



KUNA PLANNING AND ZONING COMMISSION
Agenda for February 9, 2016

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 Ron Herther

2. CONSENT AGENDA:

- a. Planning and Zoning Commission meeting minutes for **January 26, 2016**
- b. **15-03-AN** (Annexation) – **Liberty Investments/Logan Patten**
–*Findings of Fact and Conclusions of Law from the Public Hearing*

3. NEW BUSINESS:

- a. **16-02-DR – Kuna Counseling Center Design Review Application**; Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 5,000 square foot new commercial building (Counseling Center), landscaping and parking lot for their proposed new commercial use, within the South Linder Estates Subdivision. -Troy Behunin, Senior Planner

4. DEPARTMENT REPORTS

- a. TBD

5. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, January 26, 2016**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	X
Commissioner Cathy Gealy	X		
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Vice Chair, Stephanie Wierschem called the meeting to order at **6:06 pm**.

1. CONSENT AGENDA:

*Commissioner Gealy motions to approve the consent agenda at **6:07 pm**; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

2. PUBLIC HEARING

- a. **15-03-AN** (Annexation) – **Liberty Investments/Logan Patten**: Applicant requests approval for Annexation of a 4.693 acre parcel located at 1425 S. Ten Mile Road into the City of Kuna; and subsequently intends to split the parcel for future development.

Commissioner Wierschem asked if staff were presenting the item. Staff offered that the applicant would present their request and staff would follow-up with any additional information.

Dennis Stanley: Good evening Commissioners, my name is Dennis Stanley. My address is 22880 Channel Road, Caldwell, Idaho. I'm here representing and working with the applicant tonight. As far as the project, is it something that he is going to bring in front of the Commission or...?

C/Wierschem: Why don't you go ahead and just tell us a little bit about it. If we have any questions, we'll ask.

Dennis Stanley: Ok. Very good. The property located at the corner of Deer Flat and School Avenue; we propose to have it annexed into the city of Kuna and then providing we do get the annexation complete then we would propose to split the parcel into two parcels. It is currently ... I don't know the exact acreage of the complete parcel, but the lower part on School Avenue, where the existing residence is will remain as is as far as the buildings and so on; that will remain there. The alfalfa portion of the parcel or the pasture

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part of the parcel up towards the corner is actually the parcel that we are going to be proposing to enhance and develop. It will consist of six (6) lots for upper residential; the homes will be anywhere between 2000 and 2500 square feet. They're going to be nice homes. They're not your normal tract home, quick build, in and out, I mean... when we do these projects, they're done with quality and they're very nice. Then, the strip of property that we would propose to divide off of that would be the front piece that runs parallel and faces Deer Flat and we are proposing to put in two (2) 2500 square foot commercial buildings on that front edge. I would expect or hope that you have a layout or a plan that has been presented to you in our package that will show that for you.

C/Wierschem: Yes.

Dennis Stanley: That is what we are trying to do. We are just trying to build the area up and enhance that local area of Kuna and make some great things happen.

C/Wierschem: Ok, thank you. Does anyone have any questions for the applicant?

C/Gealy: Not at this time.

C/Hennis: No, I don't at this time.

C/Wierschem: Thank you.

Trevor Kesner: Good evening Chairman Wierschem and Commissioners. Trevor Kesner, Kuna city planner. Before we begin, I would just like to draw your attention to a mistake on the staff report regarding the location of the subject site; if you'll look on page two (2) of the staff report at the top, the address for the site indicates that this is 1425 S. Ten Mile; that is not the correct address. This is located at 1425 S. School Avenue, so I just wanted to get ahead of that. As Mr. Stanley has stated, the application before you tonight seeks your recommendation of approval to the City Council for the annexation of the site. The applicant, Liberty Investments, as stated in the staff report, propose to annex the entire 4.65 acre parcel into the city. The applicant then intends to subsequently split the lot to create two (2) parcels. The south parcel will remain approximately 1.6 acres with the current owner, Larry Calhoun, will remain -his primary residence will stay there, which would turn the north half into 3.6 acres; both parcels as they annex in will come in as an R-6 designation. That fits the comprehensive plan designation for this area. The applicant has submitted all of the required documents for the request and has complied with Planning and Zoning's recommendations regarding this action. I would actually like to hand out the city engineers comment letter now (reference exhibit B-4) -because it was a late entry. I did not receive this until Friday after the Commission packets had gone out. The applicant already has this information.

Now what you will notice about... you may some time to read this, but the city engineer's comments essentially pertain to the future development of the site. The application before you tonight is for the

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Commission's recommendation to City Council about the annexation and when the annexation goes before the City Council that action will come first and then the subsequent action will be to split the lot, respectively. I know that Mr. Stanley had referred to a proposed site plan for this area; that will be forthcoming; that is not under consideration for tonight. I know that they propose to possibly build some commercial buildings and some residences in the future; that would come at a later time during platting or design review so, I certainly am not asking you to ignore the site plan; however, it's really not part of this consideration tonight. Property owners within 300 feet of the site were notified by mail of tonight's hearing. The site was posted to reflect tonight's hearing and the hearing notification was also published in the Kuna-Melba newspaper. Based on staff's review of the application, Planning and Zoning concludes that the application complies with Title 6 of Kuna City Code and the comprehensive plan; we would forward a recommendation of approval to the Commission in order to forward the same to the City Council. I will stand for any questions you might have for me.

C/Hennis: I can't think of anything right now.

C/Wierschem: Chairman Gealy, do you have any questions at this time?

C/Gealy: Did you say that there was a draft of an ACHD report, but?

Trevor Kesner: There is a draft that only came to me in 'draft' format; therefore, I am reluctant to introduce it, but like the city engineer –his comments are very much aligned with ACHD's; they don't really have any recommendations for the annexation and lot split at this time. Their draft comments would be for future development for the 3.6 acre parcel. If it were platted sometime in the future, those would be the requirements that ACHD would have for development. But at this time, they are not developing; we are simply annexing and splitting.

C/Gealy: Would this be the time to address the concerns raised by Mr. Nicholas and his letter?

Trevor Kesner: I think it would be.

C/Gealy: So Mr. Nicholas?

Trevor Kesner: I think it's Nichols? I do have the letter.

C/Gealy: A couple of buildings that are on the site... Scott Nicholas, brought up a couple of buildings that look like they are on that south, or what would become the south parcel?

Trevor Kesner: Correct

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C/Gealy: And then he also has a concern about a tree where it looks like there are birds nesting. Does he say hawks and eagles?

Trevor Kesner: Yes, so the pictures that were submitted by the responding neighbor appeared to show some protected raptor species that were nesting in an old growth tree along the Teed Lateral. In the staff report, we have made some recommendations for any future development to be sensitive to this and protect or do what they can to try and protect this habitat. Staff is not absolutely certain, but we believe that the old growth tree is within the easement along the Teed Lateral which would provide that it would not be moved or touched unless it were by the Boise Project Board of Control or whomever has control over that canal easement/lateral easement. The applicant has not indicated any intent to do anything with that tree at this time, and if you would like to make a recommendation that those outbuildings be shown on the Record of Survey, you are welcome to do so. However, I would state that the outbuilding that are in question here, are actually not on foundations, they could be put on skids and moved accordingly if there were an encroachment issue. Any other questions? Thank you.

C/Hennis: Thanks.

C/Wierschem: At this time, I would open this up for the public; and signed up here, it looks like Logan Patten. Would you like to come up and state your name and address?

Logan Patten: Logan Patten; my address is 6205 Deer Flat Road, Nampa Idaho 83686. I had Dennis talk for me because I had my tonsils out. But I also represent Liberty Investments.

C/Wierschem: Ok, thank you. Sorry about that. And then next to testify is Dennis Stanley; would you like to come up again and testify?

Dennis Stanley: My name is Dennis Stanley, we met earlier. 22880 Channel Road, Caldwell, Idaho. Just a quick statement here: we realize that there has been concern in regards to trees and buildings that are on that south portion of that current parcel. Liberty Investments absolutely will not have any play in or any part of moving or destroying or causing any problems for any of that. That is something that is actually out of the area that we are concerned with. As far as taking trees down, that is not going to happen, ok? Thank you very much.

