



KUNA PLANNING AND ZONING COMMISSION
Agenda for September 27, 2016

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

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther

2. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for August 9, 2016
- b. Planning and Zoning Commission meeting minutes for August 23, 2016
- c. Findings of Fact and Conclusions of Law for 16-03-SUP (Special Use Permit). Albertson's LLC
- d. Findings of Fact and Conclusions of Law for 16-02-S (Subdivision) 16-02-SUP (Special Use Permit) and 16-02-ZC (Zone Change). A- Team Land Consultants

3. PUBLIC HEARING

- a. 16-04-SUP (Special Use Permit) Dylan Davis (Gem State Kennels) is proposing dog kennel/training services on 5.004 acres located in an Agricultural zone.

4. NEW BUSINESS:

- a. 16-12-DR (Design Review) YESCO Signs master/monument sign for Tractor Supply Co.
- b. 16-14-DR (Design Review) Pinnacle Stones stone monument sign for Patagonia Subdivision.
- c. **Design Review Modification Request - 16-01-DRC** (Design Review) – **Reel Theater of Kuna:** Applicant requests modification of approvals from the DRC, in order to increase the height exception for the main tower from the originally approved 45' high, up to 55', also, to lower the height of some of the front walls of the building, and for landscape island modifications.
- d. Elect Planning and Zoning Commission Vice Chairman for the remainder of this year.

5. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, August 9, 2016**

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:05 pm**.

1. CONSENT AGENDA

2. Approval of the Planning and Zoning Commission meeting minutes for **July 12, 2016**.
3. Approval of the Planning and Zoning Commission meeting minutes for **July 26, 2016**.
4. Approval of the Finding of Fact and Conclusions of Law for 16-01-ZC (Rezone) and 16-02-CPM (Comprehensive Plan Map Amendment) and 16-01-S (Subdivision).

*Commissioner Gealy motions to approve the consent agenda at **6:07 pm**; Commissioner Hennis Seconds, all aye and motion carried 5-0.*

5. NEW BUSINESS:

- a. **16-03-ZOA** (Zoning Ordinance Amendment; An Ordinance of the City of Kuna, Idaho, amending Title 5, Chapter 1, Section 6-2 entitled “Meanings of Terms or Words” to make changes to the definitions; Amending Title 5, Chapter 3, Section 2, entitled “Land Use Table” to make changes to Land Uses related to the requirements for either a permitted or Special Use Permit; and providing an effective date.

–This item was tabled from the July 26, 2016 Planning and Zoning Commission meeting

Wendy Howell: Wendy Howell for the record PO Box 13 Kuna ID 83634. Two agencies have responded to this request, one was from Idaho Transportation Department and the other was from Central District Health. Neither had any comments or objections. Staff added and amended the definition portion of the zoning ordinance, if you’ll look in your ordinance under section one, it has the definition for lot and then underneath it has an ABC and then additional letter will be added under E, lot line front. The property line dividing a lot from a public or private street and from which the required front set back has been measured. Additionally there were some changes to the land use table as well as some added and other amended definitions. Changes appeared to be generally consistent with the comprehensive plan. City attorney has reviewed it and given it his nod, and I will stand for questions.

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Chairman Young: The question I had was under the table for farm animals domestic. I couldn't find a definition anywhere for what a domestic farm animal is. What is a domestic farm animal?

Wendy Howell: If you have your laptops, it is on the existing ordinance.

Commissioner Gealy: I'm not finding it here.

Wendy Howell: Chairman Young, can we take a recess please?

Chairman Young: Motion to take a five-minute recess.

Commissioner Herther: Second.

COMMISSION MEETING RECESS FROM 6:06 TO 6:12 PM

Chairman Young: Call back to order at 6:12. And that's all the questions I had.

Wendy Howell: Ok, just to elaborate for the record, under the footnote 2, underneath the table it did have the, a brief description of what a domestic farm animal is.

Commissioner Hennis: Yes, thank you.

Chairman Young: Are there any other questions for staff?

All: No

Chairman Young: Then I will go ahead and open the public hearing at 6:13, and seeing that nobody is signed up, we will go ahead and close it at 6:14 and that brings up our discussion. For me it all seems pretty straight forward.

Commissioner Hennis: I don't have anything.

Commissioner Gealy: I don't have anything.

Commissioner Herther: I don't have anything.

Chairman Young: I will stand for a motion.

Commissioner Hennis motions to approve 16-03-ZOA, zoning ordinance amendment; Commissioner Hennis Seconds, all aye and motion carried 5-0.

6. ADJOURNMENT:

*Commissioner Herther motions to adjourn at **6:17pm**; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

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Stephanie Wierschem, Vice Chair
Kuna Planning and Zoning Commission

ATTEST:

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

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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	Absent
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

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

1. CONSENT AGENDA

2. Approval of the Planning and Zoning Commission meeting minutes for **August 9, 2016**.

Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.

3. NEW BUSINESS:

4. **16-03-SUP (Special Use Permit)**; CSHQA representing Albertsons, LLC; Applicant is requesting Special Use Permit approval to install a drive thru window for the pharmacy.
5. A Team Land Consultants, representing Don Young Land Company, LLC; **16-02-S** (Subdivision), **16-02-ZC** (Rezone) and **16-02-SUP** (Special Use Permit): Applicant requests approval to subdivide the 22.88 acre site and rezone approximately 8.76 acres from the existing R-4 (Low Density Residential) to a C-1 (Neighborhood Commercial) zoning designation, and zone the remaining approximately 14.04 acres from its existing R-4 (Low Density Residential) to an R-6 (Medium-Low Density Residential) zoning designation, to create a 102 lot mixed use subdivision (Airenel Park)

Lee Young: Good evening, for the record, Lee Young 200 Broad Street Boise, ID 83702. As you can see in your packet Albertsons wants to place a drive thru window on the west elevation of the store. They are going to move a few parking stalls to create a turn around to get into the drive thru. There's currently commercial zoning on all sides of that parcel. On the other side of the drive aisle where we are going to put the drive thru window, there is a residential property but it has a 10 foot berm along that side so screening for headlights and noise and that is already taken care of. I have read the staff report and understand everything in it. I'll stand for any questions.

Commissioner Gealy: I have no questions.

Commissioner Herther: I have no questions.

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Commissioner Hennis: A couple of quick questions. For future use or access to the back parcels of this property, does this effect any of the egress or any of the traffic to the back parcels?

Lee Young: No

Commissioner Hennis: And there is adequate parking provided up front to replace the ones that are being removed on the side per city code?

Lee Young: Yes, even with the few stalls that are being removed it is still over parked for the size of the property.

Commissioner Hennis: Ok, thank you.

Vice Chairman Wierschem: Thank you.

Nancy Stauffer: Greetings Commissioners, for the record, Nancy Stauffer Kuna planning and zoning technician, 763 West Avalon Kuna, ID 83634. The applicant before you tonight, is from CSHQA, representing Albertsons, LLC. The applicant is seeking a special use permit to install a pharmacy drive thru, located at 700 E Avalon. All the agencies were notified of the proposed action on August 19. Property owners within 300 feet of the site were mailed notice of tonight's hearing on August 11th. The hearing notification was published in the Kuna Melba News on July 29th and the site was posted to reflect tonight's hearing on July 20th. The comprehensive plans future land use map identifies this parcel as CBD and the applicant has submitted all of the required documents. This request fully complies with planning and zoning requirements. The neighborhood meeting was held on July 20th and there were no attendees. Based on staff's review of the application, planning and zoning concludes the application complies with title 6 of Kuna city code, the future land use map within the comprehensive plan. Staff forwards a recommendation of approval to the commission with conditions stated in the staff report.

Chairman Wierschem: Thank you. Are there any questions?

Commissioner Herther: I don't have any questions.

Commissioner Gealy: I have no questions.

Vice Chairman Wierschem: Thank you. So to open up public hearing at 6:05, seeing none signed up I will close the hearing at 6:06. Ok, discussion for commissioners.

Commissioner Hennis: I think this one is pretty straight forward. Not really adjusting much, as long as parking is dealt with and traffic around the building, I don't see how it effects much of anything.

Commissioner Gealy: It's a nice service to provide.

Chairman Wierschem: I would agree. I would entertain a motion.

Commissioner Hennis motions to approve the 16-03-SUP; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Vice Chairman Wierschem: The next item is A-Team Land Consultants for Don Young Land Company, LLC. 16-02-S (Subdivision) and 16-02-ZC (Rezone) and 16-02-SUP (Special Use Permit). Is the applicant present?

Trevor Kesner: Chairman Wierschem and Commissioners, my applicant I do not see. I had a conversation with him earlier today and he said he would be here, so if it is possible to take a 5-minute recess and I will make a phone call. I have some people here, I don't have anybody signed up, but I'm assuming they are here for this case and I would feel really bad if they came and the applicant didn't show up.

Vice Chairman Wierschem: I just want to make sure that everyone here is clear that if you did not sign up, but would like to testify for this land use that we are about to hear. I believe the sign-up sheet is in the back and you can go ahead and do that. We are going to take a 5-minute recess at 6:08 to see if we can get in contact with the applicant. Thank you.

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Vice Chairman Wierschem: We will resume at 6:13. Is the applicant present? Would you please come forward and state your name and address.

Steve Arnold: Commissioner Wierschem, members of the commission, for the record, my name is Steve Arnold and I'm with A-Team Land Consultants. I'm here representing the project tonight. To give you kind of a quick overview. We have approximately 22.8 acres of land that we are developing. It's currently operated as a commercial lumber that will be switching over to approximately 21 four-plex lots, 16 townhouse units and 41 single family with 3 commercial lots fronting along Avalon. Overall density we are at about 6.95 units. That includes the roughly 14 acres of single family. We have about 5.25 acres of multi-family and then a little over an acre of town house units, which we are proposing about 16. We have provided quite a bit of open space throughout, and I'll get into that a little bit later, but there is about 3.04 acres of open space with a pocket park centrally located and then we're continuing the same pathway along Indian Creek that we did in Journey's end. The buildings, they're going to be, for the four-plexes we are proposing very similar to the product type in journey's end and other's that you have seen before, with pinwheel type design where they are two story, one entrance on each side of the building where no other renter lives above one another, so they are a two story within themselves. They are approximately 28 feet high and roughly 4000 square feet, 100 square foot units each. 2 bed, 2 bath. There won't be any balconies on these either, so we don't have the people looking down into our single family. These are platted on their own individual lots, so again, they can be owned individually, or they can be owned as a project whole. We will have CC&R's that govern the maintenance of the exterior of those units along with the roofing, painting and the maintenance of all that. There will be an HOA for the multi-family, one for the single family and for the townhouses and a separate one for commercial, but within each of those, like the commercial the townhouse and the four-plex, there is individual open spaces that will be maintained by those individual HOA's and then the four-plex will have a pool and clubhouse associated with it, that will be shared amongst all of the residential units of the subdivision. There will be an agreement of maintenance of the clubhouse facility on its own. Rent will probably range, from what we are seeing on journey's end, will be between \$950-\$1000 a month. The single family homes, the minimum square footage were proposing is 1400. Some of the design considerations that we have on this that you can see, and I think Trevor handed out a color rendering of the subdivision plat. But we've got a 25-foot buffer that we're proposing along Avalon street. Fairly significant buffer along Orchard and then along Kay, we have another 20-foot wide buffer. Quite a bit of landscaping internal to the sub, we got quite a few pathways connecting out to the pathway along Indian Creek. The Kay avenue will be constructed and completed as the half of a 40-foot section. Journey's end will complete the other side, so that roadway will be completed out once these two developments occur. Orchard is a 36-foot section and then all of the internal roads we're constructing as a 30-foot street section with detached sidewalks and a planter island. The blue Diamond Avenue will be converted. Right now it's private, but it will be converted over to a commercial street. Connecting all of these streets will be public. The only private streets proposed are the Drive isle within the four-plex units and then we have a common drive between the townhouse units. The townhouse units will basically have a rear load, where each of those units has a garage in the back and will access that garage via the common lot. And then of course all of the single family will have their driveways and garages. The multi-family we're proposing over two stalls per unit. So that will have significant amount of parking provided for that. The one thing that apart of this project is the relocation of the sewer treatment lift station that's in Orchard. We've been working extensively with Engineering and we're taking that lift station which is at or near capacity. We're bringing that lift station internal to the site, and we've got a location where we are putting it and then we are providing additional easements from Orchard, to the new lift station through Airenel and through Journey's end and then I'm working with Gordon on getting easements all the way out past Sailer to the next public street, the north south one, and I

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forget the name of that road, but about a mile of easements that we're working on as a separate than this subdivision. The intent of this new lift station is to provide capacity to sewer out to Falcon Crest. As you know we annexed that 40 acres. Well, there's about 300 acres and then we are looking at doing another annexation on that once these easements are in place. So this project, Airenel is the very end, downstream from all the sewer that is proposed from Falcon Crest all the way west. So it's a significant part of this project is were granting all the easements, were providing the location for the new pump station, which will serve as quite a bit of land east of town that were working on annexing. We hope we have those easements in place, we actually hope to have those signed here shortly. So, I know it doesn't show up very well on your preliminary plat, but there's a common lot that we proposed next to Indian Creek that will have this new lift station that we are working with engineering on. One item, as I earlier stated, we do have a pocket park, it's centrally located to the subdivision, but one thing that I have noticed with all subdivisions is the most utilized amenity within a subdivision are micro paths, and you can see that we have connected micro paths throughout the subdivision to connect to the greenbelt and then in turn we have also provided those connections to the new clubhouse, so that a walking amenity will be provided throughout the subdivision along the detached sidewalks and then we also have the pocket park within the single family and then the clubhouse within the multi-family. So we have provided quite a bit of amenities for this size of subdivision and we think it's going to be a nice product type. We've read through ACHD's report. ACHD has actually approved this site with all of the requirements we will comply with all of ACHD and other agency comments. We have read through the staff report provided by Trevor and we can comply with all of those requirements. With that being said that's the end of my presentation and I'll stand for any questions.

Chairman Wierschem: Do you have any questions?

Commissioner Gealy: Not at this time.

Commissioner Hennis: I do not either at this time.

Vice Charman Wierschem: Thank you.

Trevor Kesner: Good evening Vice Chair Wierschem, Commissioners, for the record my name is Trevor Kesner, City Planner, 763 W Avalon, Kuna. The application before you tonight is Steve from A-Team Land Consultants pointed out, seeks preliminary plat approval for the Airenel Park Subdivision, they also seek a special use and zone change. The entire parcel now is zoned R-4. They want to construct the multi-family, the townhomes and they will have three commercial parcels that are just on the north portion of the development that is just along Avalon. So that will be the rezone to the commercial and the existing, remaining R-4 will go to an R-6. I probably should have put in a zoning map to delineate what's moving to what, but it's a subdivision, a zone change and a special use permit to construct those multi-family within this. I state in the staff report the applicant proposes 41 single family lots. 16 of the townhome lots and 21 of the multi-family four-plexes. There are 21 proposed common lots which actually consist of approximately 21% of the entire site. The development provides improvements in connections to extend the existing pathway system along Indian Creek that will connect to the approved Journey's End subdivision that is just east of this development. They'll be constructing a nice portion of the Kuna Greenbelt, if you will and deeding it to the public. The subdivision is going to be actually built out in at least 6 phases and I believe that is shown on this submitted preliminary plat map. I know that it's an awfully large packet, but I'm not sure what the exhibit number is, but, A2P, possibly? Just to clarify the applicants' representative had stated earlier that the internal streets are going to be 30-foot wide, they are actually going to be 36 feet wide, and that's what we received from Ada County Highway District, and that's what was proposed, and that is back of curb to back of curb. It also includes an 8ft parkway strip and then the entire sidewalks that are proposed internally are actually outside of the right of way -so they will need to have easements for those sidewalks. The applicant has submitted all of the documents for the preliminary plat, the zone-change and the special use permit. They have complied with city staff's recommended modifications to the proposed preliminary plat and the site plans. The rezone from an R-4 to an R-6 is appropriate for the development and it

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does not require a comprehensive plan map amendment to go to the next level of density for zoning. The rezone request and the special use if they are approved would provide an avenue to construct those multi-family buildings and the townhomes. The applicant held a neighborhood meeting on April 20th 2016, quite a few people in attendance. It was a good robust meeting and the applicant took a lot of the suggestions that were brought forward at that meeting and tried to incorporate that here. Agencies were notified of tonight's hearing on July 11th and owners within 300 feet of the site were mailed notice of tonight's hearing on August 5th. The site was posted to reflect tonight's hearing on August 14th and the hearing was published in the Kuna Melba News on August 10th. The City Engineer has provided numerous recommendations for the required improvements, offsite obviously there is a lift station that's going to provide some additional sewerage to those 4 properties moving to the east and the applicant has provided for those easements. Based on staff's review of the application, planning and zoning would conclude that the application does comply with title 6 of Kuna city code, and it provides for several goals and policies, such as private property rights, land use, transportation, connectivity, housing and community design within Kuna's comprehensive plan. We would forward a recommendation of approval for the zone change and the special use permit. We would forward a recommendation for you to recommend approval to City Council for the subdivision preliminary plat. If there are any other additional conditions, you could put those forth, but as the applicant has stated, he is in agreement with all of the conditions as stated in the staff report and will comply, so I will stand for any questions you might have of me.

Commissioner Gealy: I have no questions.

Commissioner Herther: I don't have anything.

Commissioner Hennis: None at this time.

Vice Chairman Wierschem: I do. And I apologize, I don't know how else to address it, but I am looking at the item that you had mentioned about the...and I only see phase 1A, phase 1B, phase 1C, phase 2 and phase 3.

Trevor Kesner: State law would not permit the applicant to plat these phases as 1A, 1B, they would have to be platted as phase 1, phase 2, phase 3, so that's how that would go. If I over stated the amount of phases that is being built, I apologize. Did, I say 6?

Vice Chairman Wierschem: You said 6, but, if you just, if there is 6, if you could just show me where they are located. I think in our packet it also lists 6 phases.

Trevor Kesner: Ok. So I will correct that once we make the findings available to you.

Vice Chairman Wierschem: Ok. Thank you. I have no further questions. At this time, I am going to open up the public hearing at 6:30pm, and I'm going to start with "in favor", Steve Arnold.

Steve Arnold: Nothing further.

Thomas Sidener: Thomas W. Sidener, 221 S. Blue Diamond Lane, Kuna, ID. They are talking about opening Blue Diamond lane as a thoroughfare and I don't want that to happen. If you can see it on the map there, I don't know exactly how this is laid out to read, because that, Loretta Young and I own that property, that driveway, and they haven't said anything to us about buying it so I don't think that they should be able to use it, right?

Vice Chairman Wierschem: Could I just interrupt for a just a second? Is there a possible way that staff has a map so that we could show it? Thank you.

Thomas Sidener: So I am located right here. Help me on this. These, 2,3,4,5.

Trevor Kesner: Those would be the townhome lots.

Thomas Sidener: That's between two properties that's owned by Nick Young and Loretta Sidener. We'd appreciate that to be commercial all the way back here to Avalon.

Trevor Kesner: They are proposing this to be...

Thomas Sidener: I understand that, that's all the frontage on Avalon, but then we have 2 story houses against our houses.

