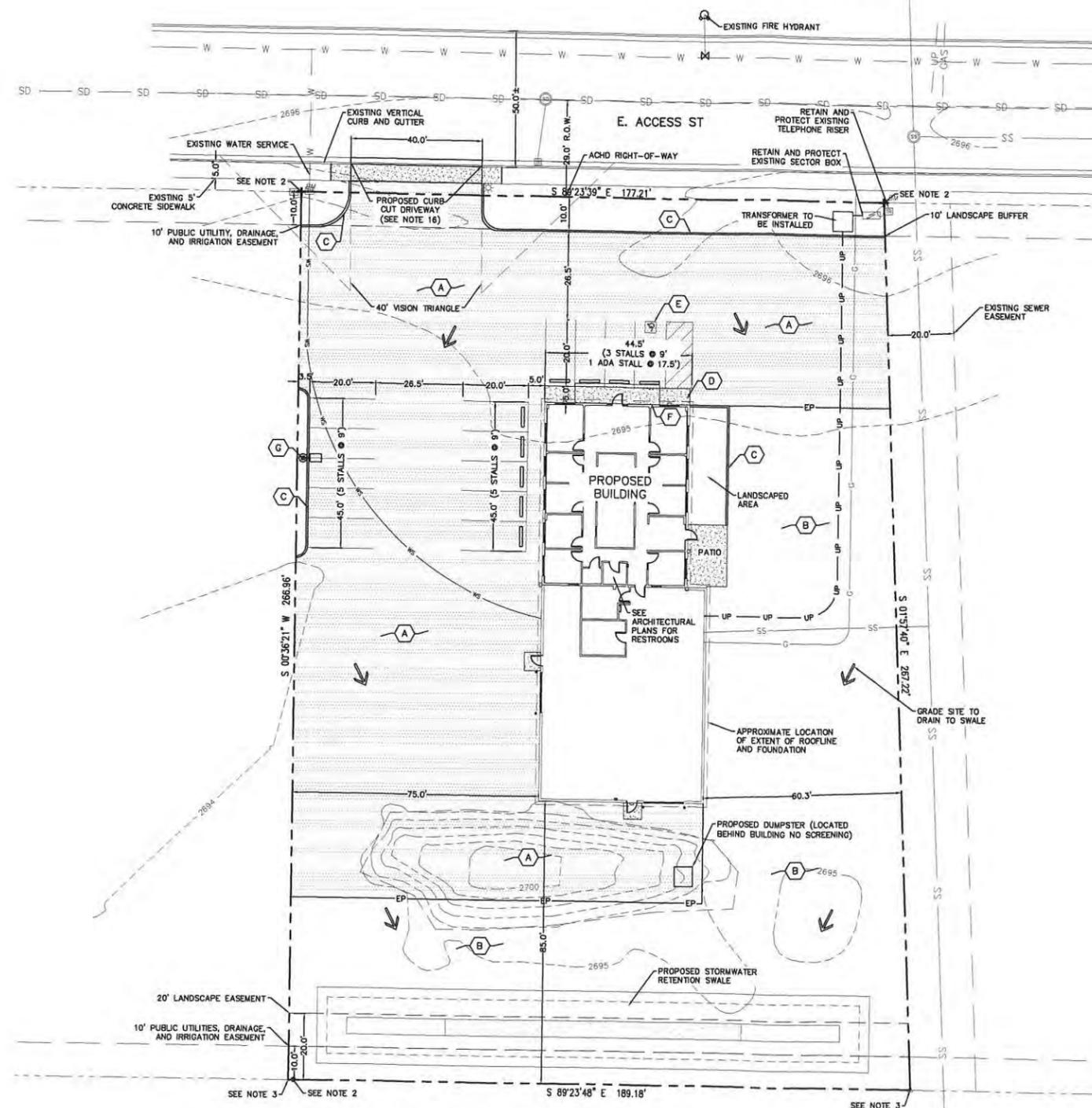
- Major Streets**
 - Minor Arterial
 - Collector
 - SECTION
 - PRINCIPAL Arterial
 - INTERSTATE
 - Other
- Minor Streets**
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)**
- Addresses**
 - Parcels
 - Sections
 - Ada-OQ2013
- Parks**
- City Limits**
 - Kuna
 - Boise
 - Garden City
 - Eagle
 - Star
 - Meridian

