



KUNA PLANNING AND ZONING COMMISSION

Agenda for June 14, 2016

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

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. Approval of the Planning and Zoning Commission meeting minutes for **May 24, 2016**.
- b. **16-03-AN: Patrick and Lisa Lee** - Applicant is requesting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with an 'R-4' (Residential) zoning designation. – *Findings of Fact and Conclusions of Law*

3. PUBLIC HEARING

- a. **16-01-ZC** (Rezone), **16-02-CPM** (Comp Plan Map amendment) and **16-01-S** (Subdivision) - **A Team Land Consultant – Steve Arnold**: Applicant requests to rezone the subject property (6.18 +/- acres) and amend the Comprehensive Plan Map (Comp Plan Map) designation from Medium Density to High Density Residential. The applicant requests to change the zone from R-6 (Medium Density Residential) to R-12 (High Density) and subdivide the parcel into 21 lots for future development. The site is located near the southeast corner of School Avenue and Sunbeam Street (alignment).

-Planning and Zoning staff requests the Commission table this item to the June 28, 2016 regularly scheduled Planning and Zoning meeting.

4. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, May 24, 2016**

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Commissioner Hennis, acting as Chairman, called the meeting to order at **6:05 pm**.

Commissioner Gealy motions to approve Consent Agenda, Commissioner Herther Seconds, all aye and motion carried 3-0.

1. CONSENT AGENDA

2. Approval of the Planning and Zoning Commission meeting minutes for **April 28, 2016**.
3. Approval of the Planning and Zoning Commission meeting minutes for **May 10, 2016**.
4. **16-01-AN** (Annexation) and **16-01-CPM** (Comprehensive Plan Map); Scott Stanfield requests annexation of approximately 4.70 +/- acre into the City limits and to amend the Comprehensive Plan Map designation from Med. Density Residential to High Density Residential. Applicant requests a R-12 zone (High Density Residential), in preparations to develop the site as a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue– *Findings of Fact and Conclusions of Law*

5. NEW BUSINESS:

6. **16-06-DRC: Larson Architects (Brad Marczuk)** - Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 9,546 square foot commercial building to house a new Dollar Tree store, accompanying landscaping and parking lot, within the future Ensign Commercial subdivision.

Brad Marczuk at 210 Murray Street, Boise ID. We are proposing a Dollar Tree that is next to the Tractor store that is going in a new development, the Ensign Subdivision. And I think you each have a copy of the materials of what we are proposing and the elevations. We are using stucco on the building as follows a kind of format that we use on the Dollar Trees in Meridian and Payette right now. The color schemes here, it's going to be a metal building and it's going to be fairly limited in height along the front ...the same profile...It is currently proposed, we don't know what is going to the south of this building, but it will be a continuation of this development so we centered the building on the site

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depending upon what happens to the south. If the building is set in the property line we still have some... and have a nice type of corridor there versus ...trying to hold it up tight...To the north is a drive access that is a truck access that the tractor supply store had set up already for their egress, ingress out of the site, and so we have utilized that as well for our truck access where they unload, we do not have a loading dock they just come every few days and unload their product, but we have utilized that same drive isle that they have and will be held along the back, the west side, a drive through, so, as this project develops to the south with other buildings we can keep in that access drive along the back for trucks and cars and fire trucks and all of that. It's 9500 square feet, it's not a very big building, limited hours, retail hours and the parking is in the front with some in the back as well to keep the count and for employees. Along the east side we have proposed a ... drive to the property that eventually gets built along meridian road and we can use that same access so we try and minimize the access points coming in. ACHD has looked at this and the common drive and they are in agreement with this as well. We are proposing a single, right now there is just a monument sign, so from the conditions of approval here, we are not proposing any signage at this time, I have showed what the Dollar Tree signage, what they will be proposing something similar to that, but the signage is not under this proposal, there will be some type of common signage for the whole development that we will be part of and that will also be submitted under the tractor store will be providing that. Troy may have more information on that than I do. The lighting is in the Kuna code, we have a photometric chart that we provided that has all the foot candles and we are within the limits everything shining down, we are trying to meet your code there. The 10-foot buffer on the west side, number 3, we have no problems going with the change in the ground cover to trees and shrubs and we will work with Troy on that proposal. The reason that we had a ground cover is because that's what we thought the tractor store had proposed as well so we just tried to match that and keep the continuity, but there is no problem going with trees and whatever you guys ...we'll work with Troy on coming up with a plan on that, we have Tom...doing our landscape and he does a good job on things. We will follow the staff and agency recommendations, that's a little grey, I'm not sure what you guys will come up with, but we are willing to work with you on whatever, on that and of course we have to meet all the laws. So if you have any questions I'll try to answer those now, to put it briefly, it's a pretty straight forward building.