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Trevor Kesner: They are proposing to make this C-1 in order to construct the townhomes.

Thomas Sidener: There 28 feet high, or whatever it was.

Trevor Kesner: I haven't seen any elevations for the proposed buildings. There are no elevations proposed in this packet at this time.

Thomas Sidener: Like, since 2 story, I don't want to look out my back and look at a 2 story wall. Maybe right against my property line. That's all I have. Like I say, Blue Diamond, he said something about using through as a thoroughfare, but if he is going down and turning before he enters Loretta's and my property, that's probably fine there, but he's not gonna go into the subdivision, that little driveway, because that's between two houses again, and she owns that property, that driveway. But it is a right of way, because the water is in there and stuff. City water and stuff. That's all I have to say at this time. Thank you.

Vice Chairman Wierschem: That's all I have signed up in favor, is there anyone else that would like to testify in favor? Ok, seeing none, I have neutral, Nick Young.

Nick Young: Nick Young, 200 S Orchard Ave. Tom pretty much covered everything on the road going through, we just have concerns. We know that ACHD, he said they did approve going through on Orchard, but if anybody has tried getting out on that highway AT 7:30, It's impossible. So, was there any street lights proposed, Kay street, Orchard?

Commissioner Gealy: Do you mean traffic lights?

Nick Young: Yes.

Commissioner Hennis: I don't remember one in the recommendations at this point, but.

Nick Young: Back on the Blue Diamond. If Blue Diamond, if you go north on Blue Diamond and look across the street, it does not line up with the Albertson's parking lot and there's been three people in my family that have crashed. When you merge into the turn lane, you never know what you are going to get just because the traffic patterns aren't quite right, right there, so using that as an access, more people going in there, is just going to be a problem from what I can see. The next thing is the quality of homes that are going to be built, it sounded like \$900-\$1000 in rent, we'd kinda like to see something a little more upscale than low income housing. I do understand it's next to the railroad tracks, and who wants to live next to the railroad tracks, I did, um, I would really like everybody just to really think about what's going to be built. Think about the traffic patterns, the quality, what's good for Kuna, what's not good for Kuna. I think we have enough low income housing. That's all I have.

Vice Chairman Wierschem: Thank you. Next I have Kathy Campbell.

Kathy Campbell: My name is Kathy Campell, I live at 208 S Blue Diamond Lane. I'm kind of neutral on this for the most part because that robust meeting we did ask for a whole lot of changes and not one has been incorporated into the new plan. We asked that all the multi-family homes not behind Loretta's house, which is a direct view outside of my house, so while I'd be looking down in her back yard, I'd be looking at the multi-level properties, and I don't have a problem with that, I just don't think it's proper when you have a house, a house, multi-levels, a house and a house. It doesn't make sense. We asked, and I put it in writing, I copied it to the city so that you knew that I asked for them to make this changes, not one change has been incorporated into their plan. I asked that they reconsider where the multi-family homes go to the back east south corner of the lot, so that it butts up against Kay street so their access when you got 4X16X2 children going to school having to cross Avalon to go to Reed, it just makes more sense for them to come out Kay, then Blue Diamond, or Orchard or having to go the green path all the way around, it just doesn't make any sense for the multi-family homes to be amongst all the single family homes that are there, and there's not a lot, we just ask that they put it in a different location. So I'm not really against their plan, I just think that it needs to be redesigned, and I gave them a really good plan idea. I also made a suggestion that they make an offer to Loretta to buy her front section so that she could have the back section of her property be protected and if she would like to trade she could actually sell it to her

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nephew and that he could have a house behind his aunt's house, I mean a suggestion that I don't think they were ever even offered or considered. But that way, again, it eliminates the multi-family homes and it resolves a lot of problems, I mean I'm not against multi-family, I just think it's in the wrong location. So, that, I just want you guys to consider the quantity of children that are going to be impacted by this. That this development should be responsible for the cost, not the city or the tax payers for the light and the, I guess you could say, it starts with an I...the street improvements for kids to cross across Avalon to go to school, when they are finished putting people into this property. They really need to...that shouldn't be on anybody's expense except the development that wants to put in so much. So, you guys should have copies of my suggestion, so. Thank you.

Vice Chairman Wierschem: Is there anyone else that would like to testify that has not signed up? (mumble from crowd) Yes? Come on up.

John Messmer: My name is John Messmer, I live at 235 south Orchard, I own 3 properties on Orchard. They said they were working to extend the green belt all the way through, and they're not really working at it very good cuz iv'e heard that the city said they didn't have enough money to do it and the A team none of them have talked to me about it, so, is the lift station in Orchard going to be taken completely out, is the question I have, because it's a real problem. I live right there and they have someone working on it every day at least once, sometimes two and three times. There's people there on overtime on the weekends working on it. So it does need to be done away with I think, cause it's a real problem. Are they gonna have to do pressurized irrigation for the houses between where the pressurized irrigation stops and goes into the new subdivisions and stuff. The city said that I was the only one that wanted it, but everybody that I have talked to that lives along there wants it. The city didn't talk to them, Gordon only talked to me and said I was the only one that wanted it. The traffic is terrible, I mean, if you are adding that many houses, it's going to be, what, at least 200 and some cars trying to get in and out of there, so, I think there's some things that still need to be addressed before they can do it because there's going to be a lot of children. That's all I have, thank you.

Vice Chairman Wierschem: I'm going to close the hearing, Oh, I'm sorry, I need to have the applicant come back up. I apologize.

Steve Arnold: If I may, I'll try to address some of these questions that came up, then I'll stand for any questions. One of the things that we've talked about, both on this project and on Journey's end, was a traffic signal at Kay. That is still the plan between ITD and ACHD. I know the city has looked at signalizing it. Unfortunately, with the traffic from Journeys End and this site, we still don't have enough traffic to warrant a signal. We're hoping we can get a signal put in based on safety concerns and not pure traffic volume numbers, and I believe ACHD has had that in the work program, I'm not sure if it's still in there, but that is the plan to eventually get that signalized. And then we've tried to focus a lot of the vehicular traffic from the single family and the multi-family out to Kay, the majority of the traffic that will be utilizing that will be there at the commercial site and then some single family will head out that direction, but our focus was to get traffic to Kay cause that was going to be the signalized intersection. There was some discussion about Blue Diamond on a private easement. The portion of Blue Diamond that we're improving, it's 100% on our property and we have worked with ITD, they've accepted the location where that's going to be and ACHD has both approved the location and how we are designing that. I don't recommend not having, having fewer street connections. Fewer street connections makes more traffic congestion and future problems down the road. That's why we're proposing to create an additional public street so that there is multiple ways in and out of this subdivision for both safety and traffic congestion. The housing number that I gave earlier, that was just for the rentals, that was for the multi-family, that \$950-\$1000 range. The housing product type on these type of lots will be significantly higher. We're seeing lots and homes sell in Silver Falls, which is the south side of the tracks across from Sutters Mill, we market that subdivision and we're getting houses on the average on the \$240-\$250 range, with a house as high as \$307K south of the tracks. We envision this subdivision to have quite a bit higher quality homes and would like to try to

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

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hit that same range of housing product type, so that's for the single family, of course the multi-family, there's going to be a rent there and we really don't have a design yet for the town house units, and that was not submitted with this application. We will submit a future design review application and this commission will have the ability to review that. There was a little bit of discussion about having the housing back up...where the townhouses are right now, we have a single family and a single family and we essentially got two townhouse units backing up to each of those. If I were to change that to single family, I would probably have 5 houses backing up to each one of those on either side of that public street. There was some discussion at that meeting to modify that to single family, we thought this to be a lesser impact. It's also a natural planning transition, you know, we got the higher intense use, the commercial up along Avalon, transition that to the townhouse units and then from that we go into the single family. The same thought was given along Kay, cause on the opposite side of Kay, adjacent to this site, is journeys end and on that side is the multi-family, right across from our multi-family on this side. We didn't think it would be a good idea to use the prime real estate next to Indian Creek as multi-family, so we were putting the multi-family next to the existing commercial and next to the new multi-family in journeys end. So that's kind of the thought that went behind the planning of this site. Transition the higher intense into the lower intense as we got back into Indian Creek. The lift station in Orchard, when we rebuild it, it will be abandoned. It is at and over-capacity and has been a problem, that's why we've been working with the city engineer quite a bit to look at building a larger lift station that will take additional capacity east of town and then from this development and journeys end and then as you go east. We are planning pressurized irrigation amongst all. With that being said, I will stand for any questions.

Commissioner Hennis: I do have one question. I just found the agency comment, but I haven't had a chance to look at it. Typically, ACHD doesn't like unlined up driveways, like was brought up Blue Diamond is across from the Albertsons parking lot. How is that getting figured, being it's slightly offset.

Steve Arnold: That's a good question. ACHD, the ideal that you have them lined up, but the bigger picture of the offsets, and having worked at ACHD I know what they are looking for, they are also looking for the separation from Kay and Orchard, and that was the best location for Blue Diamond to be located. I had originally talked to them about splitting one of our commercial lots so that I could get frontage on both sides and they said no. We need it pushed as far away from orchard as possible, so the preference to have it located further from orchard.

Commissioner Hennis: Ok. That's all I have for now.

Vice Chairman Wierschem: I just want a clarification as I had addressed with our staff member. Is there 5 or 6 phases?

Steve Arnold: I believe there is just 5. Trevor is correct, I should have labeled them 1,2,3. In our mind though, we probably have one happening at the same time.

Vice Chairman Wierschem: Ok, thank you. I have no further questions.

Commissioner Gealy: The work on the greenbelt, did I see it was in phase 3? Is that right? The work on the greenbelt will be in phase 3?

Steve Arnold: It will be in one of the latter phases of the single family, and we are intended to build that and then it gets dedicated to the city.

Commissioner Herther: In communication with ACHD, what's your gut feeling at this point about the light? Could you know what criteria you have to show them in order to get that light in?

Steve Arnold: That signal has been on and off again for probably as long as I've been doing business in Kuna and or when I was employed at ACHD, I know that was a big discussion. I think that we're close enough to traffic warrants and safety. At one point, and I don't have the latest dates, but when I was working on journeys end, it was 2 years out that they were planning to put it in. Because didn't generate enough traffic with this development and it didn't warrant a traffic study, we didn't do anything on that, so I don't have an updated

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idea, but it seems like we have been close for a long time and I anticipate that we'll get that sooner rather than later, especially with Journey's end and Airenel.

Commissioner Herther: If this all came about can you get a commitment from ACHD?

Steve Arnold: I don't know how to answer that one. We can make the request along with the city to help try to further that along, but ACHD with this project still said that it didn't warrant it, it didn't tip it over with this, I think if we all push, we can maybe get that pushed out but it's, like I said on Journey's end I knew the date, I don't know if that's still relevant with Airenel or not, but at the time we were like 2 years out from getting a signal. That was a year ago. So I know they are still watching it.

Wendy Howell: Stephanie, I may be able to add a little bit to that. Kay street here, the intersection there, that light signalization has been on the priority list for the last several years, at least 4 years that I know of. As of this last year they still have it done as not enough warranted, but it's and ITD, ACHD decision together because that's ITD's road, but the signalization is actually ACHD's. It's gets very complicated there and we have had conversations with them within the last two months about it.

Commissioner Hennis: Isn't that where ITD's jurisdiction ends and ACHD's begins?

Wendy Howell: No, Orchard.

Vice Chairman Wierschem: Thank you. I would like to close the public hearing at 6:55pm and go into commission discussion.

Commissioner Hennis: Well, I guess I'll start. I'm kind of surprised ACHD hasn't recommended a little more traffic study on that one, but I think everything is directed towards, the majority directed over towards Kay and I think this will push that signal up in a priority level, but, it could be a year or two out, it just as they build phases into this but I think they are going to recognize as Journey's end is built, they're probably going to see a little more than they expected, so I think that is something that may come around. I think the lift station, everything is being addressed. I don't have too much, otherwise, I think it's kind of put together there. There's going to be a lot of stuff put into that back area.

Commissioner Herther: Well, if we worked on that today, with getting the traffic signal there and they could give us a timeline.

Vice Commissioner Wierschem: But they can't

Commissioner Hennis: Yeah, that's, trying to get those agencies to commit is going to be next too impossible. But I think the biggest thing is once they start seeing the developments put in, that's going to change and push it more of priority than anything else, I mean, the city has been addressing this for a while, I know that. I have heard this on several different projects, so if it's been talked to and talked about recently and they see what's going to happen and what's going to go in, you know, there going to put something in. They put the one at Deer flat prior to the profile ridge fully going in, they are pretty aware of these as the development needs it, so I think as Journey's end starts, I think they are going to start a lot of more of a priority on it. But, yeah, in my experience in dealing with the agencies it's virtually impossible to get a commitment. In some respects that's good because we can show them what's going to happen and they can bump it on the priority level instead of having it on a committed time frame.

Commissioner Herther: That's all I'm recommending.

Commissioner Hennis: And we can put that in our recommendations that the city continue and that everybody continue that communication to the best of our ability.

Vice Chairman Wierschem: Commissioner Gealy?

Commissioner Gealy: I'm fighting with my iPad. Well, I'm a little confused about the pressurized irrigation. I'd just like a little clarification on where we are. What I read is that they will have pressurized irrigation in their common areas, but I don't understand what kind of irrigation is going to be available to the multi family, the town homes and the single family homes and the commercial.

CITY OF KUNA REGULAR PLANNING & ZONING COMMISSION

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Trevor Kesner: The pressure irrigation system will be extended throughout the entire development. Obviously, it will be available to all. These multi families will need to be sprinklered anyways, so you have to have fire flows.

Commissioner Gealy: I just saw the pressurized irrigation in the common areas, but, so what, everybody else is, using a watering can. That was my only question.

Commissioner Hennis: I don't have anything else, I think it's been pretty well laid out and addressed. As the future design review application comes in we will be able to deal a little more with the design review part of it and the actual houses. This one we're just dealing with the rezone and the SUP. We'll be able to look at this further before it goes to construction as well.

Vice Chairman Wierschem: Is there any other questions or clarifications? Then I would stand for a motion.

Commissioner Hennis motions to approve 16-02-ZC, rezone and 16-02-SUP for the special use permit, and recommend approval to the City Council for the 16-02-S, Subdivision with the conditions as outlined in the staff report and additional condition that the city continue communication with ACHD and ITD to try and help facilitate the stop light and the signalization of Kay street, to the best of their ability. Gealy Seconds, all aye and motion carried 3-0.

Commissioner Gealy: Thank you all for coming.

Vice Chairman Wierschem: Does anyone have any questions, reports?

Wendy Howell: I need someone to volunteer to be on the downtown revitalization committee. Specifically, to take a look at the design criteria for the downtown area, to give input.

Commissioner Hennis: The one that I would say is most qualified for that we can volunteer, can't we?

Wendy Howell: We can, unfortunately I think some of these meetings are during the daytime, but, what I'm thinking is possibly just sending it out to whomever is chosen and they can right back any concerns they have and then we can take it to the committee. That's about as close as I can get for an idea. Unless Ron has time, that he would like. Right now I think they are doing one meeting a month.

Commissioner Herther: I do have time, but I want to be a plus to whatever it is we are doing and maybe some direction. If I can't get some direction, I'm not going to be much help.

Wendy Howell: And what type of direction?

Commissioner Herther: Like, what the plans are.

Wendy Howell: What we can do is when Chris gets back from vacation, Chris and I can sit down and talking with you about what they have worked on so far and kind of bring you up to speed.

Commissioner Herther: Put me in coach.

Thank you

Commissioner Hennis: I'm not sure, is this a city resident only, or is it like...

Wendy Howell: The goal is just to get someone from the design review committee, which...

Commissioner Hennis: Like, P&Z, even though I'm not living in the city itself, I'm in the unincorporated Kuna.

Commissioner Gealy: I think It's a great idea to have someone from Planning and Zoning on that committee.

6. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 6:55pm; Commissioner Herther Seconds, all aye and motion carried 3-0.

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

**MEETING MINUTES
Tuesday, August 23, 2016**

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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Kunacity.id.gov

Finding of Fact and Conclusions of Law

To: Planning and Zoning Commission

Case Number(s): 16-03-SUP (Special Use Permit)
Albertson's Pharmacy Drive Thru

Location: 700 E Avalon Street

Planner: Nancy Stauffer, Planner Tech.

Hearing Date: August 23, 2016
Findings: **September 27, 2016**

Owner/Applicant: **Albertson's, LLC**
250 Parkcenter Blvd
Boise, ID 83702

Representative: **CSHQA, Lee Young**
200 Broad Street
Boise, Idaho 83702
208.343-1858
lee.young@csbqa.com



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| E. Proposed Findings of Fact | |

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions, zone changes and special use permits are designated as public hearings, with the Planning and Zoning Commission as the decision-making body for special use permits and City Council as the decision-making body for zone changes and subdivisions. This land use action 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 | July 11, 2016 |
| ii. Site posted | July 18, 2016 |
| iii. Agencies | July 29, 2016 |
| iv. Kuna, Melba Newspaper | July 29, 2016 |
| v. 300' Hearing Notification | August 11, 2016 |

B. Applicants Request:

1. Request:

A request from CSHQA (representing Albertsons, LLC) for a Special Use Permit to install and operate an Albertsons Drive Thru located at 700 E Avalon, Kuna, ID 83634.

C. History: The 1.12 acre subject parcel is situated entirely within Kuna City limits with an C-2 Commercial zoning designation. The site is currently being used as a commercial grocery store operation.

Surrounding Land Uses:

North	C-2	Area Business District – City of Kuna
South	C-2	Area Business District – City of Kuna
East	C-2	Area Business District – City of Kuna
West	C-2	Area Business District – City of Kuna

1. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 1.123 total acres
- C-2 (Commercial)
- Parcel # - R9835310050

2. Services:

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

3. Existing Structures, Vegetation and Natural Features:

Currently there are several commercial structures at this site which feature complete, mature landscaping.

4. Agency Responses:

Agencies were notified and no comments were received.

D. Staff Analysis:

This site is located on East Avalon Street and North Kay Street. The applicant intends to construct a drive thru window to be located on the east side of the building for the pharmacy. There will be no other changes to the existing structure.

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case 16-03-SUP, to the Commission with recommended conditions of approval.

E. Findings of Fact for Commission Consideration:

P&Z Commission hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case 16 -03-SUP to the City Council of Kuna.

1. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

F. Conclusions of Law:

1. Based on the evidence contained in Case 16-03-SUP, the Kuna Planning and Zoning Commission finds Case 16-03-SUP comply with Kuna City Code.
2. Based on the evidence contained in Case 16-03-SUP., the Kuna Planning and Zoning Commission finds Case 16-03-SUP, is consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Kuna City Code Analysis:

This request appears to be consistent and in compliance with all Kuna City Code (KCC) 5-6-7.

- A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:
 - 1.Minimizing adverse impact on other development;
 - 2.Controlling the sequence and timing of developments;
 - 3.Controlling the duration of the development;
 - 4.Assuring that development is maintained properly;
 - 5.Designating the exact location and nature of the development;
 - 6.Requiring the provision for on-site or off-site public facilities or services;
 - 7.Requiring more restrictive standards than those generally required in an ordinance.
- B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.
- C. Prior to granting or denying an application, the commission shall specify:
 - 1.The ordinance and standards used in evaluating the application;
 - 2.The reasons for approval or denial; and
 - 3.The actions, if any, that the applicant could take to obtain a permit.