Map center: 43° 28' 51.6" N, 116° 24' 28.2" W

Scale: 1:2,690

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CIVIL SITE PLAN FOR
ULTIMATE HEATING & AIR
 LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4
 OF SECTION 25, T.2N, R.1W, BOISE MERIDIAN
 CITY OF KUNA, ADA COUNTY, IDAHO
 JULY 7, 2014



NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL DIGLINE, INC. 48 HOURS BEFORE COMMENCING ANY UNDERGROUND WORK, AT 811 OR (800) 342-1585.
2. EXISTING MONUMENT FOUND BY SURVEYOR DURING TOPOGRAPHIC MAPPING (SEE TOPOGRAPHIC SURVEY). CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
3. CALCULATED LOCATION OF MONUMENT NOT FOUND BY SURVEYOR DURING TOPOGRAPHIC MAPPING. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. COORDINATE WITH LANDSCAPERS AND LANDSCAPE PLAN FOR LOCATION OF SLEEVES FOR ONSITE PRESSURE IRRIGATION DISTRIBUTION SYSTEM. CONTRACTOR SHALL INSTALL SLEEVES PRIOR TO PAVING AND CONCRETE.
5. ADA ACCESSIBLE SIDEWALKS SHALL NOT EXCEED 2.0% GROSS SLOPE OR 5.0% GRADE IN ACCORDANCE TO ADA AND ANSI STANDARDS AND ARCHITECTURAL PLAN. CONTRACTOR SHALL FIELD VERIFY SLOPE PRIOR TO PLACING CONCRETE OR PAVING.
6. ADA RAMP SHALL NOT EXCEED 8.33% (1:12) SLOPE AND SHALL BE SIZED BY THE CONTRACTOR TO MEET ADA AND ANSI STANDARDS (E.G., 2.0% MAX LANDING AND 4.0' MIN. WIDTH). SEE ISPEC SD-712 FOR DETAILS.
7. ADA ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION AND BE IN ACCORDANCE TO ADA AND ANSI STANDARDS. CONTRACTOR SHALL FIELD VERIFY SLOPE PRIOR TO PAVING.
8. ADD 2600 FT TO SITE ELEVATIONS WHERE NEED TO CONVERT TO NAVD '88 DATUM.
9. SEE ARCHITECTURAL PLANS FOR BUILDING CONFIGURATION.
10. CURB CUT DRIVEWAY PER ISPEC SD-710B.
11. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
12. SIGNAGE FOR THIS PROJECT WILL BE LOCATED ON THE BUILDING.
13. THERE ARE NOT ANY DITCHES OR CANALS ON THIS PROPERTY

SITE INFORMATION

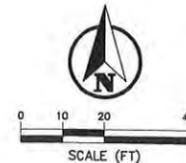
PARCEL NO: R78804460
 ADDRESS: 593 E. ACCESS ST
 KUNA, IDAHO 83634
 LEGAL: LOT 7 BLOCK 2 OF SHORTLINE PARK NO. 2 SUBDIVISION
 LOCATED IN A PORTION OF THE S 1/4 OF THE NW 1/4 OF
 SECTION 25, T.2N, R.1W, BOISE MERIDIAN, CITY OF KUNA,
 ADA COUNTY, IDAHO.
 ZONING: M-1
 PROPERTY SIZE: 1.12 ACRES
 PARKING: BUILDING SIZE = 5552 SF±
 PARKING = 14 STALLS (1 PER 396 SF)
 1 ADA PARKING STALL PROVIDED AND REQUIRED
 PROPOSED SETBACKS:
 FRONT (NORTH ALONG ACCESS): 10'
 REAR (SOUTH): 20'