C/Hennis: Pretty much, definitely, thank you. Do you have any questions?

C/Gealy: Nope

C/Herther: I don't at this point

C/Hennis: I don't either at this point, thank you very much.

Senior Planner: Good evening commissioners, Troy Behunin, Kuna Planning and Zoning Staff Senior Planner. The application before you tonight the 16-04-DR design review for the he ac Tree, the applicants represents...he actually summed it up very well, they have followed all of our requests for

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information and they provided a very robust application and a very detailed application which staff appreciates. There is nothing that we really have to add to the report that is in your packets or that has been stated here tonight, except to say that the access point from Meridian road has been approved by council and there will be two access points from the get go. They will be fully improved and this will actually add to the rear access that he spoke about behind tractor supply, so another segment of that private drive will be added to the project and provide a little bit more access throughout the rest of the site. It's going to mirror or it's going to be very close what you would expect to see behind Ridley's at this point. Other than that, I would stand for any questions that you might have.

C/Gealy: So the conditions of approval with respect to landscaping addresses your concerns that were discussed in your staff report?

Troy Behunin: If they are willing to work with us, yeah, I think we can come to an agreeable solution. Just to springboard off of what Brad mentioned, they were following what tractor supply, two weeks ago this body said, you know, they let tractor supply know that they have to change that, so, I guess, like for like. So they will mirror that and if they are willing to do that, sure, staff has no concerns.

C/Hennis: There are no requirements for the frontage?

Troy Behunin: This property actually has no frontage.

C/Hennis: Right, because there is another lot there, correct?

Troy Behunin: There is, yeah.

C/Hennis: OK

Troy Behunin: This lot does not actually touch Highway 69.

C/Hennis: I do not have any further questions

C/Hennis: So I guess that leads to our discussion. I don't really have any issues with it, it seems pretty well presented, pretty well put together. The normal concerns that I know Lee would have, is that he has voiced in the past on these would be the longer walls and not being broken up vertically, but I don't know if it is going to be useful in this respect because we are pretty much up against buildings. There are buildings on either side, so having that requirement in the front or the back would be kind of superfluous, I don't think it would be something that would really benefit. I think if we just stick with the improvement to the rear buffer, landscaping, otherwise I think it would be a good addition. Do you have any concerns?

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C/Gealy: I don't have any concerns or questions.

C/Herther: I don't have any.

Commissioner Gealy motions to approve 16-06-DRC as presented and put the conditions of approval in the staff report, Commissioner Herther Seconds, all aye and motion carried 3-0.

C/Gealy: Welcome to the neighborhood

Next up on the agenda is

7. **16-03-DRC: 'A Team' Land Consultants (Steve Arnold)** - Applicant seeks approval from the Planning and Zoning Commission (acting as Design Review Committee) for the Journey's End Subdivision which proposes 24 (total) new multi-family (commercial) buildings, a club house (with a pool), parking stalls, public roadways and landscaping in an existing C-1 (Neighborhood Commercial) and R-6 (Residential) zone.