Comment: *The project meets the land use and area standards and applicable requirements of Title 6 of the (KCC).*

H. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described.

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

2.0 – Property Rights

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

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

Comment: This application meets the Idaho Attorney General’s criterion for property takings analysis.

6.0 – Land Use

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

Objective 2.2:

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

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

Comment: This application meets the goals and policies outlined in the comprehensive plan as specified.

I. Decision by the Commission:

Note: This motion is to approve this request. If the Commission wishes to conditionally approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

1. Applicant shall construct a drive thru window as proposed in the submitted site plan dated July 19, 2016.
2. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
3. Applicant shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2016,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Nancy Stauffer, Planner Technician
Kuna Planning and Zoning Department



City of Kuna

P.O. Box 13
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Findings of Fact and Conclusions of Law

To: Planning and Zoning Commission

Case Number(s): 16-02-S (Subdivision), 16-02-ZC (Rezone) and 16-02-SUP (Special Use Permit):
Airenel Park Subdivision

Location: East of Orchard Avenue, west of Kay Avenue, south of State Highway 69/Kuna Road.

Planner: Trevor Kesner, Planner II

Hearing Date: August 23, 2016

Findings: September 27, 2016

Owner/Applicant: Don Young Land Company, Inc
PO Box 189
Kuna, Idaho 83634

Representative: A Team Land Consultants,
Steve Arnold
1785 Whisper Cove Ave.
Boise, Idaho 83709
steve@ateamboise.com

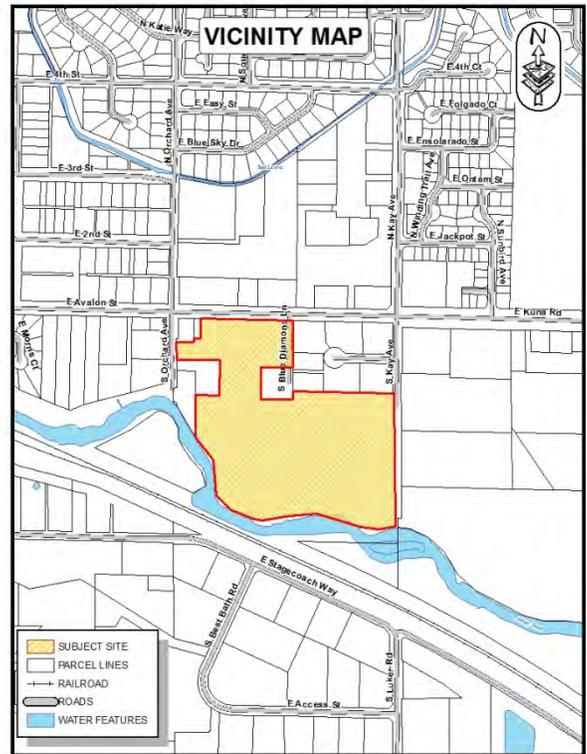


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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions, rezones and special use permits are designated as public hearings, with the Planning and Zoning Commission as the decision-making body for special use permit and City Council as the decision-making body for rezones and subdivisions. This land use action 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 | April 20, 2016 |
| ii. Agencies | July 11, 2016 |
| iii. 300' Property Owners | August 5, 2016 |
| iv. Kuna, Melba Newspaper | August 10, 2016 |
| v. Site Posted | August 14, 2016 |

B. Applicants Request:

1. Request:

Applicant requests approval to subdivide the 22.88 acre site and rezone approximately 8.76 acres from the existing R-4 (Medium-Low Density Residential) to a C-1 (Neighborhood Commercial) zoning designation, and zone the remaining approximately 14.04 acres from the existing R-4 (Medium-Low Density Residential) to an R-6 (Medium Density Residential) zoning designation, to create a 102 lot mixed use subdivision (Airenel Park).

The site is located west of South Orchard Avenue, east of South Kay Avenue and south of East Avalon Street. There appears to be conflicting agency information regarding the current zoning designation of the subject parcel. A search of historical public records or City ordinances to support different zoning designations on the parcel were unsuccessful. As Kuna does not allow multiple zones on individual parcels, the City has deferred to Ada County parcel data for the current zoning of R-4 for the entire subject site, as provided by the Ada County Assessor's Office.



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C. History: The 22.88 acre subject parcel is situated within Kuna City limits with an R-4 residential zoning designation. This property has historically been used for agricultural and light commercial purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the subject site as 'Mixed Use City Center'. Staff generally views this land use request to be consistent with the approved Future Land Use Map within the Comprehensive Plan.

LEGEND

	MEDIUM DENSITY		NEIGHBORHOOD DISTRICT
	HIGH DENSITY		WWTF
	MIXED USE GENERAL***		CITY INTEREST
	MIXED USE CITY CENTER		MIXED USE GENERAL WITH A MINIMUM EQUIVALANCE OF 3 UNITS PER ACRE
	LIGHT INDUSTRIAL		GREEN WAY WATERWAYS
	HEAVY INDUSTRIAL		GREENBELT OVERLAY



Comprehensive Plan Map

2. Surrounding Land Uses:

North	C-2	Area Business District – City of Kuna
South	RUT/ M-1	Rural Urban Transitional – Ada County Light Manufacturing District – City of Kuna
East	R-6/ C-1	Medium Density Residential – City of Kuna Neighborhood Business District – City of Kuna
West	R-6/ R-4	Medium Density Residential – City of Kuna Medium-Low Density Residential – City of Kuna

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 22.88 total acres
- R-4 (Medium-Low Density Residential)
- Parcel # - S1303120820

4. Services:

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a commercial structure and some outbuildings on the northern portion of the 22.88 acre parcel; the remaining land is used for agricultural purposes. None of the existing buildings will remain as the site develops. The northern portion of the site has a natural downward slope of up to 3% southward as it levels to 0% grade midway toward Indian Creek. Soils composition is unknown.

6. **Transportation/Connectivity:** There are currently no public roadways internal to the site. Blue Diamond Way is currently a private lane being dedicated as a public street from the site onto SH-69/Kuna Road. On the east side of the project, the applicant proposes three access points to the development from South Kay Avenue; two of which will be private drive aisles offering direct access to the multi-family portion of the project. The third access from South Kay Avenue will be a fully improved 36 foot public street section within 50 feet of Right-of-Way (Exploration Way), which will align with the approved Journey's End development to the east.
On the west side of the project, the applicant proposes to utilize the existing site access from South Orchard Avenue. The access and approach from South Orchard Avenue will be a fully improved roadway (Silver Rush Street) consistent with all proposed internal streets; 36 foot wide roadway pavement with curb, gutter and five foot detached sidewalks buffered by seven foot wide parkway strips throughout.
There are multiple connections (using trails and pathways) through subdivision blocks to encourage a pedestrian friendly environment and neighborhood connectivity. The three proposed commercial lots will close the existing driveways on the north side of the project along SH69/Kuna Road. Access to the commercial lots shall be internal to the development from the proposed Silver Rush Street. Ada County Highway District (ACHD) has ultimate authority to approve access, circulation, driveway approaches and proposed street and sidewalk widths.

7. **Environmental Issues:** Portions of the subject site lie within FEMA's current 'Zone A' flood hazard area, as it borders Indian Creek to the south. Other than FEMA's 1% annual chance flood hazard area, staff is not aware of any environmental issues, health or safety concerns or conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control (BPBoC), Ada County Highway District (ACHD), Central District Health Department (CDHD), Idaho Department of Environmental Quality (DEQ). Community Planning Association of Southwest Idaho (COMPASS). The responding agency comments are included as exhibits with this case file.

E. Staff Analysis:

Applicant proposes 21 multifamily lots (totaling 84 dwelling units) in a C-1 commercial zone, 16 townhouse lots, 41 single family home lots, and 21 common lots within an R-6 residential zone over a total of 22.88 acres.

The entire site is currently zoned R-4. Three of the proposed 37 commercial lots will be situated on 2.52 acres along the northern portion of the site as it fronts E. Avalon Street. The applicant proposes to rezone approximately 8.76 acres of the site from the existing R-4 to a C-1 (Business/Commercial; Neighborhood Business District) zoning designation in order to construct the proposed townhomes and multi-family residential units and create the three commercial lots for future development.

Applicant is proposing approximately five (5) phases of development and will be required to submit a Design Review application for the Multi-Family buildings and landscaping of common areas. Subdivision common areas will comprise over 20% of the subject site (4.86 acres). A homeowners association will be established for the care and maintenance of the common lots. The common lots will be developed as open space, pathways, a tot-lot and community center with a swimming pool facility.

Indian Creek is the natural southern boundary for the project; therefore, one common lot will be developed as an extension of the public multi-use pathway along the northern bank of Indian Creek canal. Applicant proposes to fully improve said portion of the Indian Creek pathway and deed it to the public. Public services will be extended by the developer to serve the development including the replacement and relocation of a sanitary sewer lift station.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §67-6511, §67-6512, §67-6513 and the Kuna Comprehensive Plan; and forwards Case No.'s 16-02-S, 16-02-ZC and 16-02-SUP, to the Commission with recommended conditions of approval.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map (adopted September 1, 2009)
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Comprehensive Plan Analysis:

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

The proposed subdivision, rezone and special use permit applications for the subject site are consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings; including single- family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people (Page 21).

Comment: *The proposal follows the community vision and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and 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.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does **not** constitute a "taking" and the economic value remains intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed development complies with these elements of the comprehensive plan by providing a varied mix of housing types which aligns with this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighborhood Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. Higher density housing options should be located near the core service areas (schools, churches, parks, neighborhood commercial destinations). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal complies with the Comprehensive Land Use Plan as adopted by Kuna, by incorporating the following; a mix of different housing options in or near the neighborhood core while promoting quality development and transportation connectivity.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes a mix of residential densities comingled with commercial uses, which will contribute to the availability of varied housing types and home sizes in a logical and orderly manner.*

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the

neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *This application promotes sound community and urban design principles.*

H. Procedural Background:

The Planning and Zoning Commission conducted its Public Hearing on August 23, 2016, where it considered Case No.'s 16-02-S, 16-02-ZC and 16-02-SUP, including the application, agency comments, staff's report, application exhibits and any public testimony presented or given.

I. Findings of Fact:

Based on the record contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, including the exhibits, staff report and public testimony at the public hearing, the Kuna Planning and Zoning Commission hereby *approves* 16-02-SUP (Special Use Permit) for the proposed Airenel Park Subdivision; and recommends *approval* of 16-02-S (Subdivision) and 16-02-ZC (Rezone) for the Airenel Park Subdivision with the conditions as stated in the staff report, to the City Council of Kuna.

Comment: *The Commission's findings agree with staff's analysis that the proposal complies with Idaho Code § 67-6511(2) C, 67-6512 and 67-6513, the Kuna Comprehensive Plan (as outlined in this report) and accompanying Comprehensive Plan Map.*

1. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on August 23, 2016, to hear from City staff and the applicant to accept public testimony. The decision by the Commission is based on the application, staff report and any public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, this proposal appears to generally comply with the Comprehensive Plan and accompanying Comprehensive Plan Map.

Comment: *The Comprehensive Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map designates this property as Mixed Use City Center. As this is a proposed mixed residential and commercial use, the project generally follows the goals of the Comp Plan and the Comp Plan Map. In making a decision regarding a rezone, the Commission is to consider Idaho Code §67-6511 (2) C, which requires that it analyze a proposed change to the city's zoning ordinance to ensure that the requested change is not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction then the request for re-zone may properly be denied.*

In addition, and in regard to the request for the subdivision of the property, Idaho Code §67-6513 states that the city may provide for mitigation of the effects of subdivision development on the ability of the city to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.

3. The Kuna Planning and Zoning Commission has the authority to *approve or deny* the Special Use Permit application and recommend approval or denial for the Subdivision and Rezone applications to the City Council.

Comment: On August 23, 2016, the Kuna Planning and Zoning Commission will vote to approve or deny case No. 16-02-SUP and recommend approval or denial of Case No's 16-02-ZC, and 16-02-S.

Prior to granting a special use permit, the Commission may require studies of the social, economic, fiscal, and environmental effects and any aviation hazards as defined in section 21-501(2), Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. As well, a special use permit approval is not transferable from one (1) parcel of land to another.

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: As noted in the process and noticing section, notice requirements were met to hold a public hearing on August 23, 2016.

J. Conclusions of Law:

1. Based on the evidence contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, the Kuna Planning and Zoning Commission finds Case No's 16-02-S, 16-02-ZC and 16-02-SUP, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, the Kuna Planning and Zoning Commission finds Case No's 16-02-S, 16-02-ZC and 16-02-SUP, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Kuna City Code Analysis:

1. This request appears to be consistent and compliant with all Kuna City Codes (KCC).

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC*

2. The site is physically suitable for a subdivision.

Comment: *The approximate 22.8 acre project includes a request for a zone change from the current 'R-4' to a 'C' and an 'R-6' zoning designation. The Planning and Zoning Commission shall determine the extent and the nature of the rezone request in accordance with the adopted comprehensive plan per KCC 5-13-4. The site appears to be compatible with the proposal.*

3. The rezone, subdivision and special uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according City requirements and best practices and therefore will not cause environmental damage or loss of habitat.*

4. The rezone, special use and subdivision applications are not likely to cause adverse public health problems.

Comment: *The proposed development and land use designation requires connection to public sewer and potable water systems, therefore eliminating the occurrence of 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.

Comment: Staff did consider the special use, rezone and subdivision applications along with the location of the property and adjacent uses. The current adjacent lands are small commercial and residential uses situated between two local collector roads. The development will be connected to the Kuna City central sewer and potable and pressure irrigation water systems.

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate to serve the project.

K. Decision by the Commission:

Note: This proposed motion is to approve the Special Use Permit application; and to recommend approval for the rezone and subdivision requests to the City Council. If the Commission wishes to approve or deny specific parts of the special use request as detailed in this report, those changes must be specified.

Based on the facts outlined in staff's report and any public testimony given at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case No. 16-02-SUP *Special Use Permit* and hereby recommends *approval* of Case No's 16-02-S subdivision and 16-02-ZC rezone for the Airenel Park preliminary plat *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 plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. The applicant shall fully improve and dedicate (deed) the common lot(s) or portions of any common lots which are considered to be the Indian Creek Pathway (Greenbelt) extension along the southern boundary of the development, to the public. The applicant shall work with the Parks Director to ensure that the

greenbelt pathway improvements conform to the standards set forth in Kuna City Code for public pathways.

6. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
7. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
8. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
9. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. 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) prior to requesting final plat signature from the City Engineer.
12. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
13. The applicant's proposed preliminary plat, landscaping and SUP map (dated 08/04/16) shall be considered binding site plans, or as modified and approved through the public hearing process.
14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED this _____ day of _____, 2016

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Trevor Kesner, Planner II
Kuna Planning and Zoning Department



City of Kuna

Staff Report

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

To: Kuna Planning and Zoning Commission

File Numbers: 16-04-SUP (Special Use Permit) for Dylan Davis/Gem State Kennels, LLC

Location: 252 N. Meridian Rd
Kuna, Idaho 83634

Planner: Nancy Stauffer, Planner Technician

Hearing date: September 27, 2016

Applicant: Dylan Davis
804 W. Kingsley St
Meridian, ID 83646
(208) 629-9687

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- B. Applicants Request
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- E. General Project Facts
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- I. Proposed Findings of Fact
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- K. Proposed Decision by the Commission

A. Course of Proceedings:

1. Applicant is proposing dog kennel/training services in an existing building on approximately 5.00 acres located in an agricultural zone. Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to offer kennel services within the City of Kuna.
2. In accordance with KCC Title 5, this application seeks SUP (Special Use Permit) approval to offer kennel/training services.

a. Notifications

- | | |
|---------------------------|--------------------------------|
| i. Neighborhood Meeting | August 4, 2016 (two attendees) |
| ii. Agencies | August 15, 2016 |
| iii. 300' Property Owners | September 9, 2016 |
| iv. Kuna, Melba Newspaper | September 14, 2016 |
| v. Site Posted (Deadline) | August 30, 2016 |

B. Applicants Request:

Request from Gem State Kennels, LLC (Dylan Davis), for a Special Use Permit (SUP) to operate a dog kennel located at 252 N. Meridian Rd. Kuna, ID 83634.

C. Vicinity and Aerial Maps:



D. History:

The site is currently zoned A (Agriculture) and has an existing building/home on site which was previously used as a residence.

E. General Projects Facts:

1. Legal Description: A legal description was included with the applicant’s submitted request.

Surrounding Land Uses:

North	A	Agriculture – Kuna City
South	RUT	Rural Urban Transition – Kuna City
East	A	Agriculture – Kuna City
West	C-1	Neighborhood Business District – Kuna City

1. Parcel Sizes, Current Zoning, Parcel Numbers:

- Parcel Size: Approximately 5.00 acres
- Zoning: Agriculture (A)
- Parcel #: S1419333450

2. Services:

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – None
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff)
- Sanitation Services – J&M Sanitation

3. Existing Structures, Vegetation and Natural Features:

Currently, the site has a 1,920 square foot, two-story residential single family dwelling with a 240 square foot detached garage and a 3,920 square foot accessory building. Parking area is gravel with a fence.

4. Transportation / Connectivity:

The site fronts SH69, Meridian Road. Direct access is from one (1) shared driveway approach onto SH69, Meridian Road. The driveway and the parking area are both gravel.

5. Environmental Issues:

Staff is not aware of any environmental issues.

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

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

7. **Agency Responses:**

The following agencies returned comments:

- Exhibit B-1: Idaho Transportation Department – 08/30/16
- Exhibit B-2: Kuna City Engineer (Gordon Law, P.E.) – 08/16/16
- Exhibit B-3: Central District Health Department – 08/19/16

The responding agency comments are provided as Exhibits B-1 through B-11, and are included with this case file.

F. **Staff Analysis:**

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #16-04-SUP, subject to the recommended conditions of approval.

G. **Applicable Standards:**

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

H. **Proposed Comprehensive Plan Analysis:**

The Kuna planning commission accepts the Comprehensive Plan components as described.

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

2.0 – Property Rights

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

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

5.0 – Economic Development

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

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

6.0 – Land Use

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

Objective 2.1:

Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

Objective 2.2:

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

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

I. Proposed Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. A kennel service complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. Public services are available and are adequate to accommodate the intended use.
4. The site is zoned A (Agriculture) and a kennel is an allowed use by obtaining a Special Use Permit.
5. The site is physically suitable for the proposed use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use does not appear to be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public; taking into account the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and is adequate for the proposed use.
9. Planning and Zoning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
10. Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this case.
11. The neighborhood meeting was held and the notice requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. The SUP for kennel services is consistent with Kuna City Code.
2. A kennel is not likely to cause any environmental damage and avoids injury to wildlife or their habitat.
3. A kennel is not likely to cause adverse public health problems.
4. The kennel is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
5. Based on the evidence contained in Case **#16-04-SUP**, this proposal appears to comply with Sections 5-3-2 and 5-1- 6-2 and of Kuna City Code.
6. Based on the evidence contained in Case **#16-04-SUP**, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
7. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application.
8. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

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

Based on the facts outlined in staff’s report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby (approves or denies) Case No. 16-04-SUP, a Special Use Permit request by Dylan Davis, (Gem State Kennels), (with or without) the following conditions of approval:

Recommended Conditions of Approval:

1. In the event the uses on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the owner and the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
2. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the planning and zoning commission.
3. Landscaping shall be maintained in accordance with City Code 8-1-3.
4. Commercial Kennel License shall be obtained and maintained in accordance with City Code 10-3-9
5. All Local, State and Federal laws shall be complied with.