KEYNOTES

- A. ASPHALT PAVING
- B. GRAVEL
- C. EXTRUDED CONCRETE CURB
- D. FLUSH CONCRETE SIDEWALK
- E. ADA PARKING SYMBOL PAINTED ON ASPHALT
- F. VAN ACCESSIBLE PARKING SIGN
- G. 25' HIGH SHOEBOX STREET LIGHT PER ISPEC SD-1117

PLAN PREPARER

LANCE WARRICK, P.E.
 ASPEN ENGINEERS, CHARTERED
 405 W. MAIN ST, SUITE B
 PO BOX 205
 KUNA, IDAHO 83634
 PHONE: (208) 466-8181
 lance@AspenEngineers.com



485 W. Main St, Suite B - PO Box 205 - Kuna, Idaho 83634
 Phone: (208) 466-8181 - www.AspenEngineers.com



Professional Engineer
 Lance Warrick, P.E.
 No. 10077
 State of Idaho

**ULTIMATE HEATING & AIR
 OFFICE & WAREHOUSE BUILDING**



**STRAIGHTLINE
 ARCHITECTS**

Date: 7-7-14
 Project: AIR-1405
 Drawn by: DPW
 Checked by: LBW
 Version History:
 DESIGN REVIEW ISSUE
 DRAWING NO.
C2.1
 Civil Site Plan

P:\2014\14022\Drawings\Civil\Design\Review\Reva\14022_C2_1.dwg - Lance - July 07, 2014 - 11:14am

General Notes

Applicable to this Sheet only
 (X*) Height Above Fin. Floor
 (TYP) Typical (x)≠
 (NIC) Not in Contract
 (UNO) Unless Noted Otherwise
 (X) Number or Quantity

Prepared By:
 STRAIGHTLINE ARCHITECTS
 Scott Marshall, AIA-NCARB

1 - EXISTING VEGETATION - THERE IS NO NOTEWORTHY VEGETATION ON SITE. EXISTING LANDSCAPE CONSISTS OF SAGEBRUSH AND MINIMAL GRASSES AND WEEDS.

2 - LANDSCAPE IRRIGATION - ALL LANDSCAPED AREAS SHALL HAVE AN UNDERGROUND IRRIGATION SYSTEM. INSTALLED AREAS ARE NOTED.

AT THIS TIME IRRIGATION IS WITH CITY POTABLE WATER ONLY, THE CITY PRESSURIZED IRRIGATION SYSTEM HAS NOT BEEN EXTENDED.



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Corporate Office:
 1530 West Hubbard
 Meridian, Idaho 83642

ULTIMATE HEATING & AIR OFFICE & WAREHOUSE BUILDING

Project Site:
 595 East Access Street
 Arma, Idaho 83654
 Lot 7, Blk 2 Stratline Park No.2



Contractor:
 Big D Builders, Inc.
 1510 E. Water tower, Steff 120
 Meridian, Idaho 83642