Acting chairman and commissioners, my name is Steve Arnold with the A Team Consultants, I gotta say that this is probably me first DR (design review) down here and twelve to fifteen years, so, I vaguely remember the process, so, I did take this through the P and Z and City Council for SUP and Preliminary Plat. At that we submitted a conceptual drawing of the multi-family that you now have before you tonight as a design review, to give you a little history on that, I don't have much of a presentation past that is, we essentially came in with 25 units, dropped one and then we dropped a cluster of town homes to try to give a little bit more open feel, open space to the project. One thing to note on this one is the developer is the owner of the property who is also going vertical on the project. At one point we were looking at selling the multi-family portion off, but he decided to build, in that aspect we have designed kind of a pin wheel design, it's the same design that we submitted at the SUP and the preliminary plat hearing. It's unique, it's got an entrance on all four sides so each of the residents has the feel of a single family or a townhouse feel. In other jurisdictions they actually chop up the building into four lots and they can be divided into townhouses. This, we are not, we are actually subdividing each building, this first phase that you have in front of you is roughly 9 lots and we'll come in as we get available services to the south of us with the remaining two phases of this multi family, and then the towns will come in, those may come in with the four-plexes with the last phase of the four-plex or the single family units. Essentially the plan you have here complies and has met all the requirements of our original plat. We have read through all the conditions and have worked with Trevor on the sight specifics, and we agree to everything. With that I will stand for any questions.

C/Hennis: Do you have any questions?

C/Gealy: I don't have any questions.

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C/Hennis: So does the developer plan to retain ownership at the end, do you know? Or just to build it and then sell from there. I mean is he going to kind of play landlord as well?

Steve Arnold: Commissioner Hennis, we are breaking it up into lots, but they are going to be handed to his kids who are going to manage certain units. The end game is he is going to maintain ownership, but long term down the road, and the reason that we put these on individual lots is so that we'll have one HOA maintain the integrity of the entire subdivision for the multi-family so they will have one set up for the HOA for the multi-family and those will be maintained and operated by that entity. But long term wise it is set up so that we can sell off one of the buildings and someone can come in, a retiree, buy the actual building, live in one of the units and rent out the other three and that's a real popular thing right now, with people or younger generations that want to see some income producing properties. There big enough. They are over 1000 square foot. Our A units have two bedrooms two bath with a den that can actually be utilized as a small kids' room or something like that or an office, so they are fairly attractive units.

C/Hennis: Ok, thank you. Ron, did you have anything:

C/Herther: No I don't have anything.

C/Hennis: Ok, well thank you

Steve Arnold: Thank you

Trevor Kesner: Commissioners, acting chairman, just very briefly, I don't have anything additional to highlight, other than what the applicant has brought forward, and what you see on the site plan, the applicant has submitted all of the required documents for this design review. The planning and zoning commission approved the special use permit to construct the multi-family residential within that commercial zone, located on the northern part of the sight. As the applicant has stated, you are only seeing the first phase at this time and the final plat has not even begun to run its course yet, so if you guys have any questions for me, any other staff I would be happy to...

C/Hennis: So this is just for the multi-family area? Ok that's what I thought. Anything else?

C/Gealy: I don't have any questions.

C/Hennis: So that brings us to our discussion as well. I don't see anything wrong with it, I think it's a nice looking development.

C/Gealy: I think so too.

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C/Herther: I think so too.

C/Hennis: Any other concerns or, I went through the trash enclosures, they have the right materials, the, everything seems to be in accordance with city code so...

C/Gealy: And the conditions all address any landscaping concerns. So...I move approval of 16-03-DRC A Team Land Consultants as presented in the staff report and with the conditions of approval.

Commissioner Gealy motions to approve 16-03-DRC A Team Land Consultants as presented in the staff report and with the conditions of approval, Commissioner Herther Seconds, all aye and motion carried 3-0.

C/Hennis: Next up on our agenda, we have our public hearing for 16-03-AN for Patrick and Lisa Lee. To look at, requesting approval to annex into the city. If the applicant would like to come up and briefly tell us about it? Inaudible... Staff, it's your turn.