DATED this _____ day of _____, 2016



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)	16-04-SUP
Project name	Gem State Kennels
Date Received	08/15/16
Date Accepted/ Complete	08/19/16
Cross Reference Files	
Commission Hearing Date	09/27/16
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>DYLAN DAVIS</u>	Phone Number: <u>208.629.9687</u>
Address: <u>804 W. Kingsley St.</u>	E-Mail: <u>dylandavis29@gmail.com</u>
City, State, Zip: <u>Meridian, ID 83646</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>252 N. MERIDIAN RD KUNA 83634</u>	
Site Location (Cross Streets): <u>MERIDIAN AND E. KUNA RD</u>	
Parcel Number (s): _____	
Section, Township, Range: _____	
Property size : <u>5 ACRES</u>	
Current land use: <u>HOUSE W/A BARN</u>	Proposed land use: <u>DOG KENNEL</u>
Current zoning district: <u>AG</u>	Proposed zoning district: <u>AG/SPECIAL USE</u>



Project Description

Project / subdivision name: _____

General description of proposed project / request: DOG KENNEL WITH 11 DOGS FEET INDOORS IN THE BACK BARN

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other SPECIAL USE IN AG ZONED LAND

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: HOUSE, BARN

Any existing buildings to remain? Yes No

Number of residential units: 1 Number of building lots: 0

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

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

Number and ages of students/children: 0 Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): EXISTING 4FT AROUND PROPERTY W/A 6FT FENCE AROUND DOG PLAY AREA

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: 2 LIGHTS ON PROPERTY

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): WE GRAVELED THE ENTIRE DRIVEWAY LOOP, OVER TIME RE-SOD THE YARD

Applicant's Signature: Dylan Jain Date: 8-11-16

To whom it may concern,

I am writing this letter to briefly explain our business, Gem State Kennels, and the type of service we will be providing to the City of Kuna.

Gem State Kennels was formed officially in December of 2015 with the goal of providing high quality dog training to the Treasure Valley. We currently offer two separate services: obedience training and retriever training. In our short time in business, we have quickly built a great reputation for providing a high degree of dog training. The property located at 252 N. Meridian Rd, allows us to be centrally located to many of our clients as well as providing 3 acres of training space. Our goal at this new property is to enhance the look and overall quality of the property in a way that appeals to potential clients and to everyone that drives past. As of 7-18-16 we began renovating the property, removing all the old overgrown trees and weeds in preparation for our new facility. In addition we are in the process of replacing all the old fencing and bringing the property up to par with our expectations. We see this current location as a huge opportunity to serve the dog owners around the City of Kuna. We look forward to continuing to enhance the overall look and feel of the property.

Sincerely,

Dylan Davis Owner

Chris Melink Owner

Seth Simpson Owner

Exhibit

A-2-b



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Serguy Stadnitsky 205 De Anza Blvd. #38
Name Address
Son Mateo CA 94402
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to Dylan Davis 252 N. Meridian Rd. Kuna, ID
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this August day of BIRTHDAY, 2016

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.



Troy Belmont
Notary Public for Idaho

Residing at: 763 W. Avalon, Kuna, ID.

My commission expires: NOV. 4, 2020.



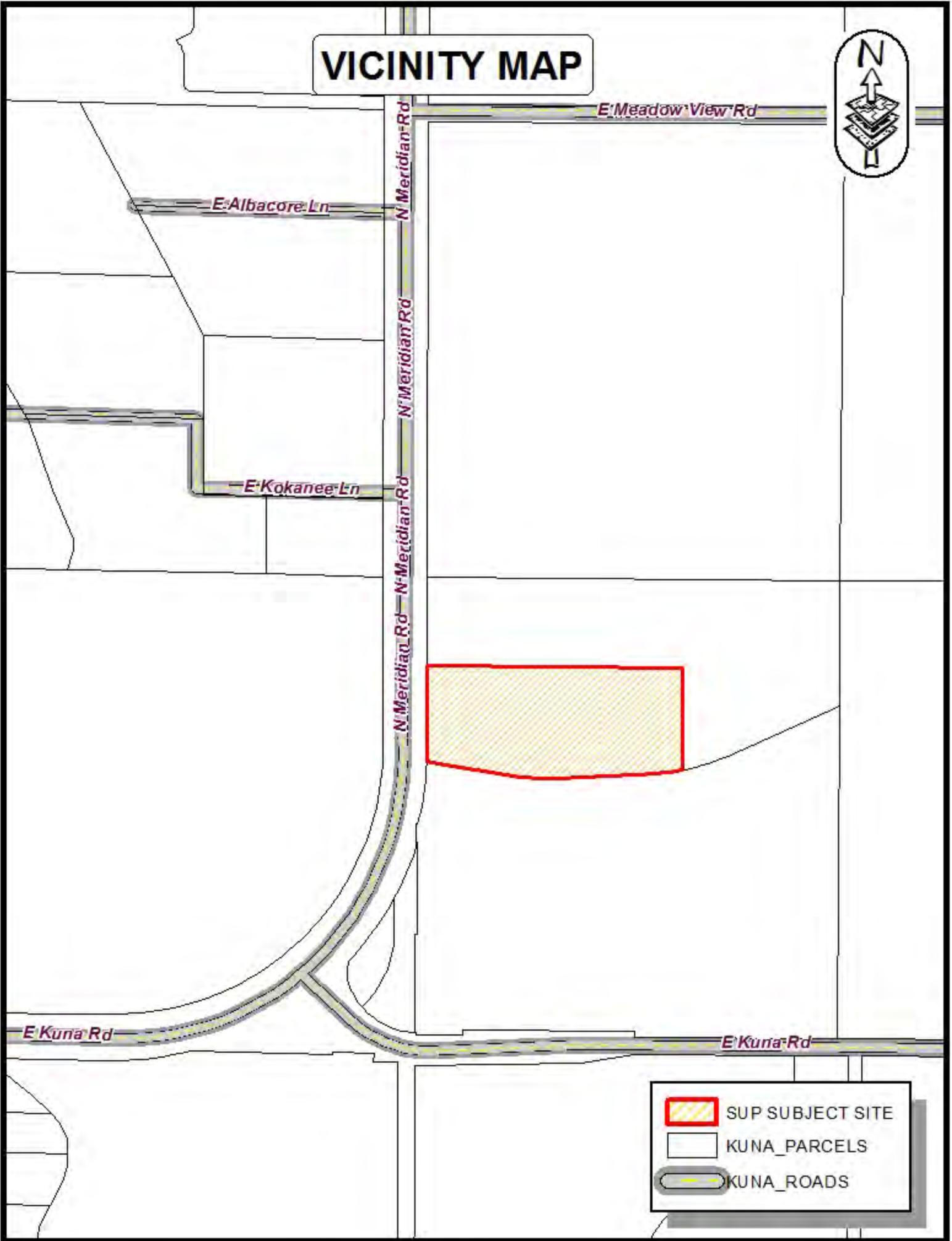
E Kokanee Ln

N Meridian Rd

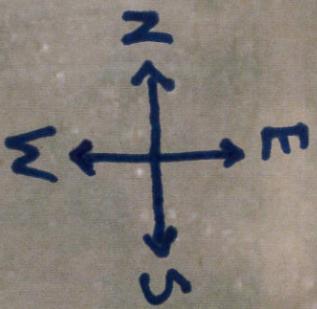
E Kuna Rd

Exhibit
A-2e

VICINITY MAP



	SUP SUBJECT SITE
	KUNA_PARCELS
	KUNA_ROADS



FLAT LAND TRAINING AREA

DOG PLAY AREA 85X65

6 FT TALL WELDED FENCE FOR DOG PLAY AREA

BARN WITH 11 INDOOR KENNELS

BARN LIGHTING

FENCE

LIGHT POST
FENCE

Teed Lateral

MERIDIAN ROAD

ENTRANCE GATE

FENCE





City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

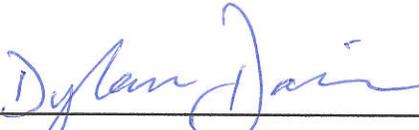
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8



Applicant/agent signature

8-5-16

Date





Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: DOG KENNEL

Date and time of neighborhood meeting: 8-4-16 7PM

Location of neighborhood meeting: 252 N. MERIDIAN RD KUNA, ID 83634

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: 5.004

Subdivision Name: 2N 1E 19 Lot: _____ Block: _____

Site Address: 252 N. Meridian Rd Tax Parcel Number(s): 51419333450
KUNA, ID 83634

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

CURRENT PROPERTY OWNER:

Name: SERGEY STADNITSKY

Address: 252 N. MERIDIAN RD City: KUNA State: ID Zip: 83634

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

Name: _____ Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____





Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

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

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

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

Please fill out the supplied certification form and include it with your application so we have written record of your meeting. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

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

APPLICATION TYPE

BRIEF DESCRIPTION

- Subdivision (Sketch Plat and/or Prelim. Plat)
- Conditional Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

DOG KENNEL ~~MANAGEMENT~~

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot(s): _____ Block(s): _____

Site Address: _____ Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

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

Name: DYLAN DAVIS Business (if applicable): GEM STATE KENNELS

Address: 804 W. Kingsley St. City: Meridian State: ID Zip: 83646

Fax: _____ Phone: _____ Cell: 208.629.9687

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

_____ DOG KENNEL _____

APPLICANT:

Name: DYLAN DAVIS GEM STATE KENNELS LLC

Address: 252 N. Meridian Rd

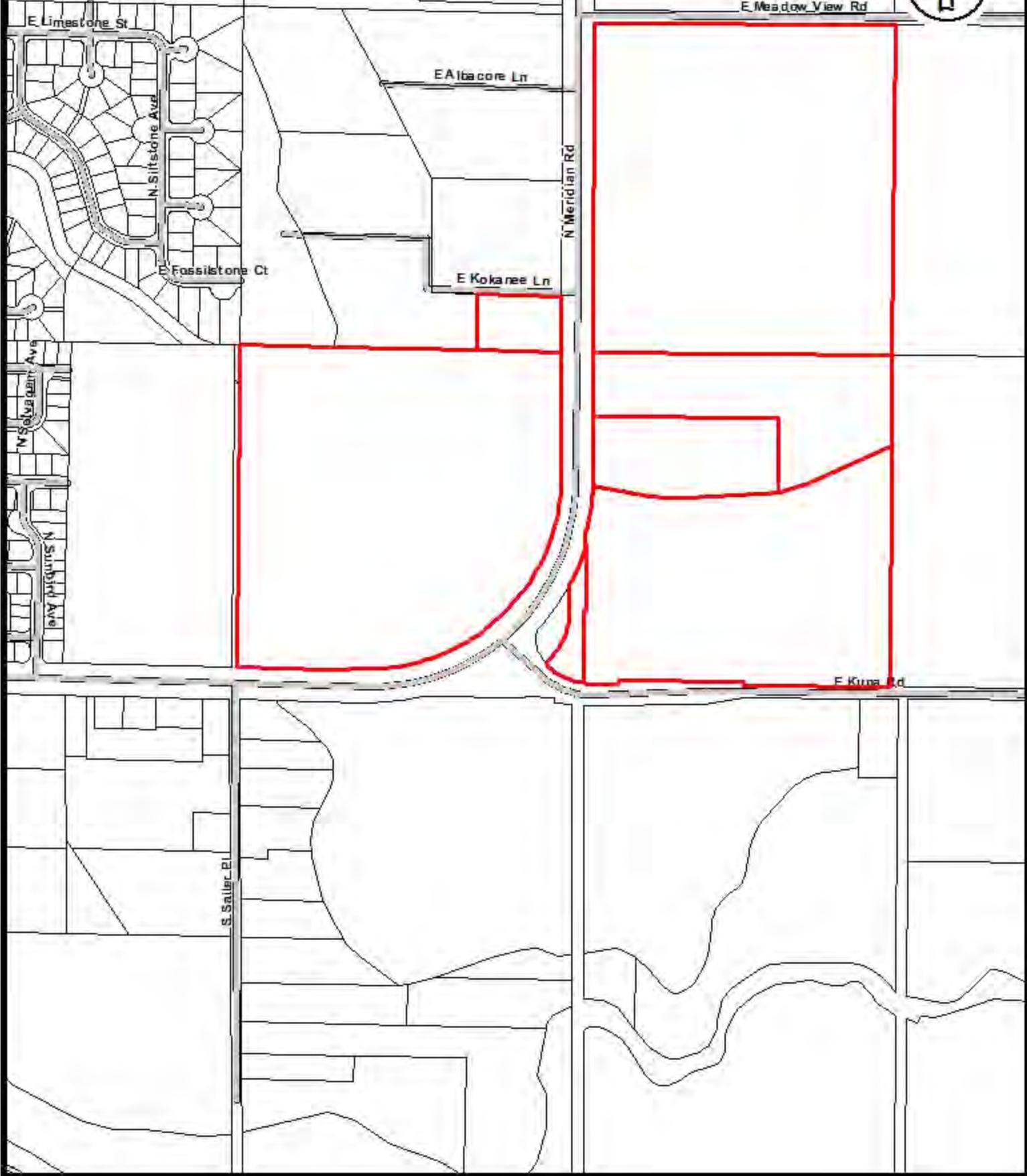
City: KUNA State: ID Zip: 83634

Telephone: 208 629 9687 Fax: _____

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

Signature: (Applicant) Dylan Davis Date 8-4-16

300' MAP



PRIMOWNER

GUINN STEPHEN J
WANNER-BUCKNER PARTNERSHIP
BLACK CREEK LTD PARTNERSHIP

STADNITSKY SERGEY JR

YOUNG JAY L JR
BLACK CREEK LTD PARTNERSHIP

SECOWNER

YOUNG DONNA

ADDCONCAT

3244 HIGHWAY 201
819 W PENNWOOD ST
PO BOX 690

205 DE ANZA BLVD # 38

399 N MERIDIAN RD
PO BOX 690

STATCONCAT

NYSSA, OR 97913-5194

MERIDIAN, ID 83642-0000

MERIDIAN, ID 83680-0690

SAN MATEO, CA 94402-0000

KUNA, ID 83634-0000

MERIDIAN, ID 83680-0690

SIGN IN SHEET

PROJECT NAME: GEM STATE KENNELS LLC

Date: 8-4-16

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<i>Donna Young</i>	<i>399 Nth Meridian Rd</i>	<i>83634</i>	<i>922-4468</i>
2	<i>Jay Young</i>	<i>399 Nth Meridian Rd</i>	<i>83634</i>	<i>922-4468</i>
3				
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30				

Exhibit
A-3



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Dylan Jain

Applicant/agent signature

8-5-16

Date





CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Wendy Howell; Nancy Stauffer

FROM: Gordon N. Law
Kuna City Engineer

RE: Gem State Kennels
Special Use Permit
16-04-SUP

DATE: August 15, 2016

The City Engineer has reviewed the Special Use Permit request of the above applicant(s) dated August 15, 2016. It does not appear the request involves connection to City utilities. The City Engineer concludes there is not a reason from a public works perspective to provide further comment on the application.





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # _____

Conditional Use # 16-04-SUP

Preliminary / Final / Short Plat _____

City of Kuna

RECEIVED

AUG 25 2016

CITY OF KUNA

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

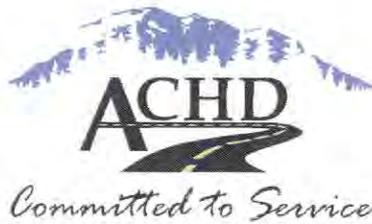
14. Animal feces must be cleaned up daily & disposed in approved manner.

Reviewed By:

[Signature]

Date: 8/19/16





Kent Goldthorpe, President
 Paul Woods, Vice President
 Rebecca W. Arnold, Commissioner
 Sara M. Baker, Commissioner
 Jim D. Hansen, Commissioner

September 9, 2016

(Via email)

To: Dylan Davis
 804 W. Kingsley Street
 Meridian, ID 83646

Subject: KUNA16-0005/ 16-04-SUP
 252 N. Meridian Road
 Gem State Kennels-Special Use in Ag Zoned Land

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site specific conditions of approval for this application.

A. Findings of Fact

1. State Highway-Meridian Road

Meridian Road is under the jurisdiction of the Idaho Transportation Department. The City of Kuna, the applicant and ITD should work together to determine if additional right-of-way or improvements are necessary on Meridian Road (SH 69).

B. Site Specific Conditions of Approval

1. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
2. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
3. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway Meridian Road	274-feet	Arterial	494	

** ACHD does not set level of service thresholds for State Highways.

Average Daily Traffic Count (VDT): Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Meridian Road south of Deer Flat was 8,924 on May 5, 2015.

Exhibit
 B-4

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

A handwritten signature in blue ink that reads "Dawn Battles". The signature is written in a cursive, flowing style.

Dawn Battles
Planner I
Development Services

cc: City of Kuna, via email

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

From: [Dawn Battles](#)
To: ["Dylan Davis"](#)
Cc: [Nancy Stauffer](#)
Subject: RE: Gem State Kennels KUNA16-0005/16-04-SUP
Date: Monday, September 12, 2016 2:37:53 PM
Attachments: [image001.png](#)

Dylan,

Please see the email below about no impact fees due, and no inspections required. Thanks again for providing your detailed letter.

Dawn,

Please thank him for providing such detailed info – that is exactly what we need. We'll apply the prior use deduction for the existing home and there won't be any fees. No fees were ever paid on the home, because of the age, but he'll still get the benefit. "There are no ACHD impact fees due, and no inspection required." Thank you!

Thanks,

***Dawn Battles
Planner I***

*Ada County Highway District
3775 Adams St.
Garden City, ID 83714
[Tel:208.387.6218](tel:208.387.6218)
dbattles@achdidaho.org*

"We drive quality transportation for all Ada County-Anytime...Anywhere!"