STRAIGHTLINE ARCHITECTS

4521 South Cloverdale Road,
 Suite 102 - Boise, Idaho 83709
 P: 208.391.0855
 Scott@Straightline.biz

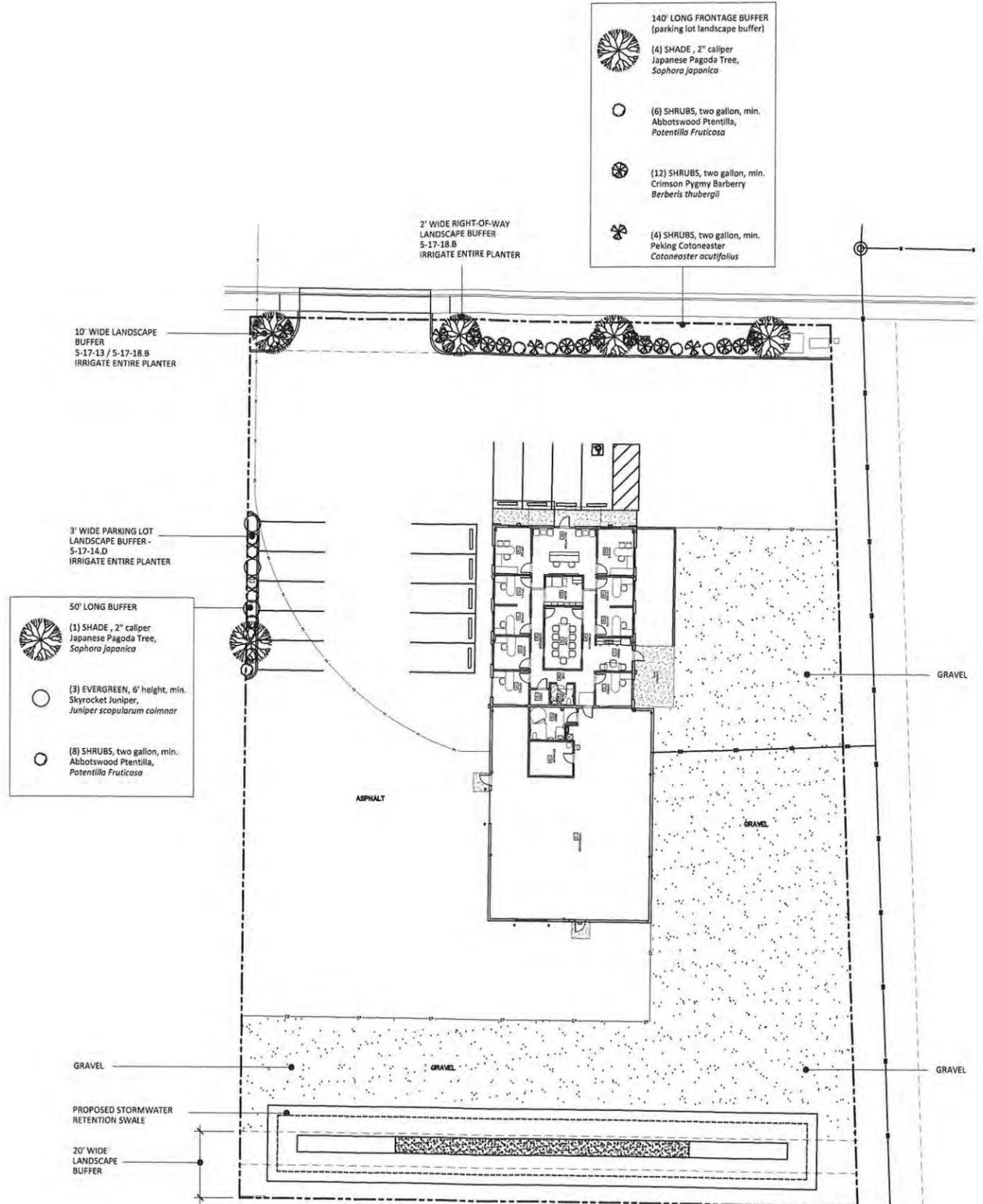
Date: 7-7-14
 Project: AIR-1405
 Drawn by: S.Marshall
 D.G.
 Version History: V1.0

DESIGN REVIEW ISSUE

DRAWING NO.