C/Wierschem: And that is all that I have signed up for tonight; is there anybody else here that would like to testify? Please come on up to the podium and state your name and address for the record.

Shannon Hyer: My name is Shannon Hyer, my address is 1376 N. Antimony Place in Kuna. I'm in one of the homes that abuts up against that property. My only concern would be the commercial part of that split as far as what is going to go in there. I have young kids at home and that neighborhood is full of kids and our concern would be what kind of businesses are going in there and really, is that really a place for businesses?

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It kind of seems a little strange. That's all really.

C/Wierschem: Just to kind of address a couple of your concerns; tonight's hearing is not about what will go in; it is just for the annexation of the property. I am sure that you are going to be welcomed if you want to come back at the time of proposed development to voice your concerns. And in regards to the property, is it an R-6 and it does comply with city code. Seeing no others, I'll close the public hearing and we'll have Commissioner discussion.

C/Hennis: I just thought about ... if it's going to zone R-6, how is the commercial being addressed? It's got to be addressed in the future, if it gets rezoned.

C/Wierschem: Yeah, but that's not today.

C/Wierschem: Yeah.

Wendy Howell: They will come back to rezone it.

C/Hennis: That would be twice... ok. That just That's it. Otherwise, I don't see an issue. The surrounding properties are an R-6 as well. Any of the future concerns would be addressed when those developments occur and those things have to be addressed.

C/Wierschem: Right. Are you comfortable with how it reads for the trees and...?

C/Gealy: For the trees? Yes.

C/Wierschem: Ok, any other concerns? Ok, if not, I will stand for motion.

Based on the facts in the staff report and the public testimony, Commissioner Gealy motions to recommend approval of 15-03-AN with the conditions of approval as stated in the staff report; Commissioner Hennis Seconds, all aye and motion carried 4-0.

C/Wierschem: Ok, next time is 16-01-DRC

- b. **16-01-DRC (Design Review) – Reel Theater of Kuna:** Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 31,542 square foot, new commercial building (Theater), landscaping and parking lot for the site located within the Ridley's Family Commercial Center. The building will contain 13 screens/auditoriums.

Robert Denning: My name is Robert Denning, address is 3711 E. Tahiti Drive, Meridian, Idaho 83646. I am

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the owner of Reel Theaters. We have five (5) locations in the Treasure Valley so this is home to us. We have been working on and looking, watching the Kuna area grow for probably 10-12 years now. We came close to doing a project here, and bringing it to you before 2008 happened, but that set everyone back a bit obviously so anyway... we feel like your town is ready. We've had just a tremendous amount of feedback and positive support for building the theater here, I mean more than we've ever had. Quite frankly, it has been amazing and quite delightful to hear. I've been working with Ridley's and the Ridley's project and our Architect, Trey Hoff to design what we feel like is a wonderful theater; it will be our flagship location. To locate in the project, we've designed a thirteen (13) screen theater with the idea that we would open ten (10) initially and then as the market wants, finish the additional three (3). So from the outside, all appearance would be finished from the start, all thirteen (13), but we would leave three unfinished on the inside. I have designed a building out of ... well, the newer way to build theaters and the last one we built from the ground up in this area was Ontario, Oregon. We did just concrete masonry block and the newer method for sound-proofing is because they're so loud between auditoriums is to use a insulated concrete form which is basically a foam block form and then you fill concrete on the interior and then you finish the exterior of that foam block with that EIFS (Exterior Insulation Finish System) stucco type finish which looks great for appearance and we think it's a great design for a very beautiful theater –But we have found from our experience that the EIFS at a lower elevation, where kids and people can touch does not last, it does not work. They pick holes in it or hit it with a baseball bat or whatever, so instead we are doing a wainscot of ground faced concrete block on the surface of that EIFS. The entire front is kind of a center tower feature that you will see there with that underneath and on the tower, and around the entire building, varying from four (4) to six (6) feet where it can be easily touched, we have that same type of finish to dress it up and make it last a lot longer. We have kind of a tower spire on the front and some colors that you will see over here, these panels that dress it up and make it a little more attractive. Our landscape architect has done a wonderful job I think of coming up with some walkways through the front; little path areas you'll see on the plans with some benches and a large drop-off area because a lot of kids get dropped off by parents; especially to our daytime matinees in the summer and that type of stuff. So we've made that large drop-off area in the front in addition to the parking. Overall, we have been working closely with Troy and I think we have given him everything that he has asked for to meet the requirements of the city of Kuna. Like I say, it will be our flagship location so I am proud of it and I think it will be just an awesome attraction and entertainment facility for your community. Any questions I can answer for you?

C/Wierschem: I have none at this time. Thank you.

Troy Behunin: Evening Commissioners. For the record, Troy Behunin, Senior Planner for Kuna Planning and Zoning. 763 W. Avalon, Kuna Idaho. I do have some larger pictures/displays if anyone would like them. I can pass those out now. I have 11" X 17" and full size.

C/Wierschem: Sure. That would be great.

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Troy Behunin: As Bob Indicated, I have a materials board here to your right indicating what the real life colors of the materials that they are proposing. As Robert said, they have provided staff with everything that we have asked for and we have been working very closely with them. Most recently, last four or five months. This project actually stretches back about two years and we have been doing our best to work through everything we need to, to get them here. The time is right and they have provided a very nice building. Staff does not have a whole lot of comment really for this project, except in the staff narrative, which I hope you folks have had a chance to read. There was some discussion about the landscaping on the west side of the property. There is a need for a landscape buffer. There is also a need for curb, gutter and sidewalk. I have talked with the architect; I have talked with the landscape architect; I have now brought that full circle. I have talked with the owner. Everyone is aware of that and staff does not desire to delay this at all. They are on a tight schedule. That is something that we feel can be handled after this meeting and it can be handled through a condition of approval. I have also had other independent conversations with others about a landscape buffer on the south side of the property because this property is actually zoned C-1. The property directly to the south is R-6 or at least part of it is for now. It may change in the future, but the applicant for the theater, has actually provided a twenty foot minimum buffer that does include walkway and a drivable, mountable surface for those that need to drive back and forth. But more importantly, there are some trees already provided in the event that there is some residential units up on that south side. Other than that, this is an approved, permitted use in a commercial zone. They are not asking for anything special. They are not asking for any special permissions or anything like that. There will be no sale of alcohol or needing 24 hour service or anything like that. It's a permitted use in permitted zone. I would stand for any questions that you have and I would draw your attention to the conditions of approval where it outlines the landscaping buffer and also the sidewalk.

C/Gealy: So, Troy the landscaping buffer that you are talking about and in the conditions of approval is in addition to what we see.

Troy Behunin: Yes.

C/Gealy: And on the south side, you want to see more landscape buffer on the west side.

Troy Behunin: Just on the west side. The south side appears to be sufficient for the site at this point.

C/Gealy: And it is anticipated that there will also be a road over there? On the west side?

Troy Behunin: Not a road, but there will be a surface for those that need to get around the building. There will not be a road.

Mr. Denning: She is saying the west side.

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Troy Behunin: OH. I'm sorry, the west side. On the west side, yes; there will eventually be a road.

C/Gealy: There will eventually be a road there?

Troy Behunin: There will be a road there, yes.

C/Gealy: But you're looking for some additional landscaping along that road?

Troy Behunin: Yes, along that road.

C/Gealy: So, but the next question that I have is the feedback or input that you got with respect to emergency vehicle access around the building, especially on the south side... do we have sufficient space there for an emergency vehicles to go all the way around the building?

Troy Behunin: There would be sufficient room there to make it around the building in the event that they need to; however, I have spoken with Jon Tilman of Kuna fire who has also spoken with the fire marshal for the State of Idaho and they both feel confident that it is not really, truly needed. They feel that they can handle it through other mechanisms, additional fire hydrants in strategic places so there would be a standard so I am just going to throw this out: this site might require two fire hydrants, but if they place a third on strategically, that might eliminate the need for traffic below.