From: Dylan Davis [mailto:dylandavis29@gmail.com]
Sent: Monday, September 12, 2016 10:45 AM
To: Dawn Battles
Subject: Gem State Kennels

Dawn,

Company Structure and Business model:

Gem State Kennels is a dog training company. We offer two types of training: retriever training and basic obedience training. 70% of our clients are retriever dogs and 30% are basic obedience dogs. We have 1 employee and that is

the trainer. Our trainer lives full time in the house on the property. He has 1 personal vehicle. We will have a maximum of 11 dogs onsite for training. Each dog lives and stays onsite for anywhere from 30 days to 180 days. Our average dog is in training with us for 60 days. Clients deliver their dogs to us in one of two ways: our trainer meets them at a location convenient for the client and our trainer then drives the dog back to the property or the client drops their dog off at the property. It is very typical that the client asks us to meet them close to their home for pickup of their dog. We often meet at places like Cabela's, D&B Supply, and Sportsman's Warehouse due to those being central locations around the Treasure Valley. Once a dog is in our care, we begin training it daily. We begin training dogs one on one with the trainer at 8:00 AM. Our typical hours of operation are 8:00 AM to 5:00 PM Monday-Friday. Each dog gets 30-45 minutes per day with the trainer and longer if needed. Each dog is let out multiple times a day to the play area to use the bathroom. We do most of the basic obedience training in the fenced play area located behind the barn. We do the beginning retriever training in the 4 acres located behind the barn. As the retriever training progresses, our trainer loads up 4 dogs at a time in a large kennel system in the back of his truck and takes them offsite to do water training and long distance training. We currently have access to train on multiple different private properties close to the kennel. We typically have clients check in on their dog's process once a month. The retriever training clients meet us offsite at the private properties and the basic obedience training clients meet us onsite at the kennel. At the end of a dog's training session, our trainer meets the retriever hunting clients offsite at the private properties to show them their dog's progress and the basic obedience clients typically come to the property to get their dog.

In summary, the property at 252 N. Meridian Road, Kuna, Idaho 83634, will not change any of the traffic patterns on Meridian Road. There will be very similar traffic activity to any other home along Meridian Road.

Description of Kennels:

We did not build any new buildings on the property. We will be utilizing an already existing barn for the kennels. As you can see in the attached sketch of the kennel layout, we will have 11 indoor kennels that are 4 feet by 6 feet. Each kennel has it's own gate. The kennels have a 5 foot tall chain link panel as a divider. There is an entrance door on the front of the barn and a door on the back of the barn that goes into the play area.

Let me know if you need anything else or have any other questions.

Thank you,

Dylan Davis
Owner of Gem State Kennels

RON PLATT
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2455 OVERLAND ROAD
BOISE, IDAHO 83705-3105

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

16 August 2016

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

RE: Gem State Kennels **16-04-SUP**
252 N. Meridian Rd.
Boise-Kuna Irrigation District **BK-198 B**
Teed Lateral 47+40
Sec. 19, T2N, R1E, BM.

Nancy Stauffer:

The United States' Teed Lateral lies within the southern boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 30 feet northerly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the lateral easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Roads or driveways that parallel, and are within and/or intended to be within this federal easement due to any development of this property must be relocated outside of this federal easement. The easements of Boise Project facilities will remain the same unless

agreed upon and/or approved with written permission from Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

August 30, 2016

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

VIA EMAIL

RE: 16-04-SUP GEM STATE KENNELS

The Idaho Transportation Department has reviewed the referenced special use permit application for the Gem State Kennels – Dylan Davis at 252 North Meridian Road east of SH-69. ITD has the following comments:

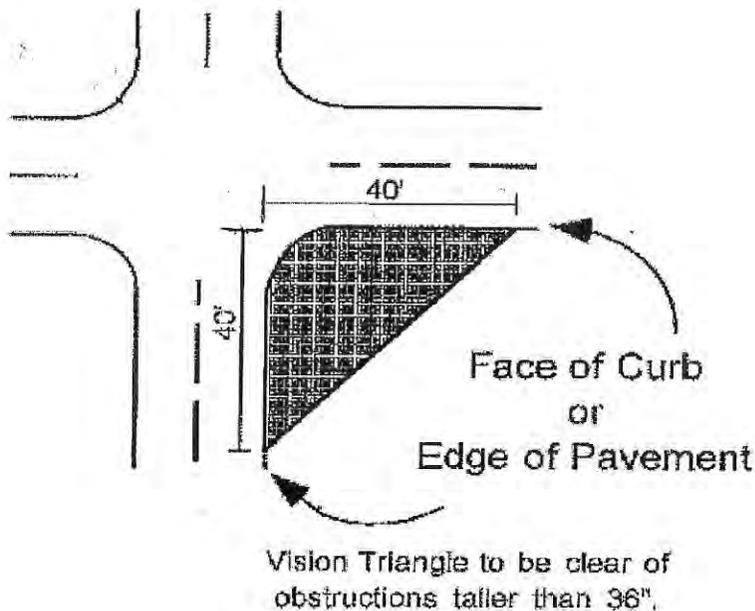
1. ITD has no objection to a dog kennel being constructed on this parcel.
2. Our documentation shows two deeded approaches between stations 67+25.54 and 76+05. There are no permitted approaches so any change from the current use will require applicant to apply for and receive an approved Right-of-Way use permit prior to doing any work or activity within the highway Right-of-Way. Please have the applicant contact Shona Tonkin at 334-8341 for this permit.
3. Referencing the Idaho Administrative Procedures Act (IDAPA) 39.03.42 which governs access to the State highway system, the spacing requirements for un-signalized accesses other than public roads on highway type "Regional", at 45 mph is 360 feet. The spacing between the parcel's existing approach and the existing approach to the north is approximately 285 feet. The spacing between the parcel's existing approach and the existing approach to the south is approximately 290 feet. These distances do not meet current IDAPA requirements. If the proposed use increases the trip generations for the property the applicant will need to show what they will do to maintain the safety and mobility that the IDAPA requirements provide. A traffic impact study may be required.
4. ITD reminds the City that as properties develop the City is required to update developments to current IDAPA 39.03.42 rules to reduce conflict points along the State highway system thereby improving safety, mobility, and economic opportunity.
5. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact Dion Burch at 334-8355 for more information.

Exhibit

B-11

6. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
7. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the "vision triangle" of vehicle operators. The boundaries of the "vision triangle" are defined as follows:
 - a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
 - b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.

VISION TRIANGLE



If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

Nancy Stauffer

From: Dylan Davis <dylandavis29@gmail.com>
Sent: Tuesday, August 30, 2016 9:16 AM
To: Nancy Stauffer
Subject: Sign for Gem State

Nancy,

The sign is up with both sides posted as of yesterday around 4:00 PM.

Thanks,
Dylan

Sent from my iPhone



PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON SEPTEMBER 27, 2016
AT 6:00PM AT KUNA CITY HALL (763 N. AVALON)

PURPOSE: SPECIAL USE PERMIT - PARCEL # S1419333450, ZONING A,
DOG KENNEL/TRAINING FACILITY

PROPERTY LOCATION: 252 N. MERIDIAN ROAD

APPLICATION BY DYLAN DAVIS, GEM STATE KENNELS

CONTACT NANCY STAUFFER, 208 922 5274 FAX 208 922 5989
NSTAUFFER@CITYOFKUNA.COM OR NSTAUFFER@KUNAIID.GOV WITH ANY QUESTIONS

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week prior to the hearing.

**LEGAL
NOTICE**

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

SIGN IN SHEET

PROJECT NAME: GEM STATE KENNELS LLC

Date: 8-4-16

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<i>Donna Yang</i>	<i>399 Nth Meridian Rd</i>	<i>83634</i>	<i>922-4468</i>
2	<i>Jay Yang</i>	<i>399 Nth Meridian Rd</i>	<i>83634</i>	<i>922-4468</i>
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Agency Transmittal

August 15, 2016

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

CASE NUMBER	16-04-SUP (Special Use Permit).
PROJECT DESCRIPTION	Applicant requests agency review and comment on Special Use Permit application for the proposed Gem State Kennels .
SITE LOCATION	252 N Meridian Road (see attached map)
APPLICANT/ REPRESENTATIVE	Gem State Kennels– Dylan Davis 804 W Kingsley Street Meridian, ID 83646
SCHEDULED HEARING DATE	Tuesday, September 27, 2016 6:00 P.M.
STAFF CONTACT	Nancy Stauffer nstauffer@ Phone: 922.5274 Direct: 639.5342 Fax: 922.5989

We have attached/enclosed information to assist you with your review and responses. **No response within 15 business days indicates that you have no objections or concerns with this proposed project.** We appreciate any information you can supply us as to how this action would affect the services you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon after as it may be heard at Kuna City Hall: 763 W. Avalon Kuna, ID 83634. Please contact staff with questions.. In an effort to reduce paper waste and costs for postage, we are providing electronic packets for agencies. **If your agency requires full size plans to review, contact the applicant directly or the city and we will arrange for delivery of plans.**

***Please send our office the email addresses individuals within your organization who should receive these notifications in the future. ***

Exhibit
 B-9



City of Kuna

Design Review Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 16-12-DR (Design Review)

Location: Tractor Supply-817 N Meridian Rd

Planner: Nancy Stauffer, Planning Technician

Meeting Date: June 12, 2016

Applicant: YESCO – *Todd Taylor*
416 E 41st Street
Boise, ID 83714
208.433.3132
ttaylor@yesco.com

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

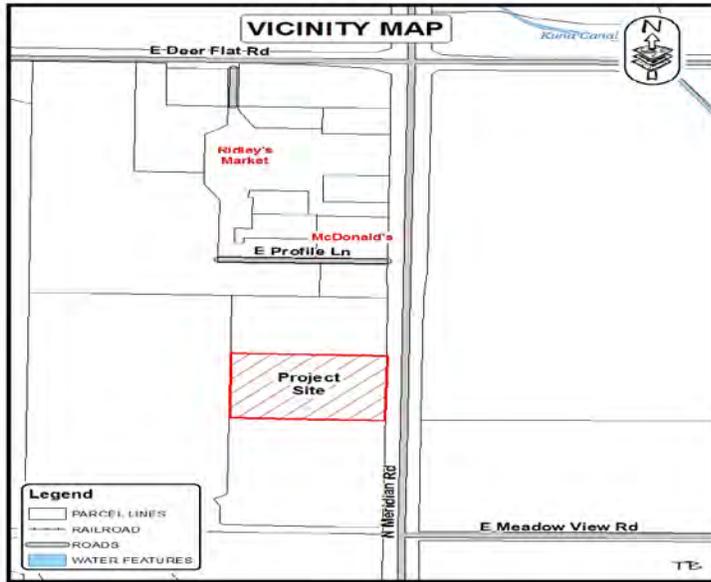
- i. Agenda

September 27, 2016

B. Applicant Request:

1. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, this application seeks DRC approval for a monument sign for the site.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps:



D. History:

The property is in the City limits and is currently zoned C-1 (Area Business District).

1. Comprehensive Plan Designation: The Future Land Use Map (FLU) identifies this site as Area Business District. Staff views this request to be consistent with the approved FLU map.

2. Surrounding Land Uses:

North	C-1	Commercial: Area Business District– Kuna City
South	RUT	Rural Urban Transition - Kuna City
East	A/RUT	Ag/Rural Urban Transition - Kuna City
West	R-6	Medium Density Residential - Kuna City

3. Services:

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

E. Staff Analysis:

Staff has determined the proposed signage plan, as submitted, complies with the Kuna City Code (Chapter 10, SIGNS, and section 5-10-1 through section 5-10-8)
Based on staff’s review of the application, staff concludes the application complies with 5-10 of the Kuna City Code and the Kuna Comprehensive Plan. They are the sections of the City code pertaining to signage within City limits

Conditions of Approval:

1. Signage for the site shall comply with current Kuna City Code, as well as, *obtain a sign permit prior to construction.*
2. Lighting within the site shall comply with the Kuna City Code.
3. The applicant shall follow all staff and agency recommendations.
4. The applicant shall comply with all federal, state and local laws.

DATED: This 27th day of September, 2016.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Nancy Stauffer, Planning Technician
Kuna Planning and Zoning Department



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.: 16-12-DR

CROSS REF.: 817 N. Meridian rd.

FILES: (16-07-SN)

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input 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 type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

N/A

Lighting Plan

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

N/A

Roof Plans

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

N/A

Design Review Application

Applicant: Yesco - Todd Taylor Phone: 208 433 3132

Owner

Representative

Fax/Email: TTaylor@Yesco.com

Applicant's Address: 416 E 41

Boise ID

Zip: 83714

Owner: Emmett Land Partners Phone: 435-881-9040

Owner's Address: 398 S 9th suite 260 Email: Brett@ENBIGN Development group.com

Boise ID

Zip: 83702

Represented By: (if different from above) Todd Taylor Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: 817 N. KUNA Meridian RD

KUNA ID

Zip: 83634

Distance from Major Cross Street: 225' Street Name(s): Meadow View Dr

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.)*

a Freestanding Motitenant Sign

1. Dimension of Property: 325' x 545'

2. Current Land Use(s): None

3. What are the land uses of the adjoining properties?

North: Pauls Market C-1
 South: Future Development RUP
 East: KUNA Meridian Hwy A / RUT
 West: FARM ground R-1e

4. Is the project intended to be phased, if so what is the phasing time period?
 Please explain: _____

5. The number and use(s) of all structures: _____

6. Building heights: _____ Number of stories: _____

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? _____

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: _____ / _____

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

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

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

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

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

Type: _____

Size: _____

Location: _____

(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: _____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

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

% of Site Devoted to other uses: _____

Describe: _____

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

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

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

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

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

19. Setbacks of the proposed building from property lines: _____

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'); _____

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

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

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

Signature of Applicant  Date 9-13-16

City staff comments:

Signature of receipt by City Staff _____ Date _____

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



OXFORD
ARCHITECTURE

1222 Park Ave. Suite 200
Kuna, ID 83642
Phone: 208.833.1111
Fax: 208.833.1112
www.oxfordarch.com



TRACTOR SUPPLY COMPANY

KUNA
IDAHO

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Job Number: 1505

Date: 04.18.2015

Revised:

Revised:

Revised: SITE PLAN

Sheet Number: AS-1

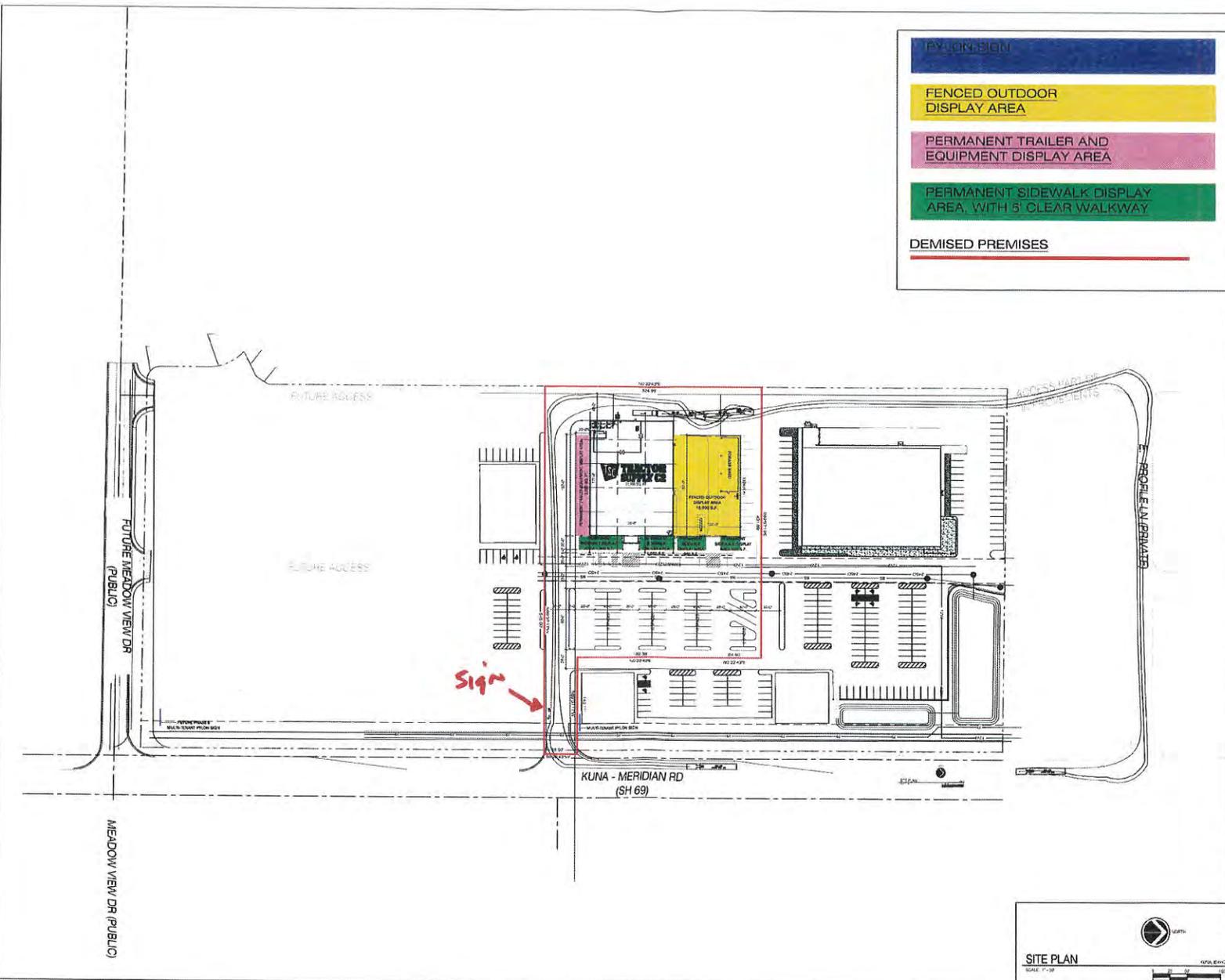
BYLDM SIGN

FENCED OUTDOOR DISPLAY AREA

PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA

PERMANENT SIDEWALK DISPLAY AREA, WITH 5' CLEAR WALKWAY

DEMISED PREMISES



SITE PLAN

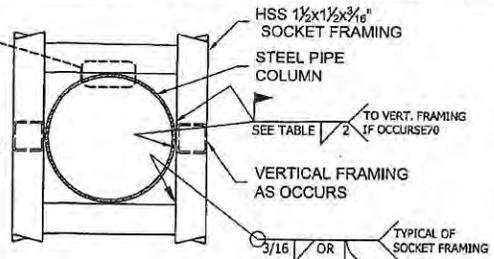
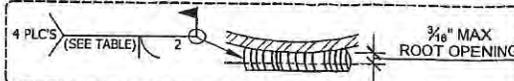
SCALE: 1"=30'

0' 10' 20' 30'