Good evening commissioners, for the record Trevor Kesner, Planner 2, City of Kuna. The application before you tonight is fairly straight forward annexation application. They held their neighborhood meeting on March 18th, agencies were notified by staff on April 25th, property owner's within 300 feet of the subject sight were mailed notices about this hearing on March 25th, the Kuna Melba Newspaper ran the legal notice for this hearing on May 11th and the sight was posted beginning on April 24th, and is posted now. The applicant's, who could not be here tonight sent their mother in their stead, obviously she did not, has nothing additional to offer, however, she is ...the applicants have followed all the necessary requirements for annexation and I will stand for any questions you may have on this.

C/Hennis: So in a nutshell, I kind of understand this is, they just kind of want to join the city in order to get the utilities.

Trevor Kesner: The benefit of the development that is going on, Journeys End, which is basically right across the street from these folks, they see the development occurring and they see that there is a benefit to being able to hook into city services. Right now they are on a septic and they've got a well, but you know, city services are safe and always reliable.

C/Hennis: IS there any particular reason why they are looking for an R-4 zone?

Trevor Kesner: They wanted to do something that would fit the surrounding uses. I mean, you have kind of a multitude of uses that are going in next door, you've got multi-family and R-6, so it's a mix and the future land use map designates this area as kind of a mixed use area, so it was really kind of up in the air as far as what the owners wanted for the future. They plan to continue living there for...there are no

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plans to move, and they just thought, well if it ever does go up for sale, and R-4 is kind of right there.

C/Hennis: I don't have any further questions.

C/Gealy: I don't have any questions.

C/Herther: And I don't either.

Trevor Kesner: Thank you

C/Hennis: Since this is a public hearing, I will open this up at 6:26 for the public hearing portion of this agenda. We have Ms. Hensen signed in to testify, is there anything that you did want today?

Ms. Hensen: No

C/Hennis: Seeing how there is no one else on the list, and no one else present, we will go ahead and close the public hearing at 6:27. It is out turn now. Is there any discussions anybody brings up. I think that one is a pretty straight forward one. I don't see any opposition to it.

C/Herther: I sure don't

C/Gealy: I don't have any questions. Mr. Chairman, I move to recommend approval of 16-03-AN, Patrick and Lisa Lee, to City Council with the conditions as stated in the staff report.

Commissioner Gealy motions to recommend approval of 16-03-AN, Patrick and Lisa Lee, to City Council with the conditions as stated in the staff report.

Commissioner Herther Seconds, all aye and motion carried 3-0.

8. ADJOURNMENT:

*Commissioner _____ motions to adjourn at ____:____**pm**; Commissioner _____ Seconds, all aye and motion carried 3-0.*

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

P&Z Findings of Fact and Conclusions of Law

P.O. Box 13
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To: Planning and Zoning Commission

Case Number(s): 16-03-AN (Annexation) *Lee Annexation*

Location: 80 S. Sailer Pl.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: May 24, 2016
Findings: June 14, 2016

Applicant: Patrick and Lisa Lee
80 S. Sailer Pl.
Kuna, Idaho 83634

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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. 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).