C/Gealy: ...for vehicle access around back?

Troy Behunin: Yes. But there would be enough room if there were an actual need.

C/Gealy: I did have a concern regarding safety in the back of that building where there is a lot of parking and not a lot of access; that may create some problems within the community. That, I think would be alleviated by an extra road over there on the west side. Then everything is opened up again.

Troy Behunin: Yes, that will be a quarter mile residential collector and the applicant and the current land owner are already in review with the city engineer for site plans to get infrastructure back there so that the road can be constructed and so that the site has sewer and water and all essential services provided. So, while the west road may not be used immediately, it will be built relatively soon.

C/Gealy: Thank you.

C/Hennis: So currently, the main traffic is supposed to be coming off of Profile Street off of Meridian Road.

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Troy Behunin: Off of Profile Street and Meridian Road, yes sir.

C/Hennis: ...and to access this, but it looks like there is plans for a road going northbound off of that; coming off of the theater. Is this one road enough? Has ACHD reviewed that for access at this time?

Troy Behunin: They are reviewing the construction plans for the remaining property behind the Ridley's market. So from the theater, all the way up to Deer Flat; that is already under review.

C/Hennis: Ok.

Troy Behunin: And we anticipate that it will happen, if not simultaneously, very, very close. There is other interest in that property behind Ridley's and north of the future theater.

C/Hennis: Ok, because that's a lot of traffic. I mean, hopefully for the applicant, that is a lot of traffic through that one little road so...

Troy Behunin: Not only that, but they're anticipating construction wrapping up, if everything goes well, probably October. And they are already in the process of getting construction plans approved which ACHD, the fire department and city engineer is going to be a part of that. Our department will also have a chance to put our eyes on it and offer comments as well. That's a very valid question. It's very expensive, but they are moving forward. Some of you already know what all that entails.

C/Wierschem: Any other questions?

C/Hennis: Not for staff.

C/Wierschem: Ok, so we'll come to our Commission discussion.

C/Hennis: Overall, I like the design. I definitely like what we are doing here, especially the landscaping, I think everything is good. The only thing I have some issues with is some of the coloring. I like the entry, but I think we've got ... like the whole rear elevation, side elevation, we've got just pretty much flat. We've got a lot of undulation within the building but I am wondering if we could get a couple of different ... a couple of other colors to show some contrast between these areas because right now, it just looks like a large flat area. And maybe if we can get some differentiation between the pillars, it would kind of help break that up. This elevation right now, all of this is ...you have to look at it from the back just so it can be seen. Right now it's just one flat *****inaudible***** and everything is going to be the same. But if we can take a couple of these panels and differentiate that color, and even up here... this different from here. These possibly... that will show some depth and relief across that whole thing.

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And I think that would pretty much do it for me, I mean I don't... it doesn't match anything in Ridley's but then again, it is not supposed to.

C/Wierschem: Right, it is its own entity.

C/Hennis: But I think that would be the only thing that I would have. I like the design of the building; I like the layout of it. I think it is very functional. Here I am an engineer and I'm talking like an architect, but I just think we need a little color differentiation through here.

C/Gealy: And you are talking about basically, the back of the building? The two sides?

C/Hennis: Well, even something like this here, this panel from this panel... or possibly this panel from this panel. But definitely back here because you want to be able to look at it and see some depth across there; not just have one big face of a building necessarily. That is what we have been trying to achieve in some of these others with the wainscoting the pillars of stone, and in some of the buildings, we have recommended like Ridley's and Autozone and such.

Mr. Denning, would you be opposed to possibly looking at some coloration of some of the different elevation panels?

Robert Denning: No, not at all. I can see what you are saying and yeah, that EIFS; you can make any color you want so... I'm not a designer, but I understand what you are saying. I am sure our architect could come up with something that looked great and at the same, doesn't detract from what we have got there.

C/Hennis: Right, there wouldn't be a cost increase or anything because it's just color.

Robert Denning: No, it's a matter of changing and we've got those different layers and steps in the building and it would break them up and make them look like separate little buildings.

C/Hennis: Right, and I like that layout that you have over all, but it's hard to see it from the face. It has such a great plan to it the way it is set up, but yet, trying to see it in elevation, but if you aren't opposed...

Robert Denning: No, I can certainly give him some direction from your feedback. Yeah no problem.

C/Hennis: Great. Thank you.

C/Wierschem: Great. Thank you.

C/Hennis: The other thing that I am concerned with is like Cathy was saying... back here just being such a 'back' area of it. I don't know if we've got enough light. We have lights at the doors, but do we... I guess we might have enough.

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Troy Behunin: There will be parking lot lights.

C/Hennis: Ok, good. That will be fine then.

C/Wierschem: Great. Thank you.

C/Hennis: I don't have too much else. I like the project. I think this is nice.

C/Wierschem: It is very nice. Do you have anything to add Commissioner Gealy?

C/Gealy: Nope. I think it looks great.

C/Herther: I do too. ***inaudible*** Where is that page?

C/Hennis: Let me find this here. Scroll back, scroll back...

C/Wierschem: I think it is page 61.

*Commissioner Hennis motions to approve case # 16-01-DRC (Design Review) for Kuna Reel Theaters with the recommendations as outlined in the staff report **with addition of the landscape buffer at the west side of the project, and the applicant to work with the city on any future requirements; and to look at different coloration of the elevation panels to allow for more relief on the building within colors; Commissioner Gealy Seconds, all aye and motion carried 4-0.***

Troy Behunin: One clarification; is it ok if the applicant works with Planning and Zoning staff on the color variations? How would you like that handled, I would say?

C/Hennis: Yes.

C/Gealy: Clarifies the 2nd motion: ***applicant shall work with staff on color variations and forward whatever revised design is proposed for approval.***

C/Gealy: But I don't think we need to necessarily hold up their approval; just working with you is fine, yes.

Troy Behunin: Ok. We will send it to you as a courtesy, then. Ok.

C/Wierschem: Thank you. Welcome to Kuna.

I must tell you a story very quickly; I am a third grade teacher here in Kuna and my students have heard the buzz from their parents and they are so excited. They were hoping for summer, to be able to see movies for summer break but they are so excited, so welcome to Kuna.

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Robert Denning: We have had more comments on Facebook and our Redit page than we've ever had. You can tell that people in Kuna are really excited. And we also have great fundraising programs.

3. ADJOURNMENT:

*Commissioner Gealy motions to adjourn at **6:48 pm**; Commissioner Hennis Seconds, all aye and motion carried -0.*

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

P&Z 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): 15-03-AN (Annexation) and 15-03-LS (Lot Split)
Liberty Investments/Calhoun Annexation

Location: 1425 N. School Ave.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: February 9, 2016

Applicant: Liberty Investments, Inc.
C/o Logan Patten
PO Box 412
Kuna, Idaho 83634
logan@libinc.net

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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision making body; and a lot split as a public meeting 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 Land Use Planning Act (LLUPA).