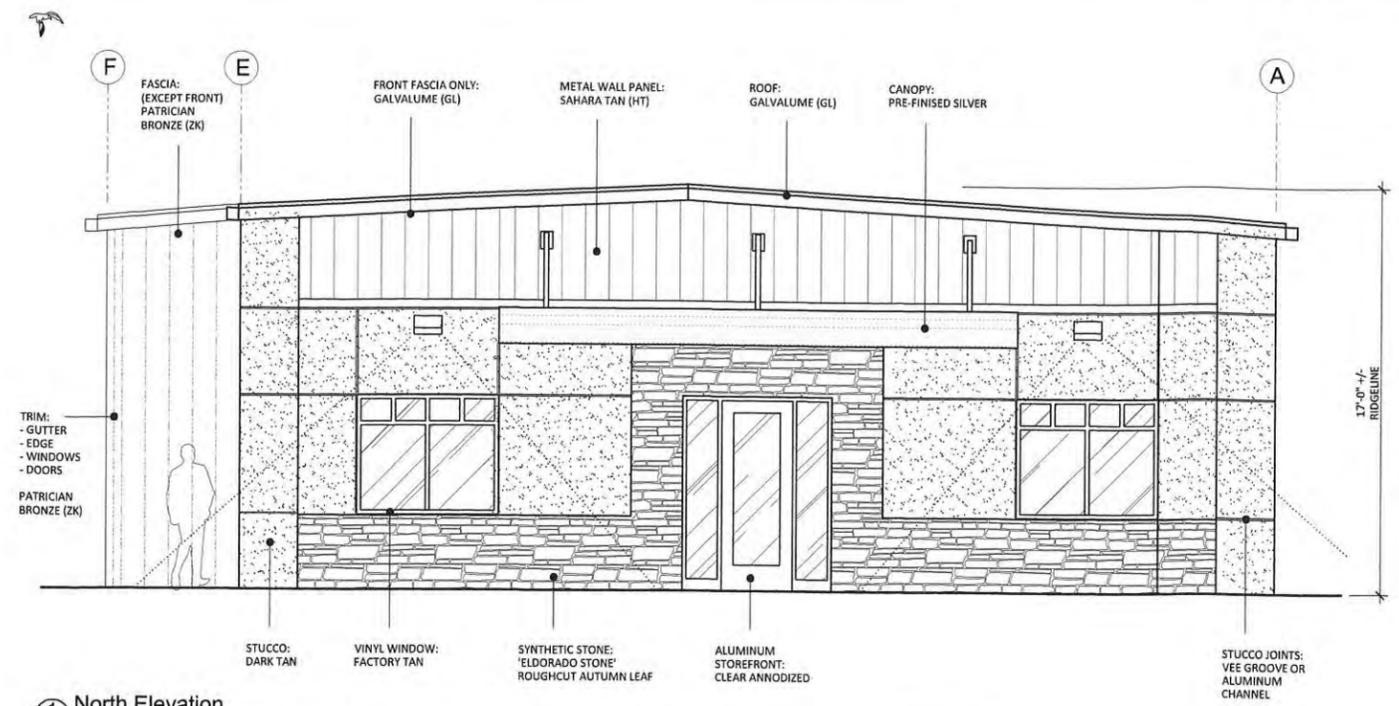
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Landscape Plan