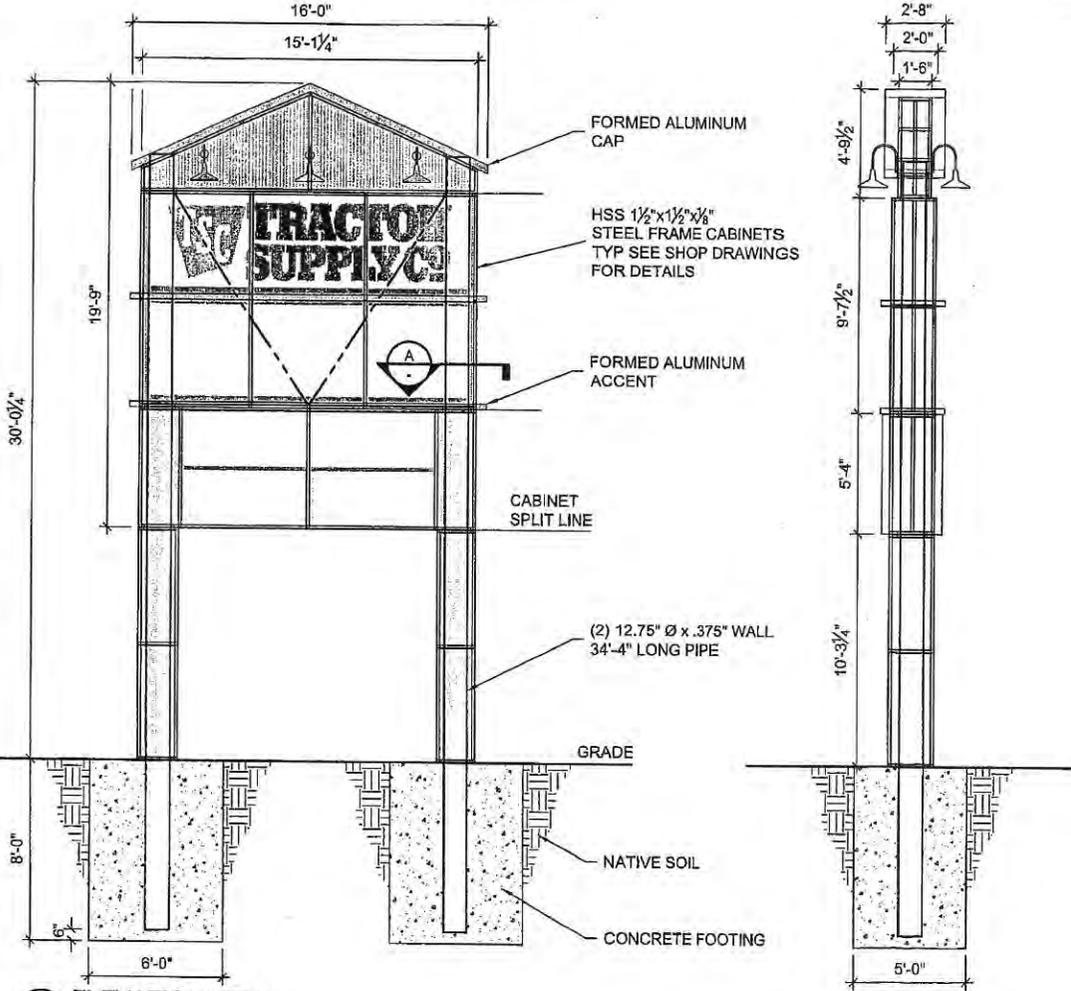
North Arrow

ROOT OPENING	REQ'D WELD SIZE
0 - 1/16"	3/16"
1/16" - 1/8"	1/4"
1/8" - 3/16"	5/16"

A HSS SOCKET AT COLUMN



SCALE: NTS



1 ELEVATION VIEW

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

GENERAL STRUCTURAL NOTES

- DESIGN CRITERIA**
- BUILDING CODE: IBC 2012
 - DEAD LOAD: SIGN CABINETS <= 15 PSF FRONT ELEVATION AREA
 - WIND LOAD: Vu11 = 115 MPH (3 SECOND GUST), EXPOSURE C (URBAN, SUBURBAN), RISK CATEGORY = II

- STRUCTURAL STEEL**
- DESIGN AND FABRICATION ACCORDING TO AISC-ASD, 14TH EDITION
 - PIPE: ASTM A500 GRADE B OR API 5L, GRADE X42, FY= 42 KSI
 - STEEL TUBE (HSS): ASTM A500 GRADE B, FY= 46 KSI
 - STEEL PLATE (PL) & ROD: ASTM A36
 - SEPARATE ALL ALUMINUM FROM FERROUS METALS AND CONCRETE WITH A CONTINUOUS URETHANE OR OTHER NON-CONDUCTIVE INSULATOR TO PREVENT METAL DECAY BY ELECTROLYSIS.

- STEEL WELDING**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1, CURRENT EDITION.
 - WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES.
 - E70XX ELECTRODES FOR SMAW PROCESS
 - ER70S-X, E70C-XC ELECTRODES FOR GMAW PROCESSES
 - 3/16" MIN ALL AROUND FILLET WELD UNLESS OTHERWISE NOTED

- FOOTING NOTES**
- CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 PSI AT 28 DAYS MIN.
 - CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND ACI 318., REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.
 - CONCRETE POURED AGAINST UNDISTURBED NATIVE SOILS
 - NATIVE SOILS ASSUMED TO BE CLAYEY SAND
 - SOIL ALLOWABLE LATERAL BEARING CAPACITY = 100 PSF/FT
 - ALLOWABLE BEARING AT GRADE= 1500 PSF

- OTHER NOTES**
- REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS



ENGINEERING

1605 South Gramercy Rd.
Salt Lake City, UT 84104
(801) 487-8481

www.yesco.com

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Revisions

No.	Date
1	6/27/2016



Drawn by: Dennis Bolshakov
Checked by: Ben Jones

Kuna Shopping Center

Median Rd,
Kuna, ID
Engineer: Dennis Bolshakov
Account Exec: Todd Taylor
Designer: Alesger

Date: 6/27/2016

Project No.

317132

S1

Structural Engineering Calculations for:

KUNA SHOPPING CENTER 317132
MERIDIAN RD
KUNA, ID

Free Standing Double Pole Pylon 30' OAH

Index

Title	1
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Wind Loads	3
Sign Column Design	4
Footing Design	5
Drawing	S1

Prepared by: Dennis B.
Reviewed by: Ben Jones



Corporate Engineering
1605 South Gramercy Road
Salt Lake City, UT 84104
Phone: 801.487.8481

BASIS FOR DESIGN

Project: KUNA SHOPPING CENTER 317132
Descript: Free Standing Double Pole Pylon 30' OAH
Ref:

BUILDING CODE:

2012 EDITION OF THE INTERNATIONAL BUILDING CODE.

LIVE / SNOW LOADS: NA

GRAVITY / DEAD LOADS:

STEEL FRAME SIGN CABINETS = 15 PSF

LATERAL LOAD PARAMETERS:

RISK CATEGORY = II

AND WIND SPEED MAP 2012 IBC FIGURE 1609A APPLIES

WIND:

WIND SPEED, V_{ult} = **115 MPH, 3-SECOND GUST**

WIND EXPOSURE = **C**

SEISMIC: < WIND, WIND GOVERNS

STEEL:

PLATES (PL) AND SHAPES: *ASTM* A36, $F_y = 36$ ksi

PIPE STEEL: *ASTM* A500-GRADE B or API 5L -GRADE X42, $F_y = 42$ KSI

TUBE STEEL (HSS): *ASTM* A500, GRADE B, $F_y = 46$ ksi

WELDING: LOW HYDROGEN, E70 SERIES RODS

BOLTS: *ASTM* A325

FABRICATION AND ERECTION TO COMPLY WITH LATEST *AISC SPECIFICATIONS*.

FOUNDATIONS:

SOIL PARAMETERS:

ALLOWABLE BEARING PRESSURE = **1500** PSF.

ALLOWABLE PASSIVE LATERAL PRESSURE = **100** PSF/FT

FOUNDATION POURED AGAINST NATURAL GRADE.

CONCRETE:

MINIMUM 28 DAY STRENGTH, $f'_c = 2500$ PSI

SIGN COLUMN DESIGN

Project: KUNA SHOPPING CENTER 317132

Descript: Free Standing Double Pole Pylon 30' OAH

Ref: ASCE 7-10, Chapter 29; AISC Steel Construction Manual, 14th Edition, **ASD Design**

Wind Speed, V_{ult} :	115 MPH	Exposure:	C	Consider Case B: No	Case C: No		
Areas Subject to Wind Forces		Case B Ecc. Factor: 0.20					
Description	Height (s) (ft)	Width (B) (ft)	Area (sqft)	Centroid (ft)	Top (h) (ft)	0.6 W(Wind) (psf)	Sign Cabinet Weight (psf)
1) Sign	19.75	15.10	298.31	20.15	30.02	24.08	15
2) Pole Covers	10.27	3.50	35.95	5.14	10.27	19.56	15

Calculation of Design Forces at Critical Heights			
Governing Load Combination (ASD): $D + 0.6W$			
y (ft)	$M_{.6W}+M_D$ (k-ft)	$M_{.6W}+M_D$ (k-in)	$V_{.6W}$ (kips)
@ grade	148.31	1779.8	7.886
30.02	0.00	0.0	

Calc. of Eccentric Dead & Wind Load Moments /Torsion				
Sign Area	P_D (kips)	e' (ft)	M_D (kip ft)	T_w (kip ft)
1)	4.475	0.001		
2)	0.539			

Sign Column Design Table										
Pipes (P), $F_y = 42$ ksi		Square (HSS), $F_y = 46$ ksi								
Column Stage	# of Columns	Column Type (P, HSS)	Column Size	Length (ft)	Spacing C to C (ft)	Start Elev (ft)	End Elev (ft)	Sleeve Depth (in)	Capacity Check	
1st	2	P	12.8x.375	37.52	13.33	-7.500	30.021	N/A	OK	
1st		M_r with P-Δ (kip ft)	M_n/Ω (kip ft)	V_r (kips)	V_n/Ω (kips)	T_r (kip ft)	T_n/Ω (kip ft)	P_r (kips)	P_n/Ω (kips)	Combined Forces AISC 360. H1-1or H3-6
		149.797 0.000	224.875	7.886	205.03		211.88	7.992	151.4	0.69

LATERAL BEARING PIER AND CAISSON FOOTING

Project: KUNA SHOPPING CENTER 317132

Descript: Free Standing Double Pole Pylon 30' OAH

Ref: 2012 IBC, Section 1807.3.2.1, 1806.3.4 & 1806.2

# Footings =	2	Moment/Footing, M=	74,898	lb-ft
Pass lat soil res, q =	100 psf	Shear/Footing, P=V=	3,943	lb
		Composite Centroid, h=	19.00	ft

Unconstrained Rectangular Pier

Length, L=	6.0	ft, parallel to sign face
Width, W=	5.0	ft, perpendicular to sign face
Depth, first iteration, D =	7.98	ft
Depth, $D=0.5A\{1+[1+(4.36h/A)]^{1/2}\}$ =	7.98	ft, (Equation 18-1)

Actual Depth, D_{actual} = 8.00 ft

$S_1=(2)(q)(D/3)=$	532	psf, (Section 1806.3.4)
$b=(W^2+L^2)^{1/2} =$	7.81	ft
$A=2.34P/(S_1b)=$	2.22	



City of Kuna

Design Review Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 16-14-DR (Design Review)

Location: Patagonia- S1407347120

Planner: Nancy Stauffer, Planning Technician

Meeting Date: September 27, 2016

Applicant: **Pinnacle Stones – Craig Smith**
6951 Highland Valley Rd
Boise, ID 83716
208.371.5267
pinnaclestones@outlook.com

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

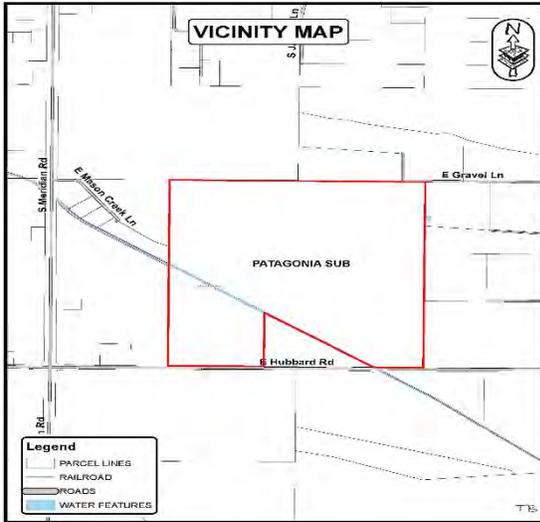
- i. Agenda

September 27, 2016

B. Applicant Request:

1. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, this application seeks DRC approval for a monument sign for the site.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps:



D. History:

The property is in the City limits and is currently zoned R-6 (Medium Density Residential).

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

2. Surrounding Land Uses:

North	R-6	Medium Density Residential - Kuna City
South	RR	Rural Residential - Kuna City
East	RR	Rural Residential - Kuna City
West	RR	Rural Residential - Kuna City

3. 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

E. Staff Analysis:

Staff has determined the proposed signage plan, as submitted, complies with the Kuna City Code (Chapter 10, SIGNS, and section 5-10-1 through section 5-10-8)

Based on staff’s review of the application, staff concludes the application complies with 5-10 of the Kuna City Code and the Kuna Comprehensive Plan. They are the sections of the City code pertaining to signage within City limits

Conditions of Approval:

1. Signage for the site shall comply with current Kuna City Code, as well as, *obtain a sign permit prior to construction.*
2. Lighting within the site shall comply with the Kuna City Code.
3. The applicant shall follow all staff and agency recommendations.
4. The applicant shall comply with all federal, state and local laws.

DATED: This 27th day of September, 2016.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Nancy Stauffer, Planning Technician
Kuna Planning and Zoning Department



City of Kuna Design Review Application

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

FILE NO.: _____

CROSS REF. Intersection of Hubbard & Magellan

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 type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input 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 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 type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

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

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

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



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

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

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

Site Plan

Applicant Use

North Arrow

To scale drawings

Property lines

Name of "Plan Preparer" with contact information

Name of project and date

Existing structures, identify those which are to be relocated or removed

On-site and adjoining streets, alleys, private drives and rights-of-way

Drainage location and method of on-site retention / detention

Location of public restrooms

Existing / proposed utility service and any above-ground utility structures and their location

Location and width of easements, canals and drainage ditches

Location and dimension of off-street parking

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

Trash storage areas and exterior mechanical equipment, with proposed method of screening

Sign locations *(a separate sign application must be submitted with this application)*

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

Locations and uses of ALL open spaces

Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

Locations of subdivision lines *(if applicable)*

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

Location of walls and fences and indication of their height and material of construction

Roofline and foundation plan of building, location on the site

Location and designations of all sidewalks

Location and designation of all rights-of-way and property lines

Staff Use

Landscape and Streetscape Plan

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

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

Building Elevations

Applicant
Use

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

Staff
Use

Lighting Plan

Applicant
Use

- Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)
- Types and wattage of all light fixtures
Note: The City encourages use of "dark sky" lighting fixtures
- Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

- Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Craig Smith Phone: 371-5267
 Owner Representative Fax/Email: pinnaclestones@outlook.com

Applicant's Address: 4952 W. Los Flores St. Meridian, ID. Zip: 83646

Owner: Greg Johnson / Westpark Co. Phone: _____

Owner's Address: _____ Email: _____

_____ Zip: _____

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

Address: _____ Email: _____

_____ Zip: _____

Address of Property: _____

_____ Zip: _____

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

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
- SUBDIVISION / COMMON AREA LANDSCAPE

- DESIGN REVIEW MODIFICATION
- STAFF LEVEL APPLICATION

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

Install stone sign at entrance at Patagonia subdivision.

1. Dimension of Property: _____

2. Current Land Use(s): _____

3. What are the land uses of the adjoining properties? _____

North: Agriculture

South: Agriculture

East: Ranchette

West: Agriculture

4. Is the project intended to be phased, if so what is the phasing time period? _____

Please explain: _____

5. The number and use(s) of all structures: _____

6. Building heights: _____ Number of stories: _____

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? _____

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: _____ / _____

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

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

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

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

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

Type: _____

Size: _____

Location: _____

(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: _____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(including landscaped rights-of-way)

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

% of Site Devoted to other uses: _____

Describe: _____

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

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

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

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

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

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

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

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

Signature of Applicant  Date 9-18-16

City staff comments:

Signature of receipt by City Staff _____ Date _____

Natural Stone Signage Installation

It is our recommendation that all natural stone signs should be set a minimum of one foot deep in a thick compacted bed of $\frac{3}{4}$ minus road mix. The objective is to secure the sign in a solid base that will also promote drainage away from the sign itself. Any use of concrete is not recommended and will void all warranties offered by Pinnacle Stone LLC. The use of a concrete plinth will trap unwanted water and other types of moisture in and around the base of the stone, not allowing it to drain and dry correctly. The trapped moisture puts the natural stone sign at an extreme risk of freeze-thaw damage, as well as mineral and efflorescence leaching.

After managing hundreds of installations across the US we have never had an issue with a stone set with these recommendations. This installation method has become the approved installation method in all seismic activity areas across Southern California.

DOUBLE SIDED



8'

10'

To whom it may concern,

Pinnacle Stones proposes to install a custom stone monument at the Patagonia subdivision in Kuna Idaho. The stone size will be approx. 10ft wide by 8ft tall with engraving on both sides reading "Patagonia" with mountain logo. Stone will be placed in the center island.

If you have any questions or concerns please contact Craig Smith 208-371-5267 or pinnaclestones@outlook.com.

Thank you for your time,

Craig Smith
Pinnacle Stones





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: 16-01-DR MODIFICATION (Design Review) – Kuna Reel Theater

Location: Merrill Family Shopping Center, at Ridley's Market – SWC of Meridian Rd. and Deer Flat

Planner: Troy Behunin, Senior Planner

Meeting Date: September 27, 2016

Applicant: **Trey Hoff Architecture, Trey Hoff**
Hillside Studios
1674 W. Hill Road, Ste. 2
Boise, ID 83702
208.336.5510
treyhoff@cablone.net

Owner: **Reel Theater; Robert Denning**
PO Box 191054
Boise, ID, 83719
208.433.1750
rwd@reeltheatre.com

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A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); 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

September 27, 2016

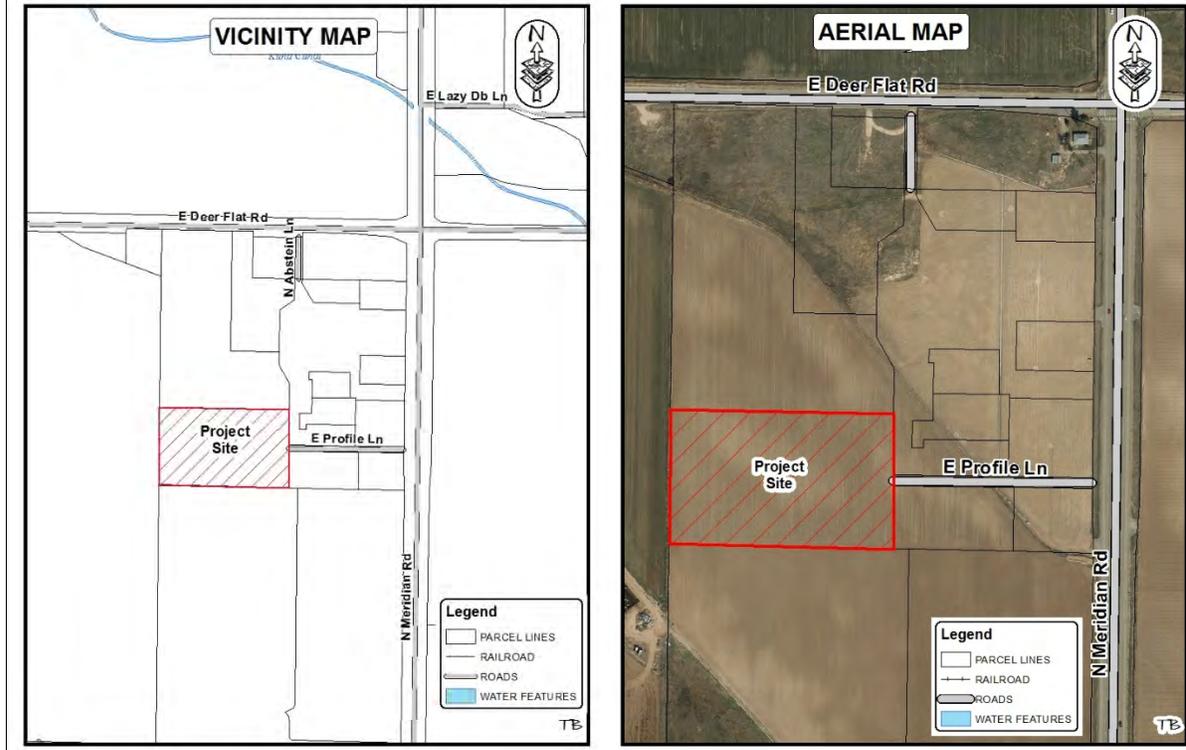
2. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, this application seeks DRC approval for building, landscaping and parking lot design for the theater.