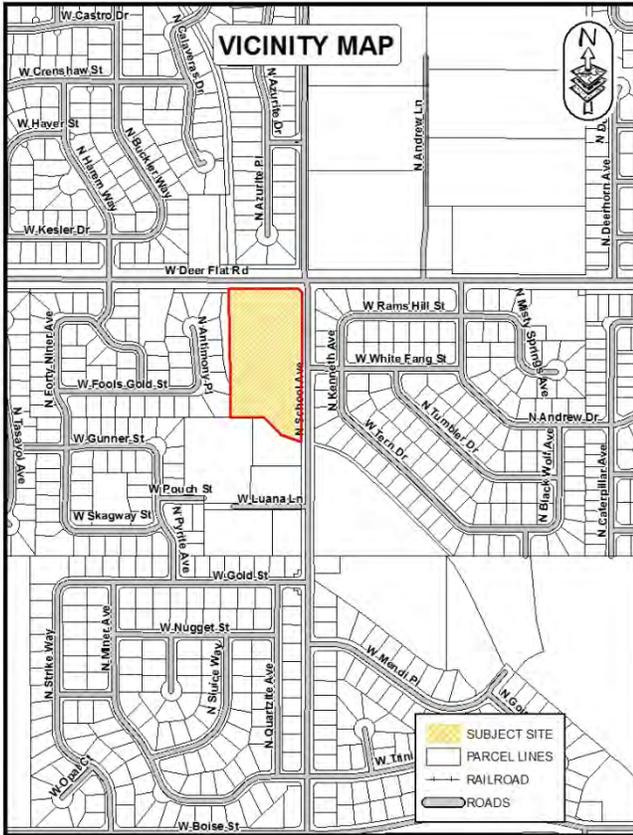
a. Notifications

- | | |
|---------------------------|---------------------------------------|
| i. Neighborhood Meeting | October 29, 2015 (3 persons attended) |
| ii. Agencies Notified | December 29, 2015 |
| iii. 300' Property Owners | December 23, 2015 |
| iv. Kuna, Melba Newspaper | January 13, 2016 |
| v. Site Posted | January 16, 2016 |

B. Applicant Request:

1. The applicant is requesting approval for Annexation of an approximately 4.65 +/- acre parcel located at 1425 N. School Avenue, into the City of Kuna with an R-6 zoning designation; and subsequently intends to split the parcel for future development.

C. Vicinity and Aerial Maps:



D. History: The parcel is contiguous to City limits and is currently zoned RUT (Rural Urban Transitional) in Ada County. A residence and three (3) accessory structures are currently situated on the southern portion of the subject parcel. The majority of the surrounding ground has historically been used for pasturing.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this site as Mixed Use, City Center. Staff views this land use request to be consistent with the approved FUTURE LAND USE map.
2. **Surrounding Land Uses:**

North	R-6	Medium-Low Density Residential
South	A/RUT	Agricultural/Rural Urban Transitional – Ada County
East	R-6	Medium-Low Density Residential
West	R-6	Medium-Low Density Residential

Planning and Zoning received a letter of comment from an adjacent property owner on January 8, 2016.

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 4.693 total acres
- RUT, Rural Urban Transitional (Ada County)

- Parcel # - S1323212406

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 on the existing parcel where the owner resides. There are additional outbuildings on the parcel; however, no buildings or ancillary structures are situated upon any portion of the parcel which is to be split. The site has historically been used as residential along with small-scale agricultural activities. It is anticipated that such use will continue until future development occurs on the newly created parcel.

6. **Transportation / Connectivity:** The parcel is currently improved with curb, gutter and five (5) foot sidewalk as it fronts School Avenue; however, there are no sidewalk or surface drainage improvements on the parcel as it fronts Deer Flat Road. The site currently takes access from N. School Avenue and will remain the primary access for the current owner’s residence. It is anticipated that the newly created parcel will also take access from N. School Avenue. ACHD has provided direction in their staff report regarding the need for dedication of any additional public rights-of-way, required street improvements and approaches or access to the newly created parcel when development occurs.

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

8. **Agency Responses:** The following agencies returned comments: Boise Project Board of Control (BPOC), Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file.

F. Staff Analysis:

The subject site is located on the southwest corner of S. School Avenue and W. Deer Flat Roads. The applicant requests to annex the entire parcel into Kuna City limits with an R-6 zoning designation; and subsequently split the parcel to create two (2) parcels. The proposed southerly parcel will remain as an approximate 1.65 acre residential home site for the current owner, which will continue to utilize the existing septic system and private domestic well until such time as the septic system is no longer viable; at which time the property owner will be required to abandon the septic system and hook up to city sewer services. The remaining land will be an approximate 3.6 +/--acre parcel designated as R-6. All future development on the newly created parcel will be required to connect to city services.

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 # 15-03-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna, Title 5 Zoning Ordinance: Annexation and Lot Splits
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. 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 – Housing

Goal 1: Offer a wide variety of housing choices for current and future Kuna residents.

Policy 3.1: Promote developments with a variety of lot sizes.

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.

I. Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).
2. The site is physically suitable for annexation.
3. The annexation and lot-split are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat; however, it is evident that a variety of raptor species are nesting on-site in the existing trees along the Teed Lateral.
4. The annexation and lot split application are not likely to cause any adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
7. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No.s 15-03-AN and 15-03-LS, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The Planning and Zoning Commission has the authority to recommend approval or denial for the annexation application.
10. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No.s 15-03-AN and 15-03-LS, the Kuna Planning and Zoning Commission finds Case No. 15-03-AN complies with Kuna City Code.

2. Based on the evidence contained in Case No.s 15-03-AN and 15-03-LS, the Kuna Planning and Zoning Commission finds Case No. 15-03-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 Kuna City Ordinances.

K. Decision by the Planning and Zoning Commission:

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

Based on the facts outlined in staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 15-03-AN to the Kuna City Council, a request for annexation from Liberty Investments, Inc, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 future sewer hook-ups.
 - b. The Kuna Fire District shall approve all building plans.
 - c. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permits.
2. All public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permit from Ada County Highway District:
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. 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. Any future development of the site shall take into consideration the existence of wildlife and their habitat on the site. All current and future owners or their assigns shall make every considerable effort to preserve, protect and avoid disrupting such species and their habitat.
6. 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).
7. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
8. Applicant shall abide by all applicable federal, state and local laws and ordinances.

DATED this 09th, day of February, 2016,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Trevor Kesner, Planner II
Kuna Planning and Zoning Department



City of Kuna

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

Design Review Staff Report

To: **Planning and Zoning Commission; acting as Design Review Committee**

Case Numbers: 16-02-DR (Design Review) – Kuna Counseling Center

Location: South Linder Estates Subdivision – SEC of Deer Flat and Linder Roads

Planner: Troy Behunin, Senior Planner

Meeting Date: February 9, 2016

Applicant: **JGT Architecture, Jerrod Wallgren**
121 12th Avenue So.
Nampa, ID 83634
208.342.5792
jwallgren@jgt-architecture.com

Owner: **Kuna Counseling; Jim and Shelise Grigg**
1914 N. Summerwind Place
Kuna, ID, 83634
208.922.0499
griggj@byui.edu

Table of Contents:

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

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all exterior and new commercial monument signs 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

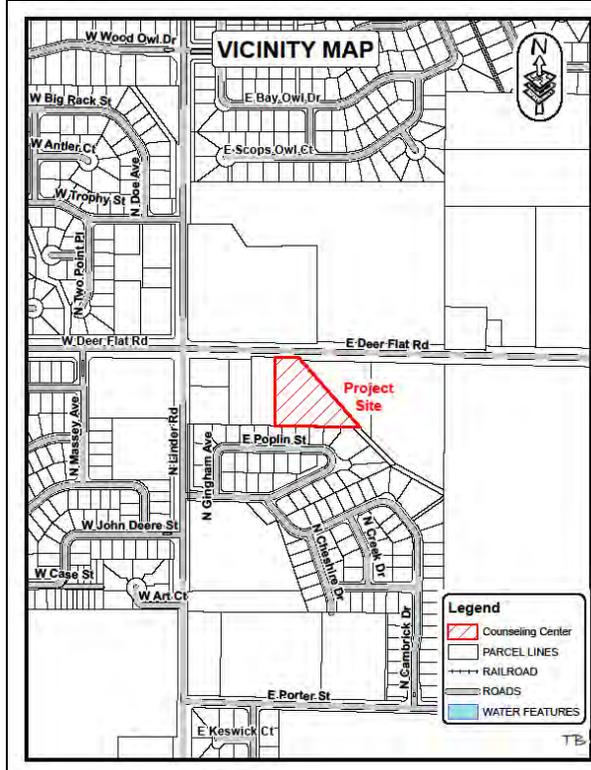
February 9, 2016

2. In accordance with KCC 5-4-2, this application seeks DRC approval for a new commercial building, landscaping, wall signs and parking lot design for the new Kuna Counseling Center.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 5,000 square foot new commercial building (Counseling Center), landscaping and parking lot for their proposed new commercial use, within the South Linder Estates Subdivision.