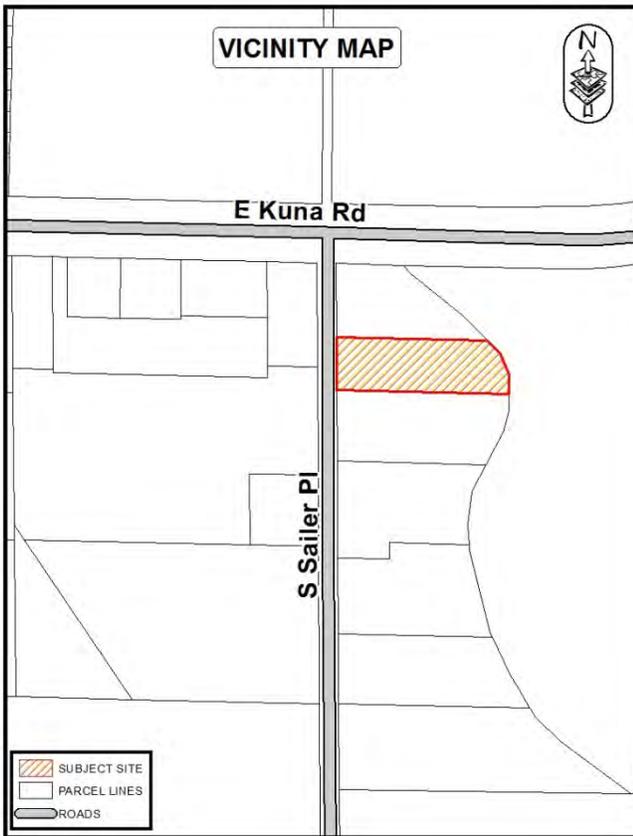
a. Notifications

- | | |
|---------------------------|----------------|
| i. Neighborhood Meeting | March 18, 2016 |
| ii. Agencies Notified | April 25, 2016 |
| iii. 300' Property Owners | March 25, 2016 |
| iv. Kuna, Melba Newspaper | May 11, 2016 |
| v. Site Posted | April 24, 2016 |

B. Applicant Request:

1. The applicant is requesting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with a 'R-4' (Residential) zoning designation. The applicant intends to continue living at their residence on the subject site.

C. Vicinity and Aerial Maps:



D. History: The parcel is contiguous to City limits and is currently zoned RUT (Rural-Urban Transition) in Ada County. The applicant’s primary residence and one (1) accessory structure are currently situated on the subject parcel. This parcel has historically been used as a residential home site.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this site as ‘Mixed Use General’. Staff views this land use request to be consistent with the approved Future Land Use Map.

2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transitional – Ada County
South	RUT	Rural Urban Transitional – Ada County
East	RUT	Rural Urban Transitional – Ada County
West	R-1/R-6	Estate Residential (Ada County) / Medium Density Residential (Kuna)

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

- Approx. 0.9 total acres
- RUT, Rural Urban Transitional (Ada County)
- Parcel # - R0615251450

4. **Services:**

Sanitary Sewer – Existing Private Septic System
 Potable Water – Existing Domestic Source (well)
 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 Services

5. **Existing Structures, Vegetation and Natural Features:** The applicant’s current home is on the existing parcel. There is currently one additional outbuilding (accessory structure) on the subject parcel. The site has historically been used as the primary residential dwelling. The applicant has not indicated any intention to develop the property or use it for any other purpose other than their primary residence.
6. **Transportation / Connectivity:** The parcel is not currently improved with any curb, gutter, sidewalks, or surface drainage improvements. The site currently takes access from S. Sailer Place, and will remain the ultimate access for the parcel. Ada County Highway District (ACHD) shall provide direction and ultimate approvals for any future street frontage improvements or access modifications.
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: Central District Health Department (CDHD) 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 80 S Sailer Place. The applicant requests to annex a 0.9 acre parcel into Kuna City limits as a R-4 zoning designation. The property has functional on-site water and sewer services, and as long as these services continue functioning, there will be no obligation 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 # 16-03-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna, Title 5 Zoning Ordinance: Annexations.
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.

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 is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation application is not likely to cause 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 street and utility services in proximity to the site appear to be adequate for the proposed residential use; however, any site development improvements (excluding, but not exclusively limited to electrical, plumbing, HVAC/mechanical or fencing and landscape) as determined by the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC)
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. 16-03-AN, 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 adhered to 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 16-03-AN, the Kuna Planning and Zoning Commission finds Case No. 16-03-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No 16-03-AN, the Kuna Planning and Zoning Commission finds Case No. 16-03-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 proposed motion is for approval of this request. However, if the Commission wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 16-03-AN, a request for annexation from Patrick and Lisa Lee to the Kuna City Council with the following conditions of approval:

1. All development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
 - a. Central District Health Department (CDHD).
 - b. The City Engineer shall approve the future sewer hook-ups.

- c. The Kuna Fire District shall approve the commercial use and all building plans.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) 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 site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC)
6. Submit a petition to the City (as 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 14th day of June, 2016

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Wendy I. Howell, PCED
Kuna Planning and Zoning Director