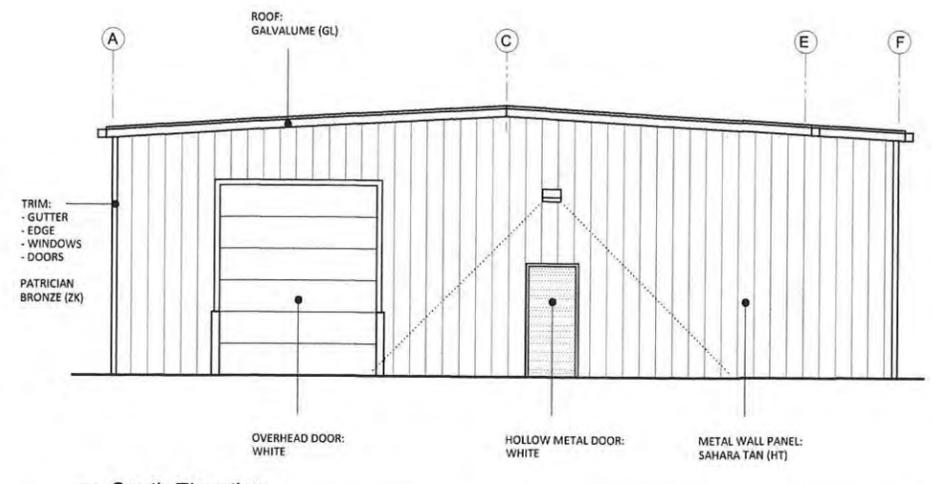


1 Landscape Plan
 SCALE: 1" = 20'-0"

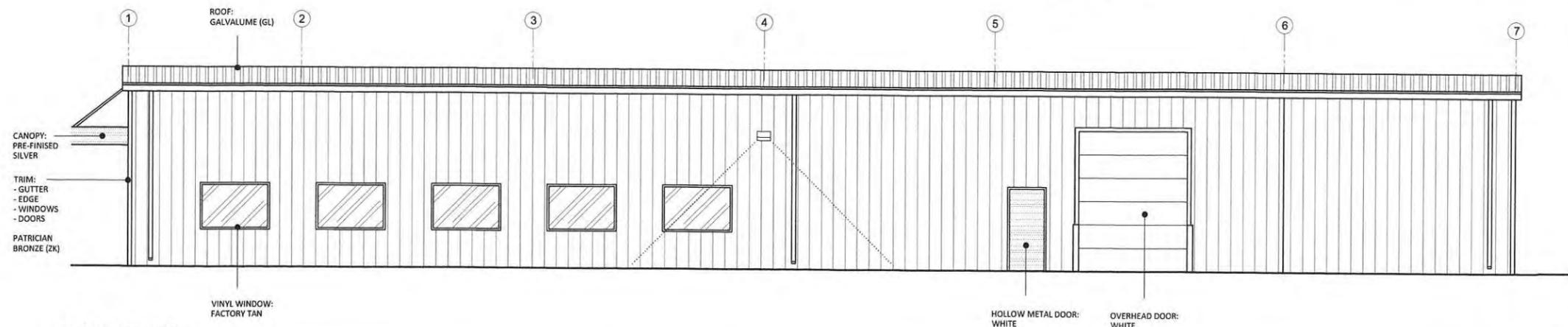




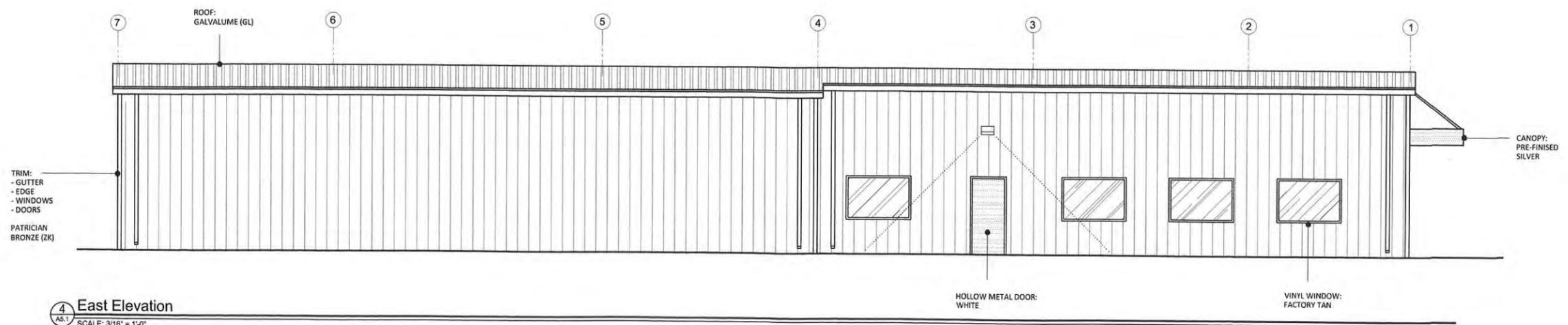
1 North Elevation
SCALE: 1/8" = 1'-0"



2 South Elevation
SCALE: 1/8" = 1'-0"



3 West Elevation
SCALE: 3/16" = 1'-0"



4 East Elevation
SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
AR-984457
7-7-14
Scott A. Marshall
STATE OF IDAHO
Copyright Straightline, PLLC

ULTIMATE Heating & Air Conditioning
Corporate Office:
1530 West Hubbard
Meridian, Idaho 83642

ULTIMATE HEATING & AIR
OFFICE & WAREHOUSE BUILDING

Project Site:
593 East Access Street
Kuna, Idaho 83634
Lot 7, Blk 2 Shortline Park No. 2