C. Vicinity Maps:

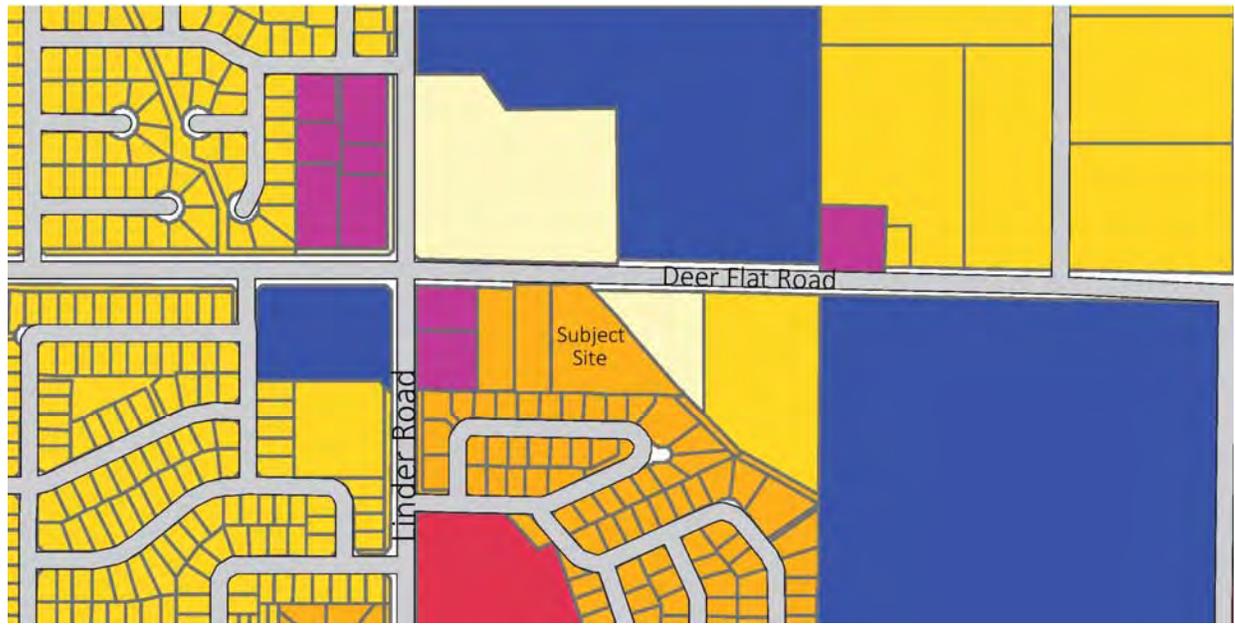


D. History:

The property is in the City limits and is already zoned C-1 (Neighborhood Commercial District). This parcel has historically been a residence with a large yard.

E. General Project Facts: This parcel is just west of Kuna High School – Kuna, Idaho. The counseling center will be approximately 5,000 square feet. This property is also the recipient of a recent Lot Split, thereby creating two additional lots that are also C-1, and sets the stage for possible future commercial on the other two parcels.

1. Comprehensive Plan Designation: The Comprehensive Plan Map (CPM) identifies this site as High Density Residential. While this project is not consistent with the approved CPM, staff views this request to be generally consistent with the commercial trend for the area, and follows the actual zoning for the parcel(s).



2. Surrounding Land Uses:

North	C-1	Neighborhood Commercial – Kuna City
South	R-8	High Density – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R1	Residential – Ada County

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

- 2.18 acres prior to Lot Split Request (Split was approved 2.2.16 by Council, subject site will be approx. 27,700 SF)
- C-1, Neighborhood Commercial
- Parcel No. R8048220045

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** The property has an existing home and has vegetation generally associated with a (mostly) vacant large field.

6. **Transportation / Connectivity:** Driveway access (ingress/egress) will be from Deer Flat Road for all three parcels. In connection with 16-01-LS (Lot Split approved by Council 2.2.16), all three parcels will have permanent access to Deer Flat Road.

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

F. **Staff Analysis:**

Staff has reviewed the application and finds the proposed building, wall signs, landscaping and parking lot satisfy the intent of Kuna’s Codes and fits into the overall vision of the C-1 District and generally conforms to the ‘Kuna Architecture’ Guidelines.

Staff finds the application for the new commercial building is in substantial conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4). The proposed wall signs are in conformance with KCC 5-10-4-G 1. Based on the useable frontage along Deer Flat Road, staff finds the proposed landscaping is in substantial conformance with KCC Title 5 chapter 17, Kuna’s Landscaping Ordinance. Staff recommends that all landscape beds are covered with mulch and or sod, (or a combination of the two) to be fully compliant. The parking lot is in substantial conformance with KCC Title 5 Chapter 9.

Applicant will be subject to design review inspections and fees for the inspections (post construction), for compliance verification (building, landscaping, signage, parking lot).

Staff notes an existing driveway (horseshoe) to the west is near the applicants proposed ingress/egress. While the proposed driveway, does *not* touch the property line, staff would *highly* encourage this applicant to work with a future commercial developer (for the property to the west) to combine the access points into a single point. This corridor is already busy with the current uses in the vicinity. Staff notes a trending increase in the commercial nature (and school) of the area will add to the already high traffic volumes. Accordingly, staff recommends the applicant be conditioned to agree to a shared access with the parcel to the west, when that parcel develops commercially, to improve safety for traffic and pedestrians.

Staff notes a sign is proposed along Deer Flat Road. It is not known at this point if that sign will be a pole sign, or monument sign. All commercial signage is required to go through design review. When the type of sign is known, it shall go through design review and be a minimum of 10’ from the property line.

Staff views the proposed new commercial building, wall signs, landscaping and parking lot to be consistent with the adjacent and trending uses (existing and proposed future uses). Staff forwards a recommendation of approval for case No. 16-02-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 Signs Ordinance, 2012-21
5. City of Kuna Landscaping Ordinance, 2012-22
6. City of Kuna Parking Lot Ordinance, 2011-12

H. 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. 16-02-DRC, a Design Review request by Jerrod Wallgren with JGT Architecture (on behalf of Kuna Counseling Center), with the following conditions of approval:

Conditions of Approval:

1. All signage for the site shall comply with current Kuna City Code (KCC), as well as, *obtain a sign permit prior to construction for all signage* and receive a final inspection.
2. Lighting within the site shall comply with the Kuna City Code.
3. Applicant shall work with property owner to the west for a single point of access when the parcel to the west commercially develops.
4. Fencing for the site shall follow KCC.
5. The applicant shall follow all staff and agency recommendations.
6. The applicant shall comply with all federal, state and local laws.

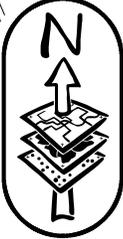
DATED: This 9th day of February, 2016.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

VICINITY MAP



W Wood Owl Dr
W Big Rack St
W Antler Ct
W Trophy St
N Doe Ave
N Two Point Pl
W Deer Flat Rd

E Bay Owl Dr
E Scops Owl Ct
E Deer Flat Rd

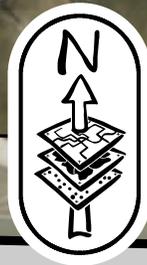
N Massey Ave
N Linder Rd
W John Deere St
W Case St
W Art Ct

Project Site
N Gingham Ave
E Poplin St
N Cheshire Dr
N Creek Dr
N Cambrick Dr
E Porter St
E Keswick Ct

Legend

-  Counseling Center
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

AERIAL MAP



E Deer Flat Rd

Project Site

E Poplin St

Legend

-  Counseling Center
-  PARCEL LINES
-  RAILROAD
-  ROADS



Subject Site

E Poppy Ln St
E Linmar Dr

E Deer Flat Rd

© 2016 Google

Google earth



jgt architecture

December 14, 2015

City of Kuna Planning and Zoning
P.O. Box 13
Kuna, ID 83634

Re: Lot Split / Design Review 155 E. Deer Flat Road

Dear City Council / P & Z Commission:

Please find the attached application materials for a property located at 155 E. Deer Flat Road. I am writing on behalf of the owners of the property, Jim and Shelise Grigg. They are also owners of Kuna Counseling Center, and are proposing to build an office building for their practice on this site.