B. Applicant Request:

1. Applicant requests to modify the original approvals that were granted by the Design Review Committee on January 26, 2016, including a request to increase the height exception for the main tower from 45' to 55', and the ability to lower the height on some of the walls in the front of the theater, and requests approval

for a single-oversized landscaping island on the west side of the parking lot, adjacent to future Sailor Place, which would create 15 consecutive stalls on both sides of the large island. The applicant requests these modifications due to the major changes recently in the construction and bidding environment.

C. Vicinity Maps:



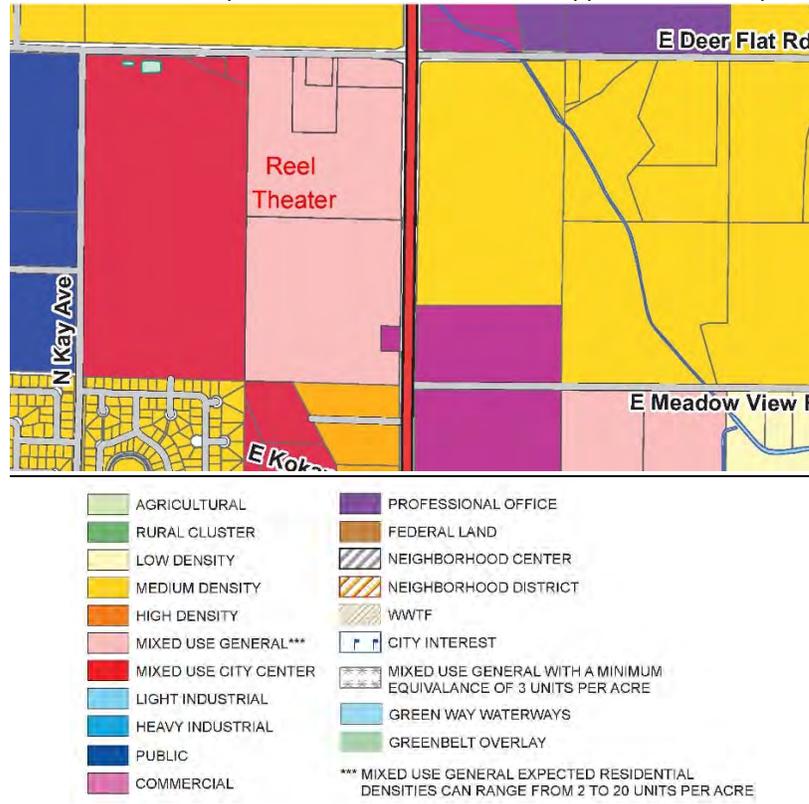
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D. History:

The property is in the City limits and is zoned C-1 (Neighborhood Commercial District). This parcel has historically been farmed.

E. **General Project Facts:** This parcel is just west of the Ridley’s and Ace stores – Kuna, Idaho. The theater will be approximately 31,542 square feet in size and will seat 1,411 people at capacity. Reel Theater will open with 10 screens (auditoriums), with three more being completed in the future for a total of 13 screens.

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this site as Commercial Business District. Staff views this request to be consistent with the approved CPM map.



2. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	R-6	Medium Density Residential - Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	RUT	Rural Urban Transition – Ada County

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

- Approximately 4.75 acres.
- C-1, Neighborhood Commercial
- Parcel No. S1324110090 (To be subdivided in the near future).

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 no existing buildings and has vegetation associated with a farm field.
6. **Transportation / Connectivity:** Approved driveway access ingress/egress on East Profile Lane, south of McDonalds and future Sailor Place will be constructed in connection with Ridley's Family Center Subdivision No. 2, on the west side of this project, connecting this site with 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 generally satisfies the intent of Kuna's City Codes, fits into the overall vision of the C-1 Zone and generally conforms to the 'Kuna Architecture' Guidelines.

Staff finds this request for an additional height exception for the new commercial building to be in substantial conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4). The proposed spires/tower is designed at 55' tall. As with the original application, the tower does not fall within the "maximum height limits" of the C-1 zone (35' max) and may be considered a 'height exception' as defined in KCC 5-4-6-B-6 (areas not intended for occupation).

Staff finds that the updated proposed landscaping plan is *not* in conformance with KCC Title 5 chapter 9, section 5-A. According to the Landscaping Ordinance, a landscaped island shall be placed every 126', or every 14 parking stalls. Through recent discussions with staff, the applicant is aware of the standard and is ready to comply, with one exception. Applicant proposes an oversized landscape island in the middle of the western side of the parking lot, adjacent to future Sailor Place. This would provide 15 stalls on each side of the oversized island. The applicant will justify their position to the DRC. If allowed, this would exceed the allowable number of consecutive stalls by one stall on each side. The alternative, is strict compliance of the parking ordinance which requires two additional landscape islands.

Applicant will be subject to design review inspections and fees (post construction) for DR compliance verification.

Staff views the MODIFICATION requests for the new commercial building, landscaping and parking lot to be generally consistent with KCC, the adjacent uses and the approved Comprehensive Plan Map designation. Staff forwards a recommendation of approval for case No. 16-01-DRC-Modification 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. 16-01-DRC-Modification, a Design Review request by Trey Hoff Architecture (on behalf of Reel Theater – Robert Denning), with the following conditions of approval:

Proposed Conditions of Approval:

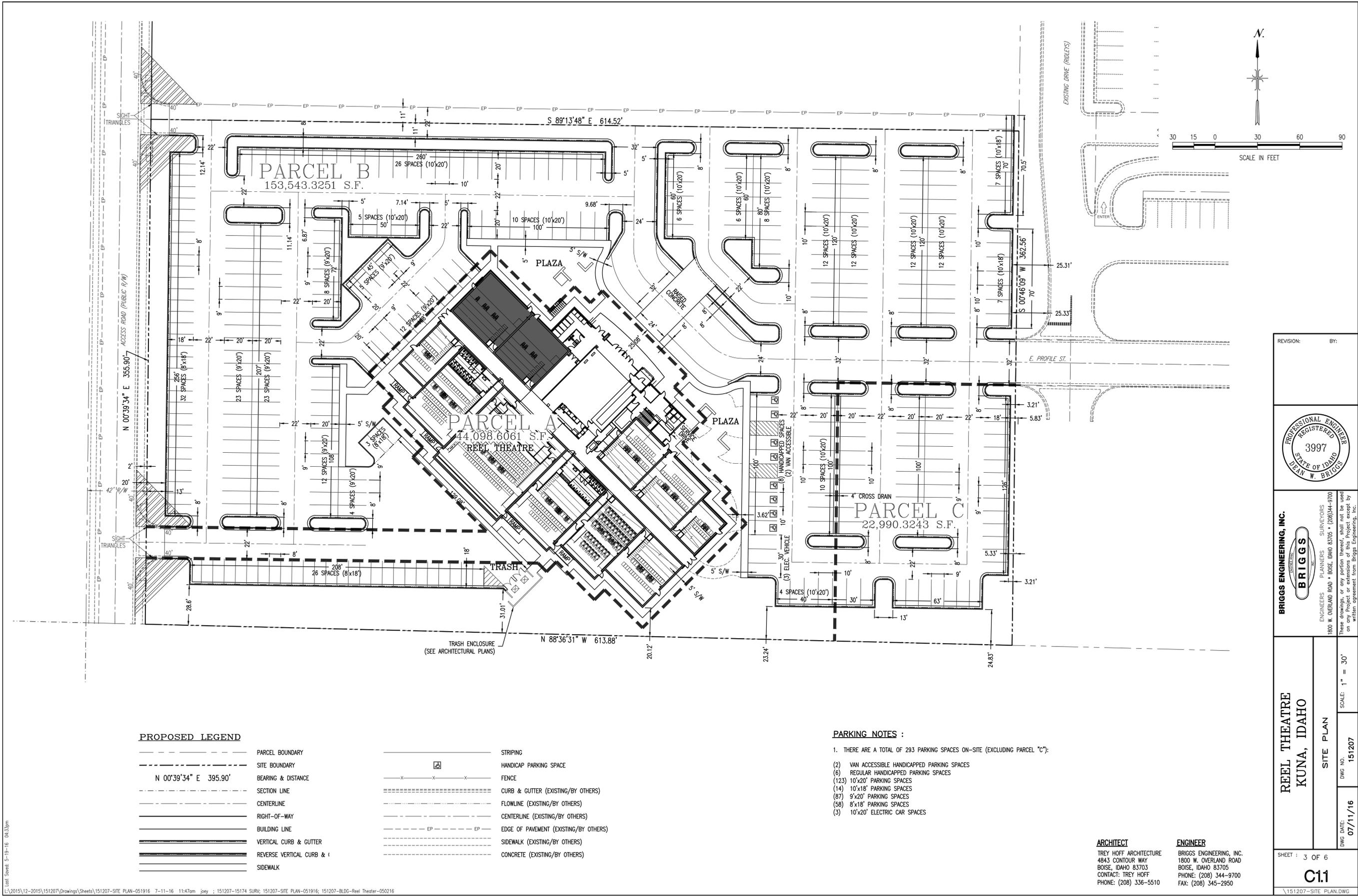
1. Signage for the site shall comply with current Kuna City Code, as well as, *obtain a sign permit prior to construction.*
2. Lighting within the site shall comply with the Kuna City Code.
3. With the exception of the newly granted "height exception" for the tower, the applicant is subject to all conditions of approval from the January 26, 2016, actions.
4. With the exception of a single-oversized island on the west side of the parking lot, the applicant is subject to all conditions of approval from the January 26, 2016, actions.
5. The applicant shall follow all staff and agency recommendations.
6. The applicant shall comply with all federal, state and local laws.

DATED: This 27th day of September, 2016.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department



PROPOSED LEGEND

	PARCEL BOUNDARY		STRIPING
	SITE BOUNDARY		HANDICAP PARKING SPACE
	BEARING & DISTANCE		FENCE
	SECTION LINE		CURB & GUTTER (EXISTING/BY OTHERS)
	CENTERLINE		FLOWLINE (EXISTING/BY OTHERS)
	RIGHT-OF-WAY		CENTERLINE (EXISTING/BY OTHERS)
	BUILDING LINE		EDGE OF PAVEMENT (EXISTING/BY OTHERS)
	VERTICAL CURB & GUTTER		SIDEWALK (EXISTING/BY OTHERS)
	REVERSE VERTICAL CURB & GUTTER		CONCRETE (EXISTING/BY OTHERS)
	SIDEWALK		

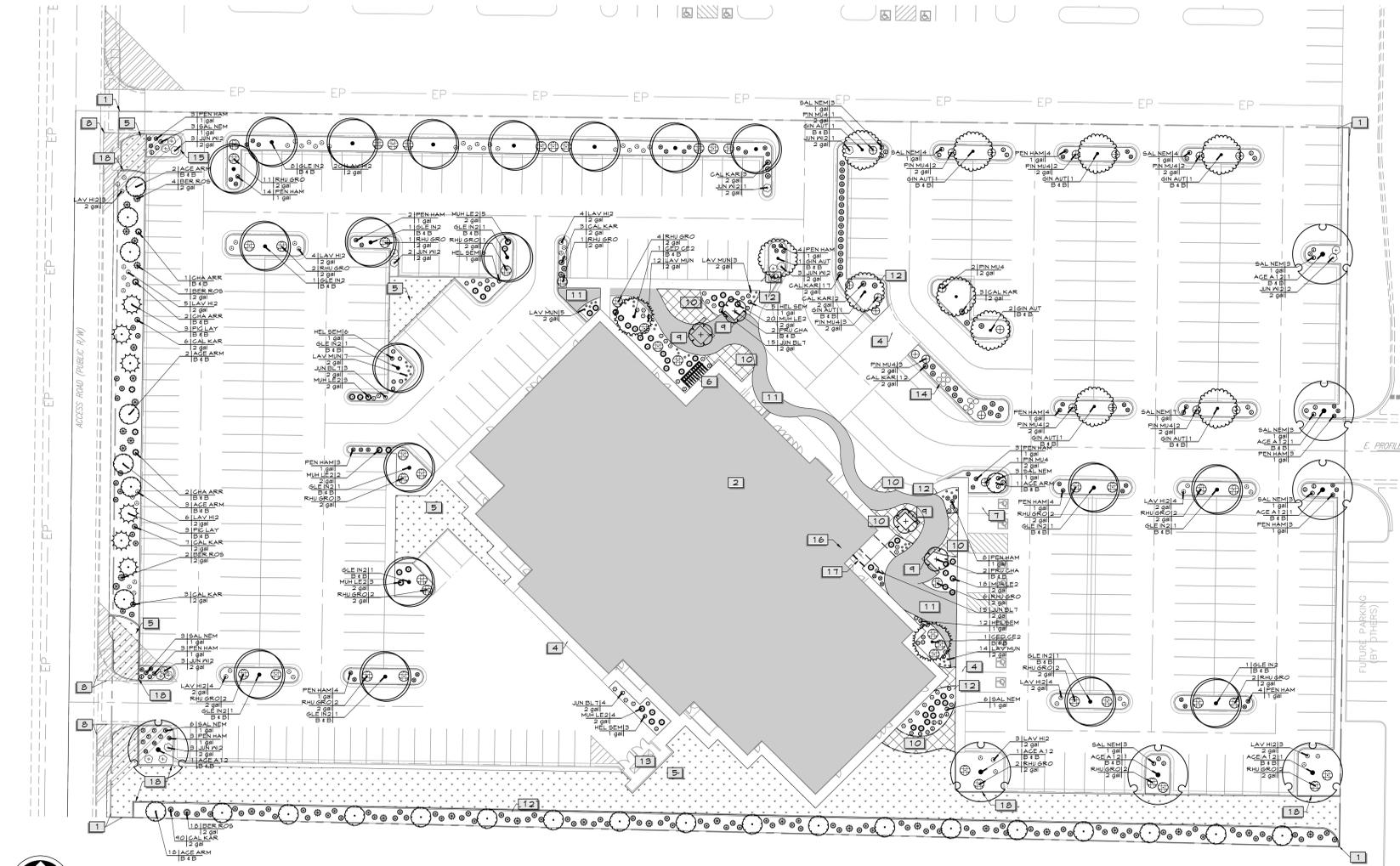
PARKING NOTES :

1. THERE ARE A TOTAL OF 293 PARKING SPACES ON-SITE (EXCLUDING PARCEL "C");
- (2) VAN ACCESSIBLE HANDICAPPED PARKING SPACES
- (6) REGULAR HANDICAPPED PARKING SPACES
- (123) 10'x20' PARKING SPACES
- (14) 10'x18' PARKING SPACES
- (87) 9'x20' PARKING SPACES
- (58) 8'x18' PARKING SPACES
- (3) 10'x20' ELECTRIC CAR SPACES

ARCHITECT
 TREY HOFF ARCHITECTURE
 4843 CONTOUR WAY
 BOISE, IDAHO 83703
 CONTACT: TREY HOFF
 PHONE: (208) 336-5510

ENGINEER
 BRIGGS ENGINEERING, INC.
 1800 W. OVERLAND ROAD
 BOISE, IDAHO 83705
 PHONE: (208) 344-9700
 FAX: (208) 345-2950

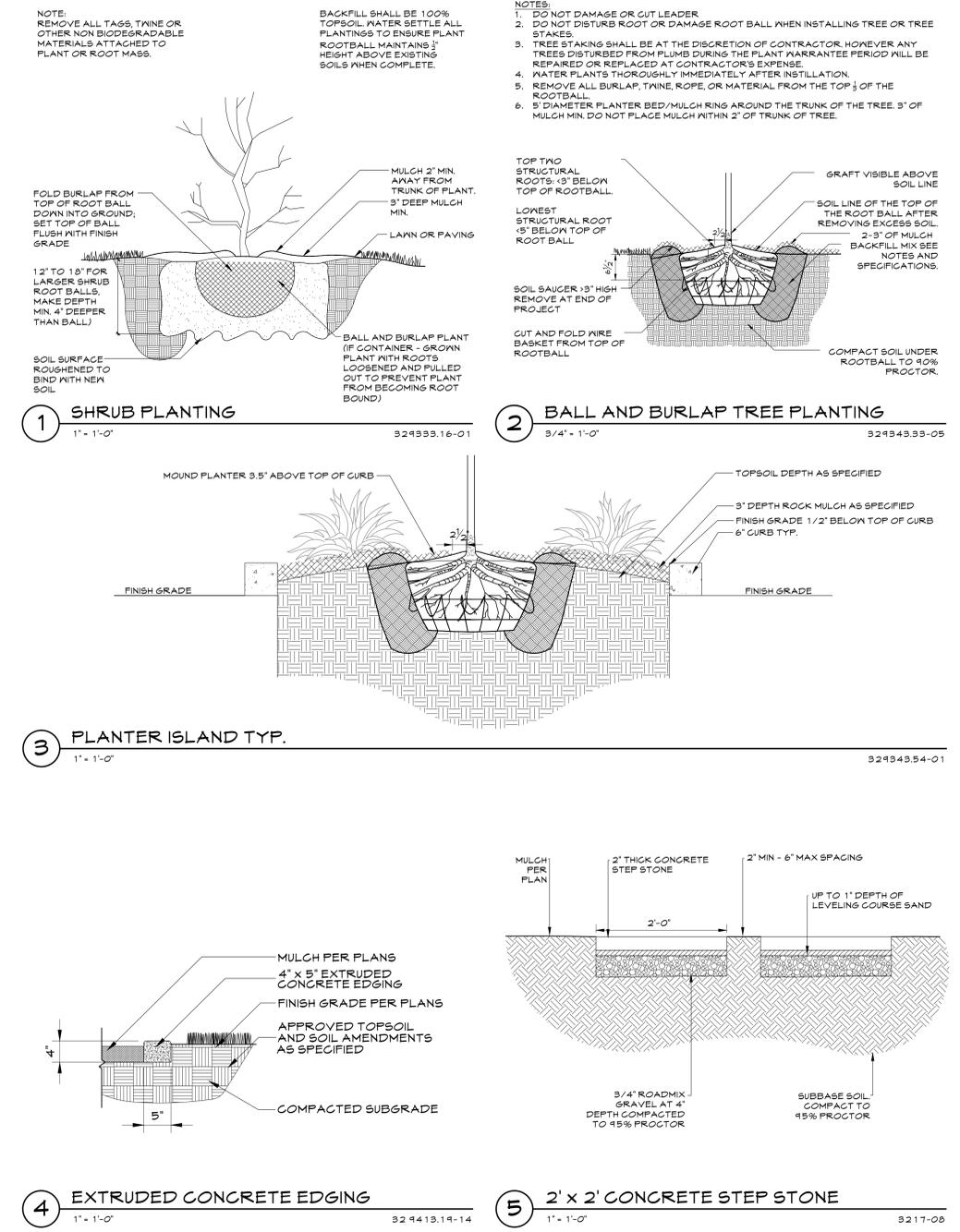
REVISION: BY:	
BRIGGS ENGINEERING, INC. ENGINEERS PLANNERS SURVEYORS 1800 W. OVERLAND ROAD • BOISE, IDAHO 83705 • (208)344-9700 <small>These drawings, or any portion thereof, shall not be used on any project or extension of this project, except by written agreement from Briggs Engineering, Inc.</small>	
REEL THEATRE KUNA, IDAHO	SITE PLAN
DWG DATE: 07/11/16 DWG NO. 151207	SCALE: 1" = 30' SHEET NO. 3 OF 6
C11	
<small>\\151207-SITE_PLAN.DWG</small>	