BIG D BUILDERS, INC.
BUILDING EXCELLENCE SINCE 1984

Contractor:
Big D Builders, Inc.
1510 E. Watertower, Ste# 120
Meridian, Idaho 83642

STRAIGHTLINE ARCHITECTS

4521 South Cloverdale Road,
Suite 102 - Boise, Idaho 83709
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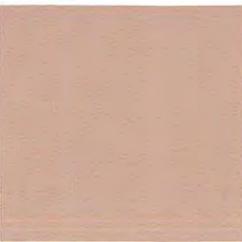
Date: 7-7-14
Project: AIR-1405
Drawn by: S. Marshall
D.G.
Version History: V1.0

DESIGN REVIEW ISSUE

DRAWING NO.

A5.1

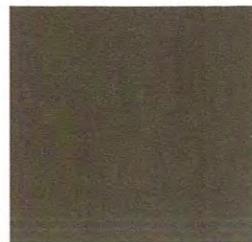
Exterior Elevations



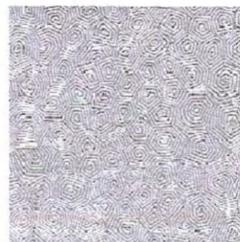
**SAHARA TAN
(METAL SIDING)**



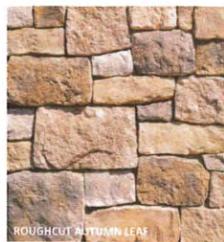
**DARK TAN
(STUCCO)**



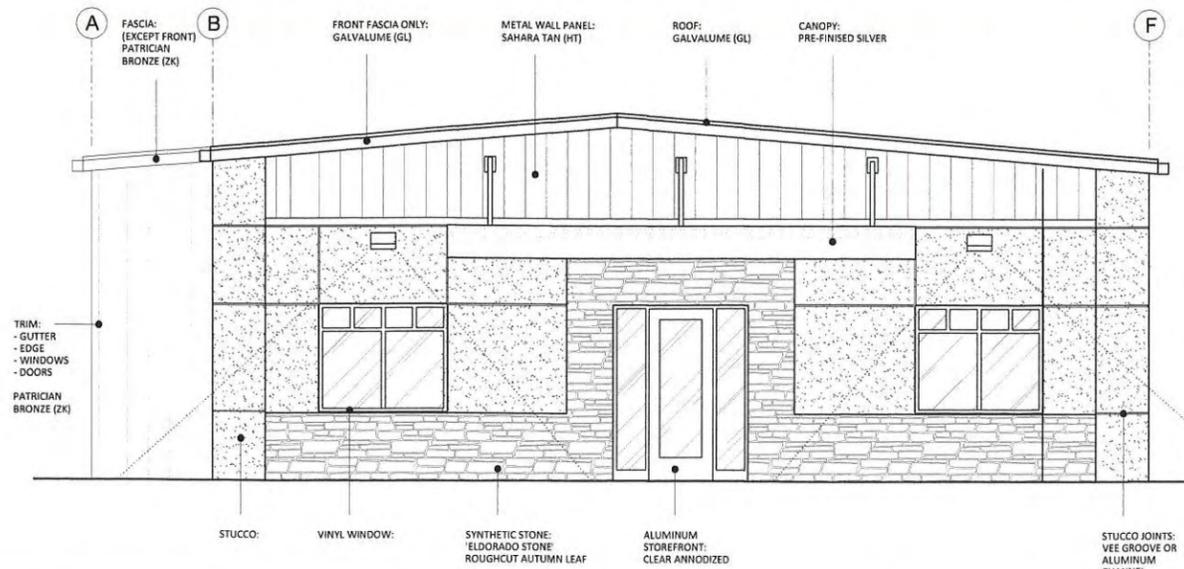
**PATRICIAN
BRONZE
(METAL TRIM)**



**GALVALUME
(ROOF)**



**ROUGH CUT
AUTUMN LEAF
(STONE)**



LICENSED ARCHITECT
AR-984457
7-7-14
Scott Marshall
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Renderings & Materials