The property is zoned C-1 Commercial, but prior to that designation, it has always been a residential use with a house located in the southwestern part of the property. The house is currently operated as a rental property, and Mr. and Mrs. Grigg intend to continue that use, and have even discussed the possibility of using the house as their personal residence someday in the future.

Per ordinance section 5-16-3, Mr. and Mrs. Grigg are proposing to split this original lot (created in 1973) into 3 new parcels. The reasoning is twofold:

- 1) The proposed new counseling office only requires a portion of the existing property. Splitting the property into 3 parcels will allow the owners to develop only what is needed at this time in order to set the tone for commercial development on the site. Assuming the development is a success, at some point in the future, the owners will develop the balance of the property with a second commercial building.
- 2) The existing house is in very good condition and the owners would like the ability to continue to rent the home to tenants, or perhaps even occupy it themselves. According to city staff, it is not possible to continue the residential use with a commercial building on the same lot, therefore defining a parcel for the house will allow the continued beneficial use of the property as a residence. In the future, it is likely that the house could be renovated to function as a professional office building, or even be demolished to make room for new commercial development to compliment the other parcels.

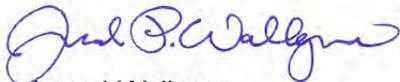
It is clear by noting the commercial zoning designations of nearby properties that the development of Deer Flat as a commercial corridor is a priority to the city. With a mix of commercial, residential, churches and schools, this section of road is currently in transition away from a residential street, and we feel that this project will be a good catalyst to continue the trend of commercial development and will be a valuable asset to the city.

1212 12th avenue south . nampa . idaho 83651
phone: (208) 463-9295 . fax: (208) 463- 9299
email: jgt@jgt-architecture.com

Regarding the proposed building, we feel that the architectural mass, character, materials and detailing comply with the requirements described in section 5-4-6. The proposed building takes a simple rectangular plan and uses corner elements to provide relief of the horizontal and vertical planes of the building. The design uses a mixture of “flat” roof building parapet walls and low sloped roof forms that emulate a “Prairie School” style of architecture as outlined in the Kuna Architecture and Site Design booklet. The proposed building will be composed of high quality durable materials with (3) different colors of stucco, and a face brick veneer accent, all in earth tone colors as encouraged by the ordinance. All mechanical units will be screened on the roof by the mansard style roof parapet.

Thank you for taking the time to review our proposal. We feel that the project will enhance and beautify the city and allow the owner to expand their practice to continue to provide a valuable service to the community. We greatly appreciate your consideration of this project, and welcome any questions you may have. I am available by phone (208) 463-9295, or by email (jwallgren@jgt-architecture.com) to address any questions or comments.

Sincerely,



Jerrod Wallgren
Project Architect

Cc: Jim and Shelise Grigg
File



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Jim and Shelise Grigg</u>	Phone Number: <u>208.922.0499</u>
Address: <u>1914 N. Summerwind Place</u>	E-Mail: <u>griggj@byui.edu</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Jim and Shelise Grigg</u>	Phone Number: <u>208.922.0499</u>
Address: <u>1914 N. Summerwind Place</u>	E-Mail: <u>griggj@byui.edu</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Engineer/Representative: <u>JGT Architecture</u>	Phone Number: <u>208.463.9295</u>
Address: <u>1212 12th Avenue South</u>	E-Mail: <u>jwallgren@jgt-architecture.com</u>
City, State, Zip: <u>Nampa, ID 83634</u>	Fax #: _____

Subject Property Information

Site Address: <u>155 E. Deer Flat Rd.</u>	
Site Location (Cross Streets): <u>Deer Flat and Linder</u>	
Parcel Number (s): <u>R8048220045</u>	
Section, Township, Range: _____	
Property size : <u>2.18 Acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Office</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1 (no change)</u>

Project Description

Project / subdivision name: New Office Building for Kuna Counseling Center

General description of proposed project / request: New 5,000 square foot office building - requesting lot split as a part of the project.

Type of use proposed (check all that apply):

Residential Existing house to remain on one of the parcels to be split

Commercial _____

Office proposed new office one one of the split parcels - future office building on remaining parcel

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: One existing single family home

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family existing to remain

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if applicable)

Number of building lots: 2 Other lots: (1) existing parcel to remain residential use

Gross floor area square footage: 5,000 Existing (if applicable): 2,220 s.f. house to remain

Hours of operation (days & hours): M-F 8AM - 5PM Building height: 18'-0"

Total number of employees: 15 Max. number of employees at one time: 12

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

Fencing type, size & location (proposed or existing to remain): New 6 ft vinyl at west property line

Proposed Parking:

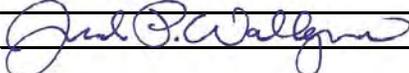
a. Handicapped spaces: 1 Dimensions: 9x20 w/ loading space

b. Total Parking spaces: 19 Dimensions: 9x20

c. Width of driveway aisle: 25'+

Proposed Lighting: (2) pole lights + building soffit can lighting

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): street landscape buffer and perimeter and internal parking landscape areas

Applicant's Signature:  Date: 12-15-15



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.: _____

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both 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>8-26-15</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 ½" x 11" REDUCTIONS

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: Jim Grigg Phone: 208.922.0499

Owner

Representative

Fax/Email: griggj@byui.edu

Applicant's Address: 1914 N. Summerwind Place

Kuna, ID

Zip: 83634

Owner: Same Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: *(if different from above)* Jerrod Wallgren - JGT Architecture Phone: 208.463-9295

Address: 1212 12th Avenue South Email: jwallgren@jgt-architecture.com

Nampa, ID

Zip: 83651

Address of Property: 155 E. Deer Flat Road

Kuna, ID

Zip: 83634

Distance from Major Cross Street: 440 ft. Street Name(s): Deer Flat/ Linder intersection

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.)*

Construct a new 5,000 square foot office building for Kuna Counseling Center

1. Dimension of Property: Currently 2.18 acres - will be 0.63 acres after split
2. Current Land Use(s): Residential
3. What are the land uses of the adjoining properties?
- North: Residential (C-1 & R-6 Zone)
- South: Residential (R-8 Zone)
- East: Residential (R-4 Zone)
- West: Residential (C-1 Zone)
4. Is the project intended to be phased, if so what is the phasing time period? No
- Please explain: _____

5. The number and use(s) of all structures: After lot split, there will be no other structures on the same lot as this proposed office building. Currently, on the undivided lot, there is an existing house, and an existing shed building on the property.

6. Building heights: 18'-0" Number of stories: 1

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

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? Bldg: 5,000 sf / Lot: 27,700 sf
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

MATERIAL

COLOR

Roof: Architectural Asphalt shingles / Charcoal

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.*

Southwest wall: 80% stucco/ 20% brick Northwest wall 70% stucco/ 30% Brick

Northeast wall: 100% stucco (3 colors) Southeast wall: 100% stucco (3 colors)

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: Entry door = stained wood look / Windows = vinyl (white or almond)
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: Stucco / _____

Trim, etc.: Stucco / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: 3-4 ft tall roof top units

Proposed Screening Method: screened by roof parapet wall

10. Please identify trash enclosure: *(size, location, screening & construction materials)* Southeast face of building("back" corner)
trash bin enclosure screened by vinyl fence.