LANDSCAPE NOTES:

- REGULATIONS & STANDARDS**
 - All contractor work shall be conducted in accordance with ISPC (Idaho Standard Public Works Construction), 2016; and City of Kuna, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS**
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features, all drainage pipes and locations. Protect and retain drainage at all times.
- GRADING & SITE PREPARATION**
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS**
 - All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2" below adjacent surfaces.
 - All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
 - All seeded areas to receive a minimum of 6" of screened topsoil. Spread, compact and fine grade topsoil to smooth and uniform grade 1/2" below adjacent surfaces.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil should have a pH of 5.5 to 7.0.
 - if on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
 - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
 - Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
 - Amend soil for all new plantings with 2 parts topsoil and 1 part compost.
- PLANTER BED MULCH**
 - All planter beds to receive 2" depth of perma bark rock mulch or approved equal (crushed basalt rock), submit for approval prior to placement.
 - Install over commercial grade weed-barrier fabric, per manufacturer recommendations.
- LAWN AREAS**
 - Sodded, to be tall turf-type fescue or approved equal per approved by owner, regionally grown, provide same mix as seeded or approved equal (above), to be installed 6 weeks min prior to opening date.
 - Lay sod within 24 hrs of harvesting. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - Strip, repair and replace dead sod as needed.
 - All lawn edges next to planter beds to be installed per detail 4/L1.0.
- PLANTS**
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail 2/L1.0.
 - All shrubs to be installed per detail 1/L1.0.
 - Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
 - All trees shall not be planted within the 10' clear zone of all ACHD (Ada County Highway District) storm drain pipe, structures, or facilities.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturer's recommendations.
- IRRIGATION**
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturer's warranty fully intact.
 - Install indoor rated controller to be located as indicated on plan, coordinate with project manager and site electrician on exact location.
 - Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - All remote control valves (including master control valve) to have flow control device.
 - Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - Use common trenching where possible.
 - All PVC located under hardscape to be schedule 40 PVC with same req's as above.
 - All mainline pipe and wires to be buried a minimum of 18" and all lateral piping to be buried a minimum of 12" below grade.
 - All wires to be 1/4 gauge direct bury wire at a minimum. Size wire for correct voltage loss.
 - Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
 - Sprinkler heads shall have amended precipitation within each control circuit. Velocities shall not exceed 5 feet per second. Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - Refer to note 2.1 regarding damages to existing utilities & permitting note in irrigation section.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - CONTRACTOR RESPONSIBILITIES**
 - In the event of a discrepancy, notify the General Contractor.

PLANT SCHEDULE							
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY	
●	ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple	B 4 B	2' Gal		26	
●	ACE A12	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	B 4 B	2' Gal		7	
●	CED CE2	Cedrus libani / Cedar of Lebanon	B 4 B		12-15' H	2	
●	CHA ARR	Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Nootka Cypress	B 4 B		6'-8' H	5	
●	GIN AUT	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B 4 B	2' Gal		10	
●	GLE IN2	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B 4 B	2' Gal		20	
●	PIG LAY	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B 4 B		6'-8' H	6	
●	FRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	B 4 B	2' Gal		4	
●	SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	FIELD 2	FIELD 3	QTY
●	BER ROS	Berberis thunbergii 'Rose Glow' / Rose Glow Barberry	2 gal			31	
●	GAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			146	
●	HEL SEM	Helictotrichon sempervirens / Blue Oat Grass	1 gal			32	
●	JUN W12	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	2 gal			18	
●	JUN BL7	Juniperus squamata 'Blue Star' / Blue Star Juniper	2 gal			37	
●	LAV HI2	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			60	
●	LAV MUN	Lavandula angustifolia 'Munstead' / Munstead English Lavender	2 gal			41	
●	MUH LE2	Muhlenbergia capillaris 'Lenca' / Regal Mist Pink Muhly	2 gal			55	
●	PEN HAM	Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass	1 gal			67	
●	PIN MU4	Pinus mugo / Mugo Pine	2 gal			20	
●	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			47	
●	SAL NEM	Salvia nemorosa 'East Friesland' / East Friesland Perennial Sage	1 gal			48	



REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	NEW BUILDING
4	WALKWAY, REFERENCE CIVIL
5	LAWN, SOD, TALL TURF-TYPE FESCUE, OR APPROVED EQUAL
6	BIKE RACK LOCATIONS, REFERENCE ARCHITECTURAL
7	ADA PARKING SPACE, REFERENCE ARCHITECTURAL
8	40' x 40' CLEAR VISION TRIANGLE, TYP. NO TREES OR SHRUBS OVER 36" TO BE LOCATED WITHIN BENCH (T.B.D.)
10	SAW-CUT CONCRETE PATTERN
11	STAINED CONCRETE (COLOR T.B.D.)
12	PLANTER BED TO RECEIVE 2" DEPTH MEDIUM GRIND PERMA-BARK (TYP.)
13	TRASH ENCLOSURE REF. CIVIL AND ARCHITECT
14	CONCRETE STEP STONE
15	PRESSURIZED IRRIGATION POINT OF CONNECTION TO BE LOCATED IN THIS APPROXIMATE LOCATION. VERIFY ON SITE.
16	IRRIGATION CONTROLLER LOCATION IN THIS APPROXIMATE LOCATION (INDOOR/RISER ROOM). VERIFY ON SITE.
17	1 1/4" IRRIGATION SLEEVE TO CONTROLLER. COORDINATE WITH GENERAL CONTRACTOR ON SITE.
18	6" CONCRETE MOW STRIP

LANDSCAPE REQUIREMENTS:

SCREENING & BUFFERING:

LANDSCAPE BUFFERS ABUTTING BUILDING DEVELOPMENTS:

- * TREE SPACING: 1 TREE PER 35LF / 5 SHRUBS PER TREE
- * NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- * ONLY CLASS I TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES

SOUTH PERIMETER BUFFER TREES REQUIRED (6 13LF): 18 PROVIDED: 18

SOUTH PERIMETER BUFFER SHRUBS REQUIRED (6 13LF): 40 PROVIDED: 40

LANDSCAPE BUFFERS ABUTTING PUBLIC STREETS:

- * STREET TREE SPACING: 2 SHADE TREES / 3 EVERGREEN TREES / 12 SHRUBS PER 100LF
- * 5' MIN SPACING FROM BACK OF SIDEWALK
- * NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- * ONLY CLASS I TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES

NORTH PERIMETER BUFFER SHADE TREES REQUIRED (9 60LF): 7 PROVIDED: 7

NORTH PERIMETER BUFFER EVERGREEN TREE REQUIRED: 11 PROVIDED: 11

NORTH PERIMETER BUFFER SHRUBS REQUIRED: 43 PROVIDED: 43

PARKING LOT LANDSCAPING:

- * 1 SHADE TREE PER TERMINAL PLANTER / PLANTER ISLAND

PARKING LOT TREES REQUIRED: 34 PROVIDED: 31

- ** DECREASED TREE COUNT DUE TO INADEQUATE SPACE IN PLANTER ISLANDS (6 TREES)
- ** DECREASED TREE COUNT DUE TO VISION TRIANGLES (2 TREES)

ADDITIONAL REQUIREMENTS:

PLANTING SIZING:

PLANT	MINIMUM SIZE
SHADE TREE	2" CALIBER
ORNAMENTAL TREE	2" CALIBER
EVERGREEN TREE	6" HEIGHT
WOODY SHRUBS	2 GALLON

REVISIONS

DATE	DESCRIPTION
3.2.16	RFI CONCRETE EDGING
3.4.16	RFI WALKWAY DETAIL
	RFI WALKWAY DETAIL

DATE: 09.20.16

PROJECT NUMBER: 344

RESUBMIT DATE: SEPT. 20 2016

CONSULTANT: **TREYHOFF ARCHITECTURE**
 100 Waterfront Center Lane
 Kuna, Idaho 83703
 208.336.2510

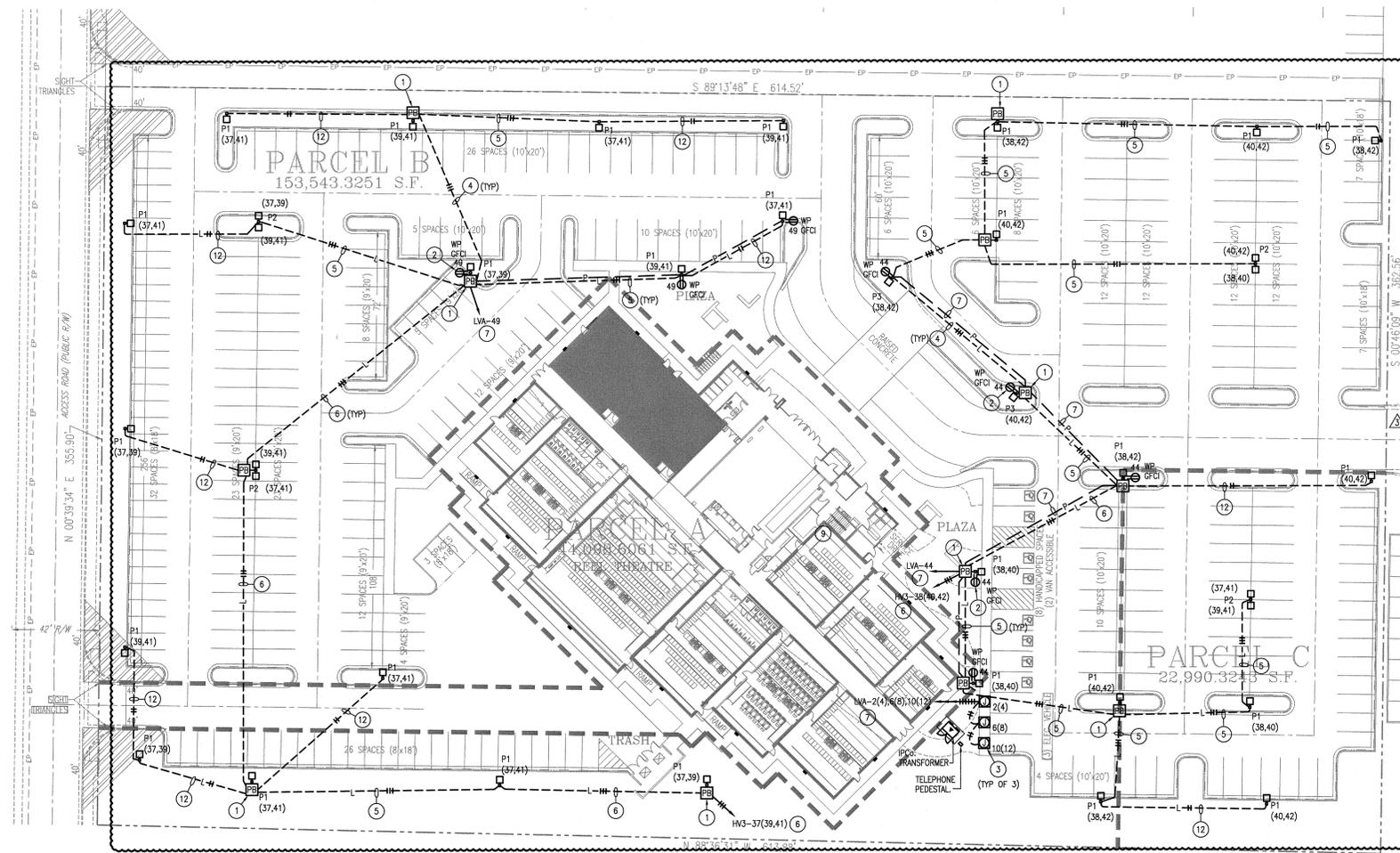
Stack Rock Group, Inc.
 STACK ROCK GROUP, INC.
 LANDSCAPE ARCHITECTURE MASTER PLANNING
 1001 S. WINDY HILLS PL.
 OFFICE (208) 348-0900
 1001 S. WINDY HILLS PL.
 KUNA, IDAHO 83703
 WWW.STACKROCKGROUP.COM

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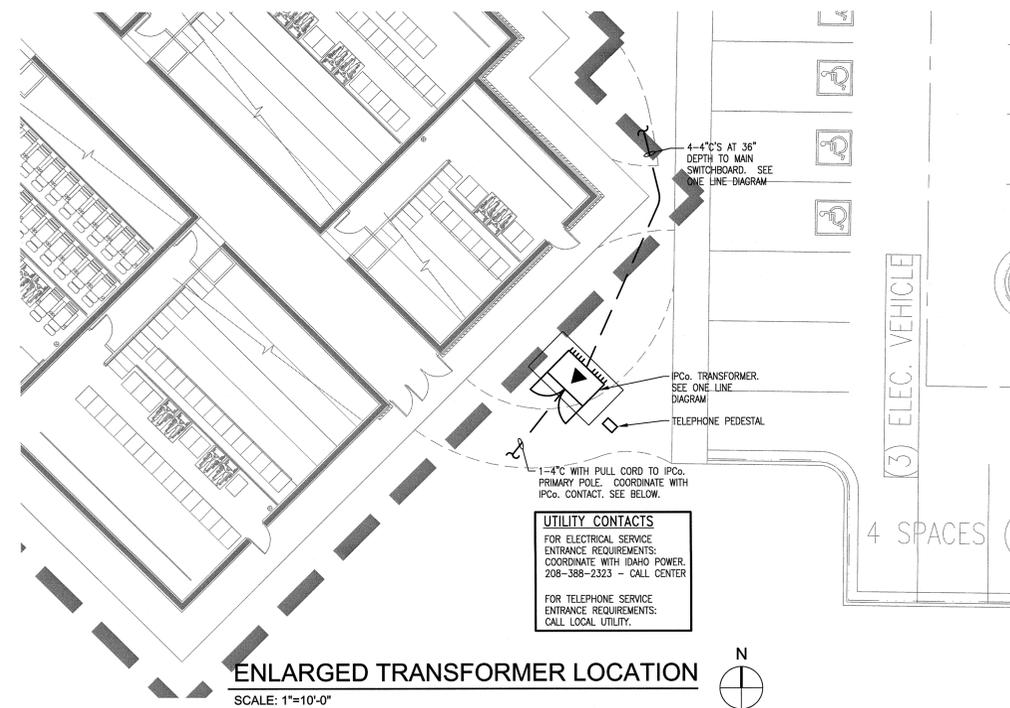
www.realthreatre.com

KUNA, IDAHO

L1.01



SITE ELECTRICAL PLAN
SCALE: 1"=30'-0"



ENLARGED TRANSFORMER LOCATION
SCALE: 1"=10'-0"

GENERAL NOTES:

1. RUN CONDUITS IN COMMON TRENCH WHERE POSSIBLE.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TRENCHING AND BACKFILL. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND LOCATIONS OF EXISTING RACEWAY AND CONDUIT PRIOR TO EXCAVATION OR BORING. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDUIT AND ASPHALT PATCHING TO LIKE NEW CONDITIONS. VERIFY ALL DEPTHS W/ LOCAL UTILITIES PRIOR TO ANY EXCAVATION.
3. GENERAL CONTRACTOR MUST COORDINATE SITE WORK, INCLUDING UTILITY CONNECTIONS, WITH PROJECT MANAGER.
4. ALL ELECTRICAL CONDUITS TO BE CIRCUIT LABELED.
5. ALL SCHEDULE 40 PVC CONDUITS TO BE ROUTED WITHIN 5' OF CONTRACT LIMIT LINE OF BUILDING. COORDINATE WITH GENERAL CONTRACTOR FOR ALL CONDUIT(S) AND CONDUIT LOCATIONS FOR ROUTING TO PANEL(S) PRIOR TO ROUGH-IN.
6. ELECTRICAL CONTRACTOR SHALL COMPLY WITH CITY OF KUNA, IDAHO FOR DESIGN STANDARDS AND ALL PERMITS.
7. SEE SHEET SE2.0 FOR POLE AND LUMINAIRE INFORMATION.

KEY NOTES:

1. PULL BOX. SEE DETAIL, SHEET SE2 (TYPICAL).
2. WEATHERPROOF RECEPTACLE WITH TYPICAL WHILE IN USE COVER (TYPICAL). SEE ABOVE GRADE MOUNTED POLE DETAIL, SHEET SE2.0.
3. PROVIDED BY OWNER, (3) ELECTRIC VEHICLE BATTERY CHARGING STATIONS. VERIFY EXACT LOCATION PRIOR TO EXCAVATION WORK.
4. 3-12CU-3/4" C, 1-12CU GND.
5. 3-10CU-3/4" C, 1-10CU GND.
6. 3-8CU-3/4" C, 1-10CU GND, THROUGH CONTACTOR TO HV3.
7. 2-8CU-1" C, 1-8CU GND, THROUGH CONTACTOR TO LVA.
8. 4-10CU-1" C, 1-10CU GND.
9. HV3 CONTACTOR AND LVA CONTACTORS LOCATED ABOVE LVA PANELS, ROOM 128.
10. 8-10CU-1" C, 1-10CU GND.
11. 6-10CU-1" C, 1-10CU GND.
12. 2-10CU-3/4" C, 1-10CU GND.

REVISIONS	DATE	BY	DESCRIPTION
3.04.16	3.04.16	A	LIGHTING/CONTROLS
8.02.16	8.02.16	A	SITE REVISIONS



In the performance of professional services, the application of professional judgment and engineering does not imply that all details and specifications are covered. The contractor is responsible for the proper construction and installation of all work and is further responsible for the procurement of materials and equipment that comply with the specifications. The contractor shall be held responsible for the prevention of construction practices that may require adjustment or modification of the design as specifically designated.



RESUBMITAL DATE	
DATE	February 26, 2016
PROJECT NUMBER	2016.01 / 36Q03
SITE ELECTRICAL PLAN	
SE1.0	