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

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

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

Type: white vinyl

Size: 6ft

Location: Property boundaries where required

(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:

underground seepage bed

14. Percentage of Site Devoted to Building Coverage: 18%

% of Site Devoted to Landscaping: 27% Square Footage: 7,591
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 55% Square Footage: 15,109
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: 0

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): 30% islands and perimeter landscape

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

n/a - right of way to match gravel similar to church and high school development to the east

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)* **NO**

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

17. Dock Loading Facilities:

Number of docking facilities and their location: n/a

Method of screening: _____

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

19. Setbacks of the proposed building from property lines:

Front 20 -feet Rear 13 -feet Side 25 -feet Side 58 -feet

20. Parking requirements: _____

Total Number of Parking Spaces: 19 Width and Length of Spaces: 9x20

Total Number of Compact Spaces 8'x17': 0

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

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

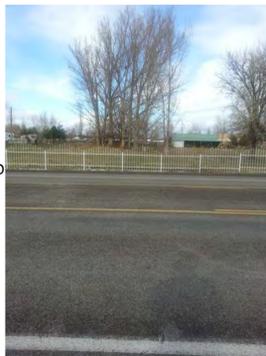
The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170.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

Signature of Applicant:  Date 12/15/15

City staff comments:

Signature of receipt by City Staff _____ Date _____

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



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



17

REVISIONS:	

jgt architecture
 1212 12th Avenue South · Nampa, Idaho 83651
 phone: (208) 463-9295 · fax: (208) 463-9299
 email: jgt@jgt-architecture.com



STAMP
 NOT FOR CONSTRUCTION

NEW OFFICE BUILDING
 FOR
 KUNA COUNSELING CENTER
 KUNA, IDAHO

DRAWN BY: JPW	DATE: 12/18/15
CHECKED BY: JPW	JOB NO.: 1555

Proposed Lot Split

LS-1.0
 SHEET
 OF

1 PROPOSED LOT SPLIT
 1" = 20'-0"



ASPHALT SHINGLE ROOFING

ACCENT METAL TRIM

WINDOW FRAME

WINDOW TRIM COLOR



FACE BRICK ACCENT



STUCCO COLOR 1

STUCCO COLOR 3

STUCCO COLOR 2

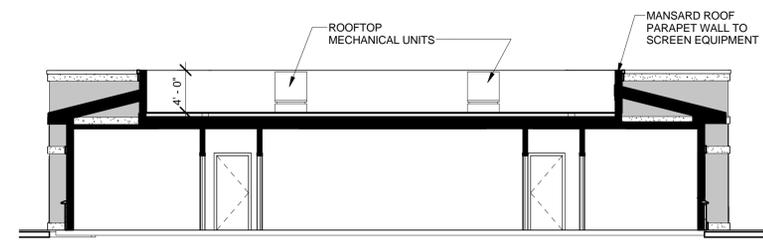
1 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



2 **NORTHWEST ELEVATION**
1/4" = 1'-0"



3 **SOUTHEAST ELEVATION**
1/4" = 1'-0"



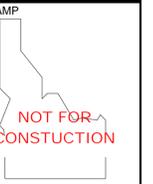
BUILDING CROSS SECTION



4 **NORTHEAST ELEVATION**
1/4" = 1'-0"

REVISIONS:	

jgt architecture
1212 12th Avenue South • Nampa, Idaho 83651
phone: (208) 463-9295 • fax: (208) 463-9299
email: jgt@jgt-architecture.com



**NEW OFFICE BUILDING
FOR
KUNA COUNSELING CENTER
KUNA, IDAHO**

DRAWN BY: JPW	DATE: 12/18/15
CHECKED BY: JPW	JOB NO.: 1555

ELEVATIONS

DR-2.0
SHEET
OF

LANDSCAPE LEGEND

	COMMON NAME	SCIENTIFIC NAME	SIZE AT PLANTING	SIZE AT MATURITY
CH	CHERRY TREE	Prunus avium 'Bing'	2" CALIP. B and B	30'H x 35'W
HL	SUNBURST HONEYLOCUST	Gleditsia triacanthos	2" CALIP. B and B	30'H x 35'W
JM	WEEP. JAPANESE MAPLE	Acer palmatum dissectum 'Crimson Queen'	5 GAL.	5'H x 5'W
BA	BRANDON'S ARBORVITAE	Thuja occidentalis	5 GAL.	15'H x 6'W
SJ	SKY ROCKET JUNIPER	Juniperus scopulorum	5 GAL.	15'H x 3'W
GP	VICARY GOLDEN PRIVET	Ligustrum x vicaryi	3 GAL.	8'H x 8'W
BB	BURNING BUSH	Euonymus alatus 'Compactus'	3 GAL.	6'H x 8'W
TJ	TABLE TOP JUNIPER	Juniperus scopulorum	2 GAL.	2'H x 2'W
SP	NEON FLASH SPIREA	Spirea japonica	2 GAL.	3'H x 3'W
CP	CRIMSON PYGMY BARBERRY	Berberis thunbergii	2 GAL.	5'H x 5'W
CB	CORAL BELLS	Heuchera micrantha 'Palace Purple'	1 GAL.	2'H x 2'W
IP	ICE PLANT	Delosperma cooperi	1 GAL.	12'H x 2'W
KF	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL.	4'H x 2'W
	TURF GRASS	Kentucky blue grass/ rye /fescue mix	SOD - SHOWN GREEN ON PLAN	

NOTES:
ALL LANDSCAPE AREAS TO RECEIVE ROCK OR WOOD MULCH OVER LANDSCAPE FABRIC.
IRRIGATION TO BE DESIGN BUILT BY LANDSCAPE CONTRACTOR



1 LANDSCAPE PLAN
1" = 10'-0"

REVISIONS:

jgt architecture
1212 12th avenue south , nampa, idaho 83651
phone: (208) 463-9295 , fax: (208) 463-9299
email: jgt@jgt-architecture.com



STAMP
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NEW OFFICE BUILDING
FOR
KUNA COUNSELING CENTER
KUNA, IDAHO

DRAWN BY: JPW	DATE: 12/18/15
CHECKED BY: JPW	JOB NO.: 1555

LANDSCAPE PLAN

DR-1.1
SHEET
OF



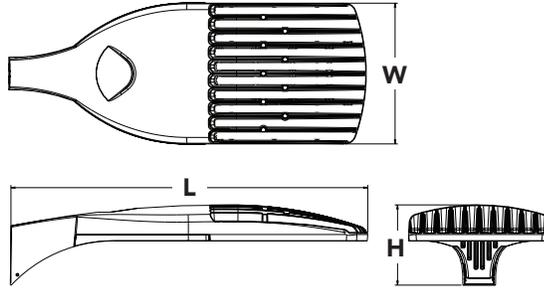
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
	DSX1 LED	Forward optics 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) Rotated optics ¹ 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide	MVOLT ³ 120 ³ 208 ³ 240 ³ 277 ³ 347 ⁴ 480 ⁴	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁵ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁷ PER5 Five-wire receptacle only (no controls) ^{7,8} PER7 Seven-wire receptacle only (no controls) ^{7,8} DMG 0-10V dimming driver (no controls) ⁹ DCR Dimmable and controllable via ROAM® (no controls) ¹⁰ DS Dual switching ^{11,12} PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹³ PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹³	Shipped installed HS House-side shield ¹⁶ WTB Utility terminal block ¹⁷ SF Single fuse (120, 277, 347V) ¹⁸ DF Double fuse (208, 240, 480V) ¹⁸ L90 Left rotated optics ¹⁹ R90 Right rotated optics ¹⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories	Controls & Shields
Ordered and shipped separately.	DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ²⁰
	DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ²⁰
	DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ²⁰
	SCU Shorting cap ²⁰
	DSX1HS 30C U House-side shield for 30 LED unit
	DSX1HS 40C U House-side shield for 40 LED unit
	DSX1HS 60C U House-side shield for 60 LED unit
	PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶	

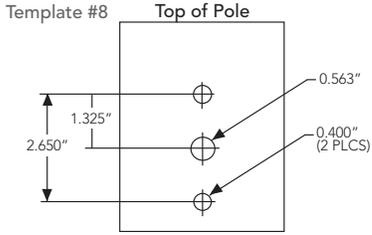
NOTES

- Rotated optics available with 60C only.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with DS, PER5, PER7, BL30, BL50 or PNMT options.

- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the **SensorSwitch SBGR-10-ODP** control; PIRH and PIRH1FC3V specify the **SensorSwitch SBGR-6-ODP** control; see **Motion Sensor Guide** for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**Far round pole mounting (RPA) only.

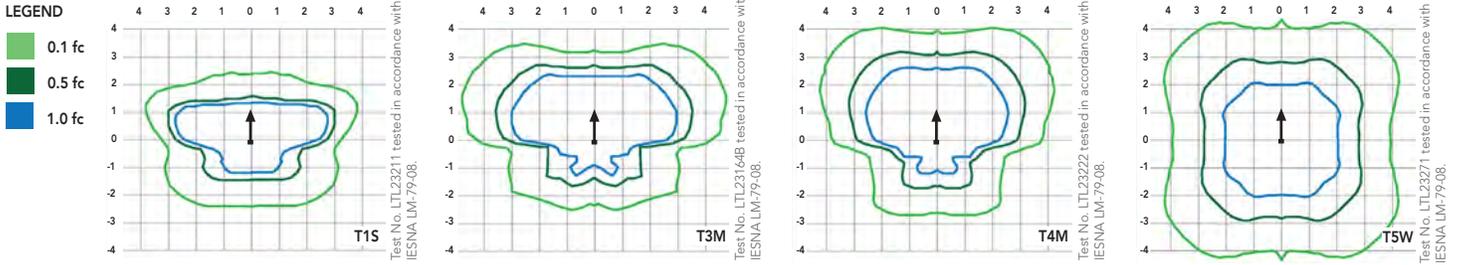
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's **D-Series Area Size 1** homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.02
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	1.00
40°C / 104°F	0.99

Electrical Load

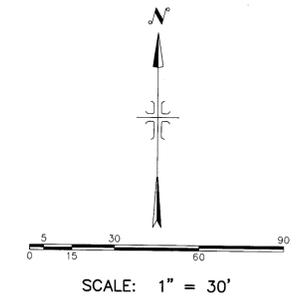
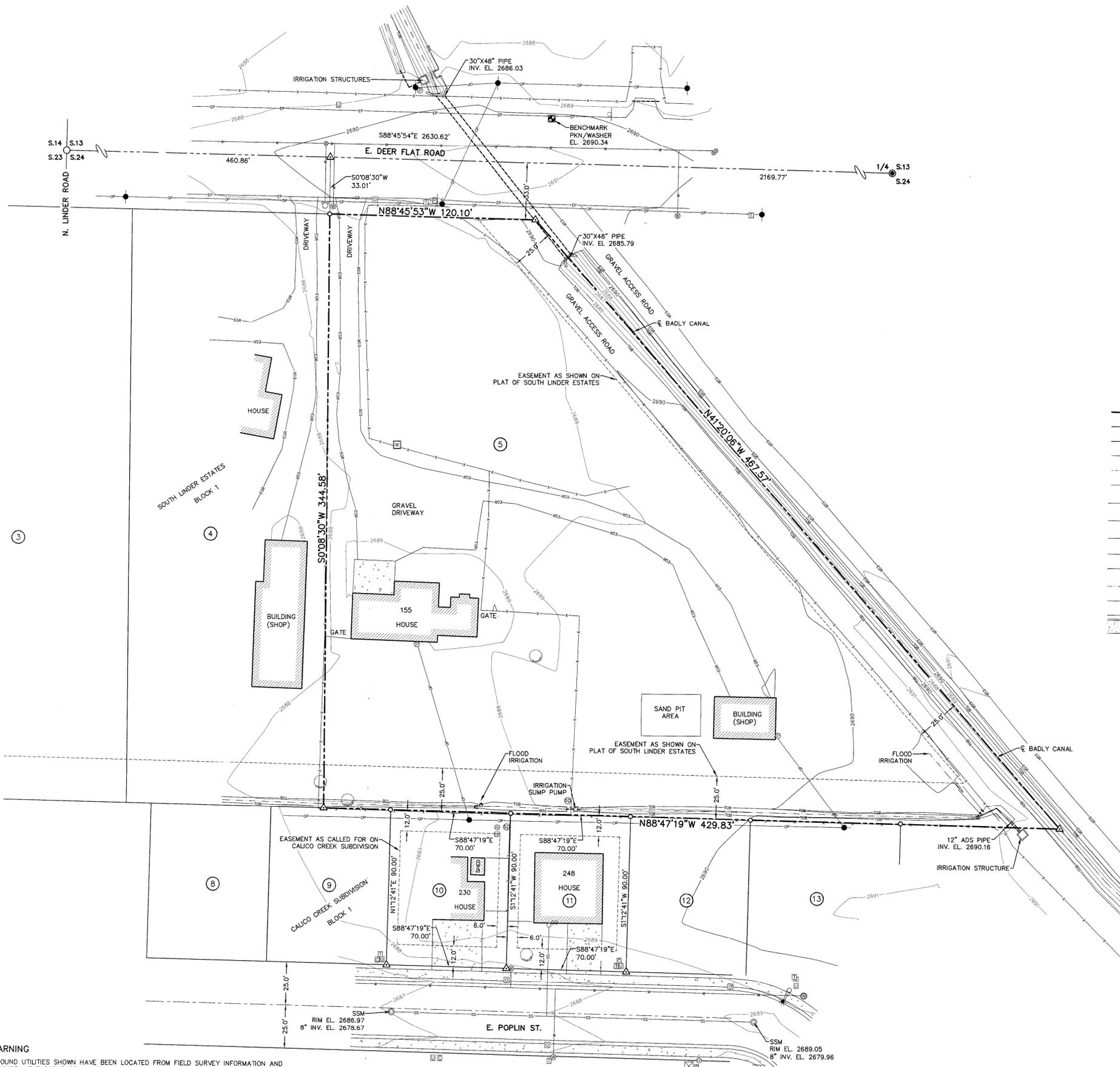
Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99



LEGEND

- | | | | |
|-----|--------------------------------|---|------------------------------|
| ○ | FOUND 1/2" IRON PIN | ⑦ | LOT NO. |
| ○ | FOUND 5/8" IRON PIN | ⊗ | WATER VALVE |
| ● | FOUND ALUMINUM CAP MONUMENT | ⊕ | WATER METER |
| ⊕ | BENCH MARK | ⊙ | WATER MANHOLE |
| △ | CALCULATED POINT | ⊙ | FIRE HYDRANT |
| --- | PROPERTY BOUNDARY LINE | ⊕ | WATER WELL |
| --- | LOT LINE | ● | POWER POLE |
| --- | SECTION LINE | ⊗ | POWER TRANSFORMER |
| --- | CENTERLINE | ⊙ | STREET LIGHT |
| --- | EASEMENT LINE | ⊙ | TRAFFIC SIGN |
| --- | FENCE | ⊕ | MAIL BOX |
| --- | SANITARY SEWER LINE W/ MANHOLE | ⊙ | DECIDUOUS TREE |
| --- | 8" DOMESTIC WATER LINE | ⊕ | IRRIGATION CONTROL VALVE BOX |
| --- | OVERHEAD POWER LINE | ⊙ | PRESSURE IRRIGATION VALVE |
| --- | EDGE OF PAVEMENT | ⊙ | CLEAN OUT |
| --- | EDGE OF GRAVEL ROAD | ⊕ | WATER SPIGOT |
| --- | DITCH CENTERLINE | ⊕ | TELEPHONE JUNCTION BOX |
| --- | TOP OF BANK | ⊙ | POWER METER |
| --- | CURB, GUTTER AND SIDEWALK | ⊕ | UNDERGROUND UTILITY BOX |
| | | ⊕ | POWER JUNCTION BOX |



UTILITY WARNING
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

NO.	REVISIONS	BY	DATE
IDAHO SURVEY GROUP, P.C.		1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 PH. (208) 846-8570 FAX (208) 884-5399	
KUNA COUNSELING CENTER TOPOGRAPHIC SURVEY			
LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 24, T.2N., R.1W., B.M., ADA COUNTY, IDAHO			
DRAWN:	SHAUG	CHECKED:	GCC
DATE:	10/9/2015	DATE:	10/9/2015
JOB NO.	15-215	SHEET NO.	1